



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.

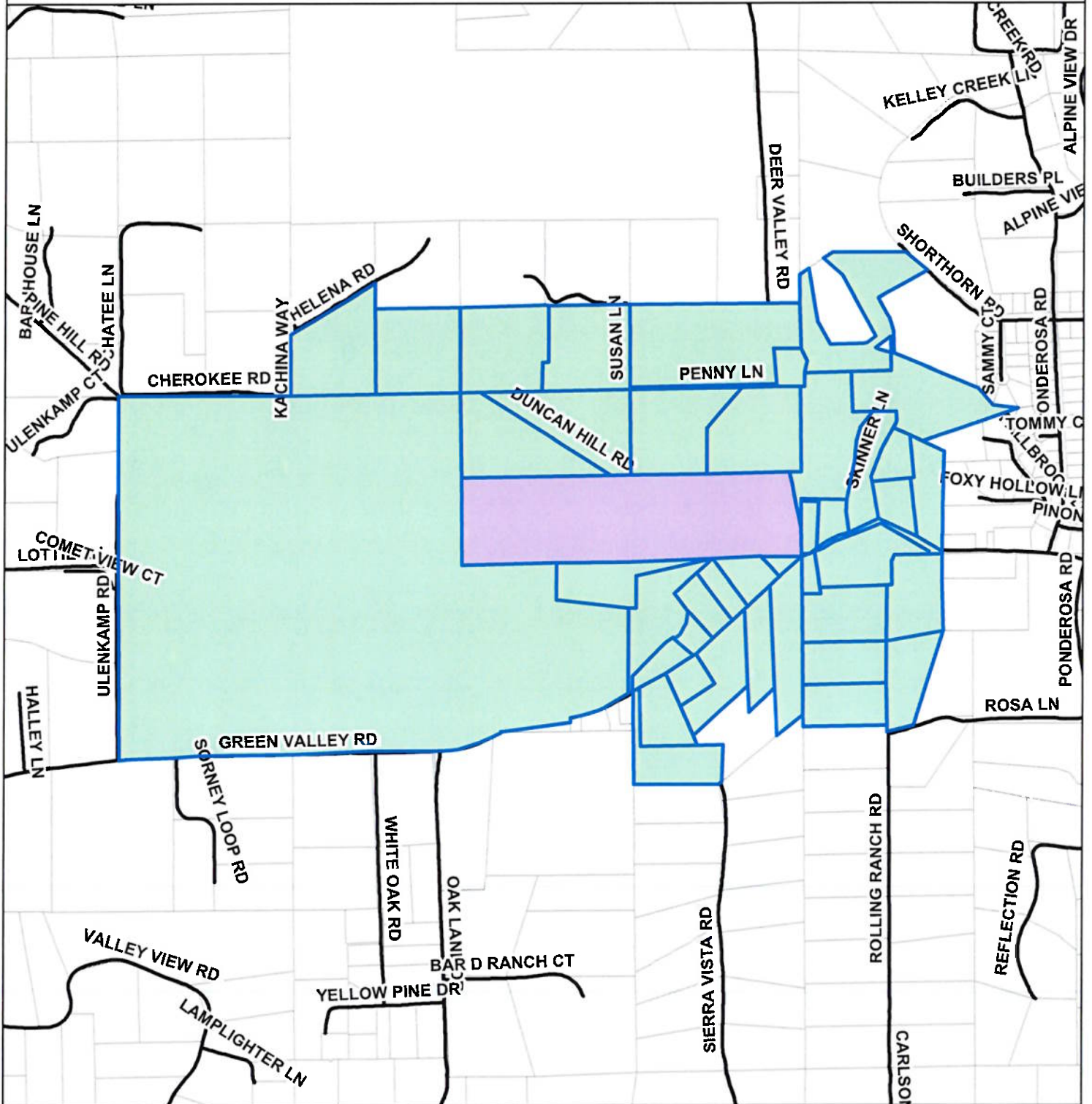
The project is not subject to this policy as the total site acreage is less than 40 acres.

