



Agricultural Commission

Staff Report

Date: July 8, 2026
To: El Dorado County Agricultural Commission
From: Corrie Larsen, Assistant Agricultural Commissioner
Subject: **TUP26-0001 The White Barn
Temporary Use Permit
Assessor's Parcel Number: 089-010-057**

Planning Request and Project Description:

The Planning Division is requesting that the attached application for a Temporary Use Permit TUP26-0001 The White Barn TUP be placed on the Agricultural Commission's Agenda. The Planning Division is requesting Agricultural Recommendation pursuant to General Plan Policies 8.1.3.5 and 8.1.4.1.

The applicants are requesting the following:

A Temporary Use Permit to allow for special events (weddings) occurring on October 10, 17, 24, 2026 and November 7, 14, 21, 2026. Each event would take place between 4:00 p.m. and 10:00 p.m., with a maximum attendance of 150 people per event. Parking would occur within an existing gravel area located on the western portion of the property with the events located in the center of the property. An acoustic study has been submitted analyzing the proposed events and providing mitigations to bring the project within compliance of the El Dorado County Noise Ordinance.

The applicant's parcel, APN 089-010-057-000, is located on the northeast side of Cold Springs Road, approximately 0.3 miles southeast of the intersection with Gold Hill Road, in the Placerville area, Supervisorial District 4. The subject parcel is approximately 21.01 acres and has a Zoning designation of Planned Agricultural 20-acres (PA-20) and a General Plan Land Use designation of Agricultural Lands-Agricultural District (AL-A). The parcels to the north, southwest and lower east side are also PA-20, with the parcel to the

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 White Barn qualifies for Ranch Marketing and holds 12 events per year as allowed by right with no known conflicts. The event barn is far from neighboring agricultural lands and neighboring structures. Allowing 6 additional events that comply with the requirements set by the Ranch Marketing Ordinance would not create new conflicts.

- 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

The TUP will not create an island effect as there are no zoning or land use changes being proposed.

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

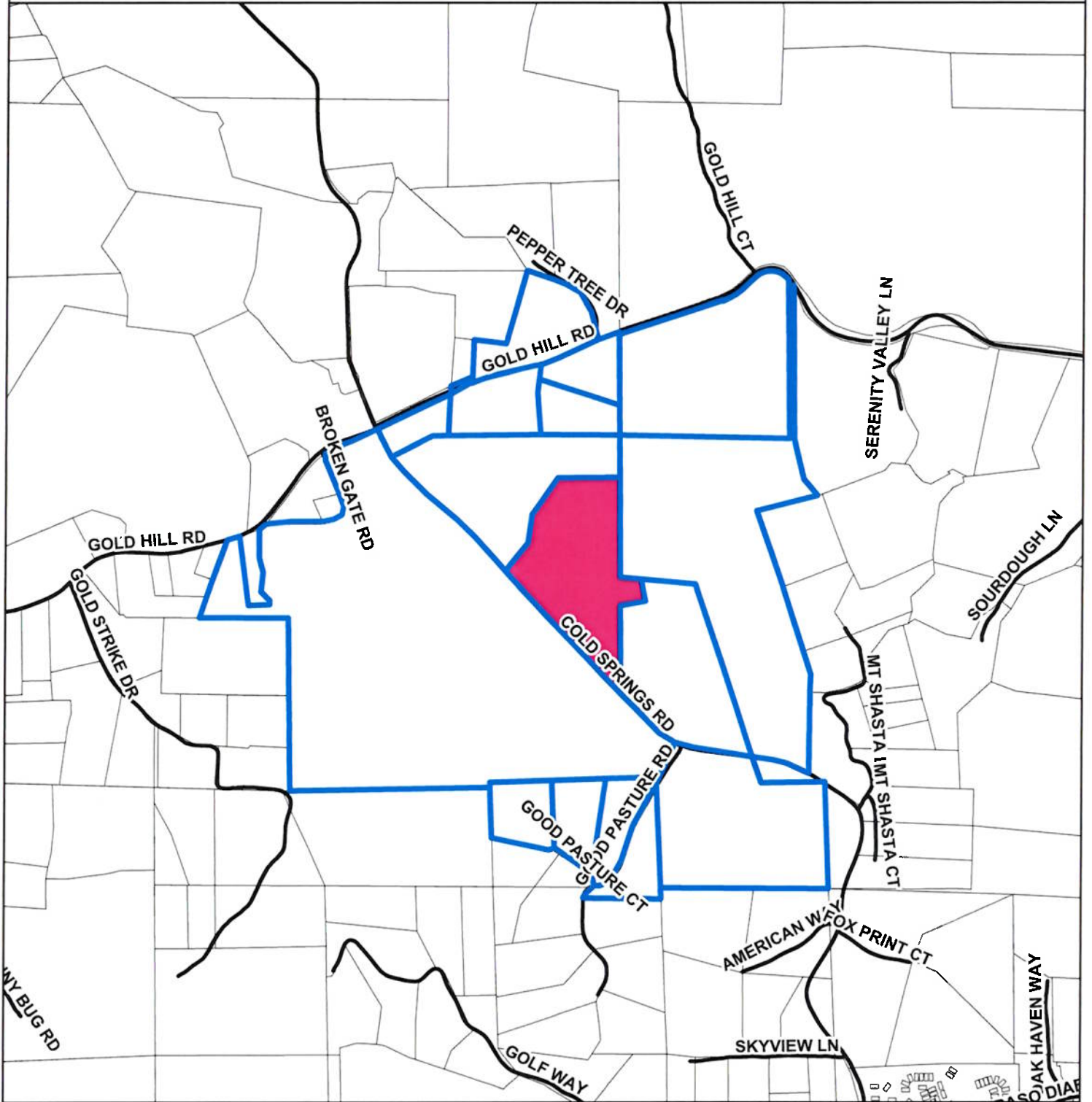
There are no proposed changes to the parcel size or requests for new structural developments. The location of the event barn will help buffer the impacts of special events on the adjacent agricultural lands.

