



Planning Commission Agenda item 25-1239 July 24, 2025

From LINDA CAMPBELL <lcampbell03@comcast.net>

Date Wed 7/23/2025 2:41 PM

To Planning Department <planning@edcgov.us>; David Spaur <David.Spaur@edcgov.us>; Bob Williams <Bob.Williams@edcgov.us>; Jeff Hansen <Jeff.Hansen@edcgov.us>; Tim Costello <Tim.Costello@edcgov.us>; Patrick Frega <Patrick.Frega@edcgov.us>

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Commissioners and Staff,

I appreciate your review and consideration of the feedback below on agenda item CUP22-0013/Black Oak Mountain Winery

1. Ranch Marketing Section 130.33.101 (A3) requires "Agriculture production is the **primary** use of the property."
2. Ranch Marketing Section 130.040.050 (B) requires a real estate disclosure to define "Agricultural production is the **primary** use or function, or if this real property is a commercial winery the **primary** purpose of the winery shall be to process fruit grown on the winery lot or on other local agricultural lands, of the real property subject to this transaction"
3. Ranch Marketing Section 130.40.400 (E1a) requires "The **primary** purpose of the winery shall be to process fruit grown on the winery lot or on other local agricultural lands. No more than 50 percent of the fruit processed shall be imported from outside El Dorado County.
4. Ranch Marketing Section 130.40.400 (E2a) mentions related to Tasting Rooms that they "shall be clearly related and subordinate to the **primary operation of the bonded winery as a production**

facility. The primary focus of the tasting facilities shall be the marketing and sale of the wine and grape or fruit products **produced, vinted, cellared, or bottled at the winery”**

The Black Oak Mountain Winery website is a wedding marketing site, and I had to look to determine where they barely mentioned their wines that are sold on site. If in fact this CUP was approved, then would it be valid to state that Ag production is the primary use of the property anymore?

Are their products the only ones sold onsite and, if not, then what is the percentage sales of their wine vs. other products, and are those from outside the county?

I did not see that Ag Commission reviewed any recent crop report. Is one available so it can be determined if in fact their wine sales are higher than their wedding/marketing event income?

Regarding the statement letter from Christopher Stiles, there appears to be conflict in the statements justifying approval for the CUP.

- “.. BOMV is seeking a CUP to old up to 165 “special events” per year, which exceeds the number currently permitted by right or through administrative permit...”
- Then they are not asking “... permission to hold more, or larger, events than what has historically occurred at the property ...”
- Does the second bullet mean they have regularly been holding events over the allowed threshold? Is this potentially why their 2025 administrative permit was revoked due to violations?

We recently had updates made to the Safety Element of our general plan. Has there been any transportation analysis completed specific to evacuation routes for the county roadways from this facility? I see nothing in the documentation about traffic/fire safety analysis, which would be covered in an EIR, unless the county or local fire department has done one separate. This is for the benefit of all residents, as well as our first responders. If in fact they already have this many events and

attendees that were never analyzed, it would be worthwhile to have such a study completed.

In general, it appears they want to be a wedding/event center. That does not align with our general plan or ranch marketing. I do not believe that the CUP should be approved.

Regards,

Linda K Campbell

Letter to El Dorado County Planning Commission

July 23, 2025

To: El Dorado County Planning Commission

Re: Support for Conditional Use Permit CUP22-0013 – Black Oak Mountain Winery

Dear Commissioners,

As a resident of El Dorado County, I am writing to express my strong support for the approval of Conditional Use Permit CUP22-0013 for Black Oak Mountain Winery (BOMV). After reviewing the staff reports, findings, and applicable CEQA guidance, it is evident that this permit aligns with both county and state land use policies and is being held to an unnecessarily elevated standard of review.

1. CEQA Misinterpretation

The staff's decision not to prepare an Initial Study and instead deny the project outright appears inconsistent with CEQA Guidelines. As acknowledged in Finding 1.1, the applicant invoked three valid CEQA exemptions:

- Class 1 – Existing Facilities (Section 15301): The CUP seeks to maintain and expand normal winery and event operations with negligible expansion of use.
- Class 23 – Normal Operations of Facilities for Public Gatherings (Section 15323): The limited scale of events proposed under this CUP is fully consistent with this exemption.
- Common Sense Exemption (Section 15061(b)(3)): There is no substantial evidence that the proposed activity will have a significant effect on the environment.

The staff report does not demonstrate a valid exception to these exemptions under CEQA Section 15300.2, nor does it establish that the proposed activities exceed the “normal operations” threshold.

2. Agricultural Compatibility

The site lies within a designated agricultural area and is currently functioning as a winery. Staff cite General Plan Policies 8.2.2.2 and 8.2.4.4 to suggest potential land use conflicts; however, they overlook the fact that BOMV is not proposing to introduce a new use but rather formalize and modestly expand a use that has occurred on-site for years. No substantive evidence is provided that the proposed use “substantially detracts from agricultural production” or is “incompatible” with neighboring uses.

3. Rural Infrastructure & Public Safety

The findings related to fire protection, emergency access, and water availability (Policies 5.7.1.1 – 5.7.3.1) rely on theoretical scenarios rather than factual deficiencies. The Fire Safe Plan was prepared in accordance with El Dorado County Fire Prevention Officer standards and demonstrates that emergency access and water supply are adequate. These findings are acknowledged but then seemingly ignored in the conclusions.

4. Noise and Traffic

Concerns raised about noise and traffic do not rise to the level of rejecting the CUP. Any noise-related impacts must be assessed against the County's existing thresholds under Table 6-2. No acoustic study or data from staff supports the assertion that the CUP would violate these thresholds. Likewise, the traffic impacts appear well below CEQA thresholds for a significant effect, especially considering the site's current use and access routes.

