



Agricultural Commission Staff Report

Date: July 30, 2025

To: El Dorado County Agricultural Commission

From: Tom Williams

Subject: **TUP24-0006/ Blossom Hill TUP
Temporary Use Permit
Assessor's Parcel Number: 043-030-041**

Planning Request and Project Description:

Planning Services is requesting the application for a Temporary Use Permit TUP24-0006 Blossom Hill TUP be placed on the Agricultural Commission's Agenda. Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policies 8.1.3.5 and 8.1.4.1.

The Applicant is requesting a Temporary Use Permit to allow for special events (weddings) occurring on October 3, 4, 5, 17, 18 and 19, 2025. Each event would occur between 2 PM and conclude at 9:55 PM, with a maximum attendance of 200 people per event. Approximately 4 to 5 vendors would be utilized for each event, with the first vendors arriving at 9 AM day of event and the last vendor leaving by 10:30 PM day of event. Parking would occur within an existing gravel area located on the southern portion of the property, with the events primarily occurring within the central portion of the property. An acoustical study has been submitted analyzing the potential events and providing mitigations to bring the project within compliance of the El Dorado County Noise Ordinance.

The applicant's parcel, APN 043-030-041, is located on the north side of Carson Road, approximately 500 feet west of the US Highway 50 entrance/exit in the Camino area, Supervisorial District 3. The subject parcel is approximately 11.43 acres and has a zoning designation of Planned Agriculture 20-Acres (PA-20) and a General Land Use Designation of Agricultural Lands- Agricultural District (AL-A). The parcels to the northeast, north and west are also zone PA-20, with parcels to the south zoned Single-unit Residential 20K (R20K). Pursuant to Table 130.21.020 of the El Dorado County Zoning Ordinance Special Events, Temporary Special Events are an allowable use pursuant to approval of a Temporary Use Permit (TUP). Pursuant to Section 1305.060.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 with 10 working days of project decision.

Parcel Description:

- Parcel Number and Acreage: 043-030-041, 11.43 acres
- Agricultural District: Camino/Fruitridge
- Land Use Designation: Agricultural Land, (AL)
- Zoning: Planned Agriculture-20 Acres, (PA-20)
- Soil Type: Aiken Loam; 3 - 9% slopes, Cohasset Cobbly Loam; 15-50% slopes

General Plan Policies:

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.

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.

Discussion:

A site visit was conducted on May 27, 2025 and July 14, 2025 to assess the existing conditions of the proposed development.

Staff Findings:

Regarding policy 8.1.3.5 staff believes the TUP will not diminish or impair the existing or potential use of the parcel as these special events have been occurring at the level being requested.

Regarding policy 8.1.4.1 staff believes the approval of the TUP will:

- A. not intensify or add conflict between adjacent residential areas and agricultural activities as the use is established and ongoing and we are aware of no past or existing conflicts,
- B. the TUP will not create an island effect as there are no sites between the project site and adjacent agricultural parcels, and
- C. will not significantly reduce or destroy the buffering effect of existing large parcels as all adjacent parcels are agricultural lands.

Staff recommends APPROVAL of the request for the Temporary use Permit TUP24-006 Blossom Hill TUP for parcel 043-030-041.



The County of El Dorado

AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667-4197

Phone (530) 621-5520
Fax (530) 626-4756

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

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 **September 10, 2025**. 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 9/10/25 and will be posted with the Agenda on September 5, 2025.

**TUP24-0006/ Blossom Hill TUP Temporary Use Permit Assessor's Parcel
Number: 043-030-041**

Planning Request and Project Description:

The Applicant is requesting a Temporary Use Permit to allow for special events (weddings) occurring on October 3, 4, 5, 17, 18 and 19, 2025. Each event would occur between 2 PM and conclude at 9:55 PM, with a maximum attendance of 200 people per event. Approximately 4 to 5 vendors would be utilized for each event, with the first vendors arriving at 9 AM day of event and the last vendor leaving by 10:30 PM day of event. Parking would occur within an existing gravel area located on the southern portion of the property, with the events primarily occurring within the central portion of the property. An acoustical study has been submitted analyzing the potential events and providing mitigations to bring the project within compliance of the El Dorado County Noise Ordinance.