Staff Recommendations:

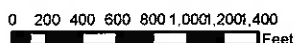
Staff recommends approval of the request for the Temporary Use Permit TUP26-0001 pursuant to General Plan Policies 8.1.3.5 and 8.1.4.1.

The White Barn

1000 Foot Notification



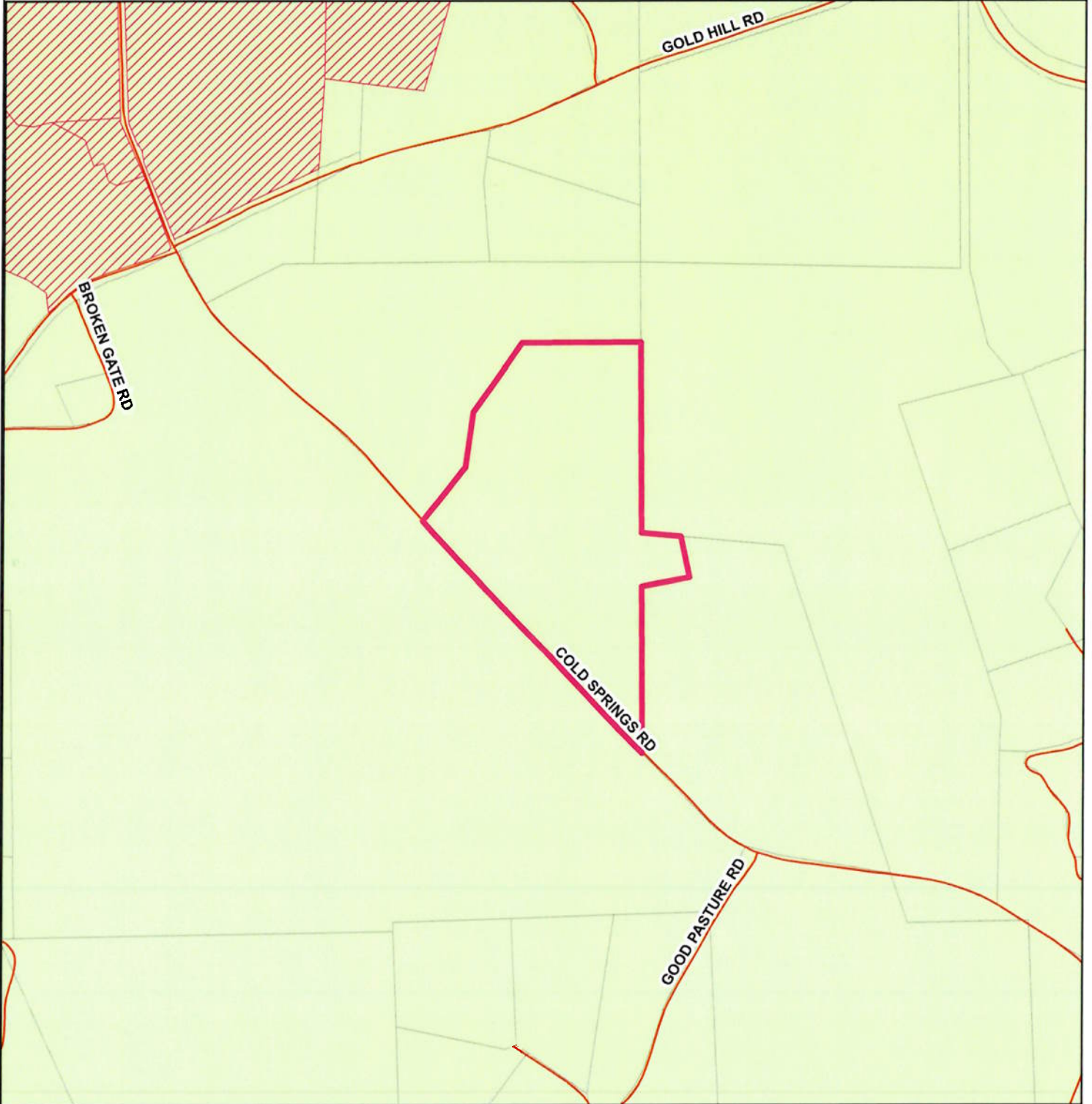
Parcel Base Roads The White Barn Notifications



