

P24-0001

Dawson Tentative Parcel Map

Assessor's Parcel Number: 069-150-023

Planning Request and Project Description:

Planning Services is requesting that the attached application for a Tentative Parcel Map P24-0001 Dawson TPM (Attachment A), be placed on the Agricultural Commission's Agenda. The subject parcel is split zoned Rural Lands – Ten-Acre (RL-10) and Community Commercial (CC) and is consistent with the General Plan land use designation of Rural Residential (RR) and Commercial (C). Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policy 8.1.3.1, 8.1.3.5, 8.1.4.1, and 8.1.2.2.

General Plan Policy 8.1.2.2

The project is not subject to this policy as the total site acreage is less than 40 acres.

The project involves a Tentative Parcel Map dividing an approximately 39.72-acre property into four parcels ranging between 9.4 acres to approximately 10.1 acres of total parcel area on a parcel located approximately 400 feet north of the intersection between Green Valley Road and Deer Valley Road, adjacent to, but not within the Rescue Rural Center. The project is adjacent to an agriculturally zoned parcel that is under a Williamson Act Contract. The parcel is in Supervisorial District 4.

Parcel Description:

Parcel Number and Acreage: 069-150-023 (39.72 acres)

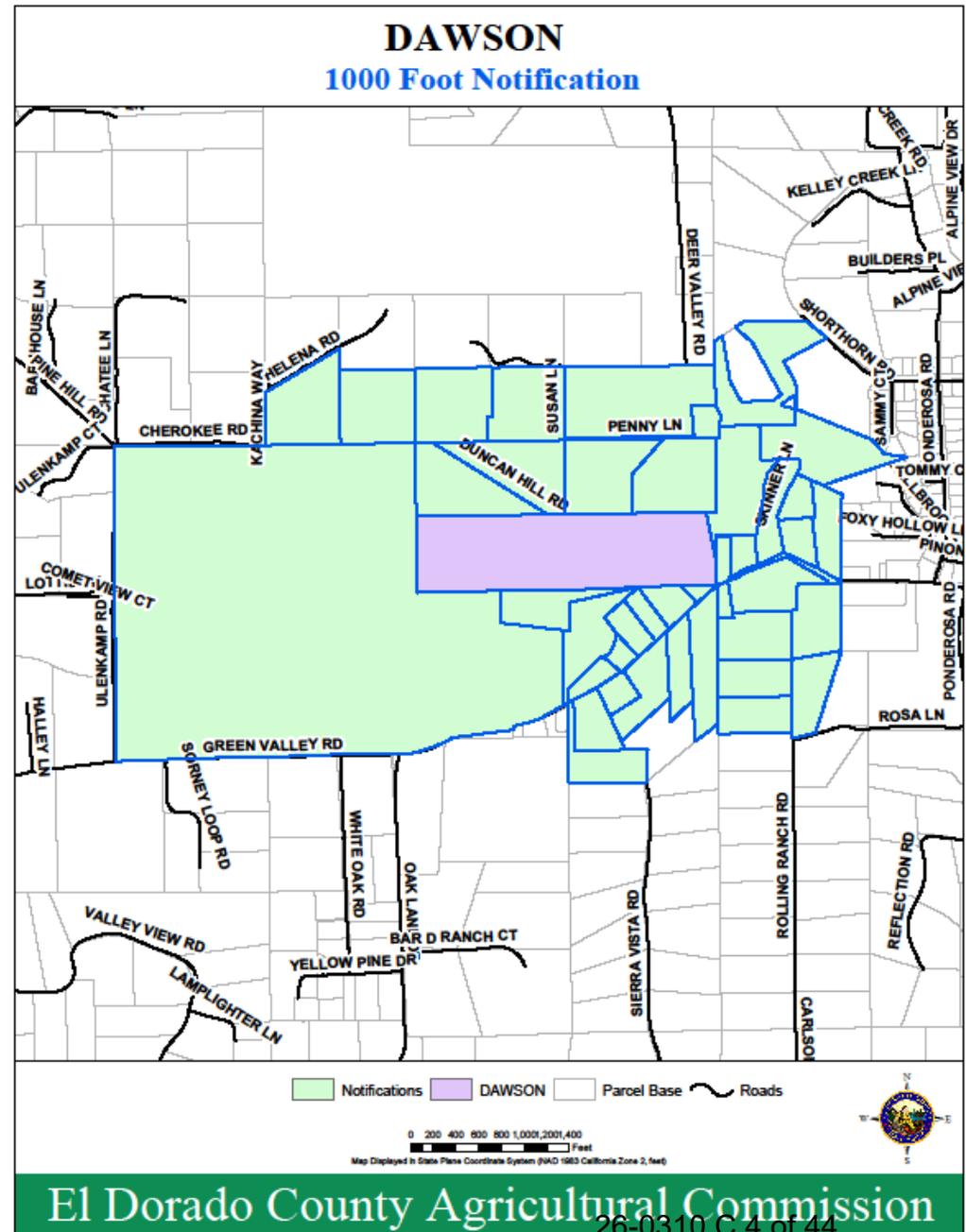
- Agricultural District: No
- Land Use Designation: Rural Residential (RR)
- Zoning: Rural Land 10 Acres (RL-10) and Community Commercial (CC)
- Soil Type:
 - (RgE2) - Rescue extremely stony sandy loam, 3% to 50% slopes eroded
 - AnB – Argonaut clay loam, 3% to 9% slopes

Parcel Number and Acreage:

APN: 069-150-023

Acreage: 39.72 Acres

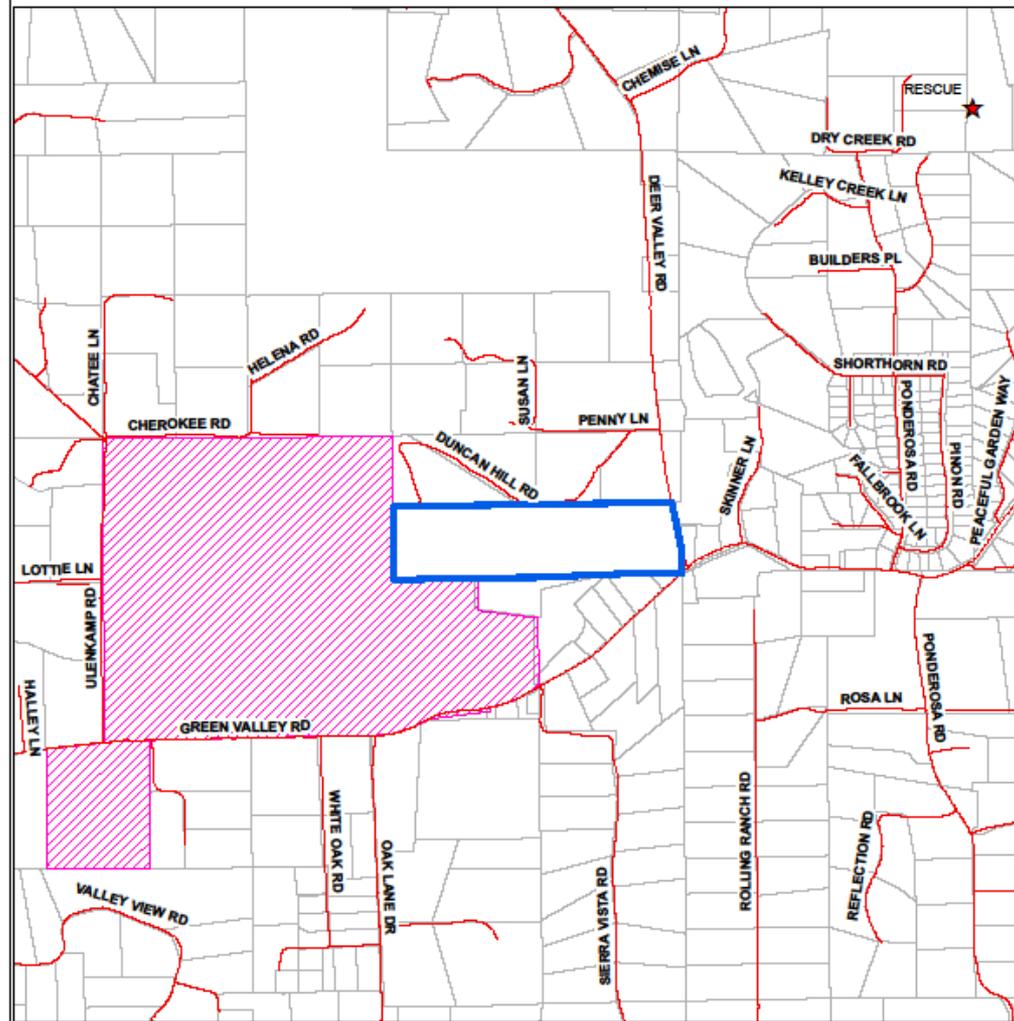
42 adjacent parcels notified



DAWSON

Proximity to Agricultural District

Agricultural District:
Yes- No



- Dawson
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads



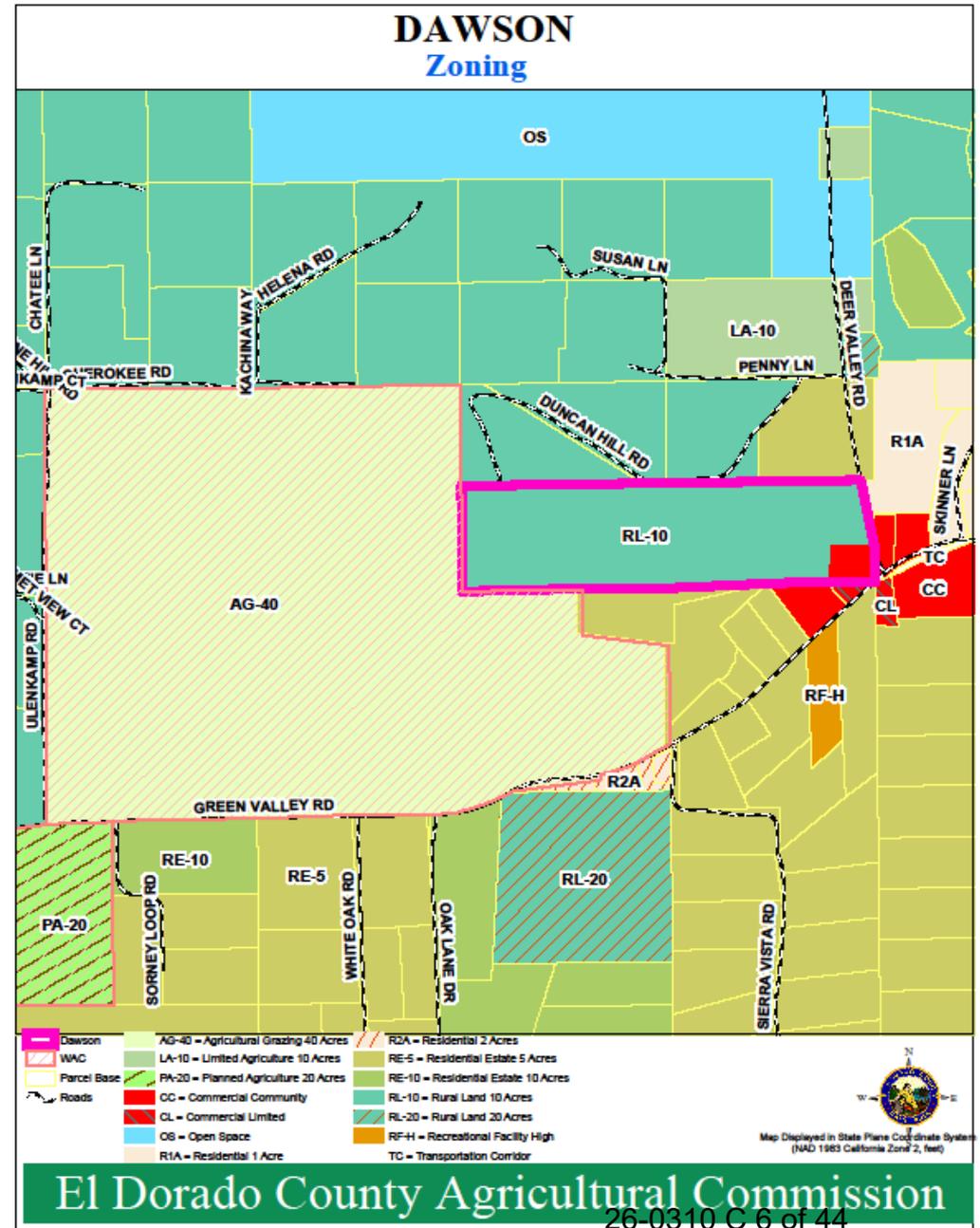
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