The applicant's parcel, APN 043-030-041, is located on the north side of Carson Road, approximately 500 feet west of the US Highway 50 entrance/exit in the Camino area, Supervisorial District 3. The subject parcel is approximately 11.43 acres and has a zoning designation of Planned Agriculture 20-Acres (PA-20) and

a General Land Use Designation of Agricultural Lands (AL). The parcels to the northeast, north and west are also zone PA-20, with parcels to the south zoned Single-unit Residential 20K (R20K). Pursuant to Table 130.21.020 of the El Dorado County Zoning Ordinance Special Events, Temporary Special Events are an allowable use TUP24-0006/Blossom Hill TUP Agricultural Commission Commission/March 19, 2025 Planning Staff Memo, Page 2 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 application. 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 with 10 working days of 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.*

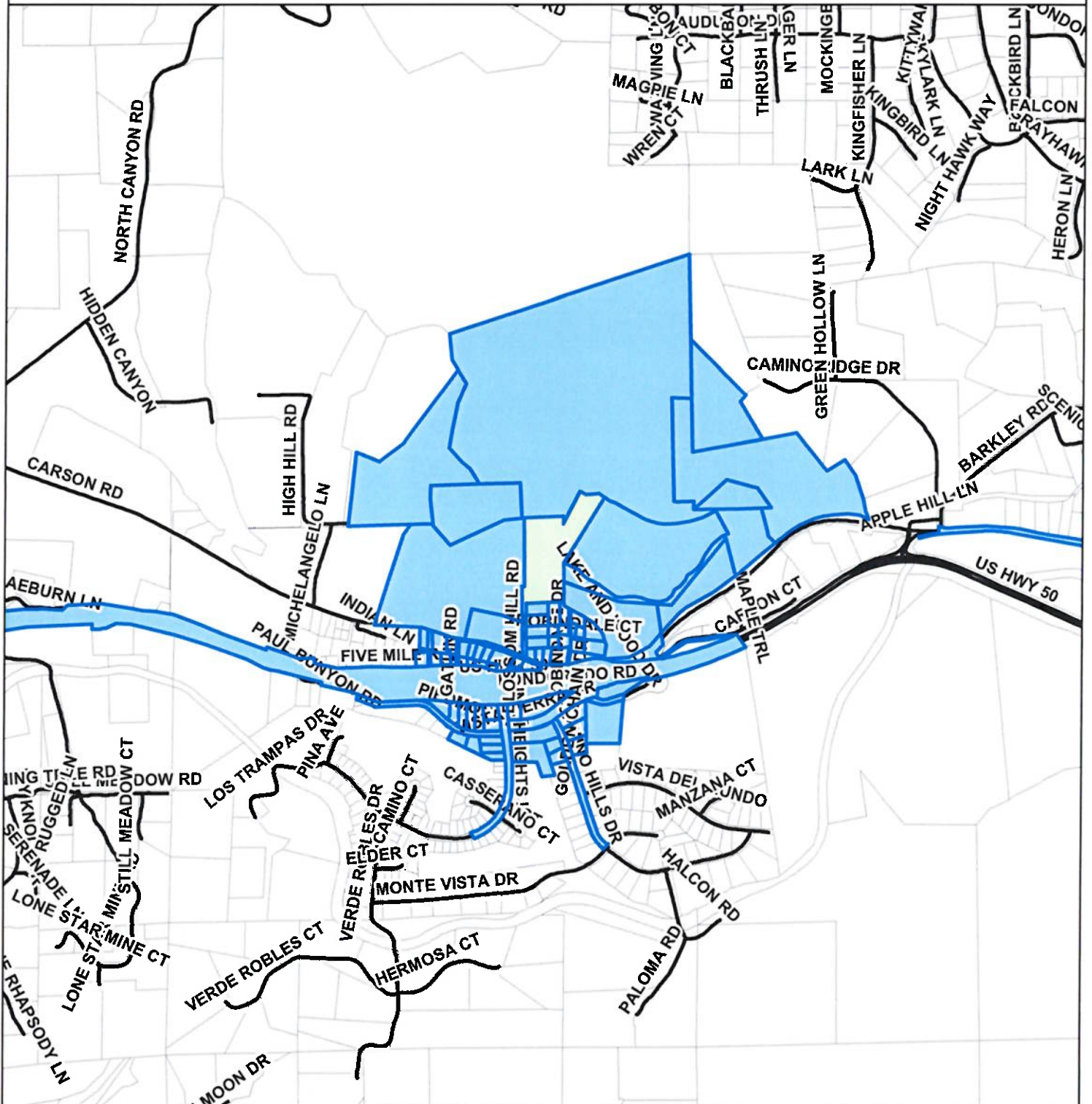
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, Evan Mattes, Senior Planner with Planning Services, (530) 621-5355. This notice was sent to you on 8/28/25.

