

# Board of Supervisors

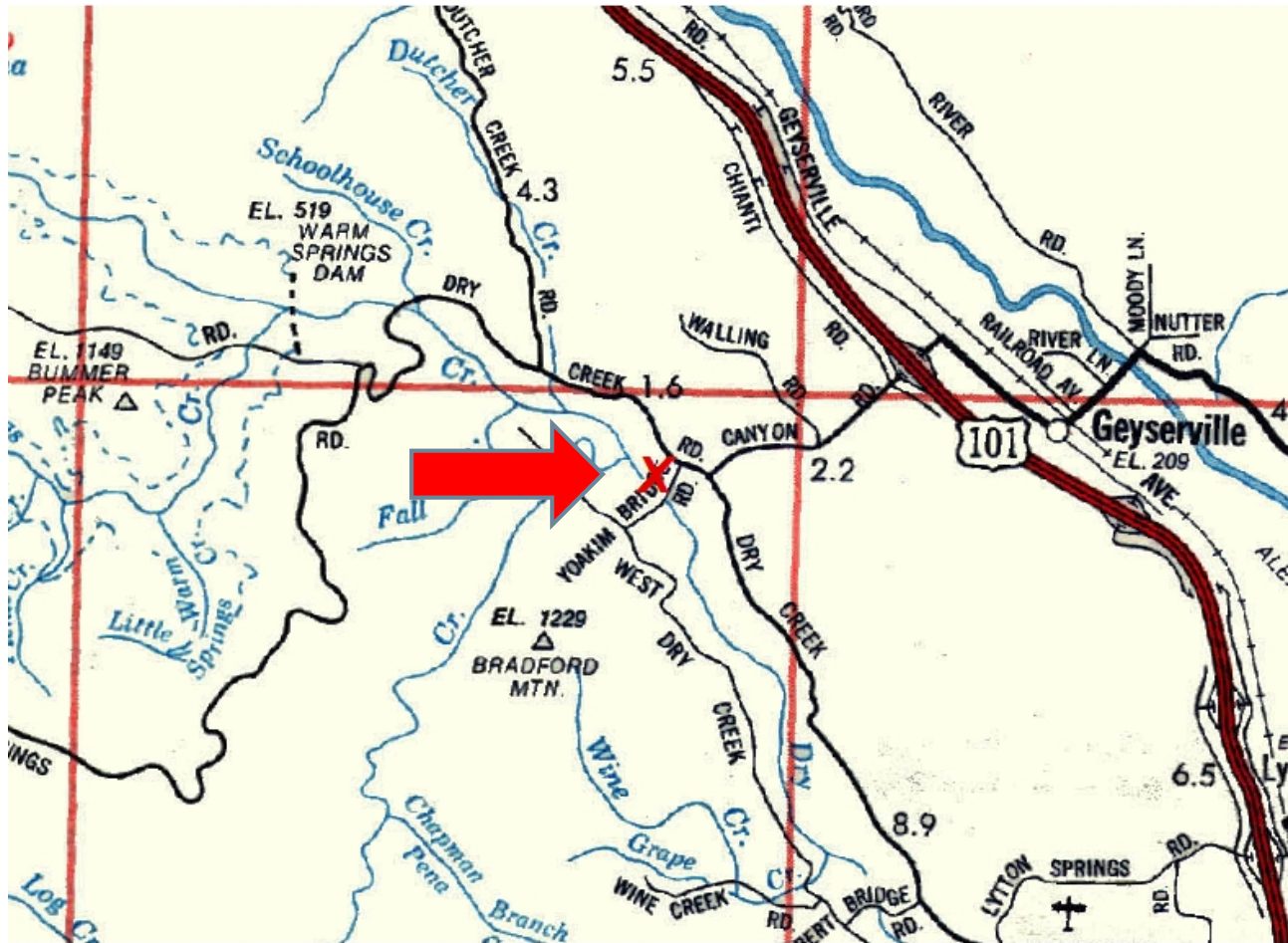
August 18, 2020

## Guadagni Winery and Tasting Room Conditional Use Permit and Design Review PLP16-0050 2060 Yoakim Bridge Road

Tricia Stevens, MIG Contract Planner