Zoning:

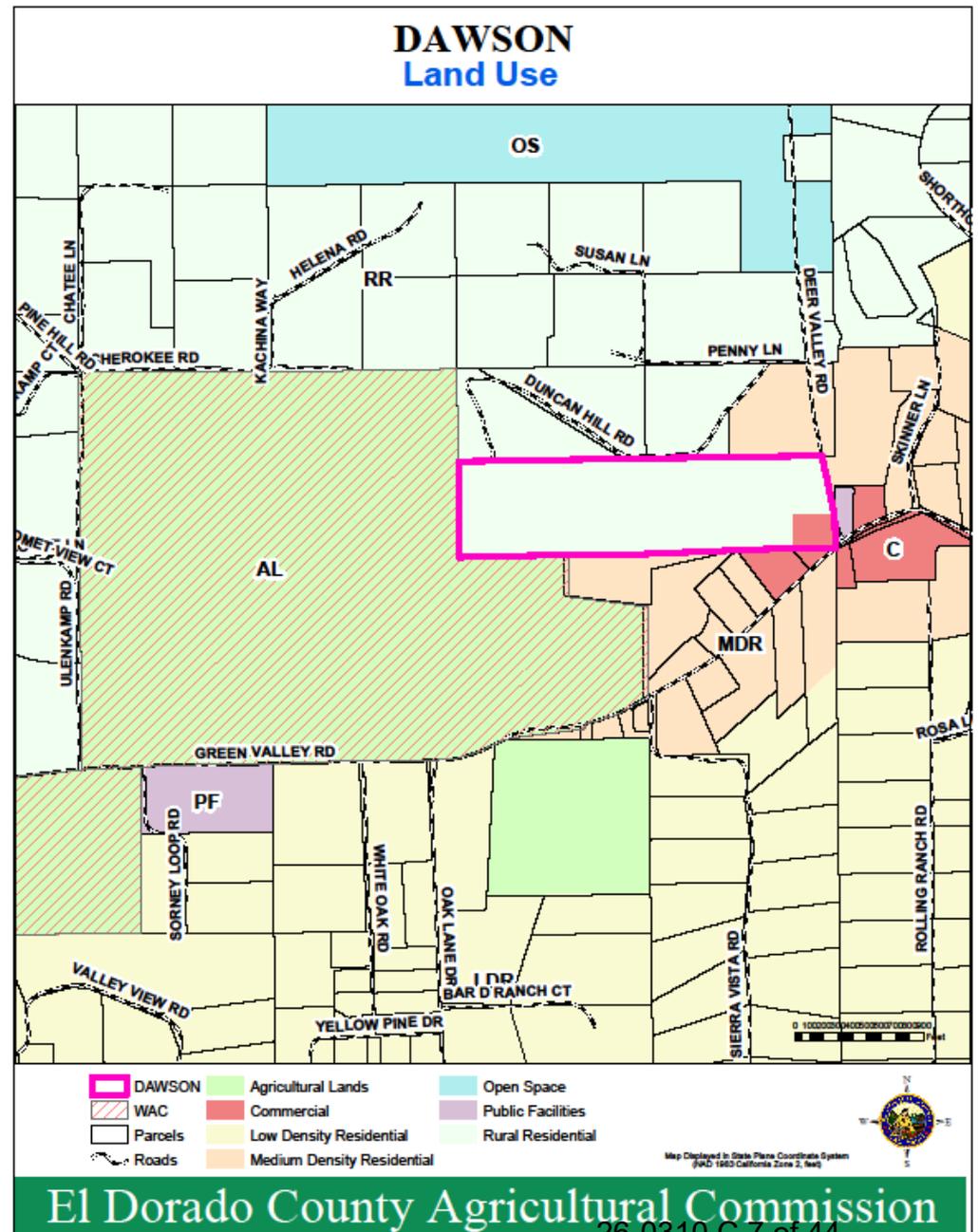
(split zoning)