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



Notifications
 DAWSON
 Parcel Base
 Roads

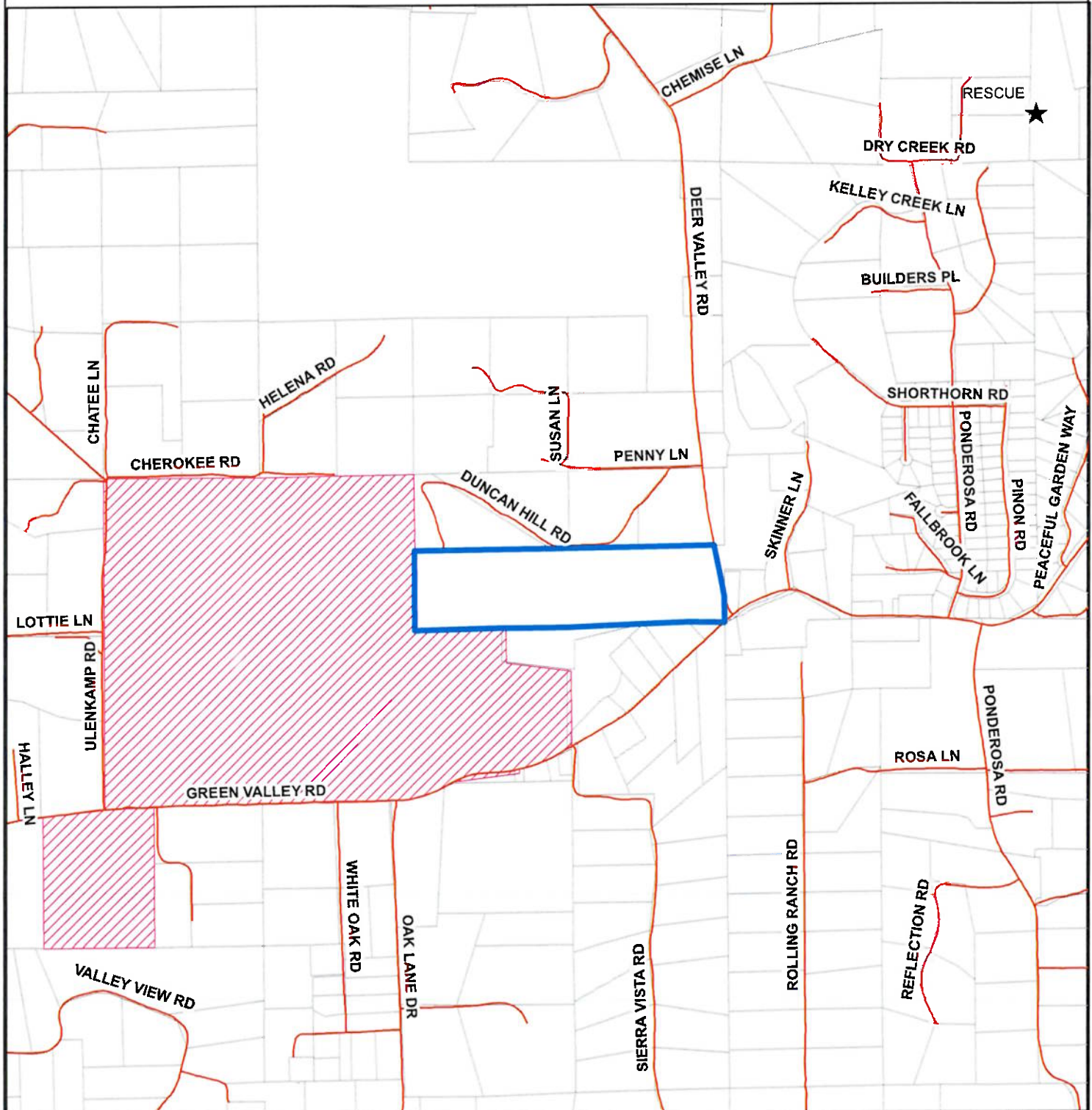
0 200 400 600 800 1,000 1,200 1,400 Feet