Blossom Hill

1000 Ft. Notification



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.

MAP PREPARED BY LocAmo Mls DATE November 27, 2018
PROJECT ID: project000000
EL DORADO COUNTY SURVEYOR'S DIVISION
PHONE (530) 625-5511 FAX (530) 625-8731

curprcl selection
 Blossom Hill
 Parcel Base
 Dohman1000
 Dohman

0 200 400 600 800 1,000 2,000 4,000 6,000 8,000

Feet

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

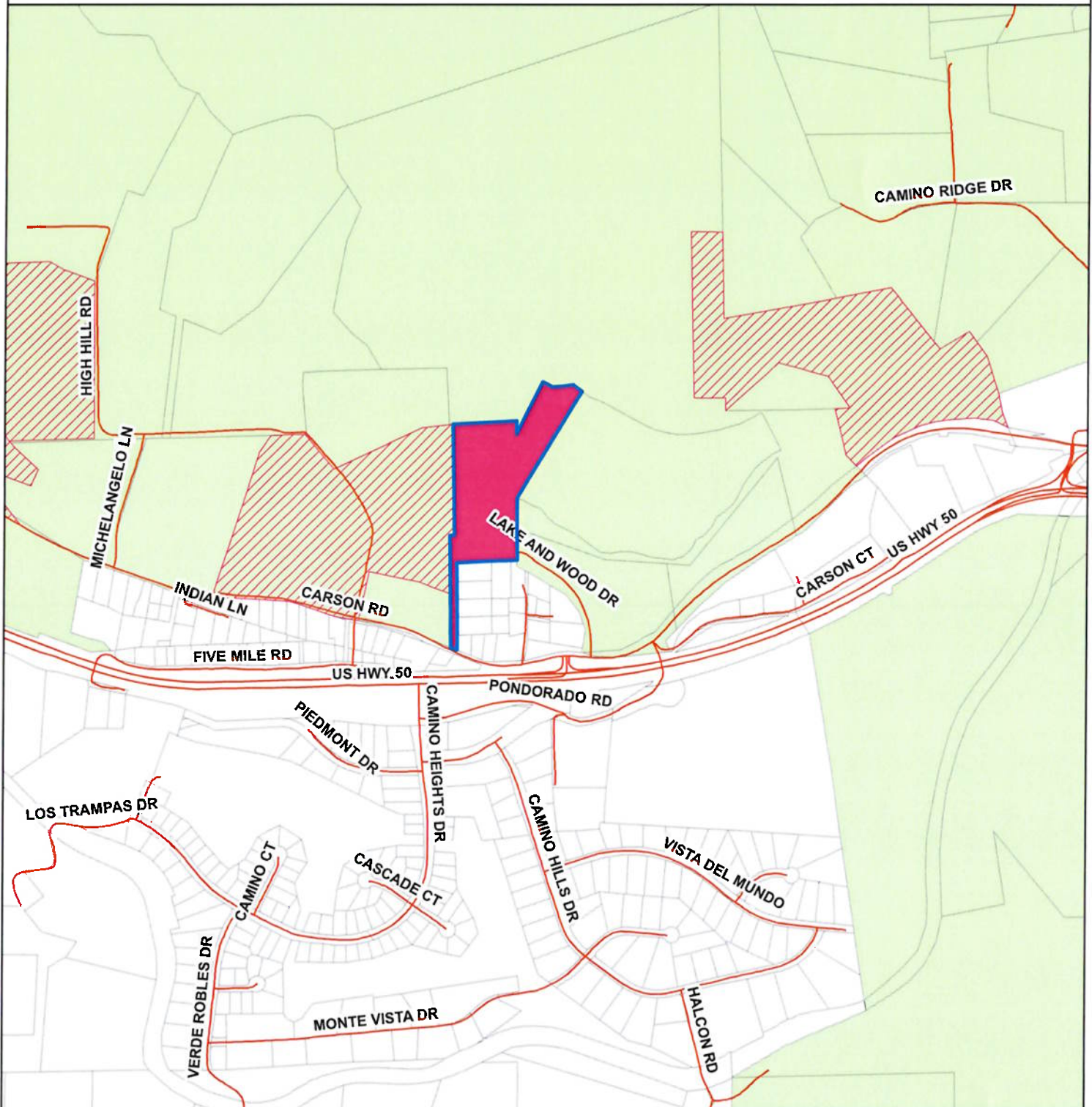


El Dorado County Agricultural Commission

25-1565 A 6 of 12

Blossom Hill

Proximity to Agricultural District



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SURVEYS 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: LucAnne Mills DATE: November 27, 2018
PROJECT ID: proj160000.p

