

Eldorado County Planning Commissioners:

The ranch marketing and winery ordinances were created to help farmers and ranchers make income to help support their ag business . The ordinances were never intended to be a loophole to create a commercial venture such as having an absolute minimum of a crop to do a multi million dollar business in weddings and special events . The ordinances have to be enforced to keep out the fake farmers .

I am 100 percent against any additional events to be given outside of the ranch marketing or winery ordinances . These event centers should not be rewarded for not having respect for the county , the ordinances , or the surrounding community . The property is not zoned for a commercial business .

To give a CUP without having to qualify at least to the ranch marketing or winery ordinances will be detrimental to the agricultural industry in El Dorado County .

According to Black Oak's own website , they produced approximately two tons of grapes for 2024 . The highest price I could find per ton was \$8000.00 . Two tons of grapes times \$8000 is \$16000 . According to his marketer case study of Black Oak Mountain Winery , his income for weddings and special events in 2024 was \$1,460,000 . If ag is the primary business there , the rest of us are doing something wrong . The figures are readily available on the applicant's and marketing company's websites .

This year , the winery ordinance allows for the maximum of 18 events this year . Black Oak has had its permit revoked because of too many substantiated violations . The venue now has no permit to have any events , yet by the day of the planning commission meeting , July 24 , 2025, Black Oak will have had 30 unpermitted events . It is my belief , as I was told by code enforcement , information readily available on the ETRACIT website , Black Oak has in excess of 30 violations . Should a CUP even be considered before any property is totally in compliance within the ordinances it is working under ? Shouldn't open code cases exclude the application from moving forward ?

If a CUP is given , especially when there is only a minimum acres of crop , why would anyone do more than the minimum ?

It would not be helpful , or beneficial , to the ag in this county , if CUP's are approved without meeting the requirements set forth in the ranch marketing and winery ordinances.

As a neighbor to the venue , we have endured the noise , disturbances and disruptions that go along with these event centers . We , as neighbors, have no choice in any of the events and what we have to tolerate . It has been very disruptive to our livestock , tenants and animals on the property . Since the animals can't talk , they have no say in what happens . The cattle move as far away from the noise as possible, and the dogs are constantly barking . We , as a

community , have had to deal with this for the past six wedding seasons . And , Black Oak has had way more than the allowable number of events. Why is the county allowing this to happen ?

Please ask code enforcement about the enforcement procedures of Black Oak , and other venues .

In closing , I would like to say that I , as a community member , resident of El Dorado County , am firmly against any venue being rewarded for having total disregard for the ordinances , the County staff , and the neighboring community . It's not fair to the neighbors and community to have no protection . Is the county ready to have code enforcement available at each and every event ? They have not been able to do that now. The applicant should have ALL violations resolved, plant and maintain the required number of acres of crop to obtain the maximum number of events before even applying for a CUP. Please ask LeeAnne Mila , agricultural commissioner about that process . The property is zoned planned agriculture , not commercial . As a neighbor and concerned citizen , I know of no positive benefit to the immediate community.

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Thank you ,

Jeff Pyle
Cool , Calif.