

Concerns/objections to the traffic study submitted by the applicant parcel:

- The traffic study fails to account for the potential need for a mass evacuation during a fire emergency given that there is a single access road to the property.

Can 75 vehicles exit onto Highway 193 at the same time in an emergency evacuation?

- The submitted study does not appear to include analysis of the critical intersections at Tegra Road and Brush Rocks Lane, the primary eastern access points to Highway 193 near Black Oak Winery. More notably, it does not address potential safety concerns associated with the entrance location, which is situated between blind curves on a high-speed highway with limited sight lines due to steep terrain. In my view, this configuration presents inherent risks, as vehicles navigating these curves may have insufficient visibility to respond safely to queues forming at the winery entrance—particularly during events.

As a resident with direct observation of current operations, I have observed that Highway 193—especially when large party buses are involved—can experience congestion and maneuvering challenges. I believe approving increased activity without a thorough, site-specific safety assessment during an actual event may overlook safety implications for highway users. It is my opinion that safety considerations must be prioritized.

- In addition the traffic study was submitted before the applicant increased the number of events to 165 annually. As far as I can tell from the file on eTRAKIT, there is not a supplemental traffic study submitted. The traffic study also relies on video and drone drive-thru and as far as I can find does not include any real time observations from the engineering firm of traffic activity or impacts, including when venue staff, vendor staff, and guests for events arrive and when these same passenger vehicles depart onto Highway 193 at the end of the event.
- Have any experts, hired by the applicant or peer reviewing for the county, been present during an event to observe traffic impacts during an event in real time?

Concerns/objections to the sound study submitted by the applicant parcel:

- Regarding the updated sound study dated 7/14/25, several statements stood out to me. On page 2, it notes that “an increase of 10 dBA is generally perceived as doubling in loudness,” and on page 4, it states, “There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction.” These points highlight that any noise—amplified or not, whether from human voices, live bands, or whistles—that exceeds the ambient sound level in our rural residential area can significantly impact residents.
- Given that our nighttime baseline is approximately 30-35 decibels, I would argue that even noise levels of 40-45 decibels could provoke an adverse response.

Sharon Arsenith
Cool, CA



Outlook

Attention! Important letter to the board for Thursday's hearing.

From DJ Grant Petersen <gpproductionsonline@live.com>

Date Tue 7/22/2025 11:16 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District V <bosfive@edcgov.us>

Cc Planning Department <planning@edcgov.us>

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Attention! Important letter to the board

Hello, my name is Grant Petersen. I am a local Wedding DJ of almost 24 years now here in El Dorado County. I have lived here pretty much all my life and have always enjoyed and have been blessed from all that El Dorado County has to offer. It has come to my attention that there are individuals trying to limit or even close down establishments in El Dorado County that support our economy here in El Dorado County. As a wedding DJ I see firsthand how many hundreds of people at every wedding come from out of the area and either stay locally, Shop locally, and dine locally among other things here in our county. I understand there are certain individuals, especially neighbors to these locations that hold Weddings and other events that do not like the amplified sound or crowds that come with these events.

As a wedding DJ, I am always striving to comply with the El Dorado County restrictions and guidelines. I am also and always in communication with the local authorities in El Dorado County, and with the venues themselves to make sure that we are complying and not causing any disturbance.

I support my family with the small business of being a Wedding DJ. And having business limited, would take away the financial support my family needs to live here in El Dorado county. I'm just speaking for myself, limiting these events in our county would take away financial support for my family, as well as many other families that Are a part of these events either as a vendor or the venue themselves.

I personally do not understand why we would want to limit these events in our county as they support our economy in El Dorado County. Welcoming people from outside of our area and allowing these events draw people to our county that might want to return again because of all that there is to offer here in our county. Most people shop at the local shops, go Wine Tasting, go out to dinner and even stay overnight each time they come to an event here in El Dorado County. Special memories are made here and that's part of what makes El Dorado County great and unique.

With this said, I support all the wedding venues abiding by El Dorado County guidelines such as Black Oak Mountain Vinyards, Lake + wood, Serene Ranch, The White Barn At Powell Ponds, Saureal Vinyards, the Davies Family Inn at shadow Ridge Ranch, Saluti Cellars, The Ranch At Stony Creek, Silverthorn Meadows, Blue Stone Meadows, High Sierra Iris Gardens, Fausel Ranch, David Girard Vinyards and many more. These venues are essential to our economy in El Dorado County and support the locals as well as the beauty of our county.

Please help us.

Thank you for your attention and time.

I hope this letter finds you well.

Sincerely,

DJ Grant Petersen

DJ Grant Petersen

(530)651-4634

https://instagram.com/dj_grant_petersen?igshid=YmMyMTA2M2Y=

<https://www.facebook.com/pages/GP-Productions-DJ-Services/151734487030>

<http://www.proeventdj.wordpress.com>



Buzzardball DJ | Support for Black Oak Mountain Vineyards

From Stephen Buzzard <scbuzzard@gmail.com>

Date Tue 7/22/2025 5:48 PM

To Planning Department <planning@edcgov.us>

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Subject: Support for Black Oak Mountain Vineyards – CUP22-0013

Dear Members of the El Dorado County Planning Commission,

My name is Steve Buzzard. I am a DJ for Buzzardball DJ Entertainment and am proud to be a preferred vendor at Black Oak Mountain Vineyards.