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

The White Barn

Proximity to Agricultural District

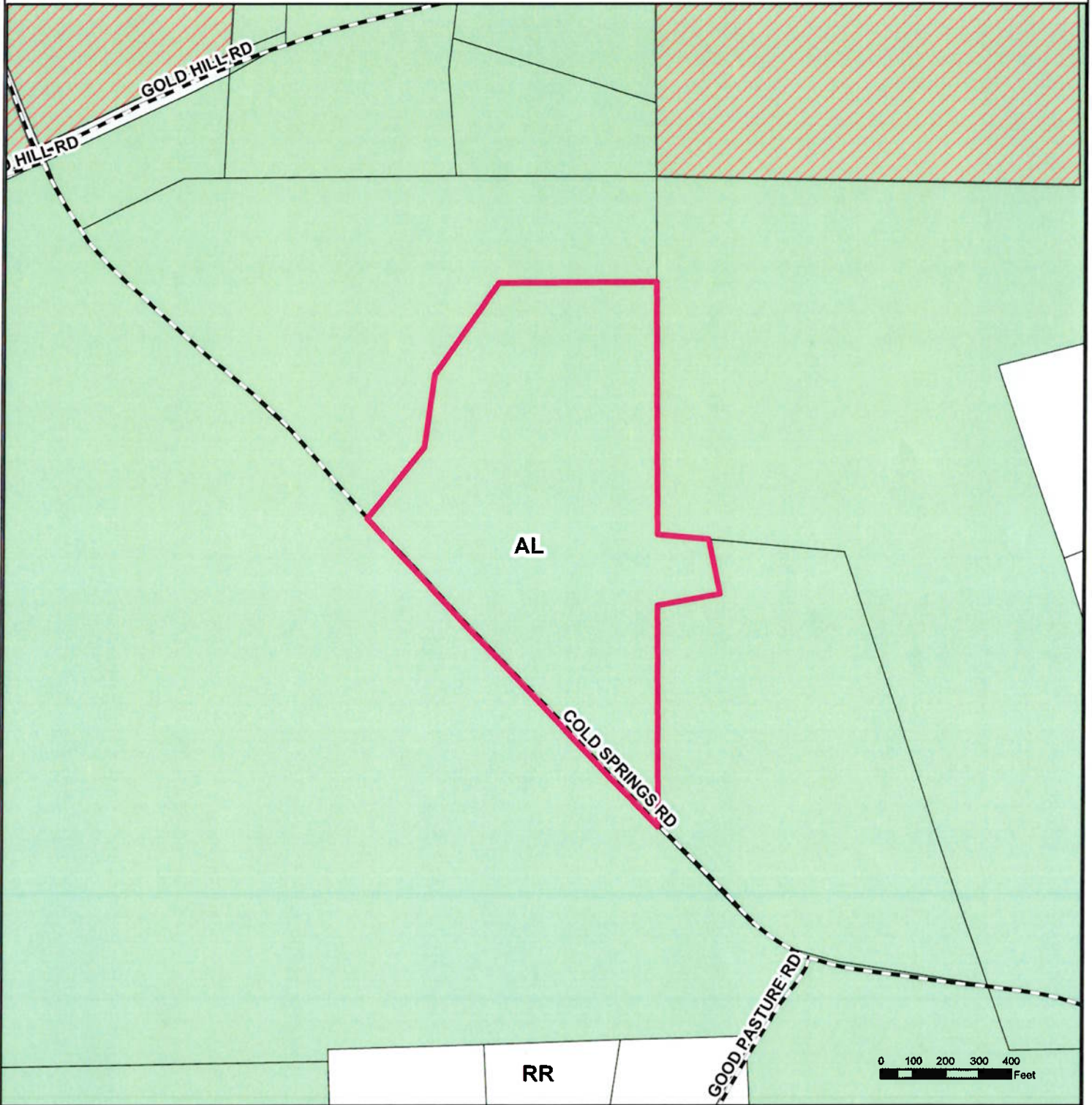


- Ag District
- Parcel Base
- Ag Preserves
- Major Roads