# Vicinity Map



# General Plan Map

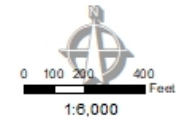


## General Plan Land Use

- Land Use by Area
- Land Intensive Agriculture

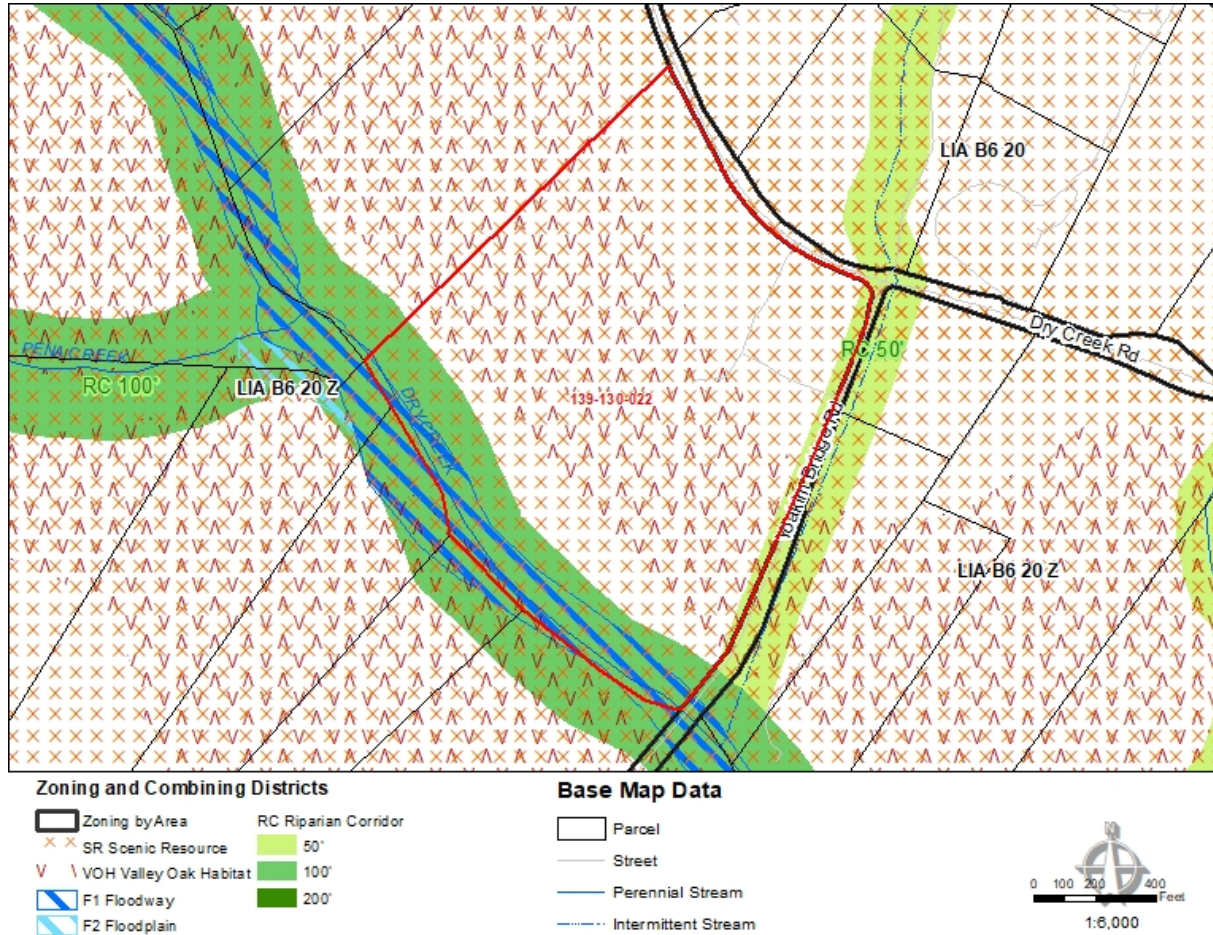
