



Six Blocks Winery, Inc.

1 message

Cameron Begbie <cameron.begbie@yahoo.com>

Mon, Jun 8, 2020 at 10:11 AM

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

Commissioners,

The purpose of this email is to express our opposition to the Use Permit (UP-20;3-1) on the agenda for June 9, 2020.

The Begbie Family vehemently opposes the idea of having a tasting room adjacent to the Willow Creek Ranch Estates HOA. We live towards the back end of the Association near the proposed tasting room. The tasting room is located off of a ill-maintained dirt road accessed either by Willow Creek Road or through our association on Muller Road, which is the main thoroughfare of the Association.

The Association roads are private and maintained with minimal HOA dues. Our roads are mediocre, at best, and barely accommodate two vehicles passing. The roads are not separated by a dividing line and there are no shoulders to accommodate large vehicles passing simultaneously. Our residents have become accustomed to navigating these roads in the safest manner possible. Our members are vigilant to our neighbors walking, pushing strollers, riding bikes and riding horses on these roads. Having private roads allows for us to enjoy the serenity the Association provides. Our family cannot afford an increase in dues to repair roads caused by the increase in traffic. As with many families, we do not have extra income to commit to their endeavor.

We have two very active sons. Our boys enjoy riding their bikes on these roads to visit friends and neighbors. The risk to our sons as customers leave the tasting room is tremendous. We fear that drivers choosing the scenic route through our Association to reach Highway 16 after consuming intoxicating beverages at the tasting room will limit my sons' ability to travel these roads and increase the liability to the tasting room and to Amador County.

Has an environmental impact study been completed? I am curious as if the Planning Commission has required Six Blocks to conduct any studies on how this will affect their neighbors or roadways.

Based on my experience as a board member for the past four years and as a public servant, I know that those applying for permits and licenses will mitigate their impact on the community and their intended use. Debbie Orr contacted our Association approximately one year ago threatening legal action if the Association did not maintain the dirt road easement that runs in front of their proposed tasting room. Mrs. Orr expressed her deep concern over the "public safety" issue if one of our members were to have a medical emergency and EMS would not be able to respond. Additionally, when we met with our attorneys, Mrs. Orr claimed that she was outside for a hour and counted over 20 cars had passing her residence on the dirt road in route to our Association. However, when we were out there for two hours with the attorneys coming to an agreement to find a resolution to road repairs, only 1 vehicle passed by us in a prime commute hour in the late afternoon. Mrs. Orr's intention for demanding we repair her road was obviously fabricated as she had planned for us to repair the road so she could open a tasting room. I believe Mrs. Orr has mislead our Association and the Planning Commission on their true intentions for the Use Permit. Based on my previous encounters with Mrs. Orr, I believe she is minimizing the frequency of customers, the amount of visitors and the number of events. Once approved, who is going to monitor Six Blocks actual obedience to the Use Permit?

By approving this Use Permit, the Planning Commission is placing the financial and safety burden on my family and the residents of the Willow Creek Ranch Estates Homeowners' Association. Without the proper studies in place, the liability will be a great burden I hope you consider when making your decision.

Thank you for your time in this matter and for your service to Amador County.

Respectfully,

Cameron, Jessica, Major and Cannon Begbie

[14989 Muller Rd, Plymouth, CA 95669](#)

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