



Agricultural Commission

Staff Report

Date: February 4, 2026

To: El Dorado County Agricultural Commission

From: Tom Williams, Agricultural Biologist/Standards Inspector Supervisor

Subject: **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. The project site is only partially within the Rescue Rural Center, for the Commercial-zoned split of the parcel. 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: (split zoned), (RL-10) Rural Land 10 Acres, and (CC) Community Commercial
- Soil Type:
 - (RgE2) - Rescue extremely stony sandy loam, 3% to 50% slopes eroded
 - AnB – Argonaut clay loam, 3% to 9% slopes

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.

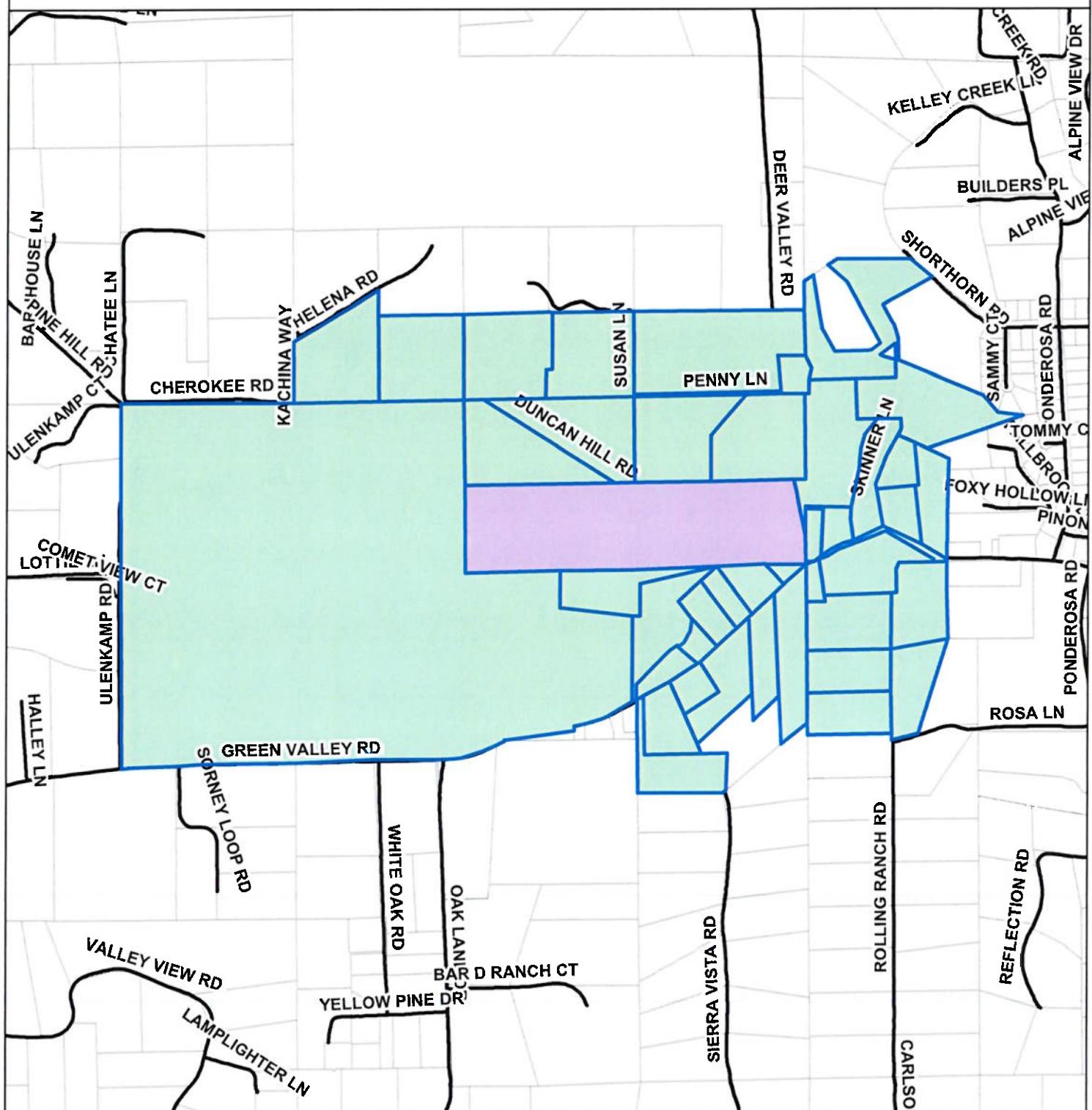
The project is not subject to this policy as the total site acreage is less than 40 acres.

