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## Public Comment for "Six Blocks Tasting Room"

1 message

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**Jennifer Nguyen** <jdnguyen2013@gmail.com>  
To: planning@amadorgov.org

Mon, Jun 8, 2020 at 11:15 PM

Amador County Planning Commissioners,

Please accept this email as official comments regarding the proposed "Six Blocks Tasting Room" (proposed project) use permit and the County's intention to adopt a Mitigated Negative Declaration for the proposed project.

I am a resident of the Willow Creek Ranch Estates (WCRE), which is governed by a Homeowner's Association and is located on private roads within 1/2 mile of the proposed project. My family lives at 15235 Muller Road. We moved here for the open space, privacy, and safety and security of the WCRE community. It feels like extended family, where my daughter and I can enjoy a bike ride, a walk, or a ride on her go cart with the security that we are all looking out for each other. Our roads are paved, yet hardly wide enough for two vehicles to pass. They have no shoulders and there are many stretches on Muller Road with steep ditches. Our HOA dues are not sufficient to maintain all of the roads in our community and every year we have to prioritize the short list that will be repaired, leaving many potholes, to the dismay of our HOA members.

The WCRE is not a gated community. The proposed project location is such that traffic coming from El Dorado Hills, Folsom, Sacramento or further West, or anywhere from the North may be directed to travel through our private paved roads. The alternate access to the proposed project location is via a dirt road that is not passable with a passenger car, making it a very reasonable assumption that WCRE private roads would be the preferred thoroughfare. The potential impact of the proposed project on WCRE private roads will be significant, as the current usage for our 136 homeowners in the community is much less than the proposed project could create. With the tasting room proposing 9am-5pm hours, seven days a week with 12 events annually allowing up to 125 attendees per event, this could more than double the current use of WCRE roads and should be considered a significant effect. In addition, another significant effect could be the increased liability for the winery and county to have wine enthusiasts leave the winery and travel through WCRE private roads with increased blood alcohol levels. The increased risk of injury or death of WCRE pedestrians, cyclists, and horseback riders should be considered a potential significant effect.

I would like to support new businesses in our county and think it is a good idea to add to the recreational opportunities we provide. However, with the proposed project location, I cannot support the project without significant mitigation proposed to ensure a) the WCRE community members, children, and pets are not subjected to increased safety hazards and risk of injury or death, and b) the WCRE private roads longevity are not impacted by the increased frequency of use and compaction of the roads from the additional weight of the proposed project's visitors.

The proposed project could have a potential significant effect on the WCRE roads and financial burden, and to the WCRE members risk of injury or death from drivers under the influence. I request the County prepare the appropriate environmental document after evaluating the whole record pursuant to the California Environmental Quality Act (CEQA) Guidelines section 21080(d). In addition, the County should ensure there is sufficient mitigation to reduce the environmental effects to less than significant for the WCRE road and financial impacts and WCRE members risk of injury or death from drivers traveling under the influence through the HOA from the proposed project. The WCRE HOA Board is available to discuss potential mitigation measures if the use permit is approved and the proposed project is disclosed through the CEQA process. However, it is my strong preference for the County to deny the use permit at this time, until the proposed project has a plan to mitigate the potential significant effects to the WCRE community.

I thank you for your consideration of these comments and I appreciate the opportunity to participate. If you have questions or want to discuss these comments further, please contact me at (916) 539-0904 (preferred contact) or [jdnguyen2013@gmail.com](mailto:jdnguyen2013@gmail.com).

Regards,

Jennifer Nguyen