



Tricia Stevens <tstevens@migcom.com>

Guadagni Family Wines

Nadine Roy <roywieser@mindspring.com>
To: Tricia Stevens <tstevens@migcom.com>

Fri, May 29, 2020 at 5:37 PM

Good Evening, Tricia

My reservations are based on the size of the project allowed. A 30,000 case winery brings such an incremental amount of noise and traffic. I already watch a significant amount of vehicles that do not heed the stop sign on Dry Creek Rd at the Yoakim Bridge Rd intersection. If I'm not mistaken, 16 ag events and 8 industry events is unprecedented in DCV, especially so close to West Dry Creek Road. Special events til 10? I suppose they are allowed to have amplified music? All this is inconsistent with recent allowances by the county. I am very much against such a large project.

Can you tell me what the DCV allowances are for events, wine production, amplified music, # of guests, tasting room size, etc and when these guidelines were made official? Thank you.

Nadine

[Quoted text hidden]



Tricia Stevens <tstevens@migcom.com>

Objection to the Guadagni Winery Project, PLP16-0050.

Bob Covert <bobcovertneo@gmail.com>
To: tstevens@migcom.com

Fri, May 29, 2020 at 2:01 PM

Hello Tricia,

I would like to formally enter my objection to the Guadagni Winery Project, PLP16-0050.

Thank you and stay well,

Bob Covert
7171 West Dry Creek Rd
Healdsburg CA 95448
cell 630-703-9990



FW: PLP16-0050 MND Comment

Roman, Isabella@DTSC <Isabella.Roman@dtsc.ca.gov>
To: "tstevens@migcom.com" <tstevens@migcom.com>

Tue, May 26, 2020 at 4:31 PM

Hello,

I received an automatic out-of-office message from Scott, so I thought I'd send this to you as well to make sure you receive this.

Sincerely,

Isabella

From: Roman, Isabella@DTSC
Sent: Tuesday, May 26, 2020 4:29 PM
To: scott.orr@sonoma-county.org
Subject: PLP16-0050 MND Comment

Hello,

I represent the Department of Toxic Substances Control reviewing the Proposed Mitigated Negative Declaration for the PLP16-0050 project.

The Mitigated Negative Declaration text doesn't include a discussion of potential contamination present in the site soil itself, or in the water that is proposed to be used from the on-site well. The text discusses that the site has previously been used as a vineyard. There is no discussion regarding pesticides or herbicides that were used, best practices that were implemented etc. Past land uses could have resulted in hazardous materials releases within the project area that should be investigated prior to the proposed development project for public health protection. Past land uses could indicate the need for conducting a Phase 1 Environmental Site Assessment (ESA), Phase 2 ESA or other environmental sampling activities. This should be investigated to rule out potential risks to future customers and workers during project operation, as well as to construction workers during project construction.

Please feel free to reach out if you have any questions or concerns.

Sincerely,

Isabella Roman

Environmental Scientist

Site Mitigation and Restoration Program

Department of Toxic Substances Control

[700 Heinz Avenue, Suite 200](#)

[Berkeley, CA 94710](#)

[\(510\)-540-3879](tel:(510)540-3879)



Tricia Stevens <tstevens@migcom.com>

Guadagni Family Wines

Mary Roy <mlroymd@gmail.com>
To: tstevens@migcom.com

Sat, May 23, 2020 at 7:23 AM

Hi Tricia,

I would like to formally object to this project based on the size, the noise, the traffic and the amount of allowable events. Please notify us regarding the timing of the public hearing.

Thank you

--

Mary Roy
630-220-0566
Cãpo Creek Winery and Vineyards



Tricia Stevens <tstevens@migcom.com>

Guadagni Family Wines

roywieser@mindspring.com <roywieser@mindspring.com>
To: tstevens@migcom.com

Thu, May 21, 2020 at 3:13 PM

Greetings, Tricia

I would like to formally enter my written objection regarding this massive project based on environmental considerations. Please let me know when the hearing will be and what I need to prepare. I do travel and if I am out of town for it, are there other options to be heard?

Nadine Roy, 630-330-7918
Margaret Wieser

7470 Dry Creek Rd

G'ville

We went around to all our immediate neighbors to discuss our winery and tasting room project. After explaining what we had in mind for our family winery & tasting room we received full support from each of our neighbors. The people we spoke with are as follows:

Lou Preston, Preston Vineyards & Winery

Chris Gallo

Steve Zichichi, Zichichi Family Vineyards

Gayle & Brian Sullivan, Dry Creek Peach & Produce

Michael Talty, Talty Winery

David Coffaro, David Coffaro Winery



Tricia Stevens <tstevens@migcom.com>

PLP16-020 Guadagni Family Wines

Mary Roy <mlroymd@gmail.com>
To: tstevens@migcom.com

Mon, Apr 27, 2020 at 12:31 PM

Per our conversation, please send me the MND and Dry Creek Advisory Board info. thank you

--

Mary Roy
707-608-8448
Cāpo Creek Winery and Vineyards



Tricia Stevens <tstevens@migcom.com>

Guadagni Family Wines/PLP16-0050

Charlee Schanzer <winelady@earthlink.net>
To: Tricia Stevens <tstevens@migcom.com>
Cc: Charlee Schanzer <winelady@earthlink.net>

Mon, Apr 27, 2020 at 3:20 PM

Tricia,

For the reasons stated in my remarks at the Feb., 2017 DCVCAC hearing, the minutes of which are made part of this record, I hereby object to the application and request a full hearing on the matter.

