



# 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
- ▶ Agricultural District: No
- ▶ Land-Use Designation: Low Density Residential (LDR)
- ▶ Zoning: Residential Estates 5 Acres (RE-5)

- ▶ Choice Soils:

Boomer Gravelly Loam 3-15% Slopes (BhD)

Boomer Gravelly Loam 15-30% Slopes (BhC)

Sierra Sandy Loam 9-15% Slopes (SfC2)



## General Plan Policy 8.1.3.5

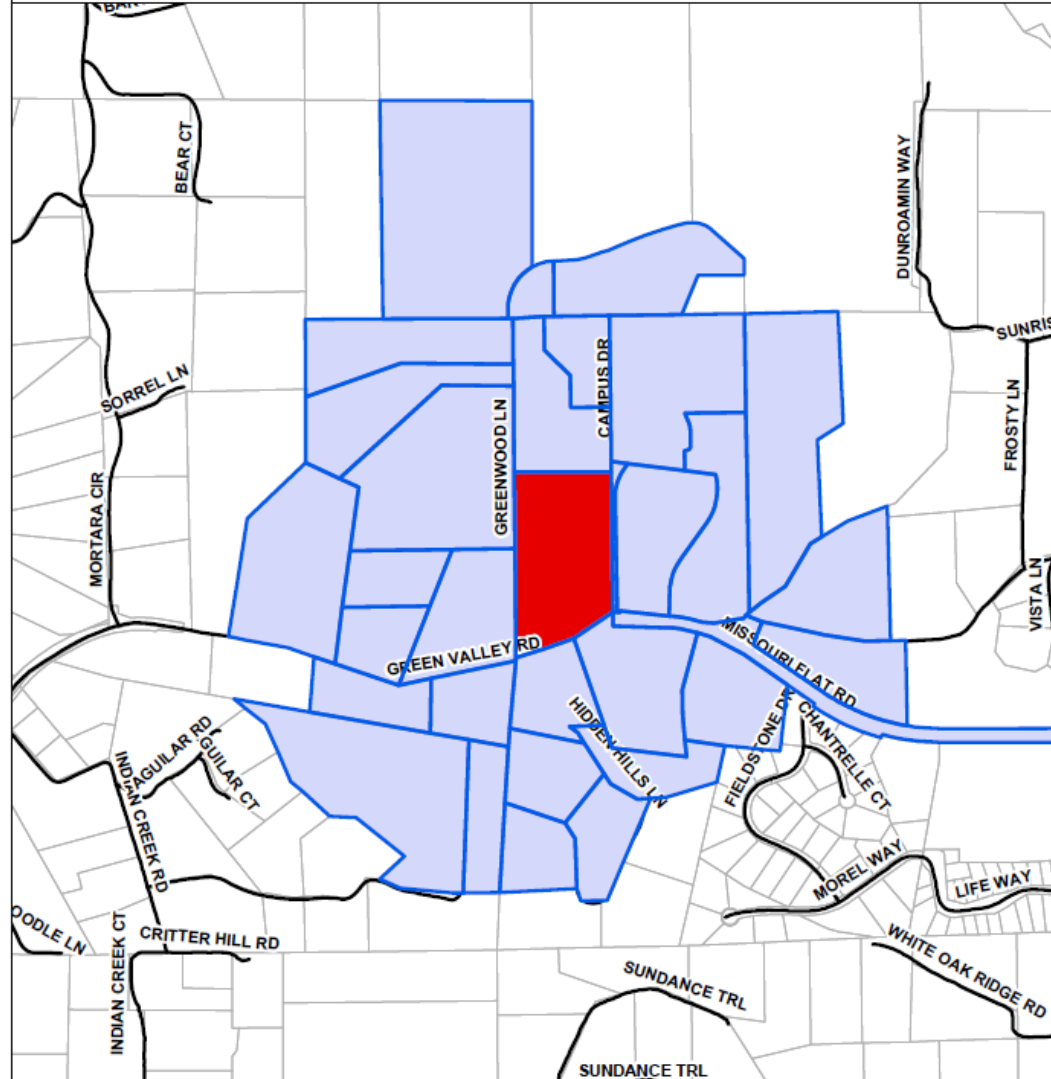
Parcel 317-250-017 Land-Use Designation is Low Density Residential. Since this a non-agricultural use this policy will not apply.

