



Opposition to Six Blocks Tasting Room

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My name is Chris Crandell, and I have serious concerns about the Six Blocks Winery Tasting Room proposed for the property at 14920 Muller Road, Plymouth CA, 95669.

My wife Janelle, seven year old daughter Cedar and I live in Willow Creek Ranch Estates, less than a mile from the proposed winery. Given the location and proposed business model for the winery and tasting room, Janelle and I, and many of our neighbors, believe the quality of life for all residents of Willow Creek Ranch Estates (WCRE) will be negatively impacted.

WCRE is very much a family oriented community, families with small children who use the private roads for play, to ride bicycles, or drive go-karts. These everyday activities will become dangerous endeavors if Six Blocks Winery is allowed to bring hundreds of additional vehicles into our area, coming and going from a business which can freely serve alcohol seven days a week. It is quite normal to waive to neighbors riding horseback along the roads, chat with a group of kids walking on the side of the road, or pull over to grab a loose dog and take him home. A winery tasting room and everything that goes with it could make those risky propositions.

Six Blocks wants to operate on the unpaved portion of Muller Road, an area virtually impassable for low ground clearance vehicles. If accessed off Willow Creek Road, drivers will be faced with a sharp turn-off that lies below Willow Creek Road. The intersection is rural, not illuminated, and already creates a significant traffic hazard, especially for unsuspecting drivers not familiar with the area. A day of tasting wine, or celebrating a wedding would definitely increase the potential for alcohol induced traffic accidents. Local Fire, Emergency Response, and Law Enforcement are already stretched in response times and the increased potential for collisions is concerning.

On the other side of the proposed winery sits the Willow Creek Ranch Estates (WCRE). Those of us who live there use Muller Road as our primary roadway to access the 160 plus parcels. This portion of Muller Road is a private roadway. It is not a public thoroughfare, and therefore not under the authority of the California Vehicle Code. The private roads are maintained by the residents of WCRE who can not absorb the impact generated by a commercial winery tasting room just down the street. I am confident I can speak for most of if not all residents of WCRE when I say we can not afford to carry the financial burden of additional repair and maintenance because our roads have been further compromised due the huge increase in traffic Six Blocks Winery will bring to our private community.

I have lived in WCRE for seven years. I have served on the residents' board for five years. Until last year we have not been contacted by anyone regarding the unpaved portion of Muller Road regarding the roadway. Deborah Orr, the property owner and applicant for Six Blocks Winery Tasting Room, has not only asked about the road, she has threatened the WCRE with litigation claiming the association must provide help to pave the road. She wants it paved and/or greatly improved, of course, to accommodate visitors to her winery. She, however, did not mention her business plan when she first approached us. Ms. Orr has been less than truthful with her intent as it relates to the road and I believe the same goes for her proposed business model. The WCRE has had to engage legal representation due to Ms. Orr's threat of litigation, and the cost has placed a significant financial burden on the association.

Six Blocks Winery isn't even open yet, and it's impact on our way of life here has been negative. The residents of Willow Creek Ranch Estates are extremely concerned about the harmful effects a full blown winery and tasting room and wedding venue could have on our close knit community. We strongly urge you to deny permitting for Six Blocks Winery.

Thank you for your time in this matter,

Chris Crandell