



**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 8.1.3.1 and 8.1.4.1.

**The applicants are requesting the following:**

Tentative Parcel Map dividing an approximately 14.85-acre property into three parcels ranging between 4.85 acres to five (5) acres of total parcel area on a project site located on the northwest corner of the intersection between Green Valley Road and Campus Drive, within the Diamond Springs - El Dorado Community Region. An adjacent parcel to the west (APN 317-250-009) is zoned Planned Agriculture 10 Acres (PA-10). The parcel is in Supervisor District 4.

**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.

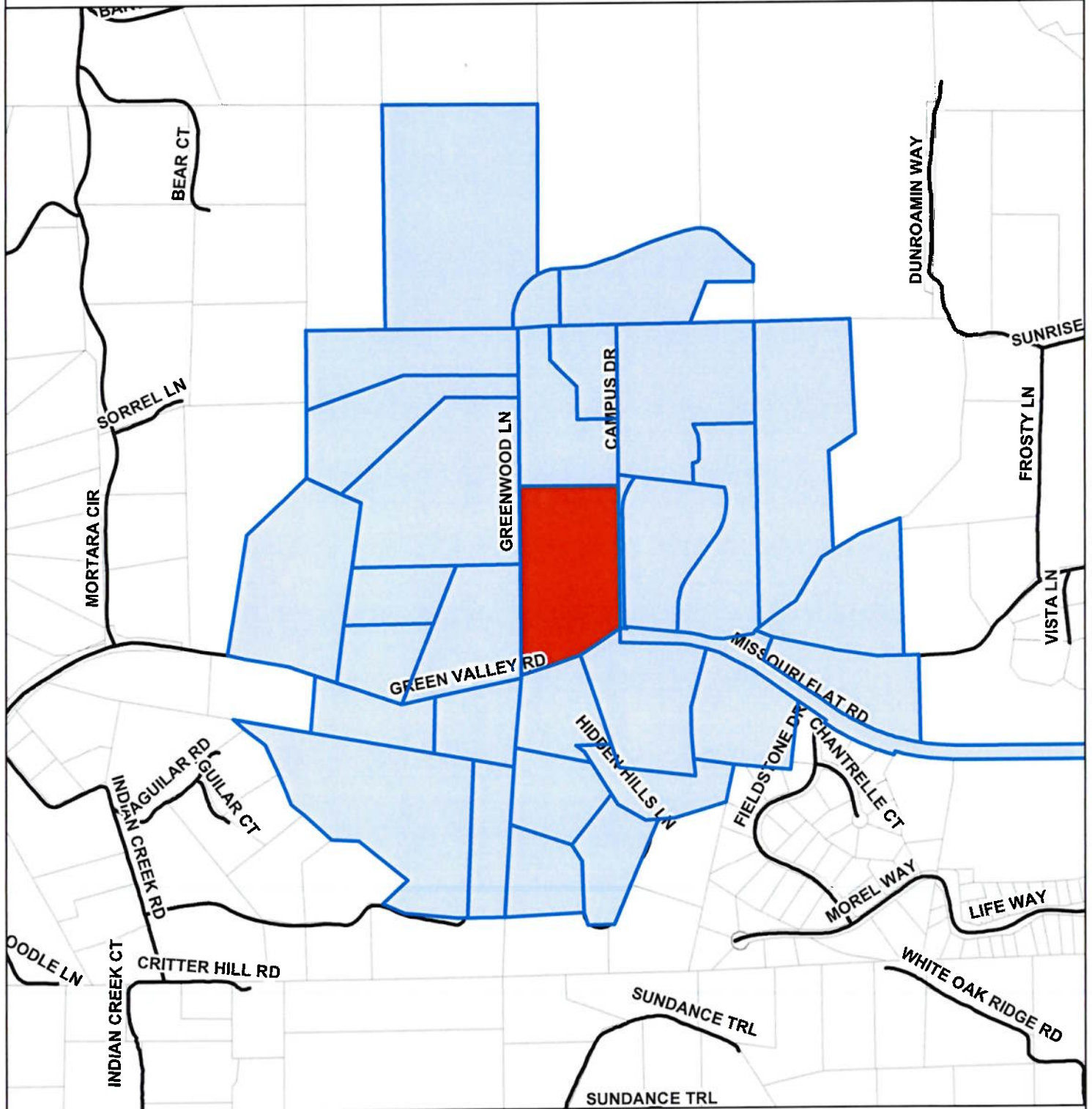
**The proposed parcel map would reduce buffering effects of existing large parcels adjacent to agricultural lands. The minimum acreage of parcels created adjacent to agricultural lands is 10 acres for the purpose of buffering.**

**Staff Recommendations:**

Staff recommends denial of P24-0008 Bercea Tentative Parcel Map due to conflicts with General Plan Policy 8.1.3.1 which 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.

