



Planning Department <planning@amadorgov.org>

Concerns regarding possible approval of a tasting room at 14920 Muller Road, Plymouth, CA

1 message

MARTHA GAMBLE <chocolatelilac@sbcglobal.net>

Mon, Jun 8, 2020 at 4:33 PM

To: "planning@amadorgov.org" <planning@amadorgov.org>, "boneto@amadorgov.org" <boneto@amadorgov.org>

Please consider before Planning Commission meeting June 9, 2020. Thank you.



Muller Winery.docx

38K

June 8, 2020

Planning Commission
Amador County
810 Court Street
Jackson, CA 95642

Commissioners,

To be heard before you Tuesday, June 9, 2020 is the *“Notice of Intent to Adopt a Mitigated Negative Declaration California Environmental Quality Act, Request for Use Permit (UP-20; 3-1).”* I would like to voice my opposition to approval of this request.

Approval of this *“Request for Use Permit (UP-20; 3-1)* for a wine tasting room for Six Blocks Tasting Room” would situate a tasting room right next door to a quiet, peaceful residential neighborhood, home to approximately 500 residents living throughout the neighborhood’s 136 parcels.

Your approval of a tasting room will eventually increase traffic on our private roads once the Pandemic subsides and visitors and locals again go wine tasting. This increased traffic will most likely occur weekends and be substantially problematic for the 12 special events ending at 7 p.m.

The *“Request for Use Permit (UP-20; 3-1) “Document Findings” states “There is no substantial evidence that the approval of the Use Permit subject to implementation of the proposed Conditions of Approval and Mitigation measures, will have a significant adverse effect on the physical environment.”* This finding isn’t accurate and is subjective.

Significant” adverse effect on the physical environment” is subjective and what is significant for one stakeholder is not the same as for another stakeholder. The Orr family wants to build a tasting room, hold events, and eventually have a full-scale winery. The County wants business expansion with new revenues for local coffers, and residents want a safe and quiet neighborhood. .

I do not oppose wineries, tasting rooms or new business opportunities in Plymouth, but do think tasting rooms should be restricted to the already successful Shenandoah area. We should not approve new tasting rooms in residential areas increasing vehicular traffic and the possibility of inebriated drivers driving through residential neighborhoods. WCRE is a quiet residential area where residents bought their properties specifically because of the uniqueness of the development’s layout and design where private roads encourage residents of all ages to walk, bike, and run and ride their horses without worry.

The *“Statement of Reasons”* on said document in part states, *“The approval of the Use permit by the Planning Commission . . . in that the establishment, maintenance or operation of the use applied for will not under any circumstances be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County, due to implementation of proposed Conditions of Approval and Mitigation Measures;”*

Unfortunately, **increased vehicular traffic generated by this new tasting room on WCRE private roads will be detrimental to the general welfare of the persons residing in the neighborhood of such proposed use**, especially to WCRE residents.

Unfortunately, **increased vehicular traffic generated by this new tasting room on WCRE private roads and on our surrounding roads will adversely affect WCRE's residents' safety.**

Unfortunately, **future requests for additional events with later p.m. hours and requests for permits or use variances for amplified music will adversely affect the peace and comfort of WCRE's residents if this Use Permit is approved.**

Wanting a new business in a residential area to not have a significant impact on residents is not feasible without a lot of careful planning and public input over a longer period of time than what is happening now with this request for a tasting room on Muller Road.

If the Planning Commission approves this "Request for Use Permit", this would be the second recent approval of a large scale project that affects the safety and well-being of WCRE residents and surrounding neighborhoods. A couple hundred tall telephone-like poles sticking out of the ground was my only notification from Amador County that a HOPS farm and future tasting room had been approved for the property bordered by Highway 16, Carbondale Road and Hout Road, which is the main entrance to our residential community Willow Creek Ranch Estates.

Already the western turnout from Highway 16 onto Carbondale Road is problematic, with barely room for one to two cars to wait in the turn-lane to pull onto Carbondale Road before hurrying across Highway 16 to avoid on-coming traffic heading east.

I request that the Planning Commission make available additional information about both projects, specifically the **"mitigation measures and conditions incorporated"** that are mentioned in the *"Request for Use Permit (UP-20; 3-1)'s Statement of Reasons Item 3*, and the **"CEQA Initial Study"** also mentioned that was conducted by the Technical Advisory Committee.

In closing, I respectfully request the Commission spend more time investigating this request for a tasting room at 14920 Muller Road, Plymouth, CA, taking into consideration how the HOPS project, once completed, will already affect the WCRE community and surrounding properties.

Respectfully submitted,

Martha Gamble
15882 Barney Road
Plymouth, CA 95669
P.O. Box 641