*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.*



# BERCEA

## 1000 Foot Notification



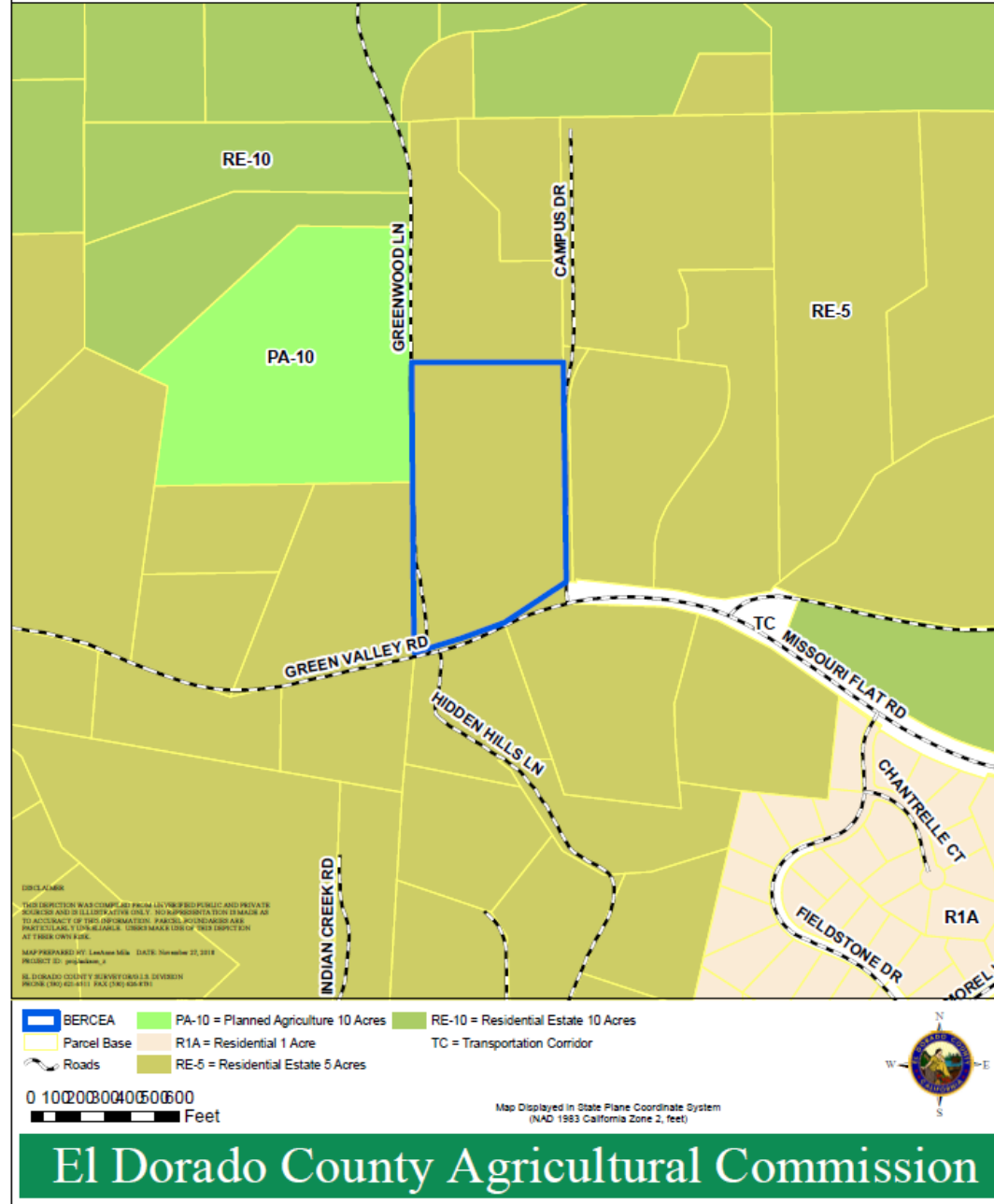
Notifications Bercea Parcel Base Roads

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

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

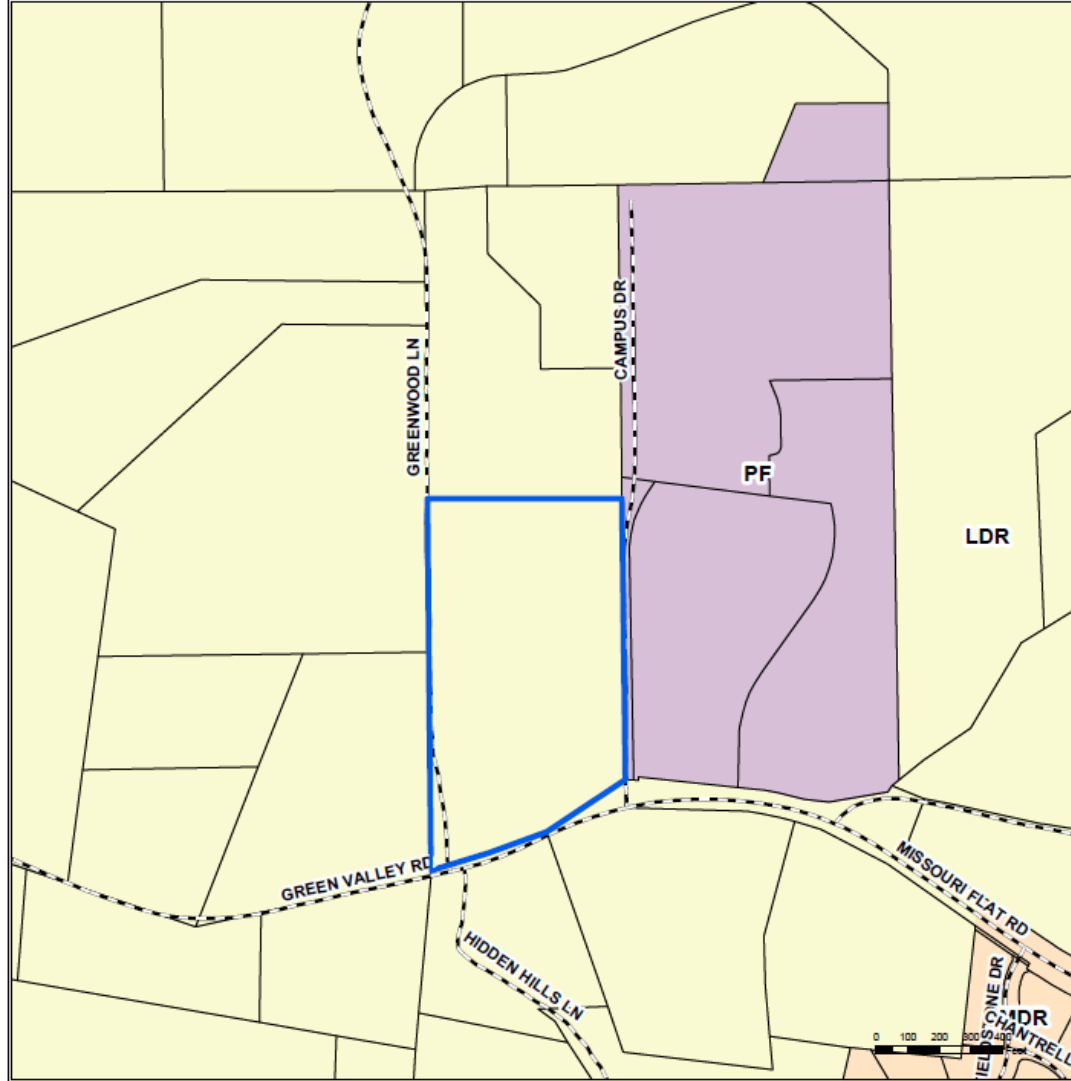


# BERCEA Zoning



**Zoning:**  
Residential Estate 5 Acres  