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.

DAWSON

1000 Foot Notification



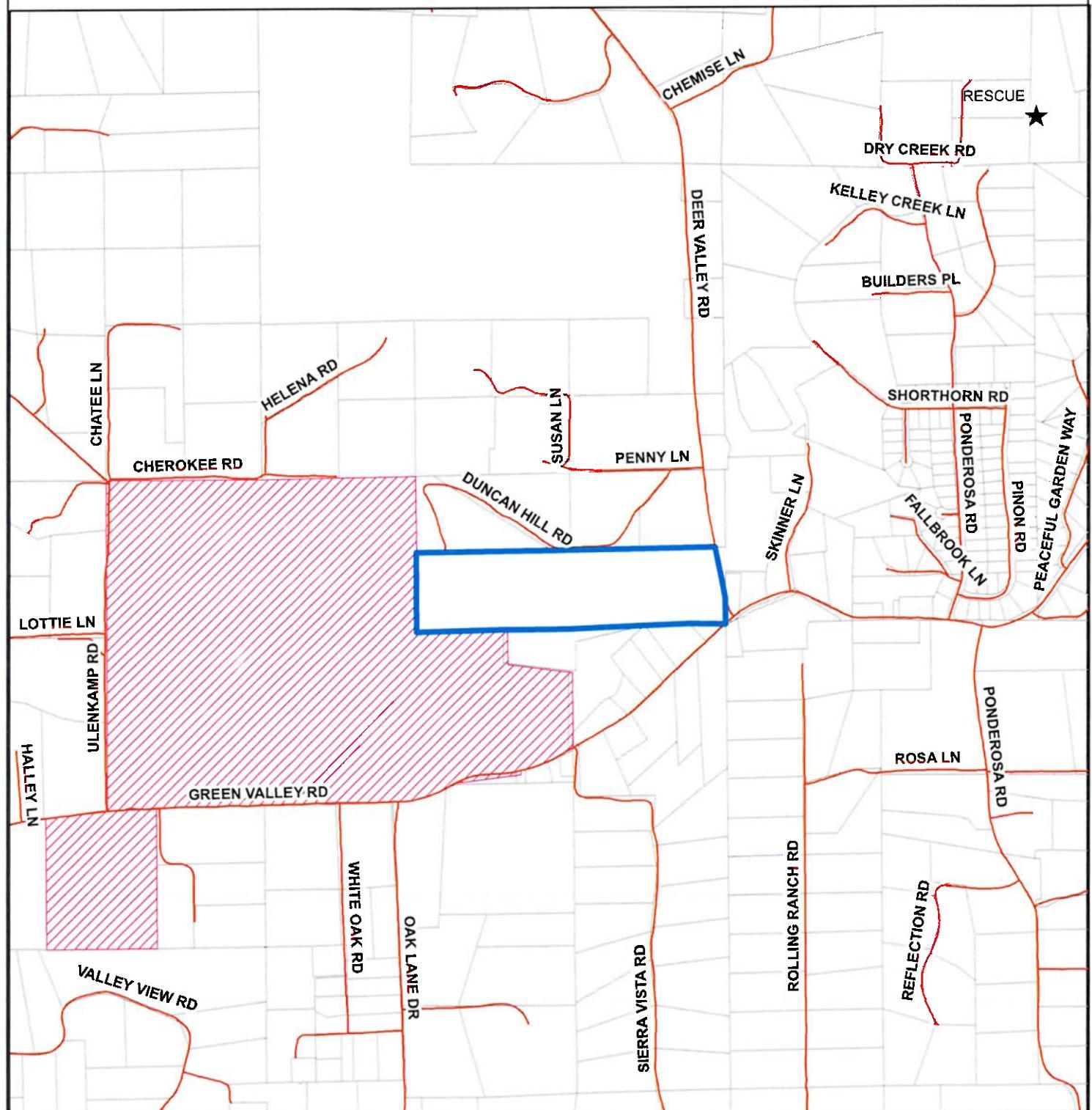
0 200 400 600 800 1,000 1,200 1,400 Feet