RL – 10, (Rural Land - 10 acre),

CC – Community Commercial

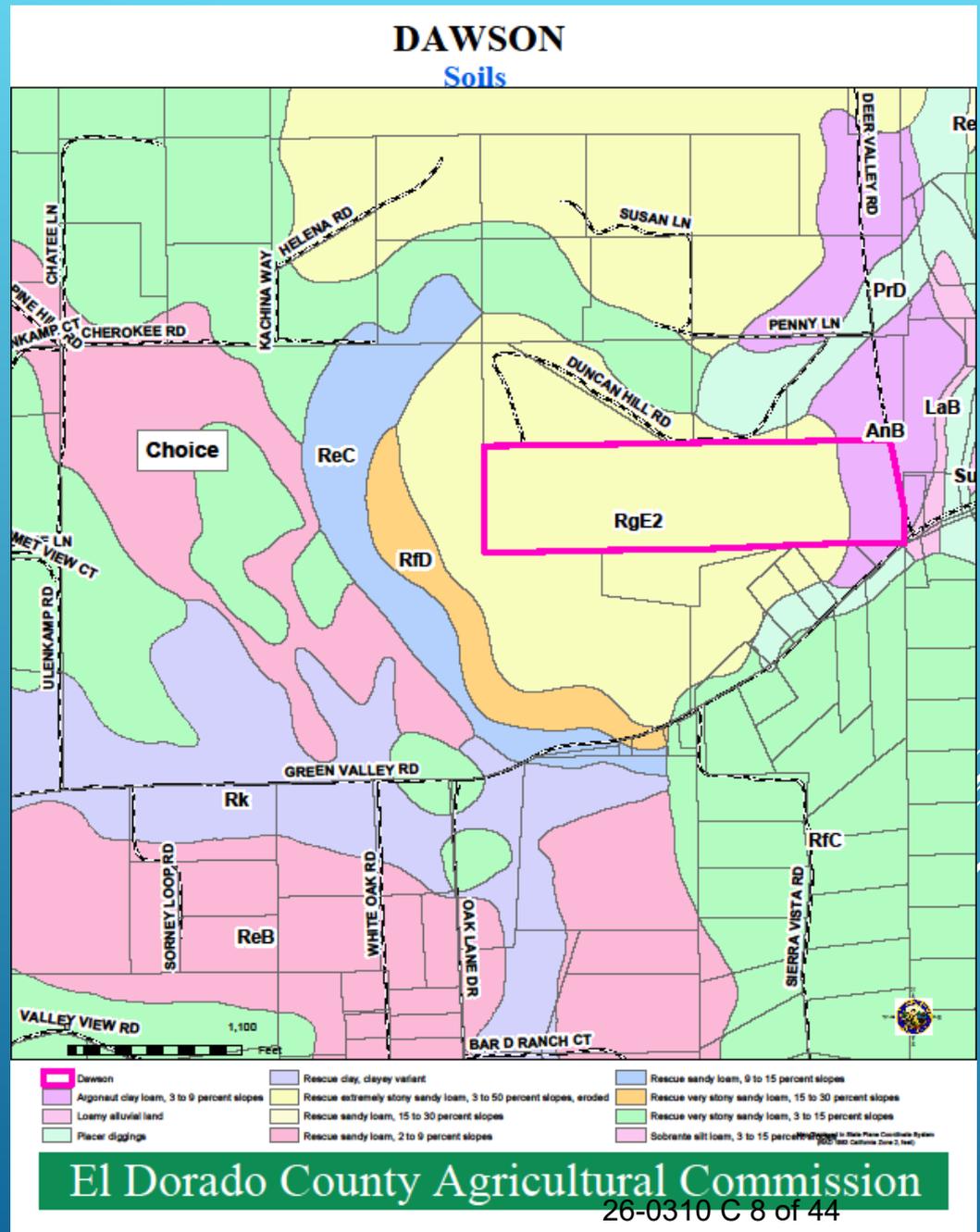


Land Use Designation:
RR, Rural Residential



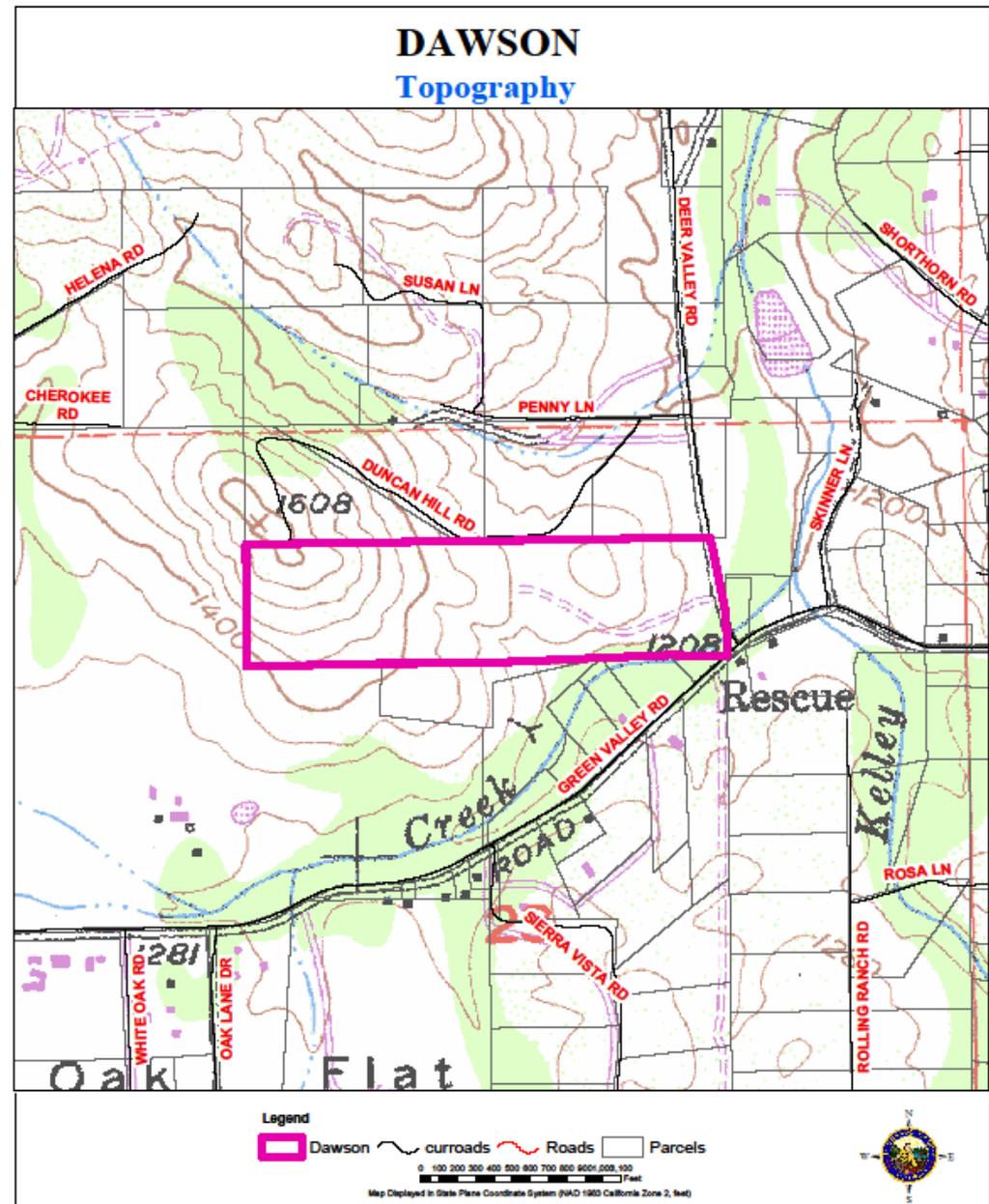
Soil Type:

- (RgE2) - Rescue extremely stony sandy loam, 3% - 50% slopes
- AnB – Argonaut clay loam, 3% - 9% slopes

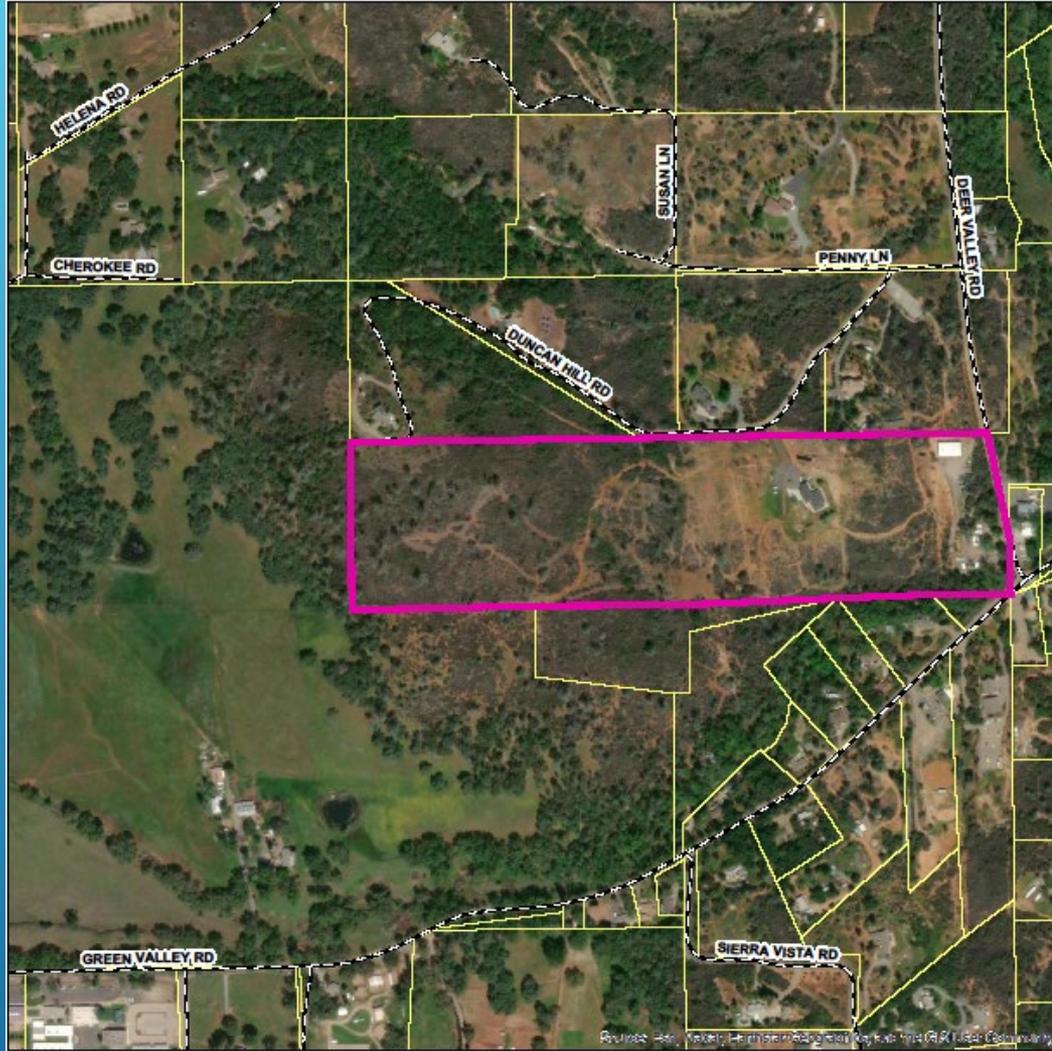


Topography

Varies from approximately
1200' to 1600'



DAWSON



DISCLAIMER

THIS SECTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USER MAKES USE OF THIS SECTION AT THEIR OWN RISK.