- The White Barn



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

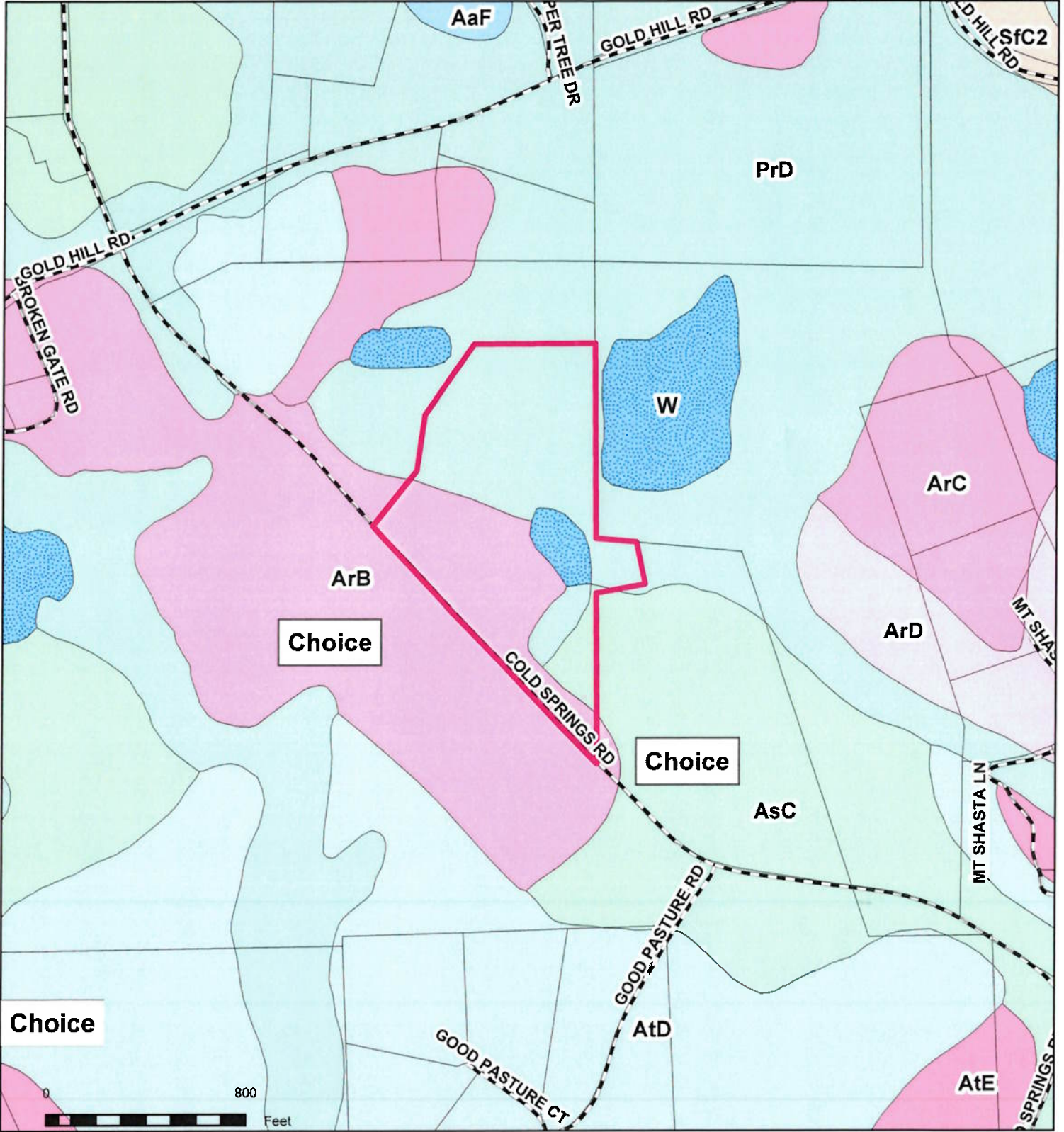
The White Barn Land Use



- WAC
- Roads
- Agricultural Lands
- The White Barn
- Parcels
- Rural Residential