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



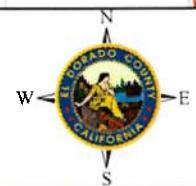
DAWSON

Proximity to Agricultural District



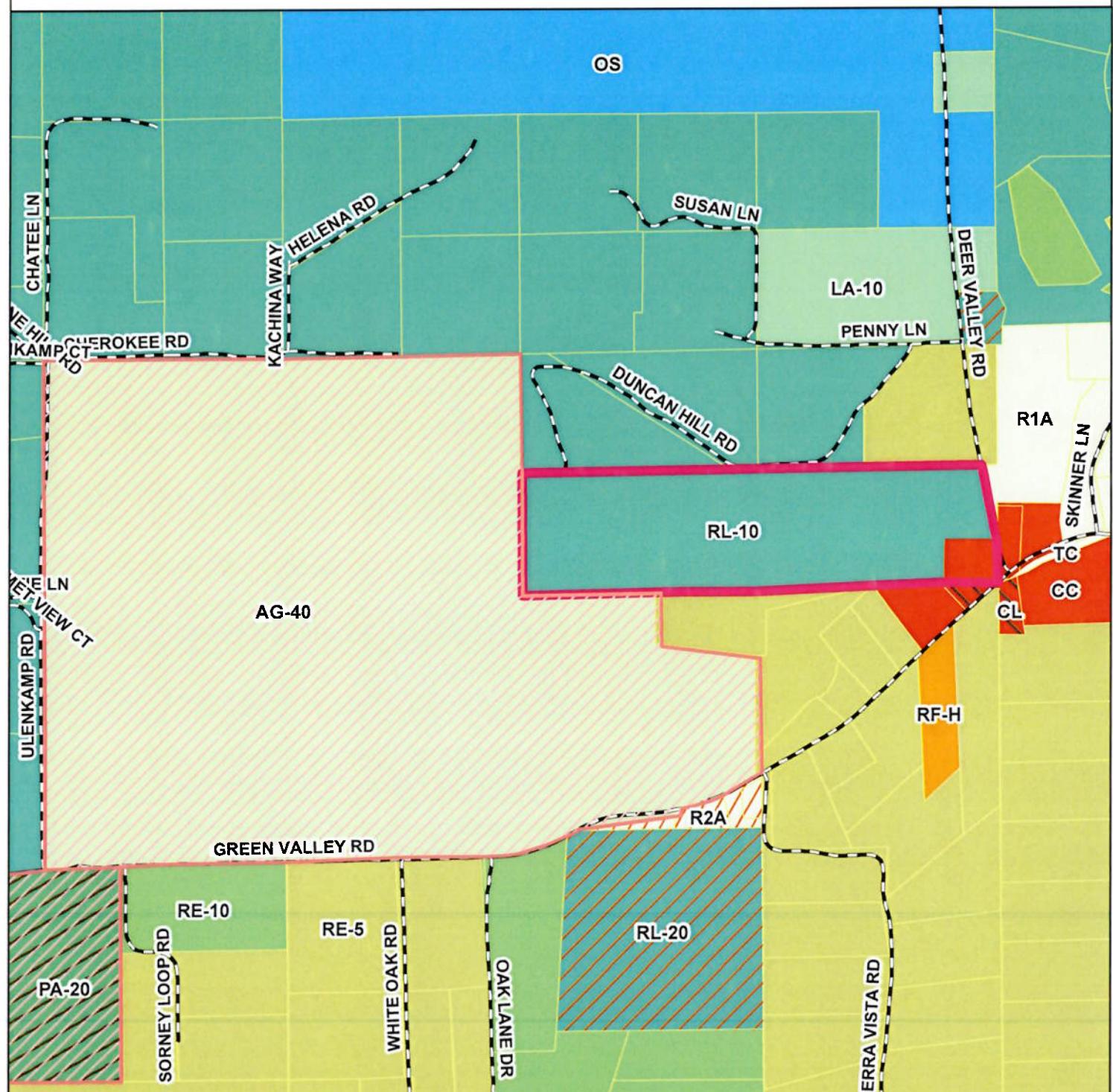
Dawson
 Parcel Base
 Ag District
 Major Roads
 Ag Preserves