EL DORADO COUNTY SURVEYOR & SERVICES
PHONE (951) 411-1111 FAX (951) 411-1111

Legend

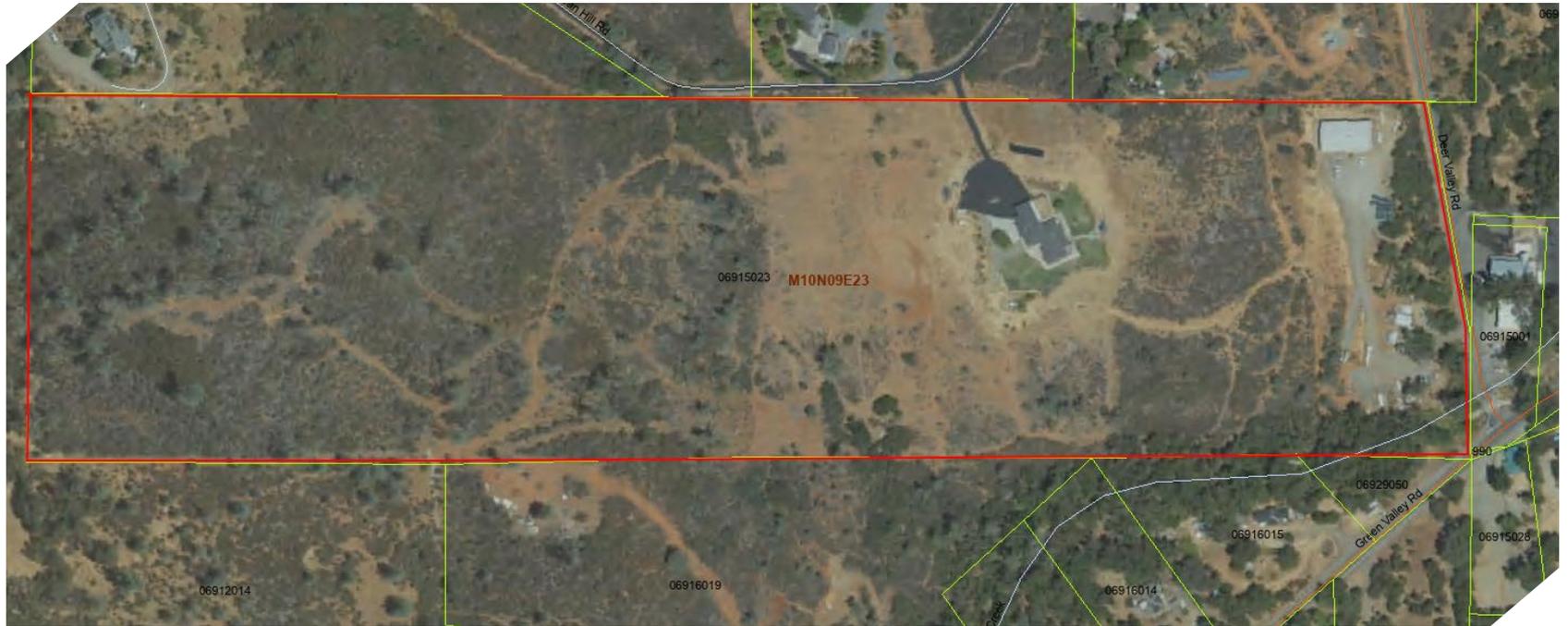
DAWSON Parcel Base Roads

0 100 200 300 400 500
Feet

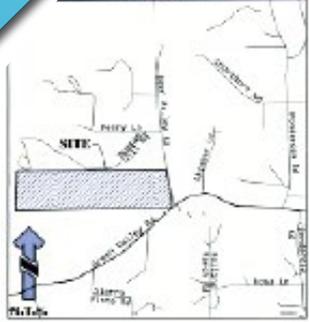
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agriculture