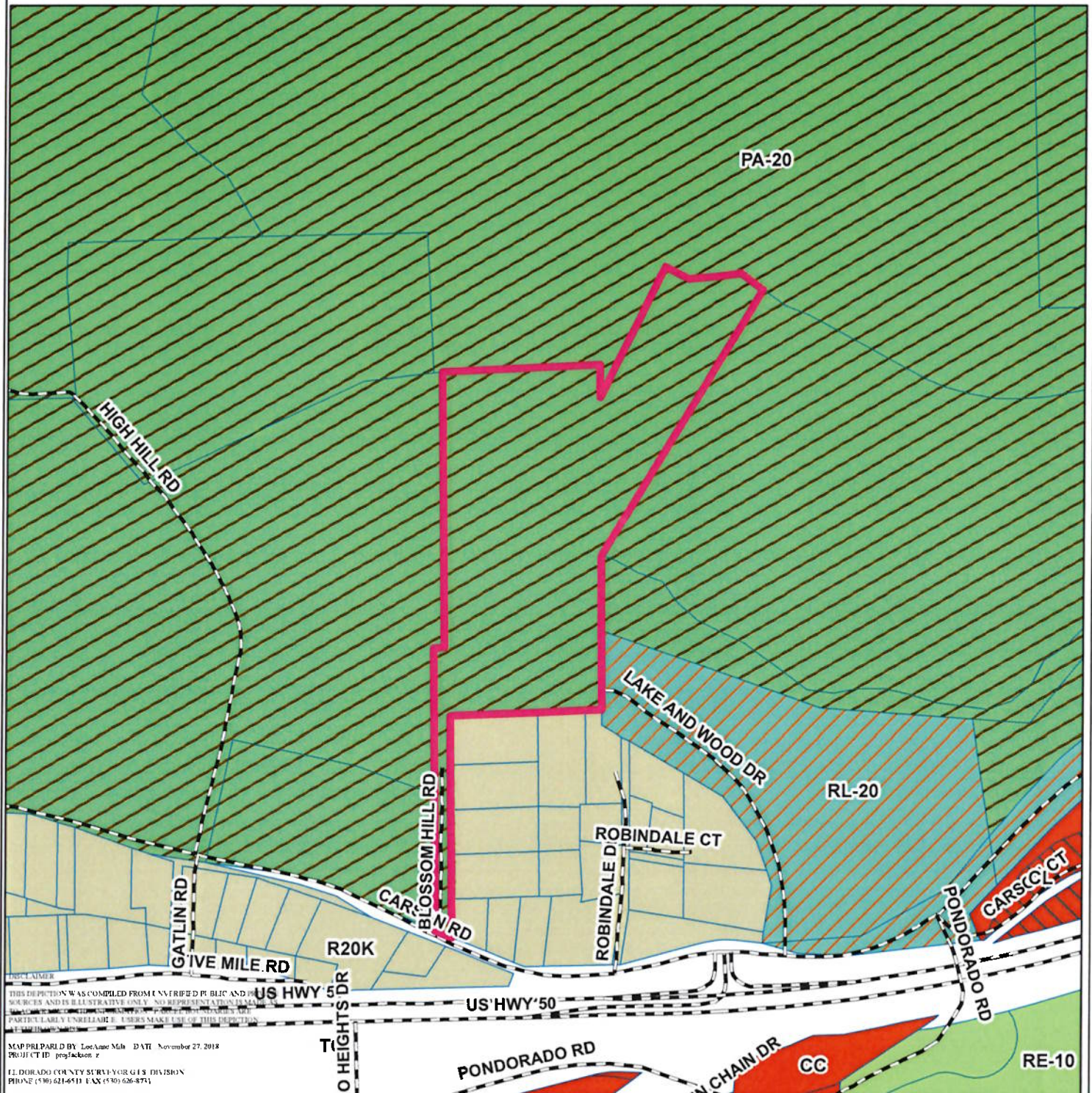
EL DORADO COUNTY SURVEYOR GENERAL'S DIVISION
PHONE: (530) 621-6511 FAX: (530) 626-8731

- Blossom Hill
- Ag District
- Dohman
- Ag Preserves
- Parcel Base
- Major Roads



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

Blossom Hill Zoning

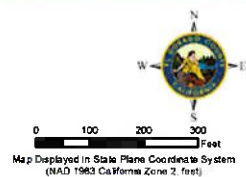


THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION. PARTICULARLY UNRELIABLE SOURCES MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