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

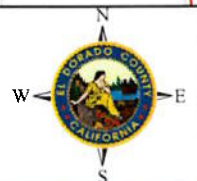


DAWSON

Proximity to Agricultural District

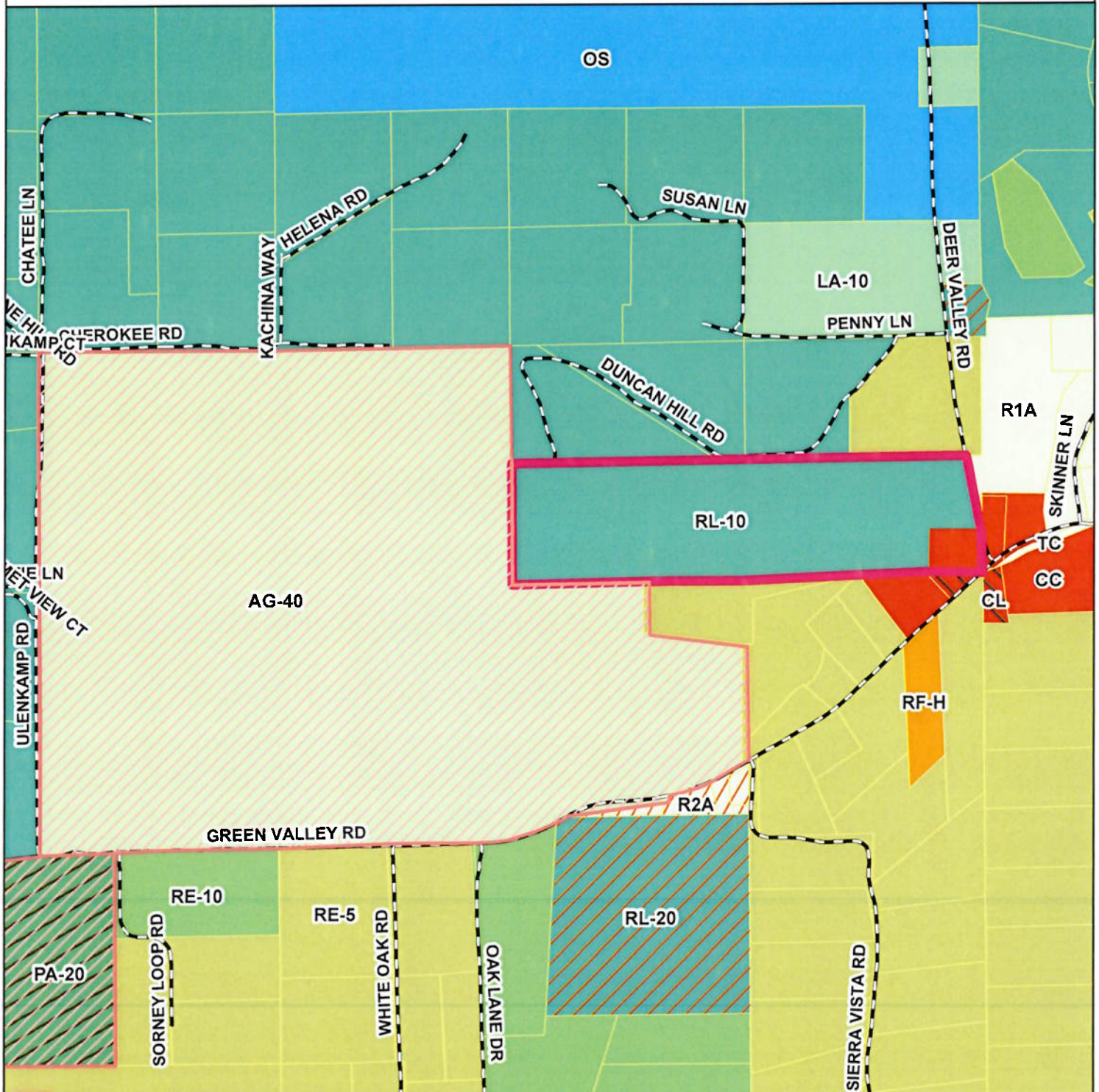


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



DAWSON

Zoning



- | | | |
|-------------|---------------------------------------|-------------------------------------|
| Dawson | AG-40 = Agricultural Grazing 40 Acres | R2A = Residential 2 Acres |
| WAC | LA-10 = Limited Agriculture 10 Acres | RE-5 = Residential Estate 5 Acres |
| Parcel Base | PA-20 = Planned Agriculture 20 Acres | RE-10 = Residential Estate 10 Acres |
| Roads | CC = Commercial Community | RL-10 = Rural Land 10 Acres |
| | CL = Commercial Limited | RL-20 = Rural Land 20 Acres |
| | OS = Open Space | RF-H = Recreational Facility High |
| | R1A = Residential 1 Acre | TC = Transportation Corridor |

