

TUP24-0006 Blossom Hill TUP

Temporary Use Permit

Assessor's Parcel Number: 043-030-041

Planning Request:

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

The applicants are 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 event and providing mitigations to bring the project within compliance of the El Dorado County Noise Ordinance.

Project Description:

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: Yes (Camino/Fruitridge)
- Land Use Designation: Agricultural Lands-Agricultural District, (AL-A)
- Zoning: Planned Agriculture-20 acre, (PA-20)
- Soil Type: Choice soils

Sites loam with 15–30% slopes,

Cohasset cobbly loam with 15-50% slopes, and

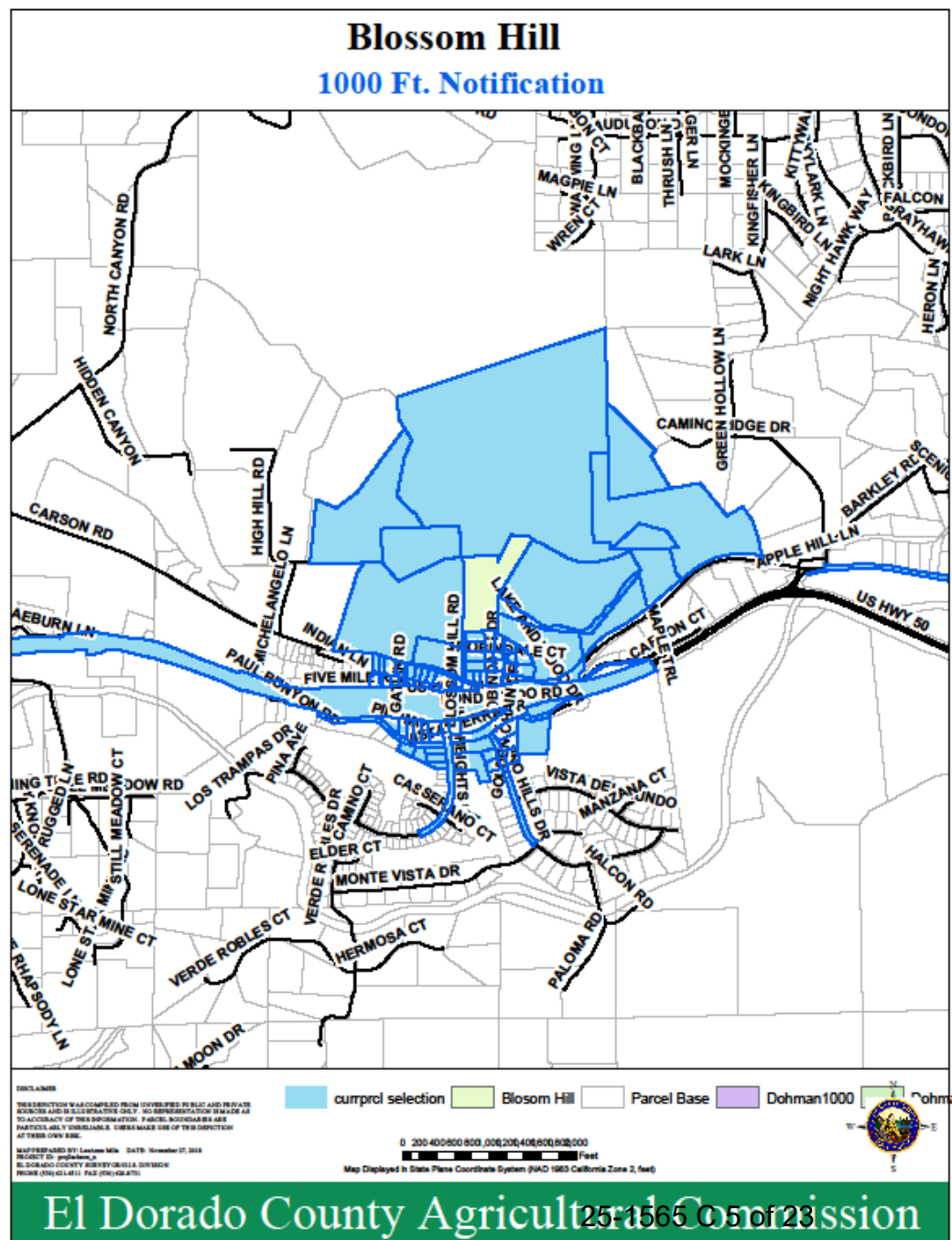
Aiken loam, 3-9% slopes

Parcel Number and Acreage:

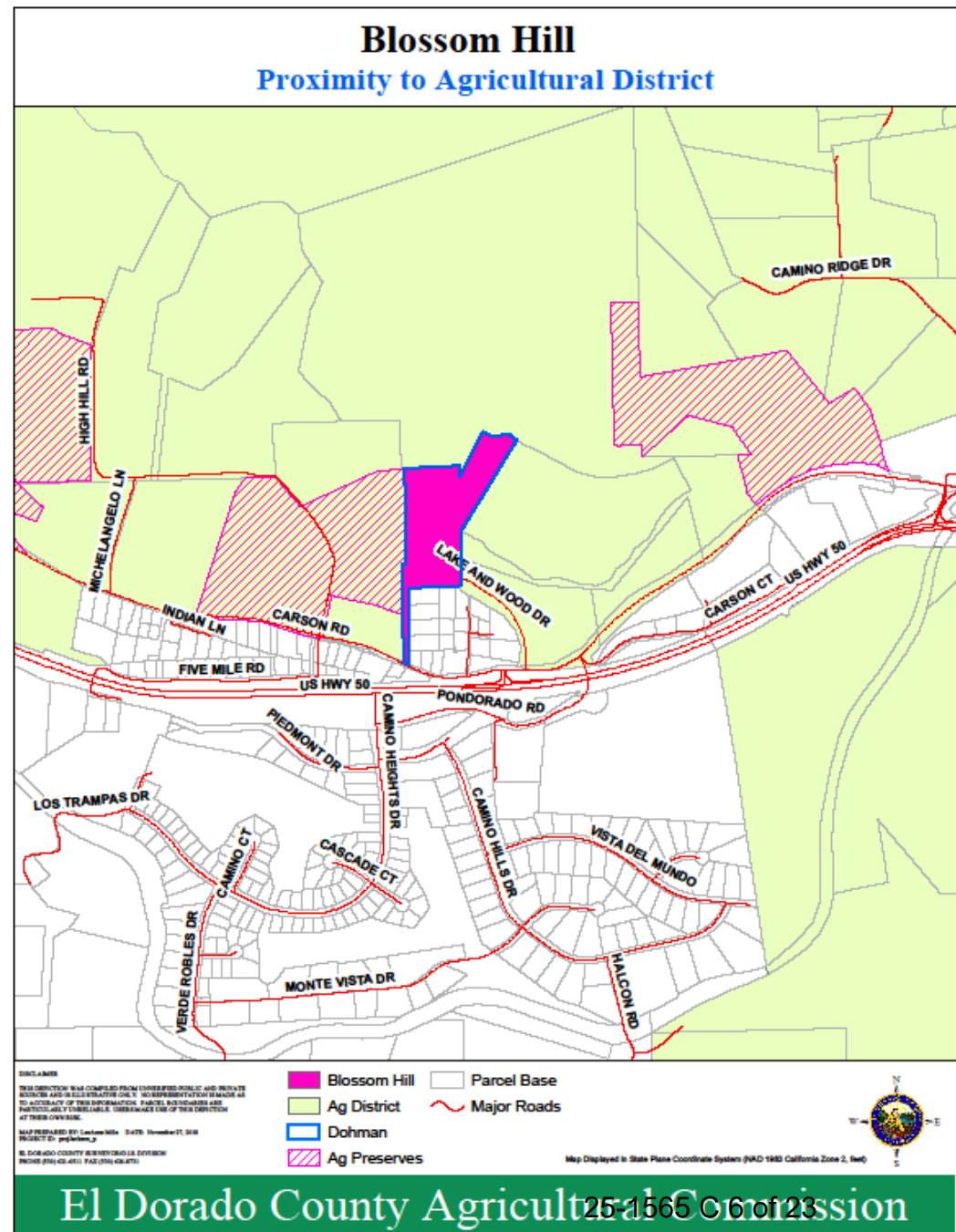
APN: 043-030-041

Acreage: 11.43 Acres

83 adjacent parcels notified