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

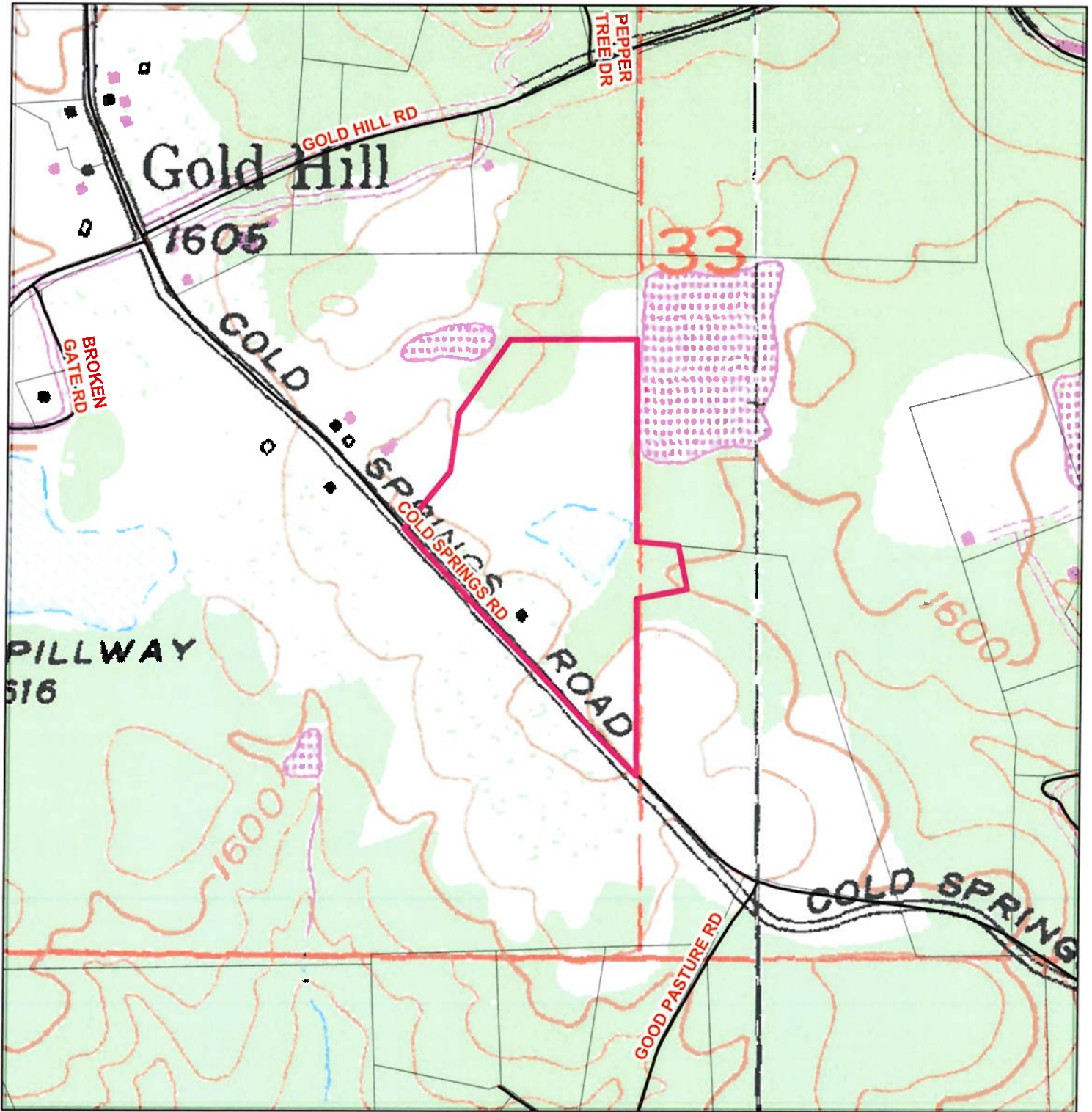
The White Barn Soils



- | | | |
|--|---|---|
| Acidic rock land | Auberry rocky coarse sandy loam, 5 to 15 percent slopes | Sierra sandy loam, 9 to 15 percent slopes, eroded |
| Auberry coarse sandy loam, 15 to 30 percent slopes | Auberry very rocky coarse sandy loam, 15 to 30 percent slopes | Water |
| Auberry coarse sandy loam, 5 to 9 percent slopes | Auberry very rocky coarse sandy loam, 30 to 50 percent slopes | The White Barn |
| Auberry coarse sandy loam, 9 to 15 percent slopes | Placer diggings | |

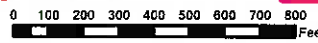
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