RE-5

# BERCEA Land Use



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

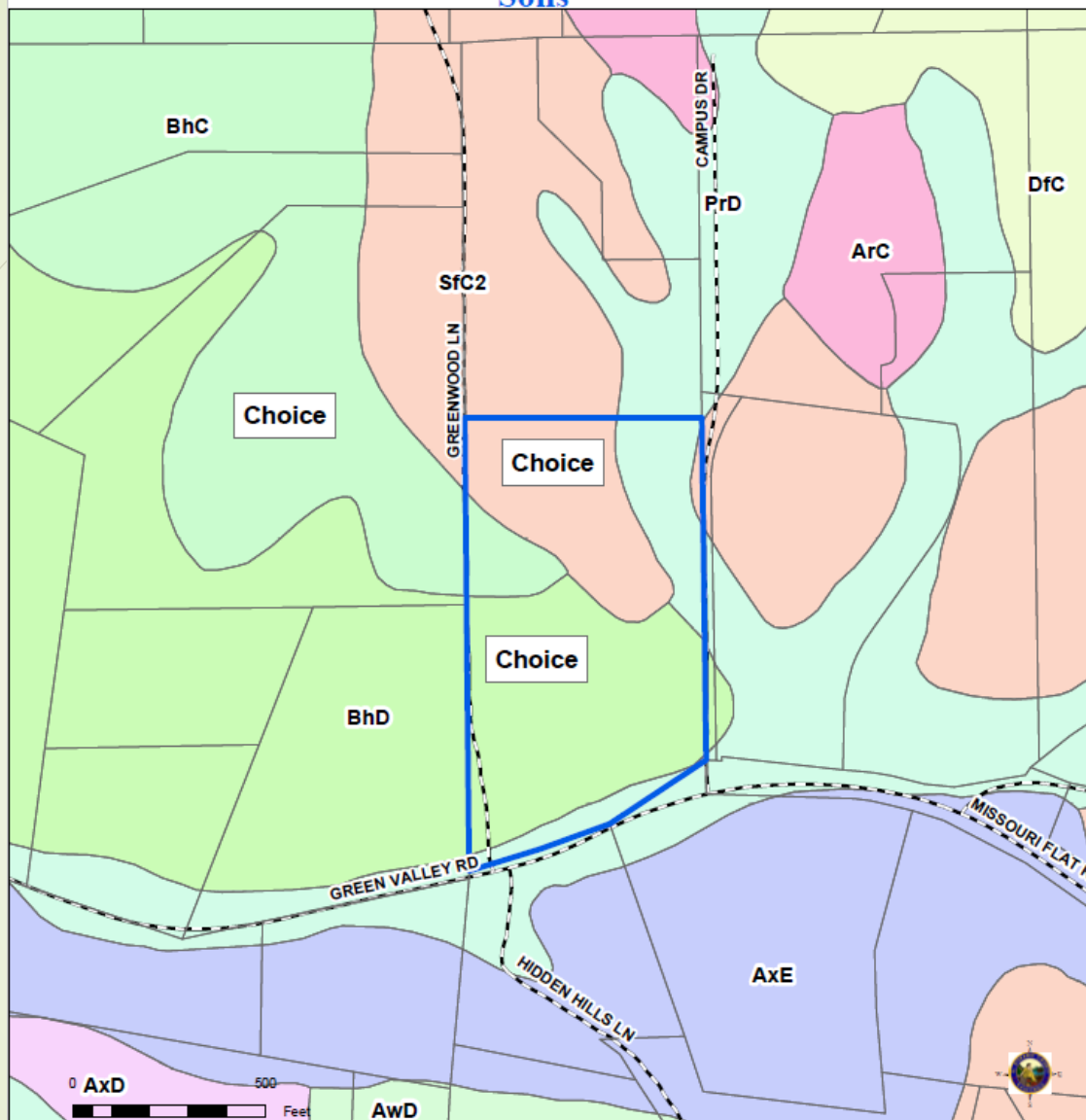
Map Displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)



Land Use Designation:  
Low Density Residential (LDR)

# BERCEA

## Soils



Bercea	Auburn very rocky silt loam, 30 to 50 percent slopes	Diamond Springs very fine sandy loam, 9 to 15 percent slopes
Auberry coarse sandy loam, 9 to 15 percent slopes	Boomer gravelly loam, 15 to 30 percent slopes	Placer diggings
Auburn silt loam, 2 to 30 percent slopes	Boomer gravelly loam, 3 to 15 percent slopes	Sierra sandy loam, 9 to 15 percent slopes, eroded
Auburn very rocky silt loam, 2 to 30 percent slopes	Boomer very rocky loam, 3 to 30 percent slopes	