Yes-Camino/Fruitridge

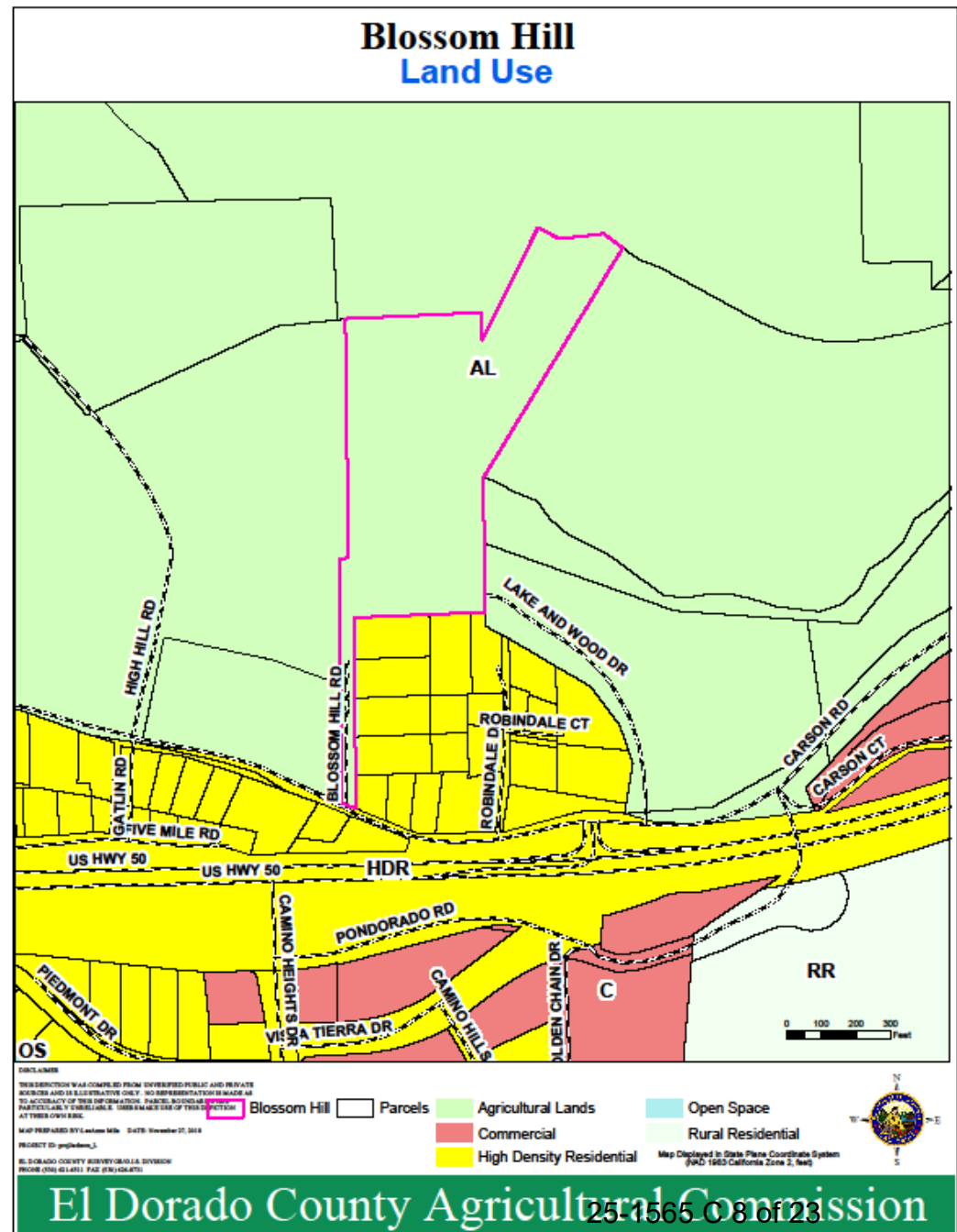


(Planned Agriculture-20 acre)



Land Use Designation:

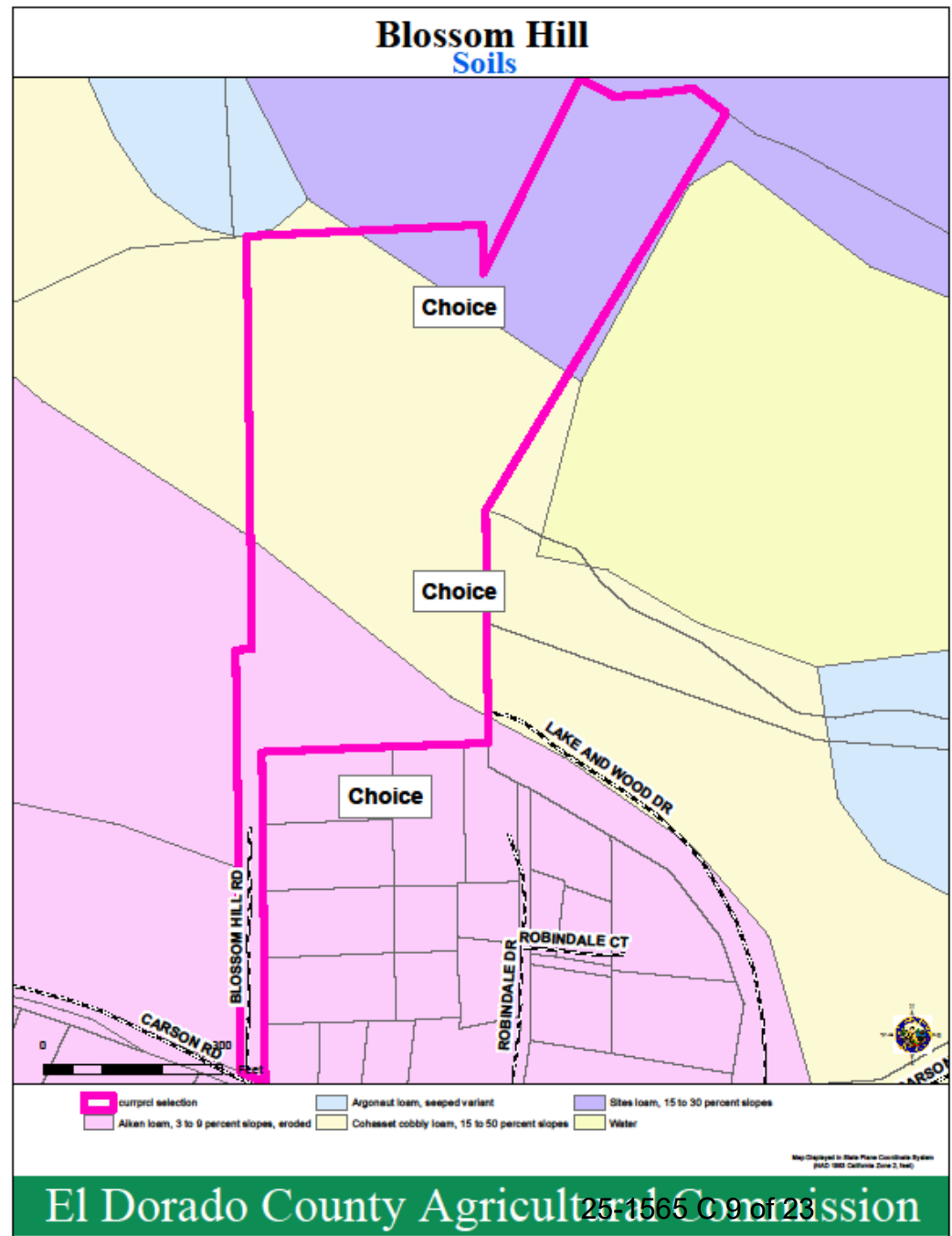
AL, Agricultural Lands



Soil Type:

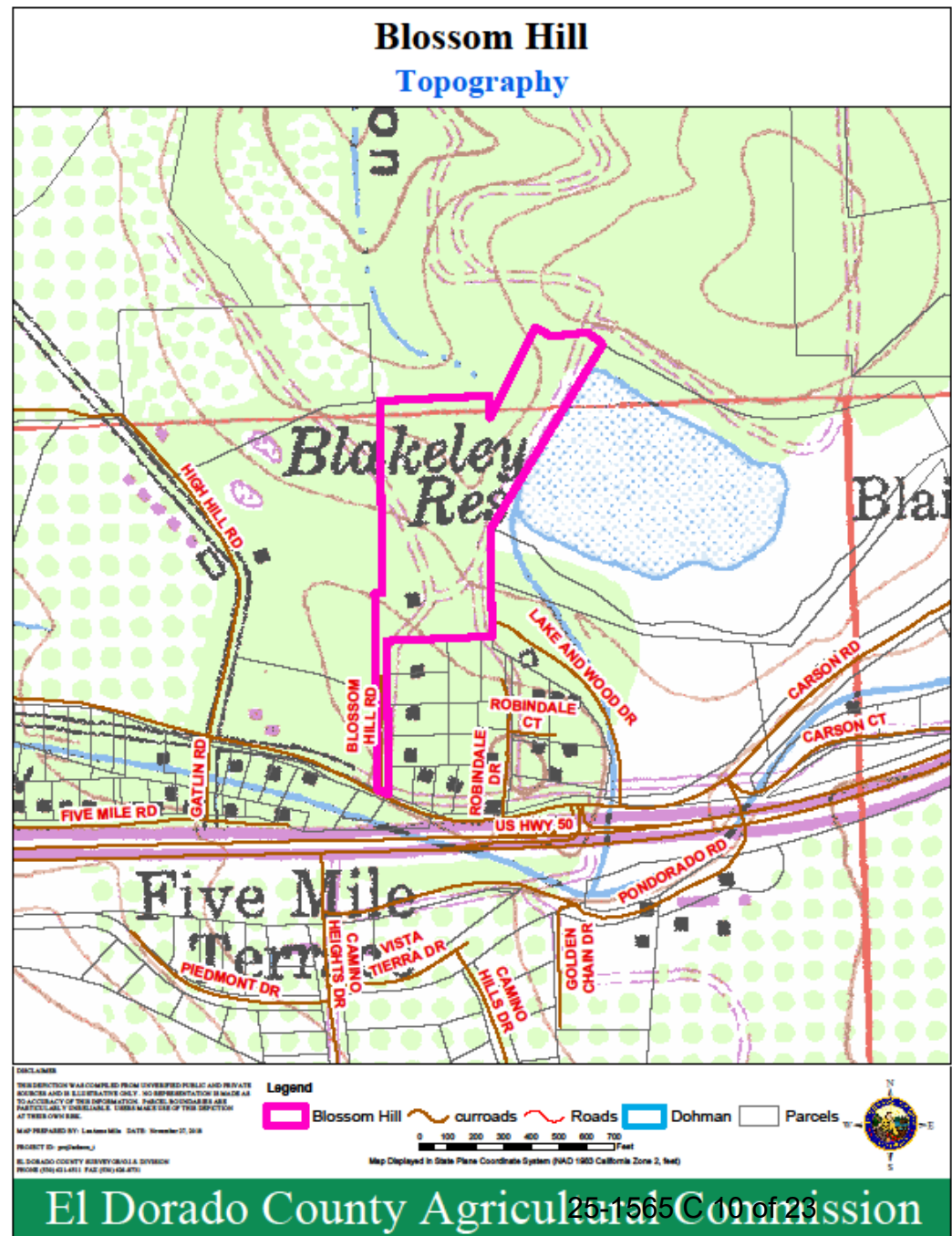
Choice Soils :

Sites loam with 15–30% slopes,
Cohasset cobbly loam with 15-50%
slopes, and
Aiken loam, 3-9% slopes



