



**Agricultural Commission
Staff Report**

Date: February 11, 2026
To: El Dorado County Agricultural Commission
From: Corrie Larsen, Assistant Agricultural Commissioner
Subject: **P24-0008 Bercea Tentative Parcel Map**
Assessor's Parcel Number: 317-250-017

Planning Request and Project Description:

Planning Services is requesting that the attached application for a Tentative Parcel Map P24-0008 Bercea TPM (Attachment A), be placed on the Agricultural Commission's Agenda. Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policy 8.1.3.5 and 8.1.4.1.

The applicants are requesting the following:

A waiver to EDC General Plan 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.

General Plan Policy 8.1.3.1 is a mandatory and specific policy, which does not allow for waivers or variances. The creation of a five-acre parcel adjacent to a parcel zoned PA-10 is inconsistent with General Plan Policy 8.1.3.1.

Parcel Description:

Parcel Number and Acreage: 317-250-017 (14.85 acres)
Agricultural District: No
Land Use Designation: Low Density Residential (LDR)
Zoning: Residential Estate 5 Acres (RE-5)

Choice Soils: Boomer gravelly loam 3-15% slopes (Bhc)
Boomer gravelly loam 15-30% slopes (BhD)
Sierra sandy loam 9-15% slopes (SfC2)

Discussion:

A site visit was conducted on January 21, 2026 to review consistency with pertinent General Plan policies.

Relevant General Plan Policies & 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 proposed parcel map, breaking a 14.85-acre parcel into three parcels between 4.85 and 5 acres each, is inconsistent with General Plan Policy 8.1.3.1. Parcels created adjacent to agricultural lands are required to be a minimum of 10 acres per this policy.

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

The proposed parcel is adjacent to a parcel that is zoned Planned Agriculture 10 Acres (PA-10). The proposed parcel map would not intensify existing conflicts or add new conflicts with agricultural activities. The parcels are currently separated by Greenwood Lane as well as large oaks that run roadside along most of the length of the proposed parcel.

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

This tentative parcel map will not create an island effect for the adjacent parcels.

C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

The proposed parcel map would reduce buffering effects of existing large parcels adjacent to agricultural lands. The minimum acreage of parcels created adjacent to agricultural lands is 10 acres for the purpose of buffering per General Plan Policy 8.1.3.1.

Staff Recommendations:

General Plan Policy 8.1.3.1. does not permit parcels to be created that are less than 10 acres adjacent to agriculturally zoned lands. This policy is mandatory and does not allow for waivers or discretionary approval.

Staff recommends denial of P24-0008 Bercea Tentative Parcel Map due to conflicts with General Plan Policy 8.1.4.1 due to the reduced buffering effect caused by creating parcels less than 10 acres in size adjacent to agricultural land.