Conclusion

The project has been subject to significant delay and appears to be facing heightened scrutiny beyond what CEQA and County policy require. The applicant has presented a project consistent with CEQA exemptions and General Plan policies. In the absence of any substantial evidence to the contrary, I urge the Planning Commission to approve CUP22-0013.

Sincerely,

Lee Tannenbaum

El Dorado County Resident



Outlook

Black Oak Mountain Vineyards

From pdotrdot@gmail.com <pdotrdot@gmail.com>

Date Wed 7/23/2025 9:59 AM

To Planning Department <planning@edcgov.us>

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Dear Planning Committee,

I am writing to you as a concerned member of our community to respectfully urge you to reconsider the proposed retraction of the permit for Black Oak Mountain. This decision would not only deeply impact the business itself but would also ripple out to thousands of workers, small business partners, and countless families who rely on the unique and vital services this business provides.

Black Oak Mountain is more than just a place of commerce. It is a cornerstone of our community. It provides meaningful employment to thousands of individuals who count on these jobs to support their families. Many of these employees would face serious hardship if the business were forced to close or scale back operations.

Beyond its role as a major employer, Black Oak Mountain has been a steadfast supporter of other small, local businesses—offering them opportunities to grow and thrive through partnerships and collaborations. It has been a driving force for economic activity and entrepreneurship in our area.

Equally important, Black Oak Mountain plays a special part in the lives of so many families by hosting weddings and events that create cherished, lifelong memories. The joy and positive impact it brings to brides, grooms, and their loved ones cannot be overstated.

I understand the commission must weigh many factors in making these decisions, but I sincerely believe that the benefits and contributions of Black Oak Mountain Vineyard far outweigh any concerns that have arisen. I respectfully ask that you engage in dialogue with the owners and stakeholders to find a path forward that allows the business to continue operating in compliance while still meeting the commission's standards.

Our community would be poorer—in spirit and in opportunity—if this business were forced to close its doors. I urge you to reconsider and to work collaboratively toward a solution that protects both the public interest and the livelihoods of so many people who depend on Black Oak Mountain .

Thank you for your time and thoughtful consideration of this matter. Please know how much your support for our local businesses and families means to all of us.

Sincerely,
Andreea and Paolo
Regina Margherita Pizza catering
Sent from my iPhone



Outlook

Black Oak Mountain Vineyards

From Nicole Catanese <ndcatanese@gmail.com>

Date Wed 7/23/2025 9:49 AM

To Planning Department <planning@edcgov.us>

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

To Whom It May Concern:

I am writing to express why Black Oak Mountain Vineyards is such an important place—not just for those of us who work there, but for the entire community. As an employee at this beautiful wedding venue, I’ve seen firsthand how it provides more than just a setting for events; it offers an unforgettable experience where people celebrate some of the most meaningful moments of their lives.

Weddings are about love, family, and new beginnings. At Black Oak Mountain Vineyards, we provide a space where couples can make lasting memories surrounded by nature and the unmatched beauty of our county. Guests come from all over the country, bringing tourism, revenue, and attention to our region. This venue helps fuel the local economy by supporting vendors, caterers, florists, photographers, hotels, and many other small businesses in the area.

My job at Black Oak Mountain Vineyards is incredibly meaningful to me. It's not just employment—it's being part of a team that helps create joy and beauty for others. It gives me the opportunity to contribute to something special, while also supporting myself and my future in a positive, fulfilling environment. The work we do is driven by passion, care, and attention to detail. Every event we host is a testament to what this venue brings to people's lives.

This venue also plays a role in preserving open space and demonstrating that business and environmental responsibility can go hand in hand. The land is cared for thoughtfully, and the entire operation respects the balance between celebration and sustainability.

I respectfully ask that you consider the full picture of what Black Oak Mountain Vineyards represents. It's more than a venue—it's a cornerstone of joy, community, and opportunity. I am proud to be a part of it, and I hope to see it continue to grow and serve the people who cherish it.

Thank you for your time and consideration.

Sincerely,

Nicole Catanese

Bar Manager- BOMV



Outlook

CUP for BOMV

From Christina Kay <christinamkay19@gmail.com>

Date Wed 7/23/2025 9:49 AM

To Planning Department <planning@edcgov.us>

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Good morning Planning Commission,

I am writing you today to beg you to please approve the Conditional Use Permit for Black Oak Mountain Vineyards. I have had the pleasure of being an employee for Brad Christian and BOMV for a little over a year.

The passion Brad and his incredible Management team have put into creating such an amazing place for weddings and their guests is nothing but extraordinary.

They take care and every precaution necessary to create a wonderful environment for the weddings and their neighbors. The care and consideration taken to ensure that BOMV follows all county guidelines should not go unnoticed.

Brad, Jane, Curtis and Tracy treat the business and employees as family. I cannot say enough great things about them and the way they run this business. I am very proud to be a part of it.

I want to continue to be a part of the happiness this place brings to families and guests that chose this beautiful backdrop for their special day. That can only happen if the Conditional Use Permit is approved.

BOMV also hosts the local high school's prom every year at no cost to the school to create a welcome and close environment for children on the divide to make lasting memories as they move on from high school.

The employees that work here are proud to work here and it helps support their families. How will they do that if they do not have a job?

I am pleading with you to approve the permit and allow families the opportunity to create memories with their families and allow the employees to continue to have a job and do something they love.

I know that BOMV will continue to follow all county guidelines and go above and beyond to make sure the neighbors are happy with the outcome as well: I know that they will continue to be welcomed with open arms so they know what we are all about.

Once again, please consider approving the CUP so we can continue to operate.

Thank you,

Christina Kay
(530) 401-0999