The White Barn Topography



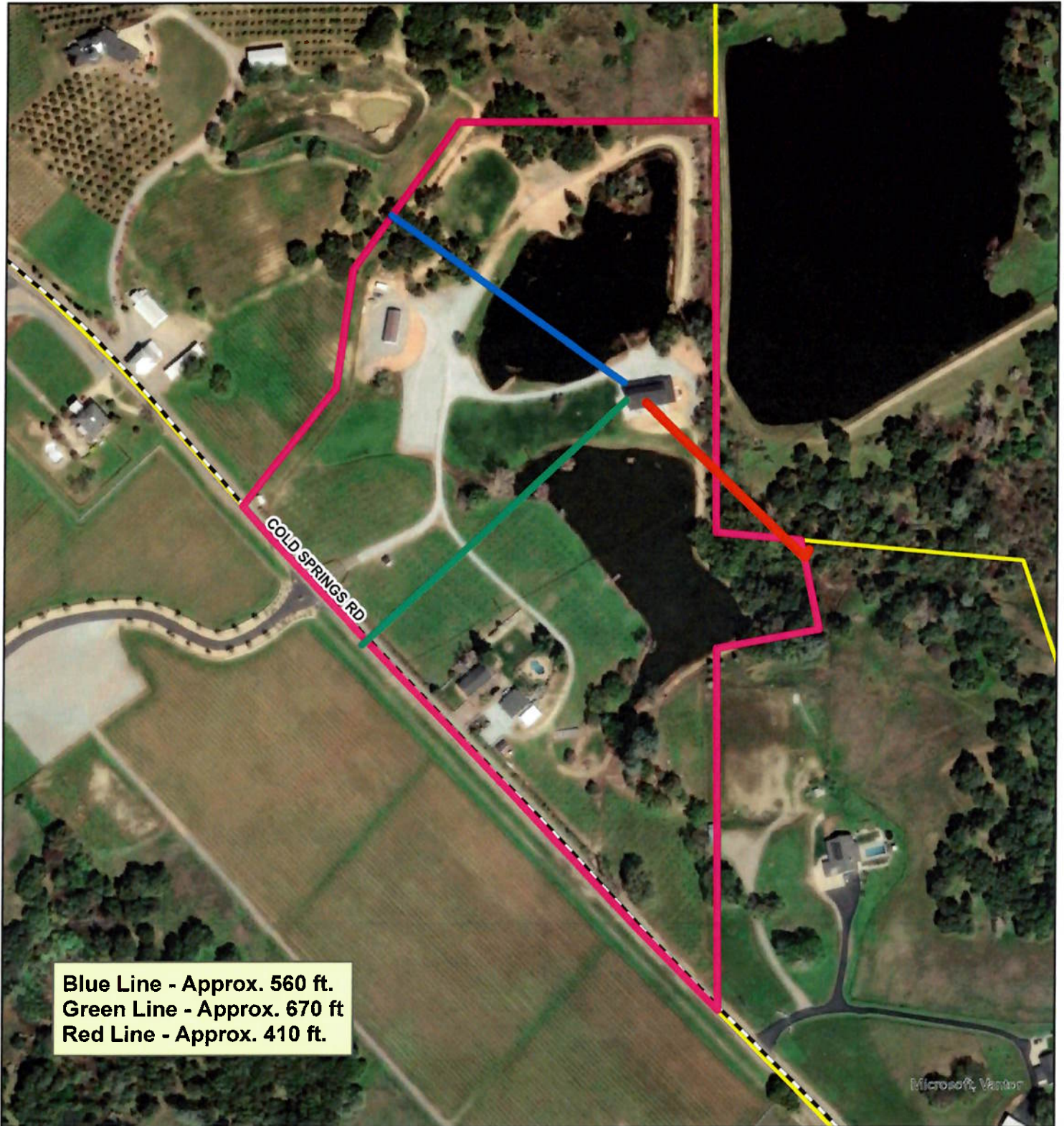
Legend

- curroads
- Roads
- Parcels
- The White Barn



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

The White Barn



Blue Line - Approx. 560 ft.
 Green Line - Approx. 670 ft
 Red Line - Approx. 410 ft.

DISCLAIMER
 THIS DEPICTION WAS COMPILED FROM UNADJUSTED 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: LeeAnne Mils DATE: November 27, 2018
 PROJECT ID: Jackson_2

EL DORADO COUNTY SURVEYOR'S DIVISION
 PHONE (530) 621-4511 FAX (530) 626-4771

Legend
 Parcel Base Roads The White Barn

0 100 200
 Feet

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



The County of El Dorado

AGRICULTURAL COMMISSION

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eldcag@edcgov.us

Greg Boeger, Chair- Agricultural Processing Industry
David Bolster, Vice Chair - Fruit and Nut Farming Industries
Lloyd Walker - Other Agricultural Interest
Shamarie Tong- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock Industry

MEETING NOTIFICATION For Agricultural Commission Meeting on July 8, 2026

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 1,000 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **July 8, 2026**. This meeting is a public hearing that will begin at **4:00 pm** in the **Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 7/8/26 and will be posted with the Agenda on July 3, 2026. We welcome written public comments and encourage submission by 4:00 pm on the Tuesday prior to the meeting. This allows the Commission sufficient time for review. All comments received will be forwarded to the Commission and included in the public record.

Planning Request and Project Description:

RE: TUP26-0001 / The White Barn TUP Temporary Use Permit Assessor's Parcel Number: 089-010-057-000