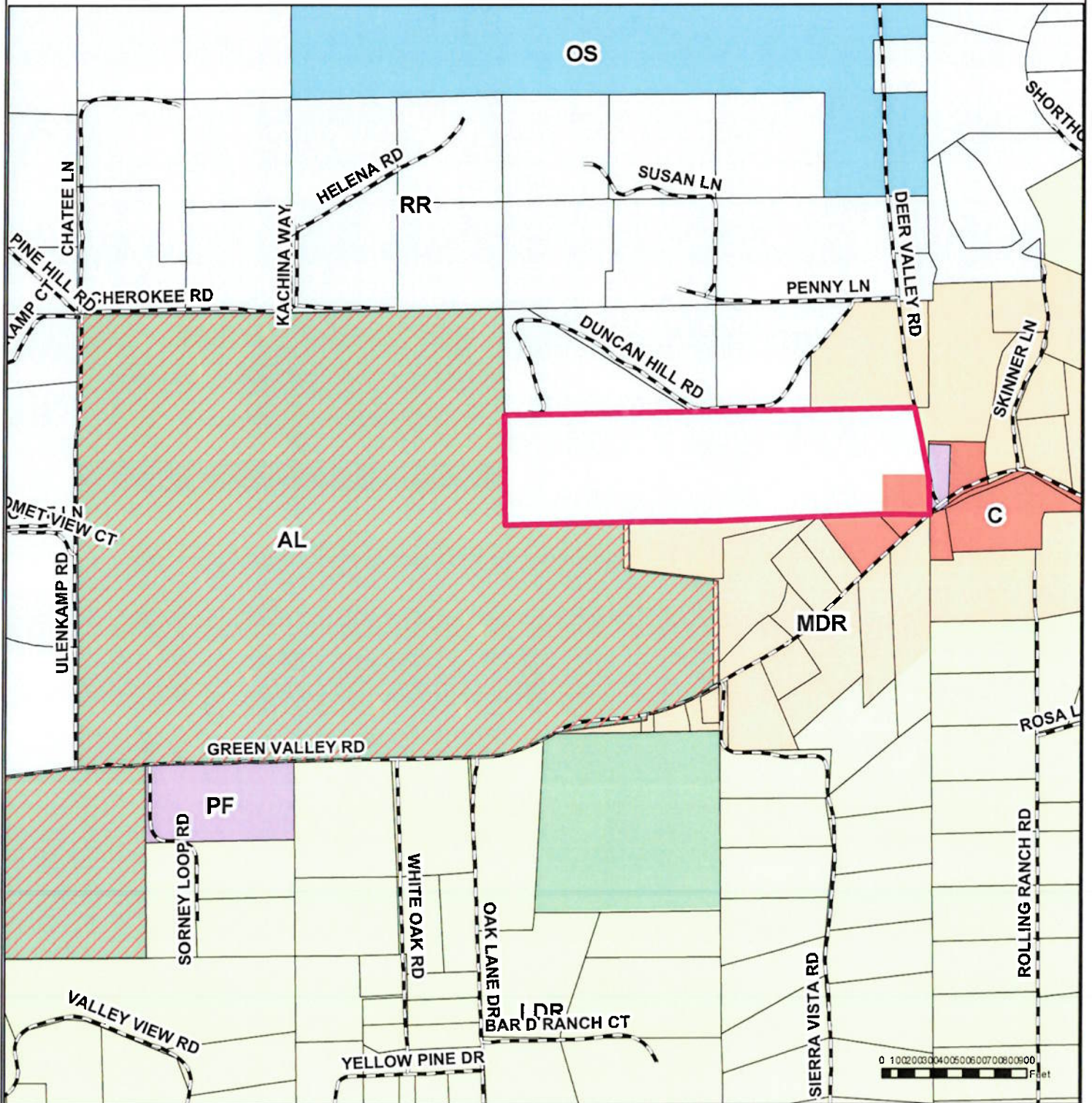


Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

26-0310 A 7 of 11

DAWSON Land Use



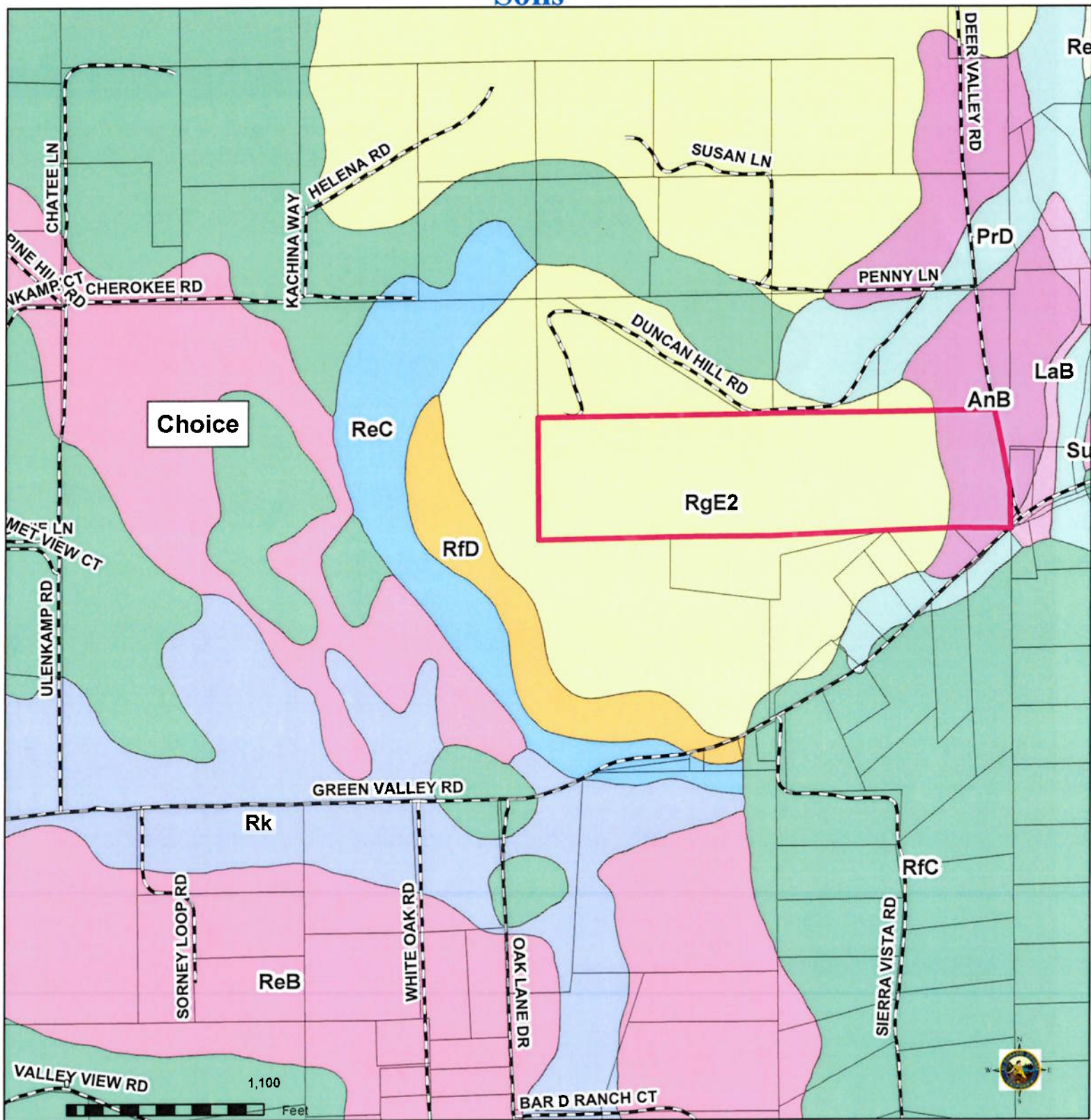
- | | | |
|---------|----------------------------|-------------------|
| DAWSON | Agricultural Lands | Open Space |
| WAC | Commercial | Public Facilities |
| Parcels | Low Density Residential | Rural Residential |
| Roads | Medium Density Residential | |

