



Planning Department <planning@amadorgov.org>

Six Blocks Tasting Room

1 message

HOA Board <wcrehoa@gmail.com>
To: planning@amadorgov.org

Mon, Jun 8, 2020 at 8:01 AM

Good morning!

Please find the attached letter regarding the Willow Creek Ranch Estates HOA position and concerns regarding the proposed Use Permit for Six Blocks Tasting Room.

 **Six Blocks Opp Letter.pdf**
77K

WILLOW CREEK RANCH ESTATES
HOMEOWNERS' ASSOCIATION

5538 Muller Road
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 Willow Creek Ranch Estates Homeowners' Association (WCRE) to the "Request for Use Permit (UP-20,3-1) for a wine tasting room" for Six Blocks Tasting Room.

WCRE is a private subdivision consisting of 136 parcels. WCRE has an eclectic range of residents from young families to retirees. 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 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.

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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.

Willow Creek Ranch Estates 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,

Willow Creek Ranch Estates Homeowners' Association