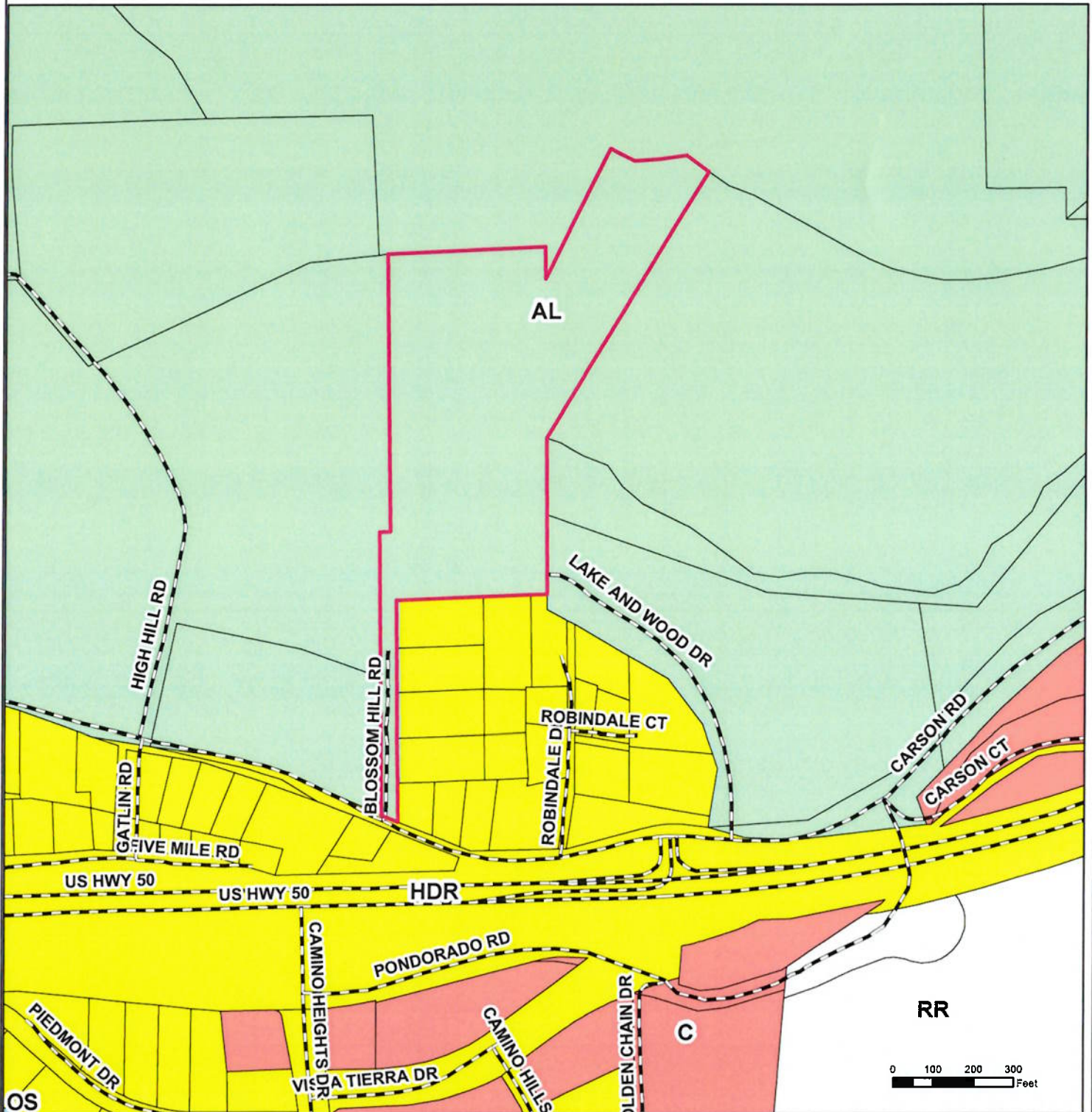
MAP PREPARED BY: LosAngeMile DATE: November 27, 2018
PROJECT ID: projfackon r

EL DORADO COUNTY SURVEYOR & GIS DIVISION
PHONE (530) 621-6511 FAX (530) 626-8751

- | | | |
|---------------------------|--------------------------------------|-------------------------------------|
| Blossom Hill | PA-20 = Planned Agriculture 20 Acres | RE-10 = Residential Estate 10 Acres |
| Parcel Base | CC = Commercial Community | RL-20 = Rural Land 20 Acres |
| Roads | CL = Commercial Limited | TC = Transportation Corridor |
| R20K = Residential 20,000 | | |



Blossom Hill Land Use



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 NOT GUARANTEED. PARTICIPANTS WILL BE RESPONSIBLE FOR THEIR OWN USE OF THIS INFORMATION AT THEIR OWN RISK.