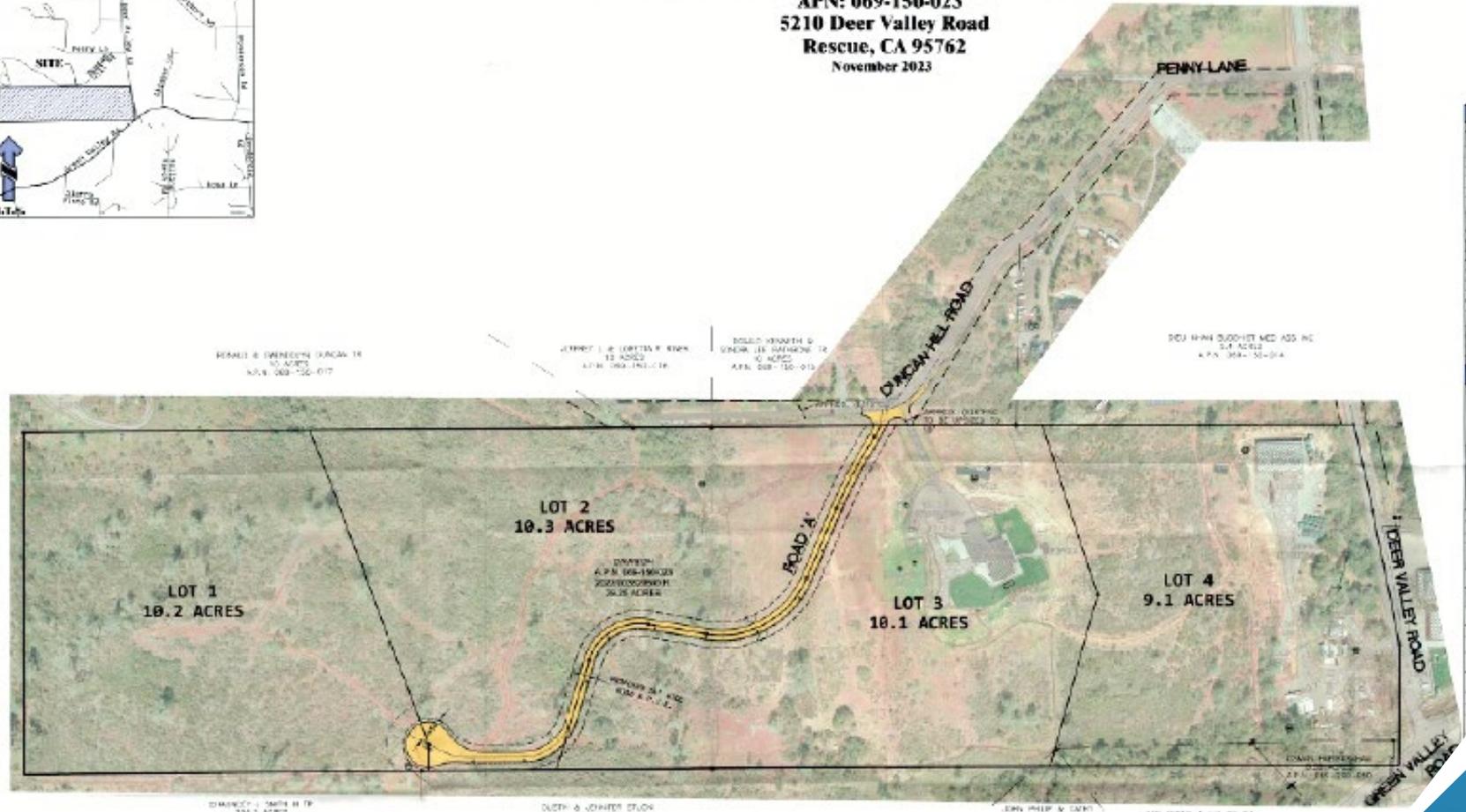


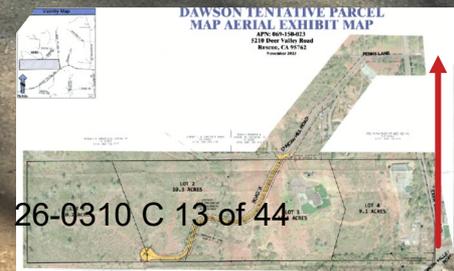
Vicinity Map



DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP

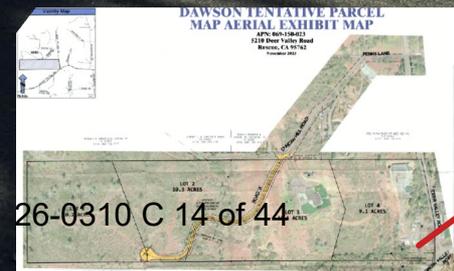
APN: 069-150-023
5210 Deer Valley Road
Rescue, CA 95762
November 2023







RESCUE
FIRE DEPARTMENT
STATION NO. 1





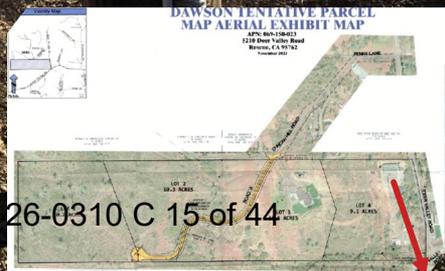
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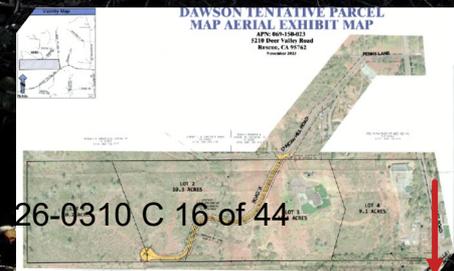
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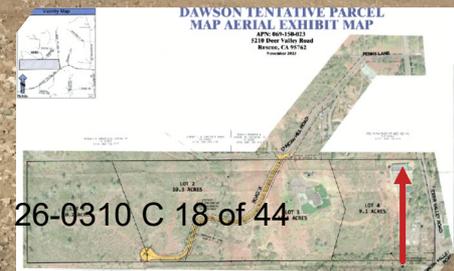




**DAWSON TENTATIVE PARCEL
MAP AERIAL EXHIBIT MAP**
APN 066-124-017
12700 New State Road
Berkeley, CA 94702
November 2017

26-0310 C 17 of 44

The map shows a large parcel with a red arrow pointing to a specific location within the parcel, corresponding to the barn in the photograph. The map includes labels for 'LOT 18 16.3 ACRES', 'LOT 19 1.1 ACRES', and 'LOT 20 1.1 ACRES'. A north arrow is also present.





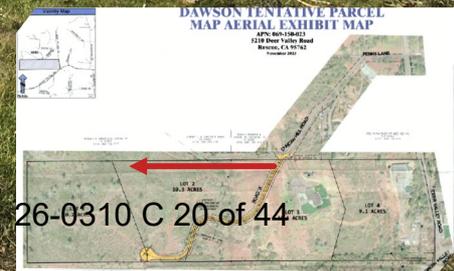
DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
APN 060-124-021
12700 Dawson Road
Berkeley, CA 94702
November 2017

LOT 10
10.3 ACRES

LOT 11
3.1 ACRES

LOT 12
8.1 ACRES

26-0310 C 19 of 44





**DAWSON TENTATIVE PARCEL
MAP AERIAL EXHIBIT MAP**
12760 Hwy 100, Box 100
Brewer, CA 95722
7/20/2014

26-0310 C 21 of 44

The map shows a large parcel with a red arrow pointing to the location of the photograph. The map includes a scale bar and a north arrow. The parcel is divided into several sections, with the largest section being the one shown in the photograph. The map also shows the location of the parcel relative to the surrounding area, including the location of the house on the hillside.



DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
APN 066-124-012
12700 Blue Hill Road
Brewster, CA 95722
Proposed Map

26-0310 C 22 of 44

The map shows a large parcel with several smaller sub-parcels. A red arrow points to a specific location within the parcel. The map includes a scale bar and a north arrow.



**DAWSON TENTATIVE PARCEL
MAP AERIAL EXHIBIT MAP**

APN: 060-120-012
12700 Dawson Road
Berkeley, CA 94702
November 2017

26-0310 C 23 of 44

The map shows a large parcel with several smaller lots. A red arrow points to a specific location on the parcel, which corresponds to the area shown in the photograph above. The map includes labels for 'LOT 1A', 'LOT 1B', 'LOT 1C', and 'LOT 1D'. A scale bar is visible at the bottom left of the map.



**DAWSON TENTATIVE PARCEL
MAP AERIAL EXHIBIT MAP**
APNs 060-120-017
12190 Dawson Road
Brewer, CA 95722
November 2017

26-0310 C 24 of 44

The map shows a large parcel with a red arrow pointing to a specific location. The map includes labels for 'LOT 10 10.3 ACRES', 'LOT 11 3.1 ACRES', and 'LOT 12 3.1 ACRES'. It also shows 'DAWSON ROAD' and 'HAWKLAND'. A north arrow is present in the bottom left corner of the map area.