A Temporary Use Permit to allow for special events (weddings) occurring on October 10, 17, 24, 2026 and November 7, 14, 21, 2026. Each event would take place between 4:00 p.m. and 10:00 p.m., with a maximum attendance of 150 people per event. Parking would occur within an existing gravel area located on the western portion of the property with the events located in the center of the property. An acoustic study (Attachment B) has been submitted analyzing the proposed events and providing mitigations to bring the project within compliance of the El Dorado County Noise Ordinance.

The applicant's parcel, APN 089-010-057-000, is located on the northeast side of Cold Springs Road, approximately 0.3 miles southeast of the intersection with Gold Hill Road, in the Placerville area, Supervisorial District 4. The subject parcel is approximately 21.01 acres and has a Zoning designation of Planned Agricultural 20-

acres (PA-20) and a General Plan Land Use designation of Agricultural Lands-Agricultural District (AL-A). The parcels to the north, southwest and lower east side are also PA-20, with the parcel to the upper half of the east side zoned Rural Lands 10-acres (RL-10). Pursuant to Table 130.21.020 of the El Dorado County Zoning Ordinance, Temporary Special Events are an allowable use pursuant to approval of a Temporary Use Permit (TUP). Pursuant to Section 130.52.060.D, the Planning Director shall have the review authority of original jurisdiction for a TUP. The procedure shall be staff-level without public notice. Notice of approval may be requested through the Special Request for Notice on Future Discretionary Actions form, pursuant to California Government Code Section 65092. TUP decisions are appealable to the Planning Commission within 10 working days of the project decision.

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the **agricultural element** of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner, Eric Michaelson, Development Technician II, with Planning Services, (530) 621-5355. This notice was sent to you on 6/26/26.