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



DAWSON

Zoning



Dawson

AG-40 = Agricultural Grazing 40 Acres

WAC

LA-10 = Limited Agriculture 10 Acres

Parcel Base

PA-20 = Planned Agriculture 20 Acres

Roads

CC = Commercial Community

CL = Commercial Limited

OS = Open Space

R1A = Residential 1 Acre

R2A = Residential 2 Acres

RE-5 = Residential Estate 5 Acres

RE-10 = Residential Estate 10 Acres

RL-10 = Rural Land 10 Acres

RL-20 = Rural Land 20 Acres

RF-H = Recreational Facility High

TC = Transportation Corridor

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

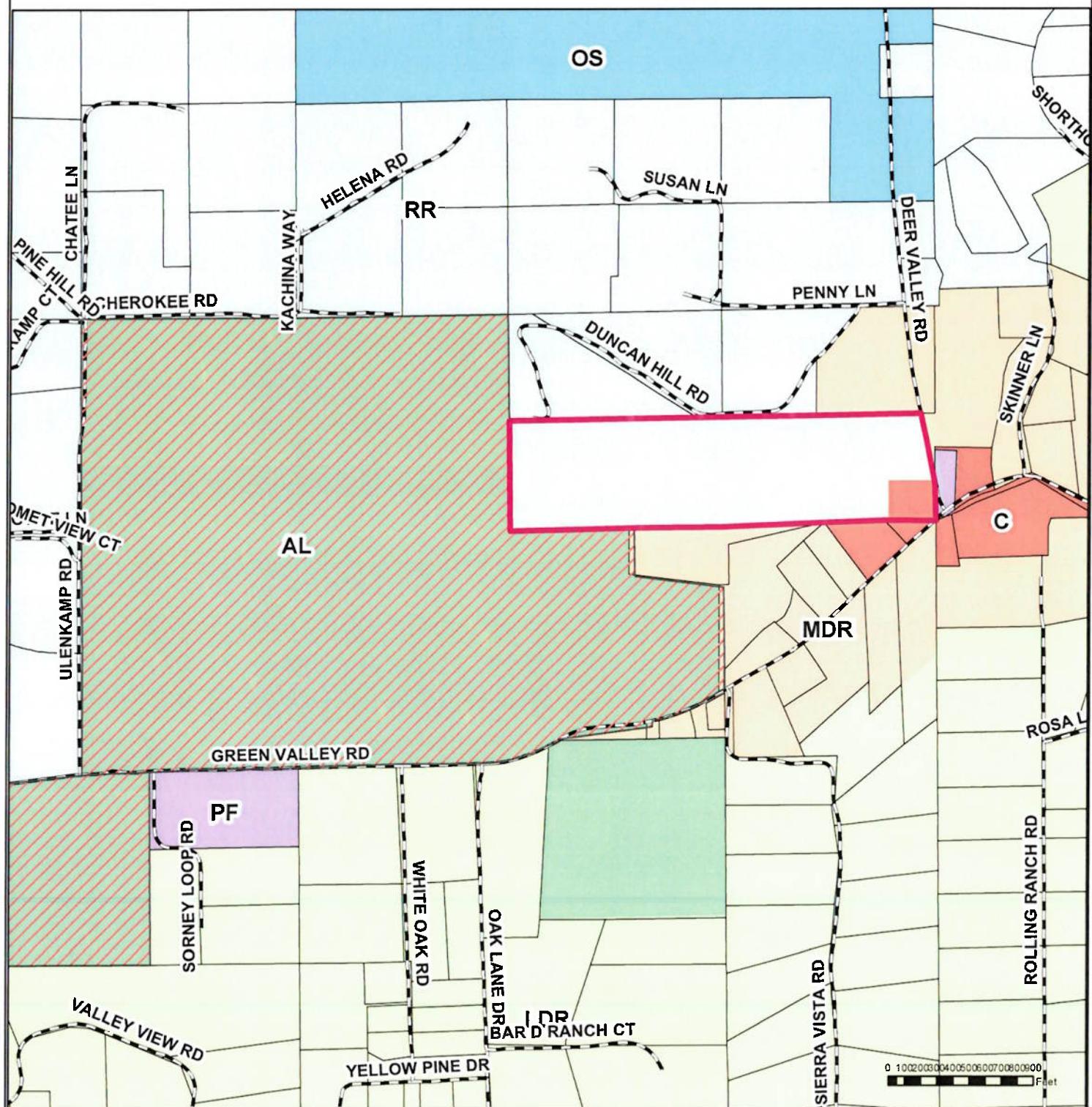