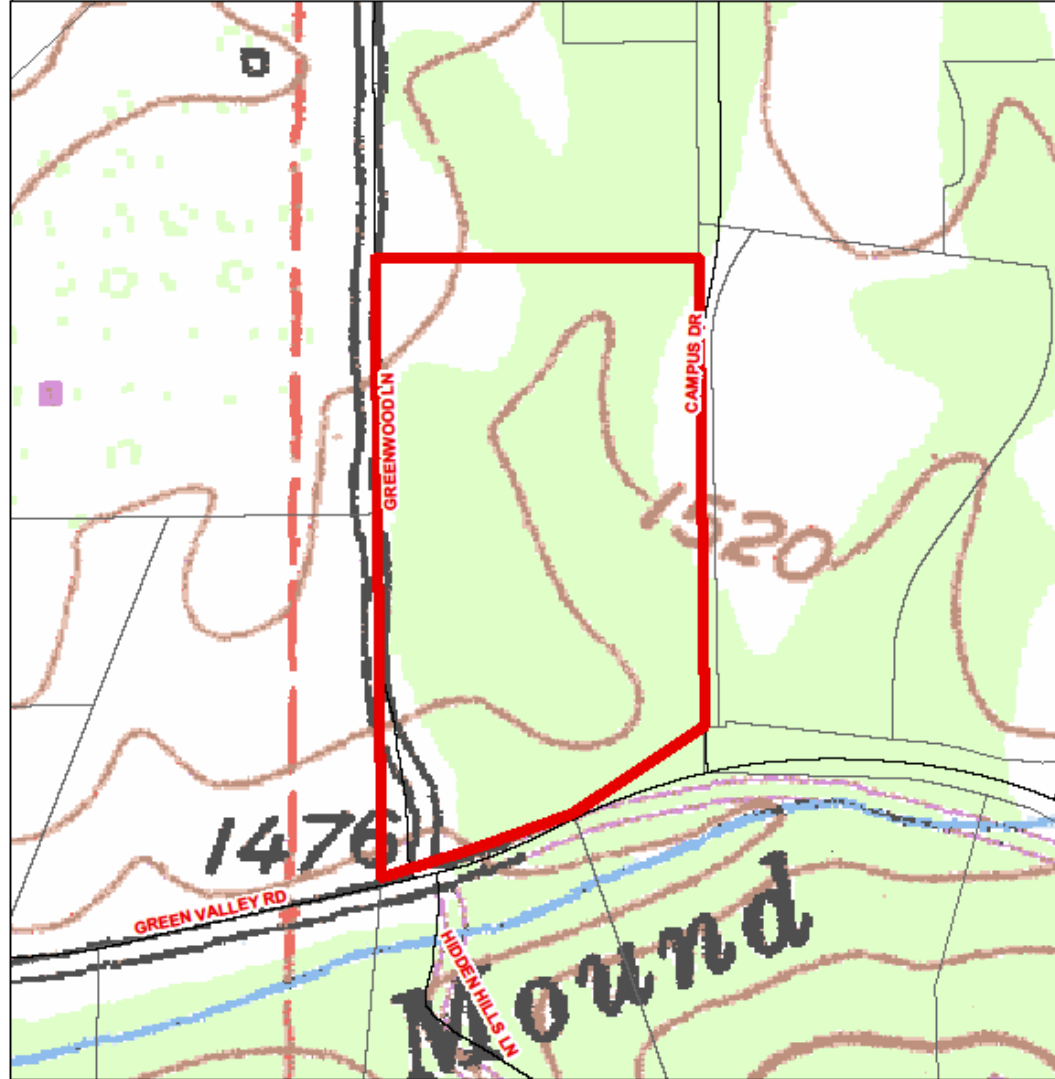
### Choice Soils:

Boomer Gravelly Loam 3-15% Slopes

Boomer Gravelly Loam 15-30% Slopes

Sierra Sandy Loam 9-15% Slopes

# BERCEA Topography



Topography



# BERCEA



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

### DISCLAIMER

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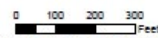
MAP PREPARED BY: Larkspur Maps DATE: November 27, 2018

PROJECT ID: Bercea, a

EL DORADO COUNTY SURVEYOR'S OFFICE DEVEREN  
PHONE: (916) 431-8511 FAX: (916) 431-8515

### Legend

- Bercea
- Parcel Base
- Roads



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











































































## **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.**




## Relevant General Plan Policies & Staff Findings:

### 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.