



Fwd: Amador County Planning Commission June 9, 2020 meeting.....regarding (UP-20;3-1) Six Block tasting Room

1 message

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To: planning@amadorgov.org

Sat, Jun 6, 2020 at 1:55 PM

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> We are writing to state our opposition to the Mitigated Negative Declaration as it is presented. Our opposition is not to the idea of the winery itself, but rather to the perceived lack of planning and impact this business will have on the neighborhood which it borders.....Willow Creek Ranch Estates (WCRE).
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> The following is a list of concerns which we feel need to be addressed prior to approval to move forward:
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> 1. The increase in traffic along Muller Rd which will undoubtedly be used as an access point for the winery.
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> 2. The increase in the wear and tear on privately maintained roads (Muller Rd). Muller Rd is maintained, along with all other roads in the development, through the collection of monthly dues. These roads were never intended to be used in any way other than by residents. They were not designed for any commercial use and already represent a significant maintenance challenge. The addition of an unknown increase represents an increased financial burden on an already paper thin budget.
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> 3. The negative, and potentially dangerous, effects on walkers, children, horses, cyclists who live in the neighborhood. There are no existing sidewalks and current traffic is already an impediment to non auto use of Muller Rd. The success of the Six Block Tasting Room has a direct and negative effect on our quality of life.
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> 4. The condition of the Muller Rd Extension, the road between the end of paved Muller Rd and Willow Creek Rd (on which the winery is located) is in clear disrepair. This has been the case for 40 years. There is clearly some discussion that needs to take place between all parties.....WCRE residents.....Elaine Court residents.....homes which now are built off the Muller Rd Extension.....and Amador County.....to develop an agreed upon strategy to maintain that road properly and safely. This burden must not be unfairly placed on a small residential neighborhood.
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> 5. In addition to the increase in traffic through a residential neighborhood is the very concerning increase in traffic at the corner of the unpaved Muller Road Extension and Willow Creek Rd. This intersection is already one that needs to be approached with a great deal of caution.....fast speeds on winding Willow Creek Rd coupled with a challenging entrance from the Muller Rd Extension. It does not appear that this very large safety concern has been addressed. After one of the 125 person "events" the already weak design of that intersection will be challenged in a way never intended by the original county planners. This is an accident(s) waiting to happen.....12 times a year.....at high rates of speed on blind corners. Also, keep in mind the other wineries that are being considered Along Willow Creek Road which contribute to much higher automobile density.
> The very nature of the business being considered must also be viewed in relationship to automobile safety. Although it is certainly possible for wine tasting to occur without exceeding the legal alcohol limit it would be naive to think that it won't happen.....despite the presumed good efforts of the business to prevent this! The monthly 125 person "events" represent a very different challenge altogether.
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> Given the above concerns we feel that a more thorough environmental impact study needs to be completed prior to any approvals of the Six Block Tasting Room are given. Concerns need to be researched and solutions detailed. This project has the potential of adding to the growing character of our area but should be.....must be.....done while addressing local concerns.
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> Respectfully,
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