El Dorado County Agricultural Commission

26-0310 A 7 of 11

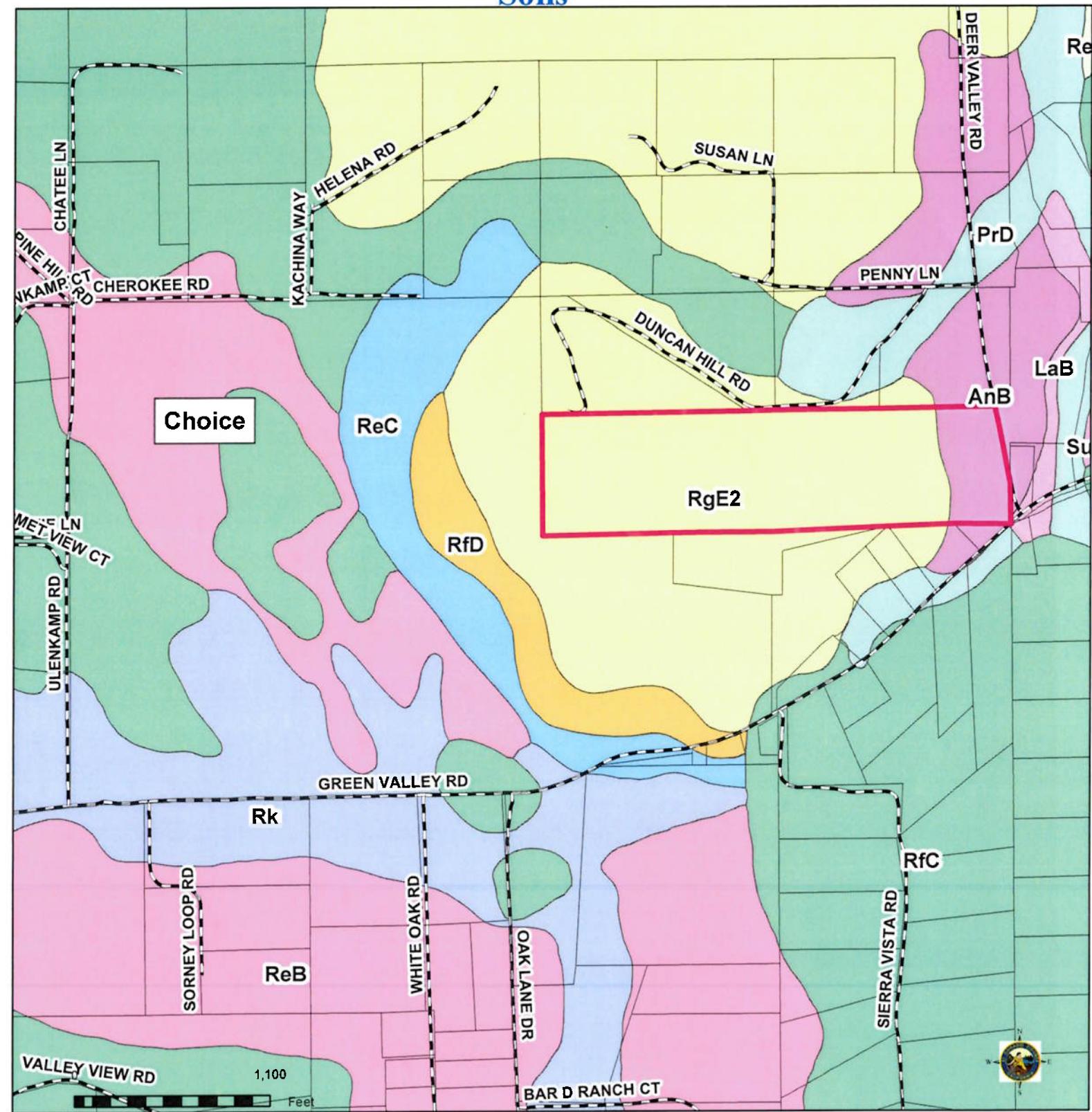
DAWSON

Land Use



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

DAWSON Soils



Dawson

Argonaut clay loam, 3 to 9 percent slopes

Loamy alluvial land

Placer diggings

Rescue clay, clayey variant

Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded

Rescue sandy loam, 15 to 30 percent slopes

Rescue sandy loam, 2 to 9 percent slopes

Rescue sandy loam, 9 to 15 percent slopes

Rescue very stony sandy loam, 15 to 30 percent slopes

Rescue very stony sandy loam, 3 to 15 percent slopes

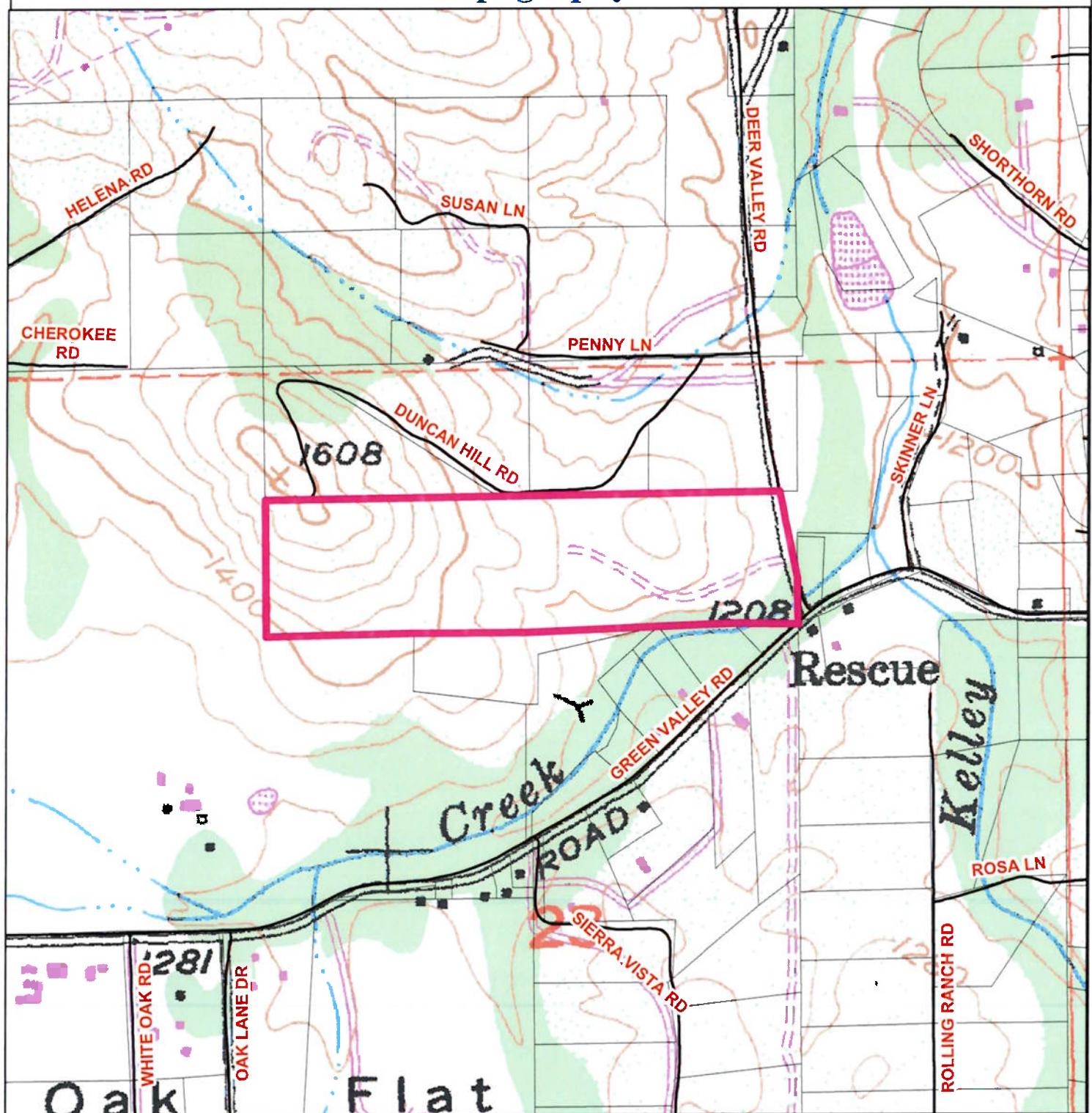
Sobrante silt loam, 3 to 15 percent slopes
Measured in State Plane Coordinate System
(NAD 1983 California Zone 2 feet)

El Dorado County Agricultural Commission 26-0310 A 9 of 11

26-0310 A 9 of 11

DAWSON

Topography



Legend

Dawson ~ curroads ~ Roads □ Parcels

0 100 200 300 400 500 600 700 800 900 1,000 Feet

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



DAWSON



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

26-0310 A 11 of 11

DISCLAIMER
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS FOR INFORMATION ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6111 FAX (530) 626-8731