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## Opposition to Request for Use Permit (UP-20;3-1) for a wine tasting room for Six Blocks Tasting Room

1 message

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**Gwen Starrett** <gstarrett@volcano.net>  
To: planning@amadorgov.org

Mon, Jun 8, 2020 at 10:06 PM

Dear Commissioners,

I am opposed to the request for a use permit for a wine tasting room (applicant: Six Blocks Winery) at [14920 Muller Rd., Plymouth, CA](#). I believe that a 7 day a week, large event winery is incompatible with the infrastructure in this area. In particular, the paved section of Muller Road, from Carbondale to just east of Elaine Court, is privately owned and maintained by homeowners in the Willow Creek Ranch Estates (WCRE). A good portion of our HOA fees are applied to maintaining our roads, which would receive increased traffic seven days a week for a private business not paying any road maintenance fees. The additional cost of maintaining the road would fall upon those of us living in the WRCE. Furthermore, as a privately owned road, Muller has no center line, no shoulders, and no posted traffic signs. My husband and I, along with our neighbors and their children, often walk this road. Without commercial traffic it is safe and quiet. The possibility of intoxicated drivers on the private road greatly increases with the approval of a winery located on Muller.

The proposed winery location is off of a native surface section of Muller Road, which kicks up dust most times of the year. The owners of the proposed winery have approached our HOA to help improve conditions on this section of Muller. Improving and maintaining it to a sufficient level to support a full-time business could be an annual financial burden to homeowners here. I do hope the planning commission considers that this use permit would benefit only one landowner at the detriment of a far greater number of homeowners here in the WRCE.

The approach to Muller Road from Lone is particularly dangerous as it is a left turn off a blind curve. Drivers in low-profile cars must come to a dead stop to ensure that there is no oncoming traffic. This is aggravated by any tall weedy vegetation in the county right-of-way on Willow Creek Road, obstructing vision. The signage off of Willow Creek onto Muller Road is very poor.

If the winery access was directly off Willow Creek Road and traffic disallowed on private roads, then that would be more compatible with existing wineries in the area. However, I can't imagine a scenario in which the county would be able to ensure non-use of Muller Road. I also believe that reduced hours and a lower limit on the number of attendees per event would be far more compatible with this area. However, since these are not the conditions of the use permit, I recommend the planning commission deny this use permit.

Sincerely,

Gwen Starrett

Willow Creek Ranch Estates homeowner

Plymouth, CA