# BERCEA

## 1000 Foot Notification



Notifications Bercea Parcel Base Roads

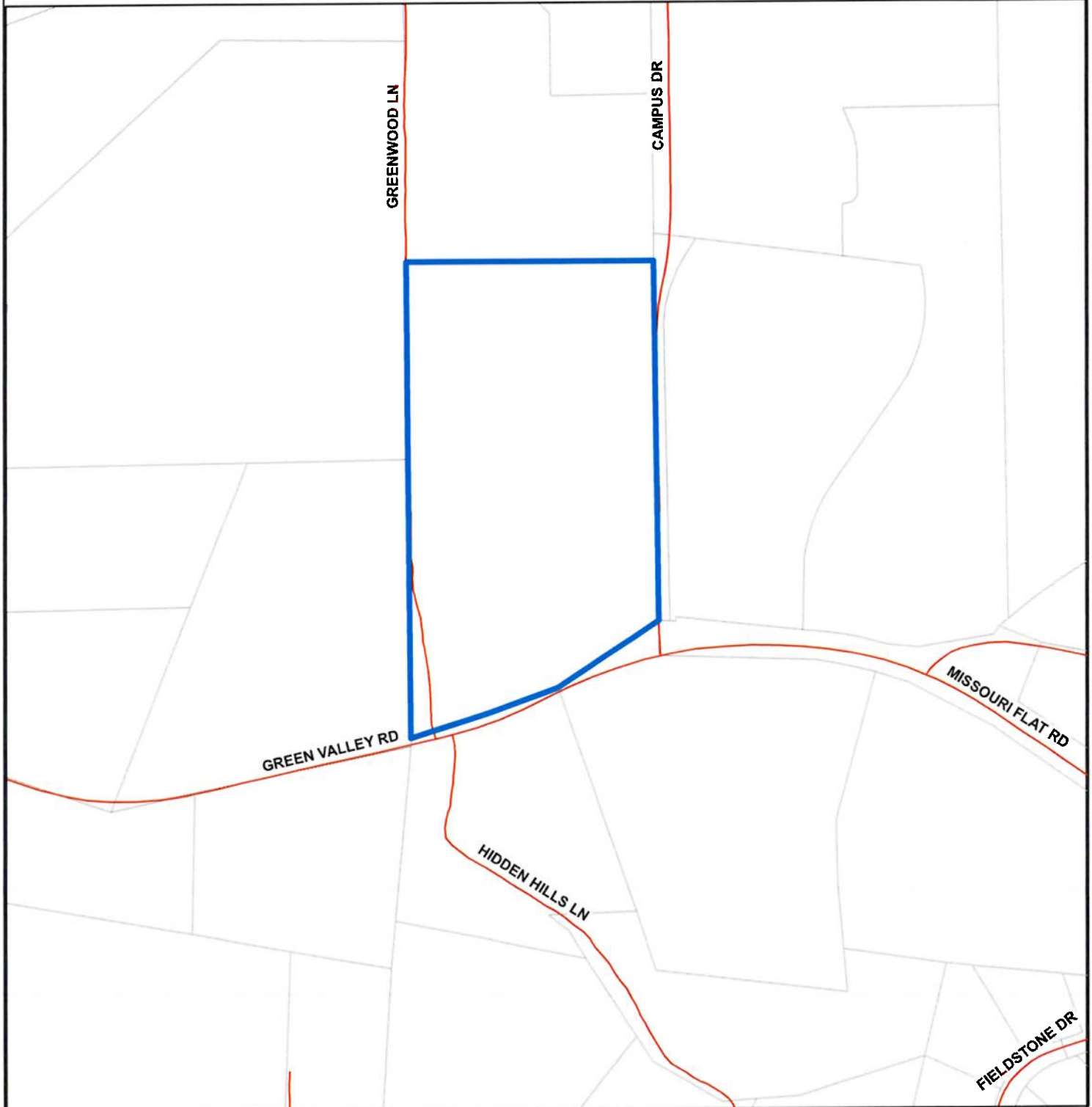
0 200 400 600 800 1,000 1,200 Feet



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



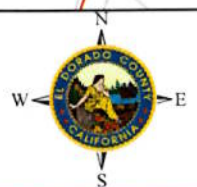
# BERCEA

## Proximity to Agricultural District



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

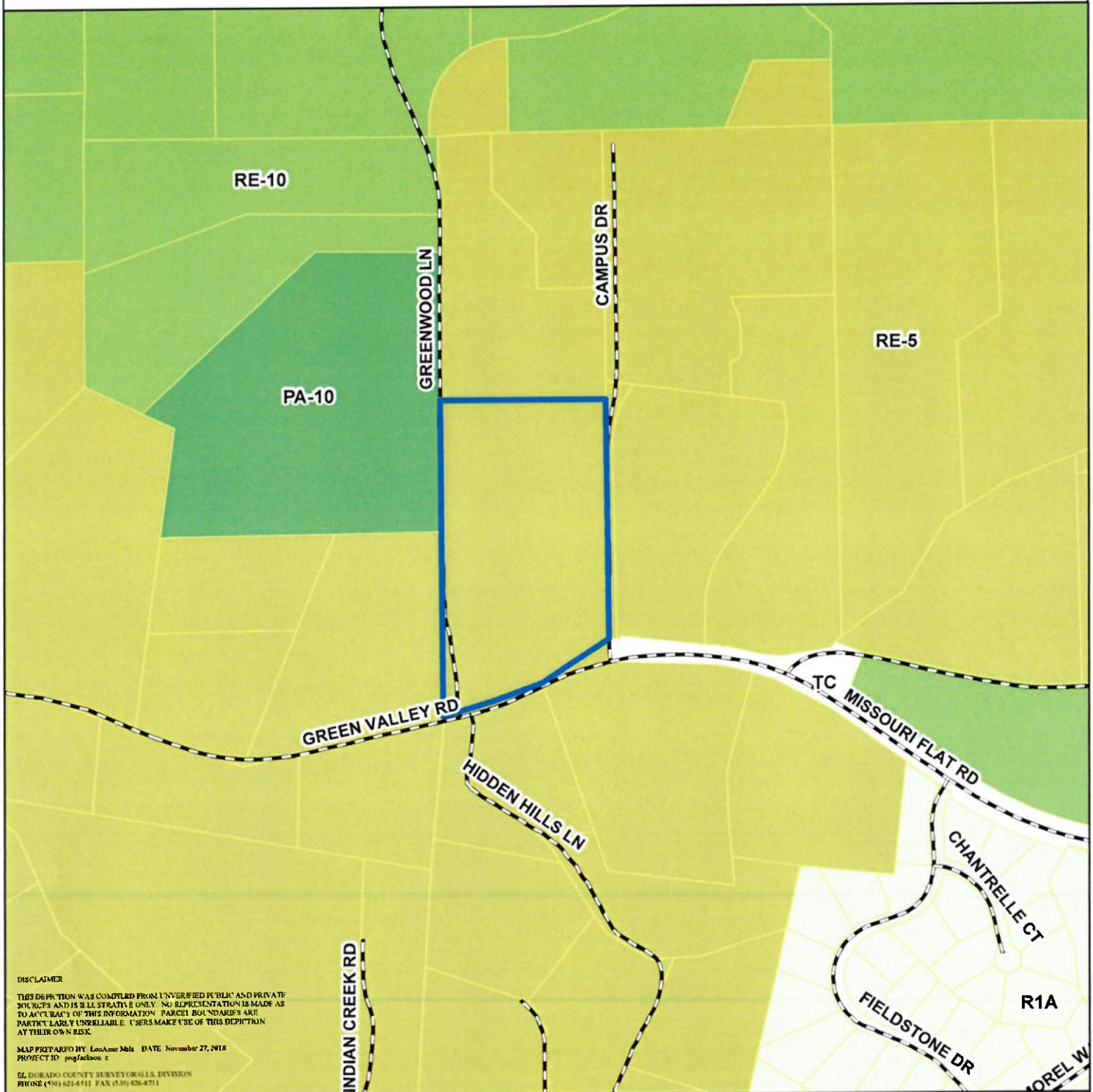
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)





# BERCEA

## Zoning



### 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 PARTIALLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LosAngeles Mills DATE: November 27, 2014  
PROJECT ID: proj1400000000

EL DORADO COUNTY SURVEYOR'S OFFICE  
PHONE (916) 621-6111 FAX (916) 626-8711

- BERCEA
- PA-10 = Planned Agriculture 10 Acres
- RE-10 = Residential Estate 10 Acres
- Parcel Base
- R1A = Residential 1 Acre
- TC = Transportation Corridor
- Roads
- RE-5 = Residential Estate 5 Acres