MAP PREPARED BY LouAnne Mole DATE: November 27, 2018

PROJECT ID: 1904000001

EL DORADO COUNTY SURVEYOR GIS DIVISION
PHONE: (530) 621-6511 FAX: (530) 626-4791

Blossom Hill Parcels

Agricultural Lands

Commercial

High Density Residential

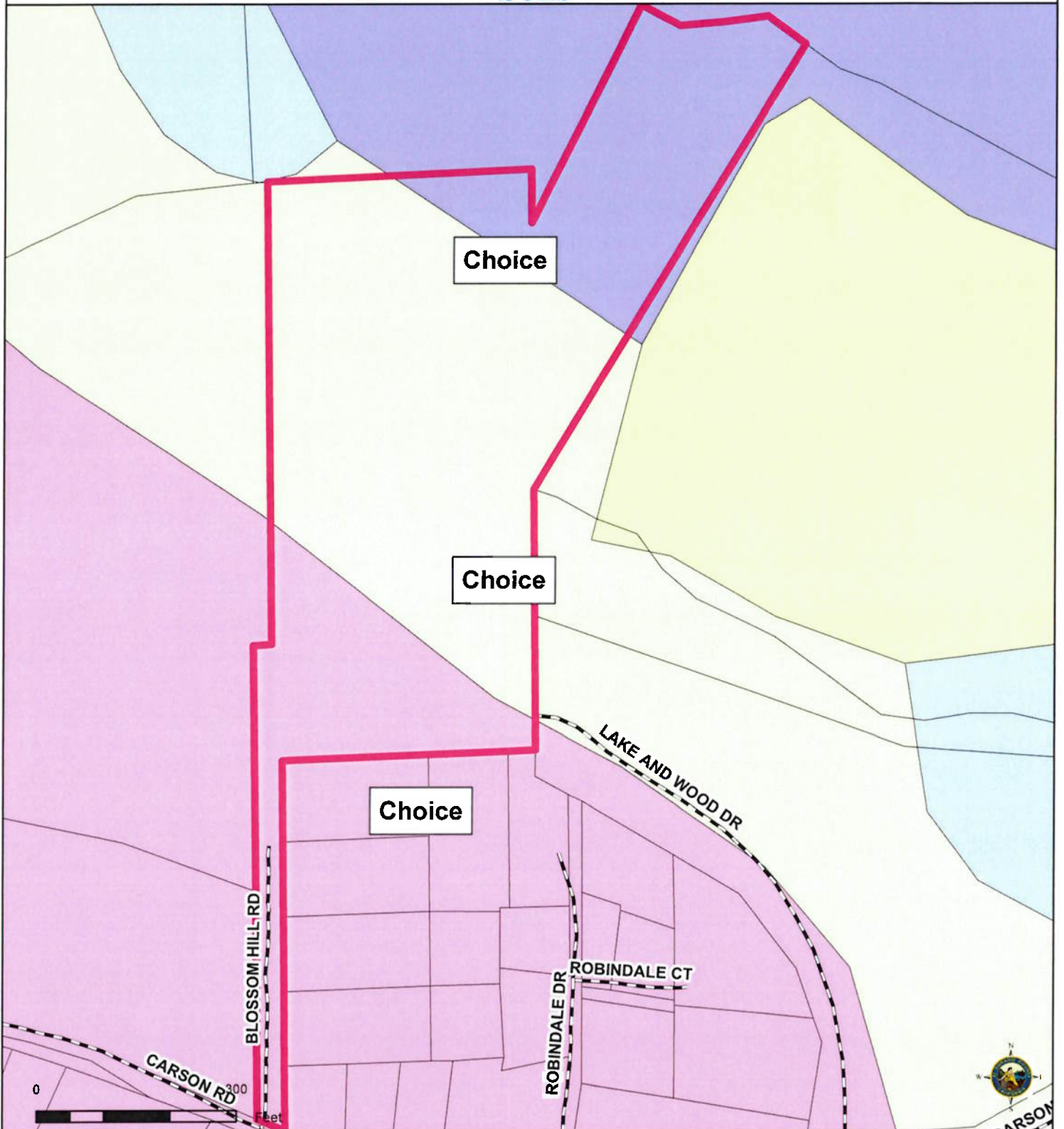
Open Space

Rural Residential

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



Blossom Hill Soils

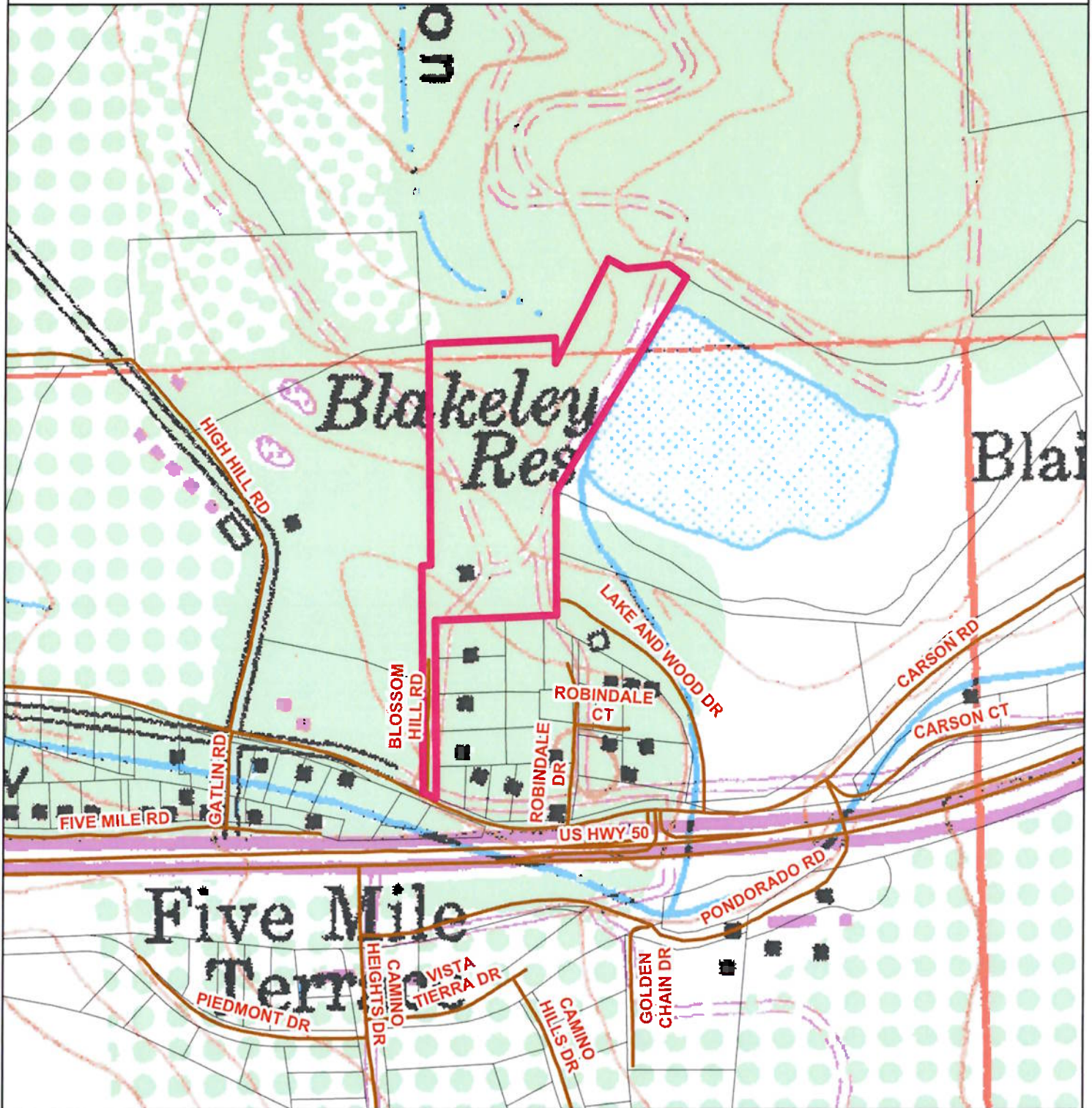


- | | | |
|---|---|-------------------------------------|
| current selection | Argonaut loam, seeped variant | Sites loam, 15 to 30 percent slopes |
| Aiken loam, 3 to 9 percent slopes, eroded | Cohasset cobbly loam, 15 to 50 percent slopes | Water |

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

Blossom Hill

Topography



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 MUST USE THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: Lee Anne Mils DATE: November 27, 2018