**DAWSON TENTATIVE PARCEL
MAP AERIAL EXHIBIT MAP**

12700 100th Street
Brewer, CA 95722

LOT 1A
16.3 ACRES

LOT 1B
1.1 ACRES

LOT 1C
1.1 ACRES

HAWKLAND

HAWKLAND RD

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DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
12/19/2010-12/20/11
12700 Blue Hill Road
Berkeley, CA 94702
November 2011

26-0310 C 26 of 44

The map shows a large parcel with a red arrow pointing to a specific location. The map includes a title block with the project name, dates, address, and location. It also features a scale bar and a north arrow. The map is overlaid on an aerial photograph of the same area.



**DAWSON TENTATIVE PARCEL
MAP AERIAL EXHIBIT MAP**

APN 006-124-012
12180 Dawson Road
Berkeley, CA 94702
November 2011

26-0310 C 27 of 44

The map shows a large parcel with a red arrow pointing to a specific location. The map includes labels for 'LOT 10 16.3 ACRES', 'LOT 11 1.1 ACRES', and 'LOT 12 1.1 ACRES'. A scale bar is visible at the bottom of the map.



DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
12700 Dawson Road
Brentwood, CA 94515
November 2011

26-0310 C 28 of 44

The map shows a large parcel of land with several smaller parcels within it. A red arrow points to a specific location on the map, which is highlighted in yellow. The map includes a scale bar and a north arrow. The text '26-0310 C 28 of 44' is printed at the bottom of the map, with the red arrow pointing to the left.



DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
APN 060-124-021
12000 Dawson Road
Berkeley, CA 94702
Proposed Map

26-0310 C 30 of 44

The map shows a large parcel with a yellow highlighted area in the lower-left corner. A red arrow points to this area. The map includes labels for 'LOT 10 10.3 ACRES', 'LOT 11 1.1 ACRES', and 'LOT 12 1.1 ACRES'. A scale bar at the bottom indicates 0, 100, and 200 feet.



DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
APN 060-020-021
12700 Dawson Road
Berkeley, CA 94702
November 2011

26-0310 C 31 of 44



**DAWSON TENTATIVE PARCEL
MAP AERIAL EXHIBIT MAP**

22700-000-020-021
22700-000-020-021
Berkeley, CA 94702

LOT 10
10.3 ACRES

LOT 11
1.1 ACRES

LOT 12
1.1 ACRES

26-0310 C 32 of 44



DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
12/16/2010-12/16/2011
12700 North Hill Road
Berkeley, CA 94702
Township Map

26-0310 C 33 of 44



DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
12760 26th Street
Brewer, CA 95722
November 2011

26-0310 C 34 of 44



**DAWSON TENTATIVE PARCEL
MAP AERIAL EXHIBIT MAP**
S279000-120423
S279000-120423
Berkeley, CA 94702
November 2017

26-0310 C 35 of 44

The map shows a large parcel with a red arrow pointing to a specific location. The map includes labels for 'LOT 10 10.3 ACRES', 'LOT 11 10.3 ACRES', and 'LOT 12 10.3 ACRES'. A scale bar is visible at the bottom of the map.



DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
APNs: 060-024021
12700 Dawson Road
Berkeley, CA 94702
November 2011

26-0310 C 37 of 44

The map shows a large parcel with several sub-parcels. A red arrow points to a specific location on the map. The map includes a legend and a scale bar.



DAWSON TENTATIVE PARCEL MAP AERIAL EXHIBIT MAP
APN 066-126-012
12000 Dawson Road
Berkeley, CA 94702
November 2011

LOT 10 16.3 ACRES
LOT 11 3.1 ACRES
LOT 12 3.1 ACRES

26-0310 C 38 of 44

Discussion:

A site visit was conducted on January 26, 2026, to assess the existing conditions regarding the proposed Tentative Parcel Map P24-0001 Dawson

Staff Findings:

Policy 8.1.3.1

Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.

The adjacent parcel to the Williamson Act Contract properties is designed to be 10.2 acres and has a similar width to length ratio.

Policy 8.1.3.5

On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

Staff believes the development of these four parcels (one adjacent to the WAC) will not diminish the existing land uses in the area as most parcels to the north and west of the WAC are established at the 10-acre minimum, and parcels existing to the east of the WAC and south of the Dawson tentative map are medium density residential.

Policy 8.1.4.1

The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Staff is not aware of any existing conflicts and believes the development of this Tentative Map will not add any new conflicts as the area is vastly built out to its designated use. No island effect is created by the development of this Tentative Map. The development of this Tentative Map does not significantly reduce or destroy the buffering effects of the existing Williamson Act Contract parcel as it keeps the adjacent parcel above the 10-acre minimum.

Policy 8.1.2.2

Some lands within Rural Regions have historically been used for commercial grazing of livestock and are currently capable of sustaining commercial grazing of livestock. If they can be demonstrated to be suitable land for grazing, and if they were not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan, those lands shall be protected with a minimum of 40 acres unless such lands already have smaller parcels or the Board of Supervisors determines that economic, social, or other considerations justify the creation of smaller parcels for development or other nonagricultural uses. Where 40-acre minimum parcel sizes are maintained, planned developments may be considered which are consistent with the underlying land use designation. Before taking any actions to create parcels of less than 40 acres in areas subject to this policy, the Board of Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural Commission.

The project is not subject to this policy as the total site acreage is less than 40 acres.

Staff Recommendation:

Staff recommends APPROVAL of the Tentative Parcel Map P24-0001 Dawson, APN # 069-150-023 with regards to General Plan Policies 8.1.3.1, 8.1.3.5, 8.1.4.1, and 8.1.2.2.

Questions?