0 100 200 300 400 500 600  
Feet

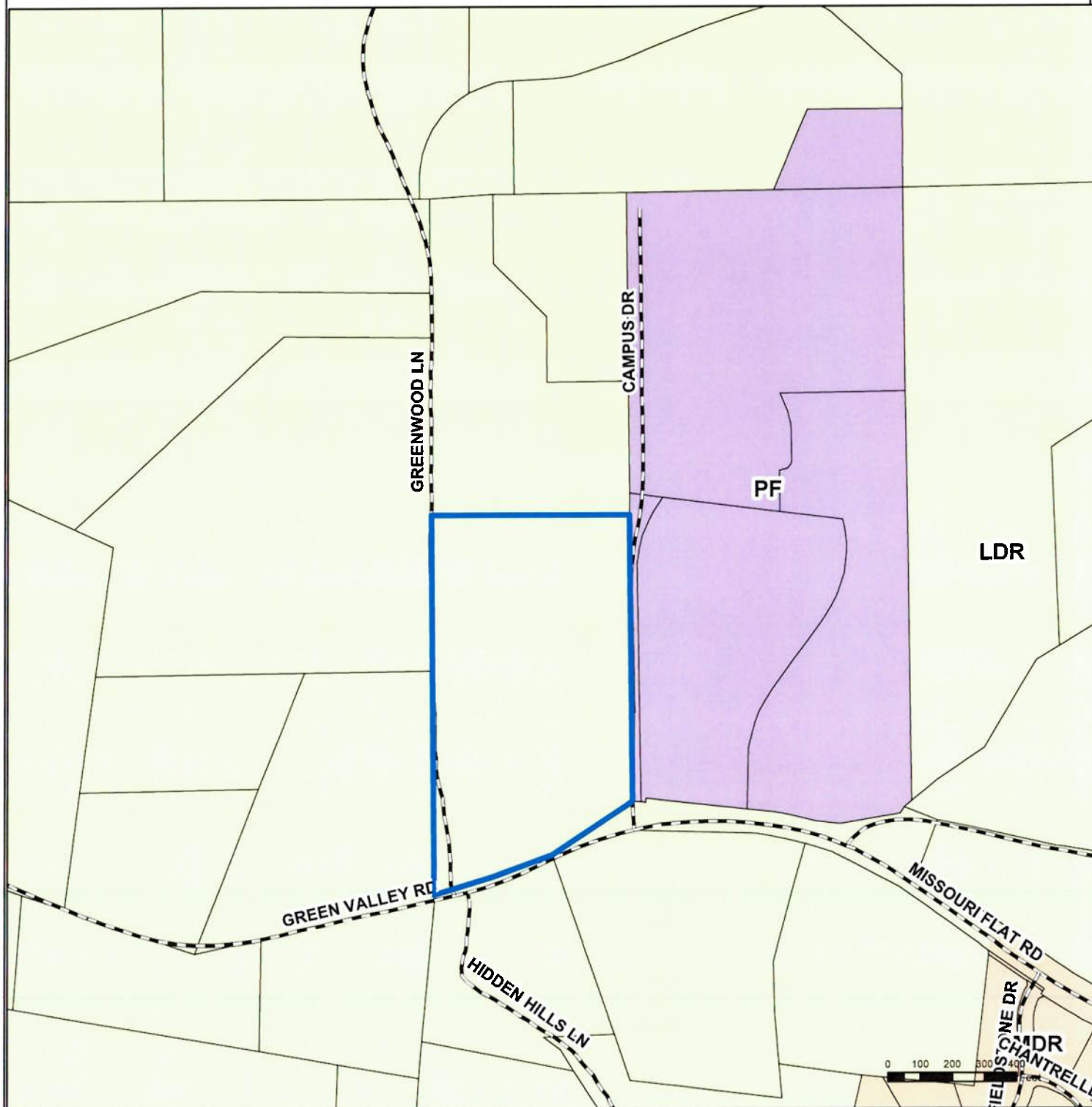
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(NAD 1983 California Zone 2, feet)










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# BERCEA Land Use



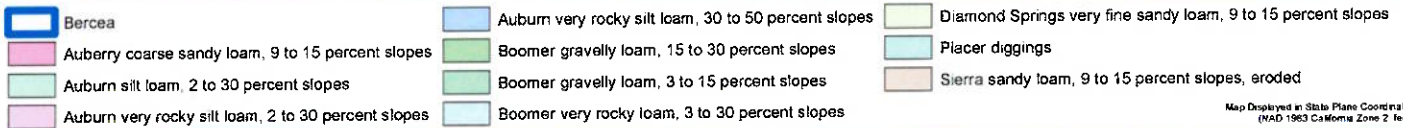
-  Bercea
-  Low Density Residential
-  Public Facilities
-  WAC
-  Medium Density Residential
-  Parcels
-  Roads

