



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

TO: County of El Dorado Agricultural Commissioner/Commission
FROM: Eric Michaelson, Development Technician II
DATE: May 13, 2026
RE: **TUP26-0001 / The White Barn TUP**
Temporary Use Permit
Assessor's Parcel Number: 089-010-057-000

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 (Attachment A), 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 (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.

Attachment A: Application Packet
Attachment B: Acoustic Study