PROJECT ID: prep100001

EL DORADO COUNTY SURVEYOR/GIS DIVISION
PHONE (530) 621-6511 FAX (530) 626-4771

Legend

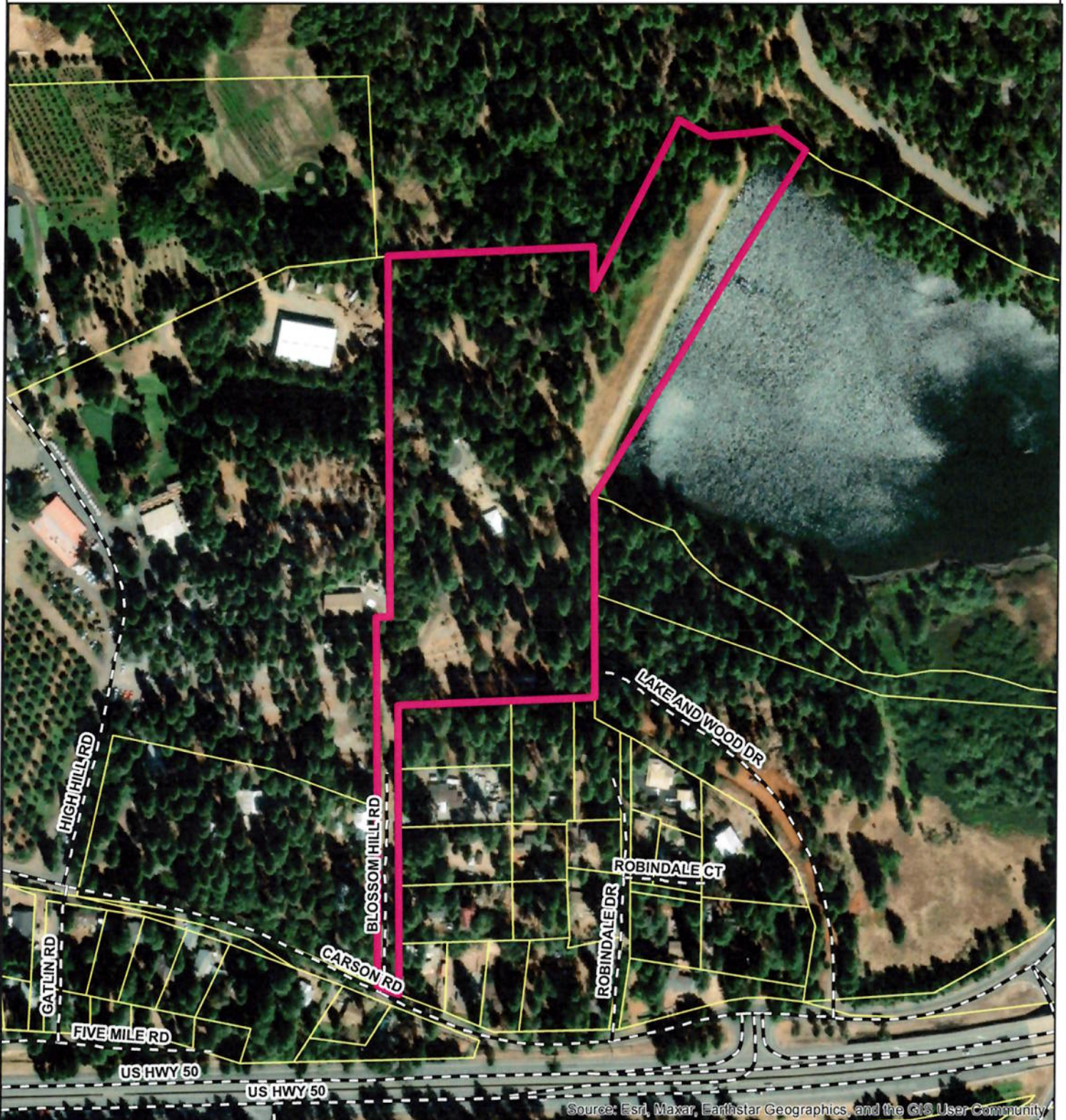
 Blossom Hill ~~~~~ curroads ~~~~~ Roads Dohman Parcels

0 100 200 300 400 500 600 700 Feet

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



Blossom Hill



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.

MAP PREPARED BY: LucAnne Mills DATE: November 27, 2018

PROJECT ID: Jackson a

EL DORADO COUNTY SURVEYOR'S OFFICE DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Legend

Blossom Hill Parcel Base Roads

0 100 200
Feet

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



El Dorado County Agriculture

25-1565 A 12 of 12