



Amador County Planning Commission meeting June 9, 2020, regarding Request for Use Permit (UP-20;3-1), Six Blocks Tasting Room

1 message

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To: planning@amadorgov.org

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I am opposed to the approval of the submitted Mitigated Negative Declaration as presented. Ingress and egress issues attached to the project are significant enough that the prudent course of action for the Planning Commission should be to require a full Environmental Impact Report to properly assess the impacts of this project upon the community.

1. The Conditions of Approval for Six Blocks Tasting Room, call for the establishment of "Road Maintenance Agreements with the property owners of 1) Muller Road and 2) the private driveway located between Muller Road and applicant's property".
 - a. Notably, this condition does not call for all of the surrounding property owners that significantly use Muller Road and the private driveway for access, to participate in the negotiation process, and accordingly, as conditioned, the resulting agreements may improperly distribute the maintenance burden across property interests.
 - b. More importantly, however, this condition clearly implies that the primary access to the winery and tasting room shall be through the Willow Creek Ranch Estates (WCRE). The WCRE roads, including Muller Road, meander through the quiet, solely residential neighborhood. Muller Road was never designed or engineered to serve, as preferred access for, a public winery and tasting room that will be open all day every day and will be holding 12 large events per year serving 125 guests.
 - c. Only a full Environmental Impact Report and Study can properly study and assess the necessary specifications and parameters for Road Maintenance Agreements, referenced herein, and property assess the environmental impact of the traffic flow design surrounding the proposed property.
2. With the primary public access to the tasting room being through the WCRE subdivision, an additional financial burden for the maintenance and repairs for Muller Road gets solely placed upon the residents of WCRE.
 - a. Since the subdivision has old 1970's origins, Muller Road was not engineered for or built to handle the modern traffic use of trucks and public traffic currently present, and accordingly, the maintenance costs, that are born by the WCRE residents, are persistent and particularly high. The

WCRE homeowners accept these challenges, but with varying degrees of financial strain and tension.

- b. Approving this retail use and to encourage increased traffic over this under-engineered road will only exacerbate the already poor condition of Muller Road, and will only add to existing difficult financial burdens already being placed on many of the residents.
 - c. The “mitigating” comments in the Mitigated Negative Declaration woefully underestimate the negative environmental impact being placed upon the WCRE community.
3. The proposed tasting room is not well located and provides no visibility for customers to find it. For the tasting room to succeed, the owners will likely need to generate public exposure by turning to liberally placing signs and banners to attract sufficient customers to succeed.
- a. Placing banners and signs in and around WCRE to gain visibility, exposure, and directions to the tasting room severely infringes upon the peaceful, residential community feel.
 - b. Many of us moved to the area to enjoy the fruits and ambience of this growing wine area, and visions of occasional, well placed signs and banners, celebrates the county’s heritage and purpose.
 - c. Nevertheless, encouraging the start-up of a poorly located retail outlet for a local winery is not appropriate. Unaddressed, the temptation to place banners and signs anywhere and everywhere (legally or not) with little respect for the surrounding residents of WCRE will become a long-term source of tension. A full Environmental Impact Report would adequately address these impacts and perhaps balance the interests of a desired business enterprise with the appropriate respect for the residential nature of this neighborhood

The Mitigated Negative Declaration does not adequately address the many issues surrounding this project. The project is small, but not benign. To the contrary, the true and diverse impacts of this proposed enterprise on the community is significant and worthy of thorough consideration. Only a full Environmental Impact Report and Study can do that.

Respectfully,

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