I am writing in strong support of Black Oak Mountain Vineyards and their Conditional Use Permit (CUP22-0013) currently under consideration.

As someone who works at Black Oak, I can confidently say that this venue is truly special. Not only is it one of the most breathtaking locations in El Dorado County, but the staff here is always first class. They genuinely care about every couple, every event, and every vendor involved. It's a joy and an honor to be part of the team that makes these moments unforgettable.

We also work hard, side by side, to ensure that events are conducted with the highest level of respect for the surrounding

community — including maintaining noise levels to ensure we remain good neighbors.

Black Oak is more than a venue. It's a hub that supports local businesses like mine — from caterers and florists to photographers and hotels — and brings tourism dollars and opportunities that ripple throughout our community. Limiting or shutting down their operations would be a loss not just for the owners, but for all of us who depend on their success.

I strongly urge the Commission to approve the permit and allow Black Oak Mountain Vineyards to continue doing what it does best: creating joy, beauty, and a meaningful economic impact for El Dorado County.

Sincerely,
Steve Buzzard
Owner, Buzzardball DJ Entertainment
Sacramento, CA
scbuzzard@gmail.com / 916.947.7464

July 22, 2025

El Dorado County Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Email: planning@edcgov.us

**RE: CONDITIONAL USE PERMIT CUP22-0013
BLACK OAK MOUNTAIN VINEYARD (WINERY)**

To Whom It May Concern:

I write this to you in response to the Notice of Public Hearing referenced above and as a resident of El Dorado County, specifically the Divide. Let me share a little bit of information about myself. I have lived in El Dorado County since 1973, when my parents moved from the Bay Area and built a home in Auburn Lake Trails, one of the first homes built there; I have often thought back to that time and how different it was to move to such an area from the city, but how thankful I am that my parents made that decision. I attended 8th grade at Northside School, graduated from Placer High School in 1978, and my husband and I have lived in Greenwood, in the same house, since 1984. We have raised two children in El Dorado County, and I worked for the El Dorado County District Attorney for almost 15 years. I have much history in El Dorado County and specifically as it relates to the Georgetown Divide. Needless to say I have seen many changes to El Dorado County and the Georgetown Divide over the years.

In transparency I am familiar with Black Oak Mountain Vineyard as my son-in-law works for them. I am not writing this letter in support of my son-in-law, but instead as a resident of this area that desires for it to prosper, to provide for the residents of the Georgetown Divide and El Dorado County, which I do believe that this property and business does on many levels. I don't know if you have ever taken the time to look upon this property, visit it, or if you even care to, but it is a stunning, meticulously maintained property. In the years that I have lived up here I have watched the evolution of the property into the stunningly beautiful property that it is now. I drive by the property daily on my way to and from work and I have never been affected by any of the events taking place at the Black Oak Mountain Vineyard with traffic or otherwise, nor have I had any conversations with anyone else who has. I wonder if the County, the various components of it that are involved in these processes, are looking at the big picture of this property and what it with its business has to offer our community - the tax revenue that this business brings to our County, the local businesses who profit from people coming to our area and visiting their establishments, those visitors who may eat at a local restaurant, buy gas at the local gas station, stop at the

to our County, the local businesses who profit from people coming to our area and visiting their establishments, those visitors who may eat at a local restaurant, buy gas at the local gas station, stop at the little Lokl store in Cool, maybe shop at the Holiday Market, and so much more - all of this is beneficial to our community and not detrimental. I find it hard to believe that there would be so much opposition to a business such as this – a business that provides beauty, revenue, which blesses others by providing such a place for them to celebrate one of the most important days of their lives, and the list goes on. While I do not pretend to know all things, at this point I have not seen any justifiable evidence that would support such a contesting of the existence of Black Oak Mountain Vineyard or its right to do business; I cannot begin to know what motivates such a heart that would desire to bring such chaos and hatred to someone's life and livelihood, but that is not for me to figure out.

I, as a longtime resident of El Dorado County, and more specifically as a longtime resident on the Georgetown Divide, would encourage you to grant the CUP application as submitted and allow this business to bring much needed revenue to our area on the Georgetown Divide and our County, who is, as you are aware, in severe financial trouble. I would encourage the Planning Commission to come into the meeting on Thursday, not with preconceived ideas and a made up mind, but with an open heart and mind listening to the presentation and to be able to look at and think upon big picture terms, making a decision that would be beneficial to the residents of the Georgetown Divide and El Dorado County as a whole and that would reflect your mission statement which states:

“We are dedicated to serving our citizens with integrity, efficiency, and transparency. Our professional staff work to simplify the planning and building experience for our citizens to encourage a thriving economy for all.”

I hope that you are able to make a decision that will reflect what your mission statement outlines.

Respectfully submitted,


NANCY V. ANDERSON

:nva