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



DAWSON

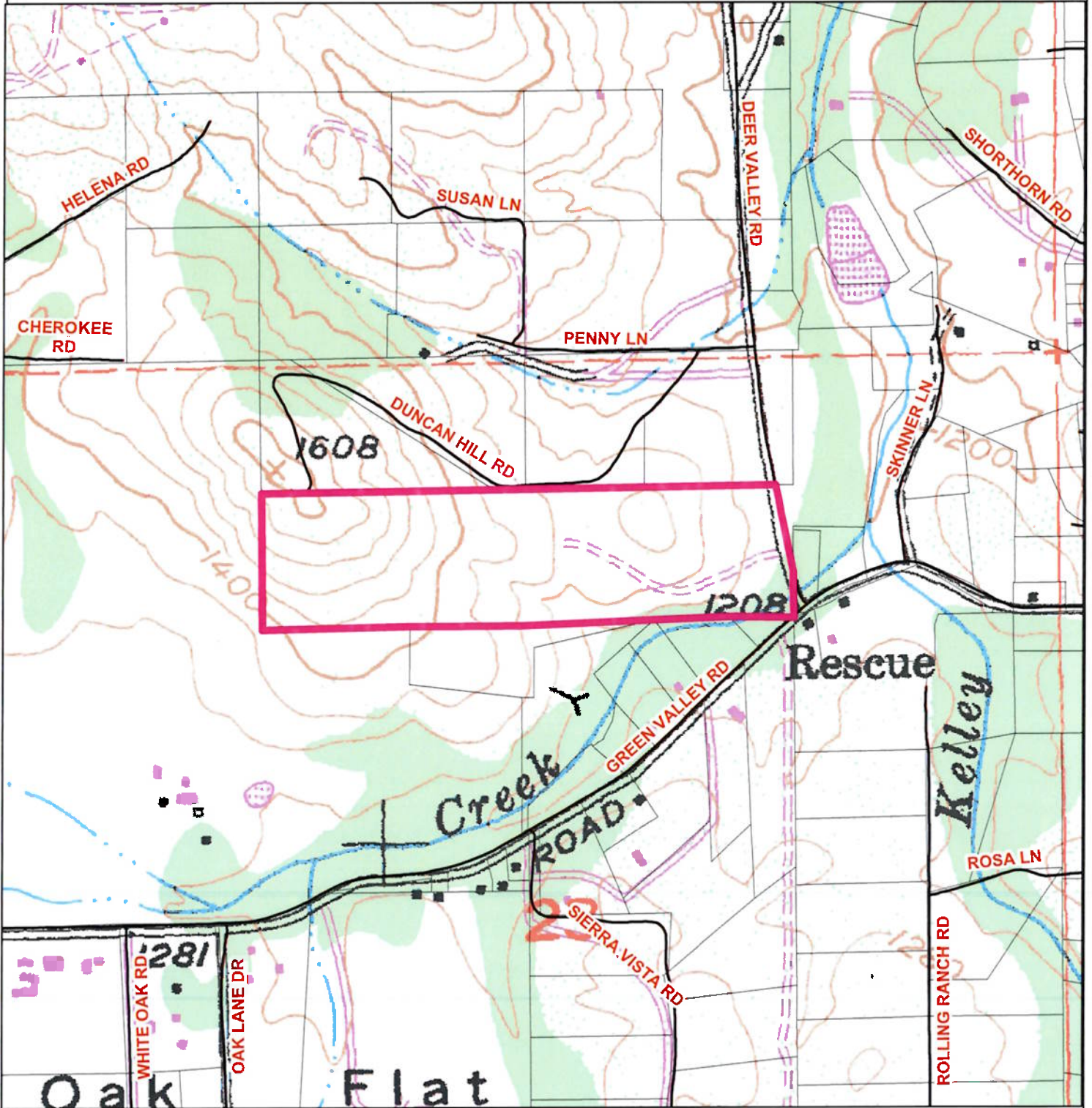
Soils



- | | | |
|--|--|--|
| Dawson | Rescue clay, clayey variant | Rescue sandy loam, 9 to 15 percent slopes |
| Argonaut clay loam, 3 to 9 percent slopes | Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded | Rescue very stony sandy loam, 15 to 30 percent slopes |
| Loamy alluvial land | Rescue sandy loam, 15 to 30 percent slopes | Rescue very stony sandy loam, 3 to 15 percent slopes |
| Placer diggings | Rescue sandy loam, 2 to 9 percent slopes | Sobrante silt loam, 3 to 15 percent slopes |