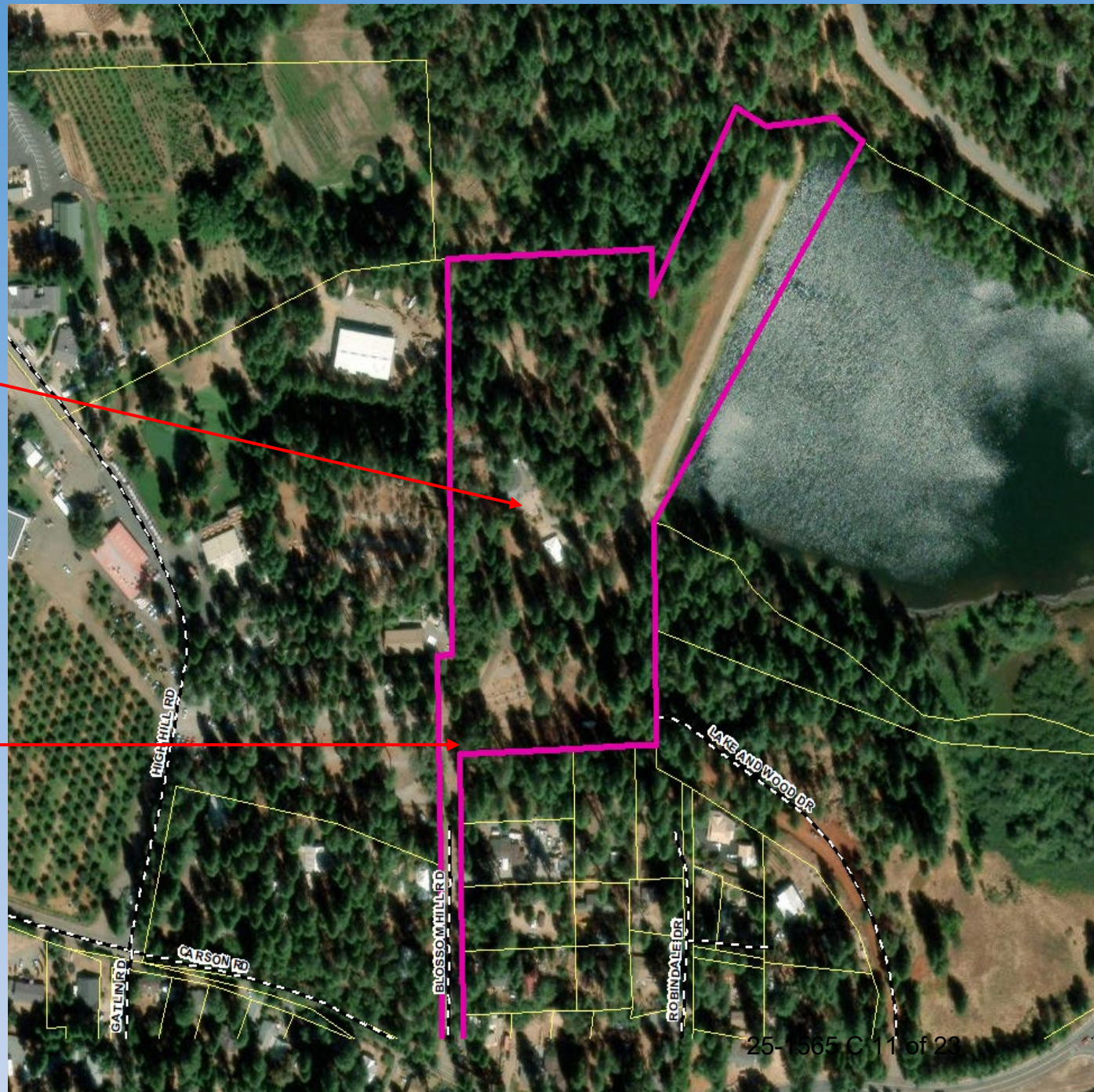
Topography

Varies from approximately 2897'
to 3000'



Special Events site

Entrance





Entrance Drive at southwest corner off Blossom Hill Road



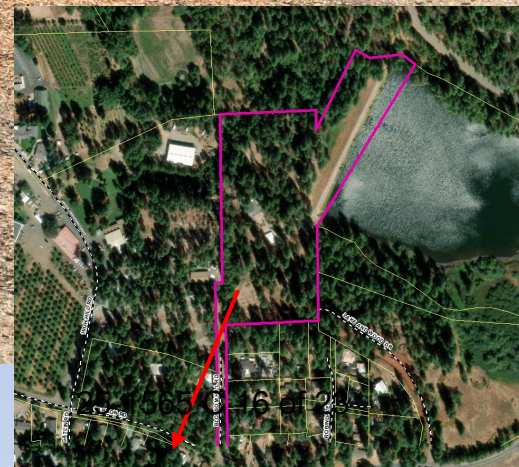








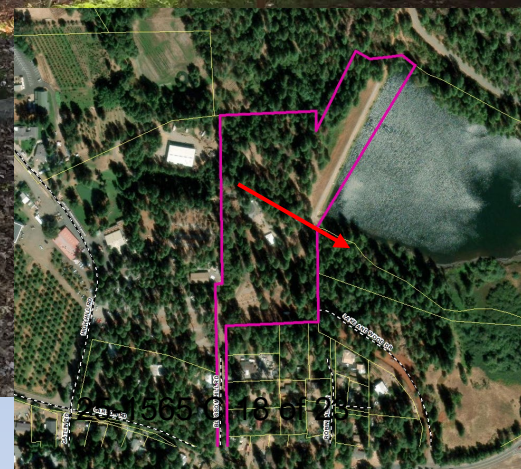
Entrance Drive







Staging area / venue





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: 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.

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.

Staff Findings (cont'd):

Regarding 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*

Staff believes the approval of the TUP will 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,

Staff Findings (cont'd):

- 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 sites between the project site and adjacent agricultural parcels.

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

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.

Questions?