Charlee Schanzer
[8690 W. Dry Creek Rd.](#)
[Healdsburg 95448](#)

Charlee W. Schanzer
Broker Associate
Compass
[109 Mill St.](#)
[Healdsburg CA 95448](#)
DRE# 01381650
winelady@earthlink.net
707-695-5648

From: Tricia Stevens <tstevens@migcom.com>
Date: Monday, April 27, 2020 at 10:55 AM
To: Charlee Schanzer <winelady@earthlink.net>
Cc: <planner@sonoma-county.org>
Subject: Re: Guadagni Family Wines/PLP16-0050

Hello Charlee,

Thank you for your email. Attached is the proposed Mitigated Negative Declaration which includes the traffic study. I've also attached the minutes from the DCVCAC meeting. After you've had a chance to review, please feel free to contact me. Comments on the MND are due May 26.

As stated in the notice, after the close of the MND public review period, it is anticipated that the Use Permit will be issued and the MND adopted without a public hearing on June 23, 2020 unless a written objection is received by the Director prior to that date. After you've reviewed the MND and if you would like to request a public hearing, we will need you to do so in writing.

Best regards,

Tricia Stevens

On Sun, Apr 26, 2020 at 6:28 PM Charlee Schanzer <winelady@earthlink.net> wrote:

Tricia,

I am a neighbor of the above referenced project.

I have serious objections to the application due to the detrimental concentration of other such uses on all adjoining properties. This would create the degradation of the rural character of the local area, and underlines the need for a full traffic analysis to judge the cumulative impacts on a new and substantial use at that local. Thus a full environmental study is needed to determine the consequential negative impacts to the roadways.

Please file my objection and send me the entire digital file, with the action taken by the DCVCAC on the project.

Best/Charlee

Charlee W. Schanzer

Broker Associate

Compass

109 Mill St.

Healdsburg CA 95448

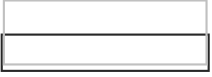
DRE# 01381650

winelady@earthlink.net

707-695-5648

--

Tricia Stevens, AICP
Contract Planner



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Tricia Stevens <tstevens@migcom.com>

Guadagni Family Wines/PLP16-0050

Charlee Schanzer <winelady@earthlink.net>
To: tstevens@migcom.com, planner@sonoma-county.org
Cc: Traci Tesconi <Traci.Tesconi@sonoma-county.org>

Sun, Apr 26, 2020 at 6:28 PM

Tricia,

I am a neighbor of the above referenced project.

I have serious objections to the application due to the detrimental concentration of other such uses on all adjoining properties. This would create the degradation of the rural character of the local area, and underlines the need for a full traffic analysis to judge the cumulative impacts on a new and substantial use at that local. Thus a full environmental study is needed to determine the consequential negative impacts to the roadways.

Please file my objection and send me the entire digital file, with the action taken by the DCVCAC on the project.

Best/Charlee

Charlee W. Schanzer

Broker Associate

Compass

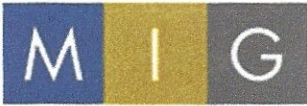
109 Mill St.

Healdsburg CA 95448

DRE# 01381650

winelady@earthlink.net

707-695-5648



Tricia Stevens <tstevens@migcom.com>

Guadagni Family Wines/PLP16-0050

Tricia Stevens <tstevens@migcom.com>
To: Charlee Schanzer <winelady@earthlink.net>
Cc: planner@sonoma-county.org

Mon, Apr 27, 2020 at 10:48 AM

Hello Charlee,

Thank you for your email. Attached is the proposed Mitigated Negative Declaration which includes the traffic study.

I've also attached the minutes from the DCVCAC meeting. After you've had a chance to review, please feel free to contact me. Comments on the MND are due May 26.

As stated in the notice, after the close of the MND public review period, it is anticipated that the Use Permit will be issued and the MND adopted without a public hearing on June 23, 2020 unless a written objection is received by the Director prior to that date. After you've reviewed the MND and if you would like to request a public hearing, we will need you to so in writing.

Best regards,

Tricia Stevens

[Quoted text hidden]

--

Tricia Stevens, AICP
Contract Planner



800 Hearst Avenue
Berkeley, California 94710
916-698-4592 | www.migcom.com

3 attachments

-  **PLP16-0050 MND 20200424.pdf**
2201K
-  **PLP16-0050 MND Public Comment Notice 20200424.pdf**
109K
-  **PLP16-0050 ATT 11 DCVCAC Minutes.pdf**
189K