



Planning Department <planning@amadorgov.org>

Six Blocks Opposition Letter

1 message

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To: planning@amadorgov.org, boneto@amadorgov.org
Cc: Matt <mdaiphone@gmail.com>

Mon, Jun 8, 2020 at 8:27 AM

Good Morning,

Please find our opposition letter attached for the proposed Six Blocks Winery proposed.

Thank you,

Samantha Sullivan
Matthew Arnold



Six Blocks Opp Letter.docx
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Samantha Sullivan
Matthew Arnold

5647 Voorhies Court
Plymouth, CA 95669

Planning Commission
Amador County
810 Court Street
Jackson, CA 95642

Commissioners,

The purpose of this letter is to voice the opposition of the "Request for Use Permit (UP-20,3-1) for a wine tasting room" for Six Blocks Tasting Room. This proposed tasting room would impact the Will Creek Ranch Estates housing community. The beauty of WCRE is, on any given day, you will find children learning to ride bikes or a family galloping down our private roads on their horses. Daily, our residents enjoy the serene nature of our community as they walk their dogs or enjoy stretching their legs on a run. Being private roads, it is common to see the enjoyment of a child's face as they learn to navigate their go cart or new ATV within the safety of our association.

The roads within the association are maintained by minimal quarterly dues from each homeowner. The association struggles every year to find the necessary funds to do the needed patchwork to our roads caused by just the normal wear and tear. The option of dramatically increasing our dues to accommodate road repairs is nonexistent as it would place a financial hardship on all residents, especially those on a fixed income. The consensus is we do not want this winery business and all the additional traffic this will bring into our neighborhood and wear and tear on our roads.

The proposed tasting room, Six Blocks Tasting Room, sits adjacent to our association off the poorly maintained dirt road portion of Muller Road. Depending on where a potential tasting room visitor begins their journey, GPS will take them directly through our association. Other than the additional burden on our private roads, we are extremely concerned for the inebriated drivers leaving the tasting room deciding to take the easier and more scenic route through our association to get back to Highway 16. Introducing a possibly intoxicated driver to our roads where children and horse riders freely enjoy will cause a serious safety risk and liability to the county and to Six Blocks.

The association roadway is barely wide enough to accommodate two passing cars, let alone a car and one of the numerous livestock trailers that live within WCRE. Our roadways do not have shoulders or turnouts. Our residents have an awareness of the extreme caution it takes to navigate our association roads that someone unfamiliar with the area would not regardless of their impairment level. Adding an unfamiliar and impaired driver to our association roads would add a safety risk not welcomed by our community. This risk should not be accepted by Amador County, as well.

This would have a severe negative impact on our property values, our lives and our homes. We do not want all the other negative impacts of allowing this commercial business such as:

- Increased traffic
- Increased noise
- Wear and tear impact on our roads
- Influx of alcohol impaired drivers
- Increase of persons being in a family neighborhood - safety of our homes – crime
- Decreased home values
- Speeding of drivers on the private road

WCRE residents are strong supporters of small business. Many of us are small business owners and support others any chance possible. However, this proposed tasting room would negatively affect our association by increasing each residents' financial burden to repair our roads due to increased traffic. This tasting room would increase the safety risk to our children who use these roads to ride bikes and play with their friends while living their childhood dreams. Six Blocks Tasting Room will increase the liability to themselves and to Amador County if these issues are ignored.

We all feel we live in a paradise so please do not allow this to be taken away from all of us to accommodate one families desire to build a business. The idea of this business proposing operating 9:00 - 5:00 7 days per week with 12 special events per year with 125 attendees ending at 7:00 pm is

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unacceptable. The proposed tasting "by appointment" is ludicrous and whom would be monitoring these promises?

We are united on this front and have not been given much notice to prepare to make our voices heard as only a few received the notice sent out regarding the upcoming hearing. I would really liked to have seen every home in WCRE receive this notice as a courtesy. We value our privacy and being tucked away in the country living a quiet and peaceful family oriented life style. GPS will direct all traffic from Highway 16 via Carbondale to Muller Road and on to the proposed winery. GPS will not direct customers via Willow Creek Road.

The bottom line is we do not want this commercial 6 Blocks Winery Tasting Room in our neighborhood and all the negative impact on all of our families. We are already here and do not want to be forced to accept a commercial business in our agriculturally zoned neighborhood

We respectfully requests that you take in consideration the financial and safety risk Six Blocks Tasting Room will have on their neighbors and decline this use permit.

Respectfully,

Samantha Sullivan and Mathew Arnold