

To whom it may concern:

My wife and I have lived just inside the third gate of Auburn Lake Trails for over 35 years hence we travel past the Black Oak Mountain Vineyard every day sometimes passing it 4 times a day (2 round trips).

We also own 10 acres just west of the vineyard. Now what was a vineyard has turned into a commercial event center and instead of 50 acres of grapes the applicant will only grow 5 acres in order to qualify for an exemption! Since sinking at least 5 wells without a CEQA study being required, we have several neighbors who have been forced to buy water because their wells suddenly stopped producing enough to flush their toilets! Who can say whether this is resultant from drought conditions or the amount of water which is now being sucked out of the ground for grapes and maintaining the "Event Center".

Why not require a CEQA Study?

We are adamantly opposed to allowing this vineyard to expand the number of events with up to 150 people from 24 events a year to 165 events!

Highway 193 is a two lane road with no room for expansion and there isn't even room for a turnout at the entrance to the vineyard. What about the wear and tear on the road with allowing thousands of additional cars over the course of the year as a result of this massive expansion? Who's paying for that?

This proposal does not benefit the local community in any way!

We have Grange Halls that can accommodate 150 people. The Pilot Hill Grange, The Marshall Grange Hall, Gold Trail Grange in Coloma, the I.O.O.F. Hall in Georgetown, and the Bayley House in Pilot Hill. The Planning Commission should deny the CUP and our District Supervisor, Lori Parlin, should be conducting public meetings at all of these public venues with the community before providing exemptions.

The AG Commission raised valid concerns and The Board of Supervisors approved concerns and updates to the Winery and Ranch Marketing Ordinance..." to reduce the special events authorized under the Ranch Marketing and Winery Ordinance to 12 per year and up to a maximum of 24 events per year for every confirmed additional five (5) acres of crop cultivated". Where are the grapes?

At the very least a study should be done to determine what impact 24 events per year of this size may have on traffic as well as any disturbance to the peace of the immediate community before considering such a dramatic increase in use!

How much water will this operation be using?

The overwhelming majority of people who live between Cool and Georgetown have chosen to live in the "country". A commercial operation of this size, in our opinion, has no place in this specific location. Allowing anyone to create an "Event Center" without having our community

on The Divide weigh in is very questionable. What motivates the Planning Commission to treat our community in this regard?

The post card the Planning Commission sent out is dated 7/14/2025 and was only received on 7/16/2025. This is hardly enough notice for people in our community to weigh in as it not only impacts immediate properties but everyone who travels on Highway 193.

Please press the pause button on this request until a study, at least, has been done regarding the impact of 24 events with 150 people, and give the Community an opportunity to be engaged. 165 events is outrageous.

We appreciate your consideration!
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