DAWSON

Topography



Legend

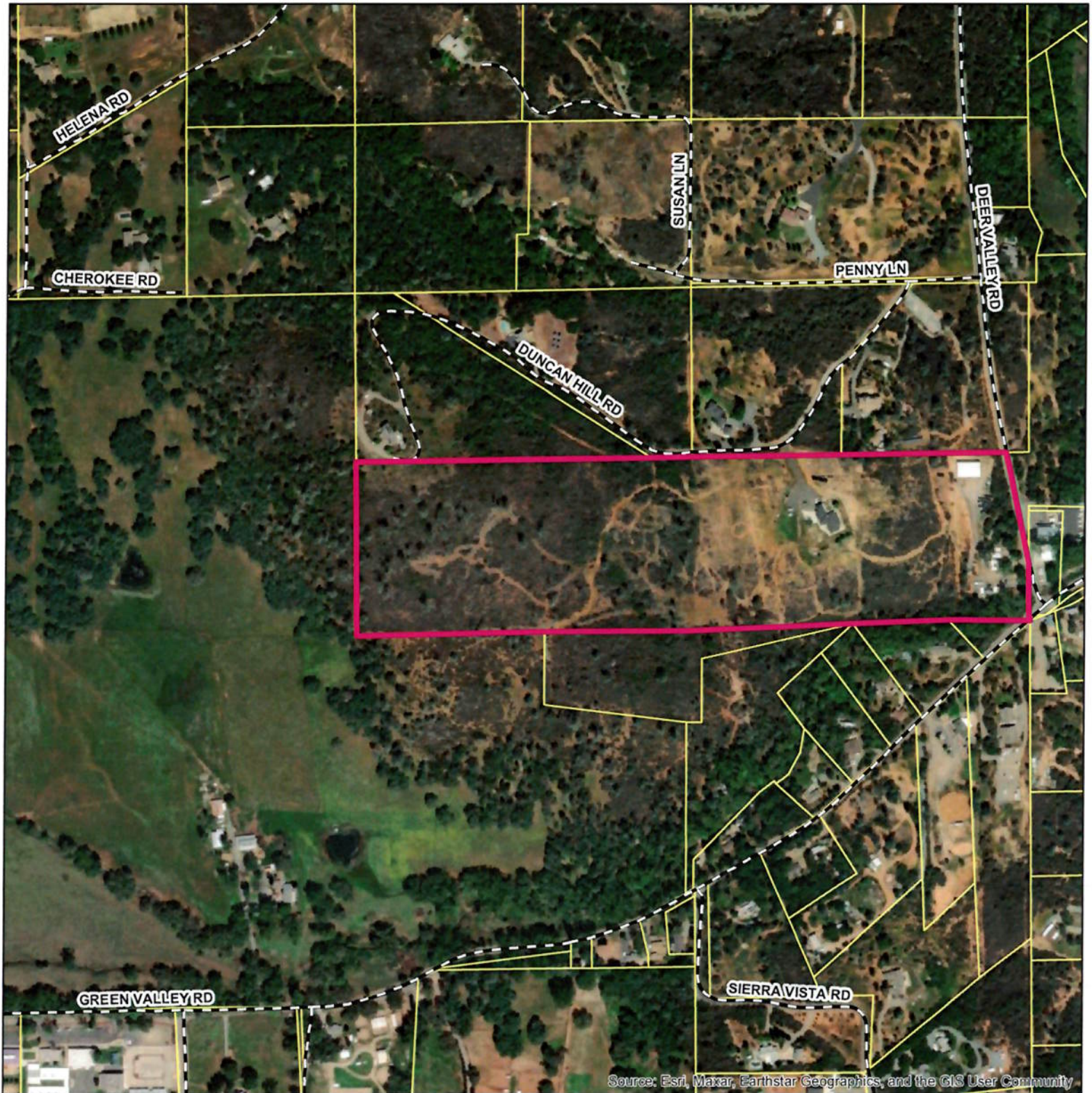
Dawson ~ curroads ~ Roads Parcels

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

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



DAWSON



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

DISCLAIMER

THIS DEPICTION 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. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (930) 626-8731

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