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





## Soils

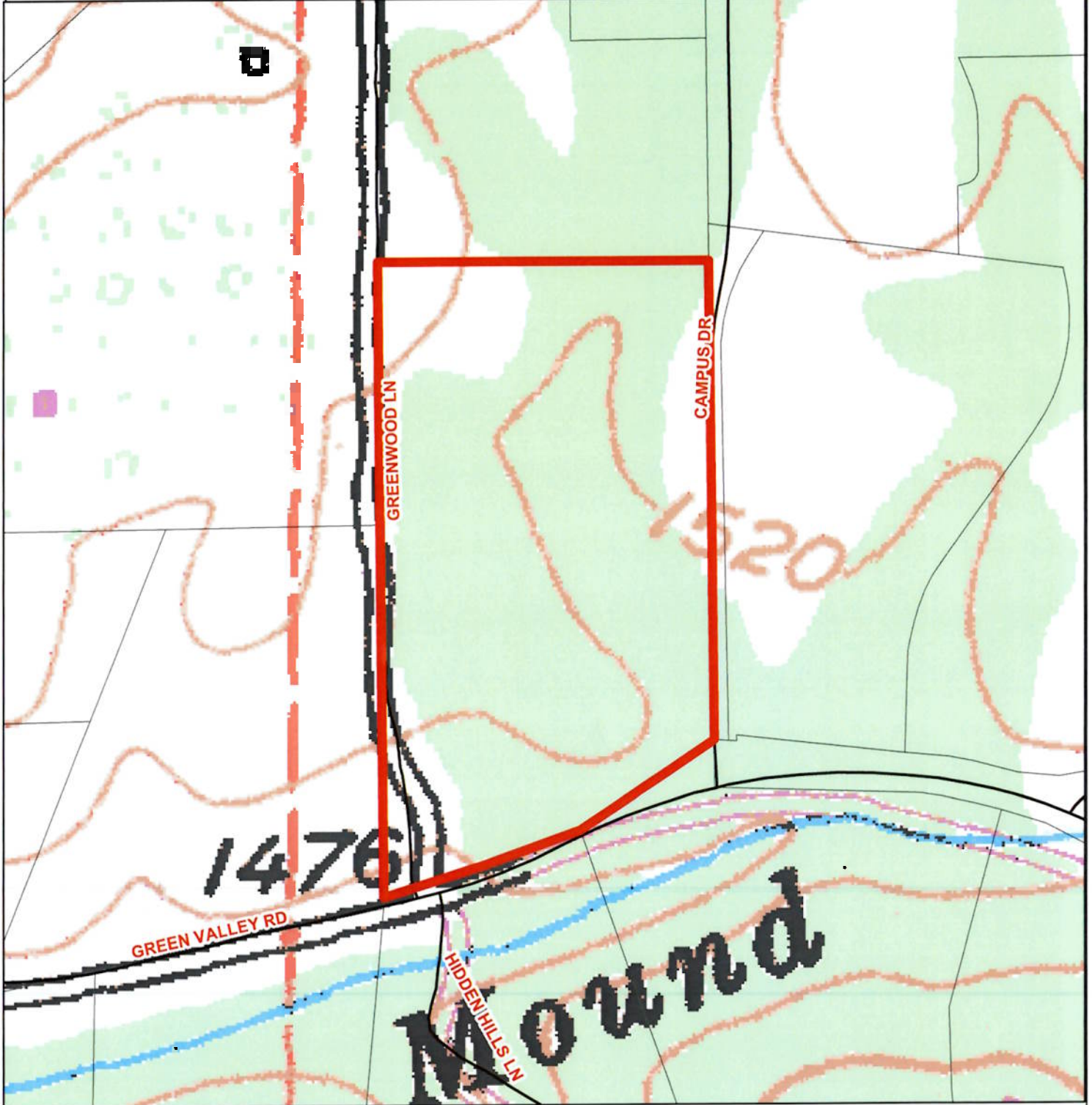


Map Displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2 feet)



# BERCEA

## Topography



### Legend

 Bercea  curroads  Roads  Parcels

0 100 200 300 400 Feet

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





# BERCEA



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

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MAP PREPARED BY LeeAnne Miles DATE November 27, 2018

PROJECT ID Jackson 4

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8791

## Legend

  Bercea   Parcel Base  Roads

0 100 200 300  
Feet

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



# El Dorado County Agriculture

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