## Base Map Data

- Parcel
- Street
- Perennial Stream
- Intermittent Stream



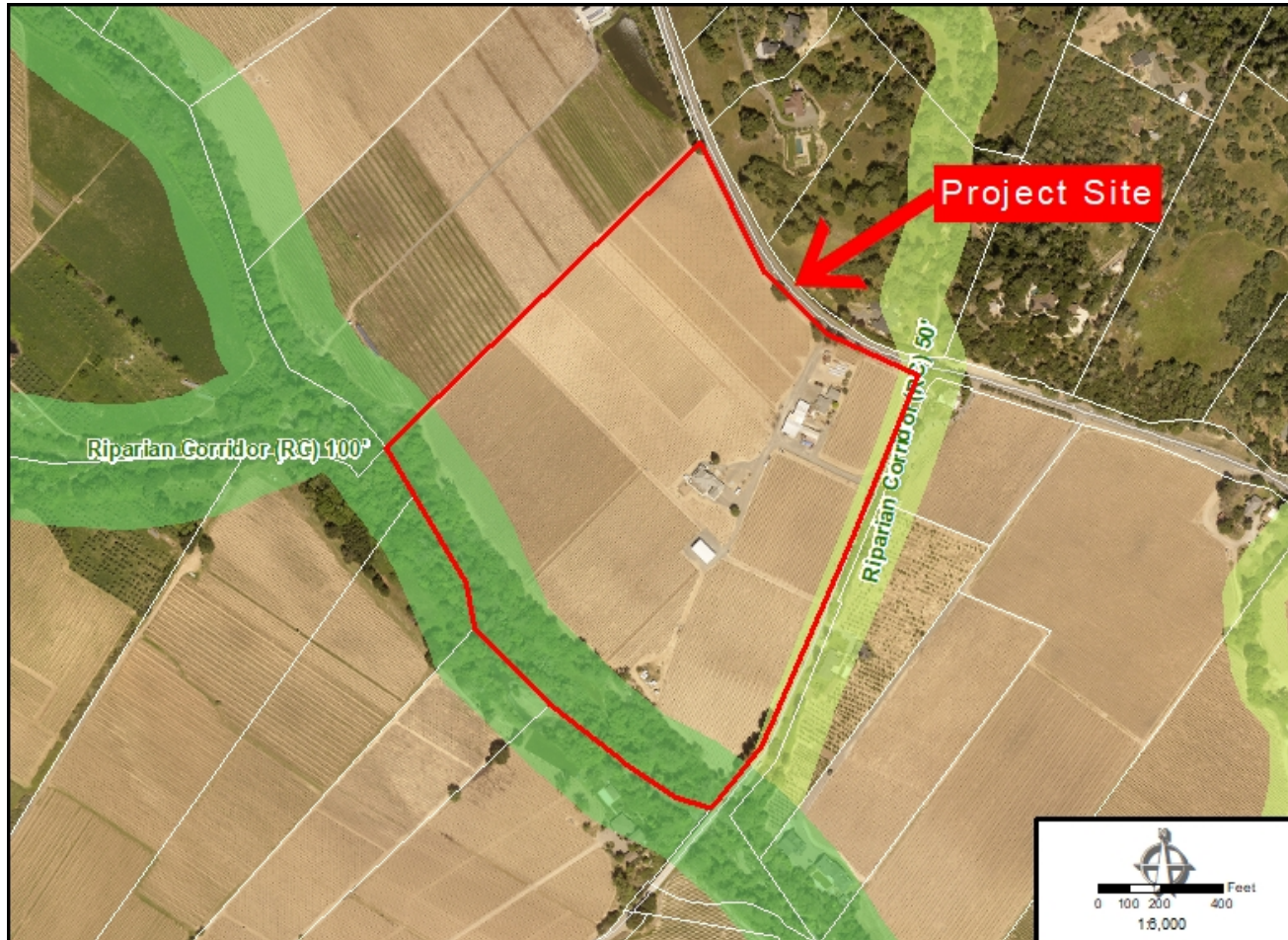
Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

# Zoning Map





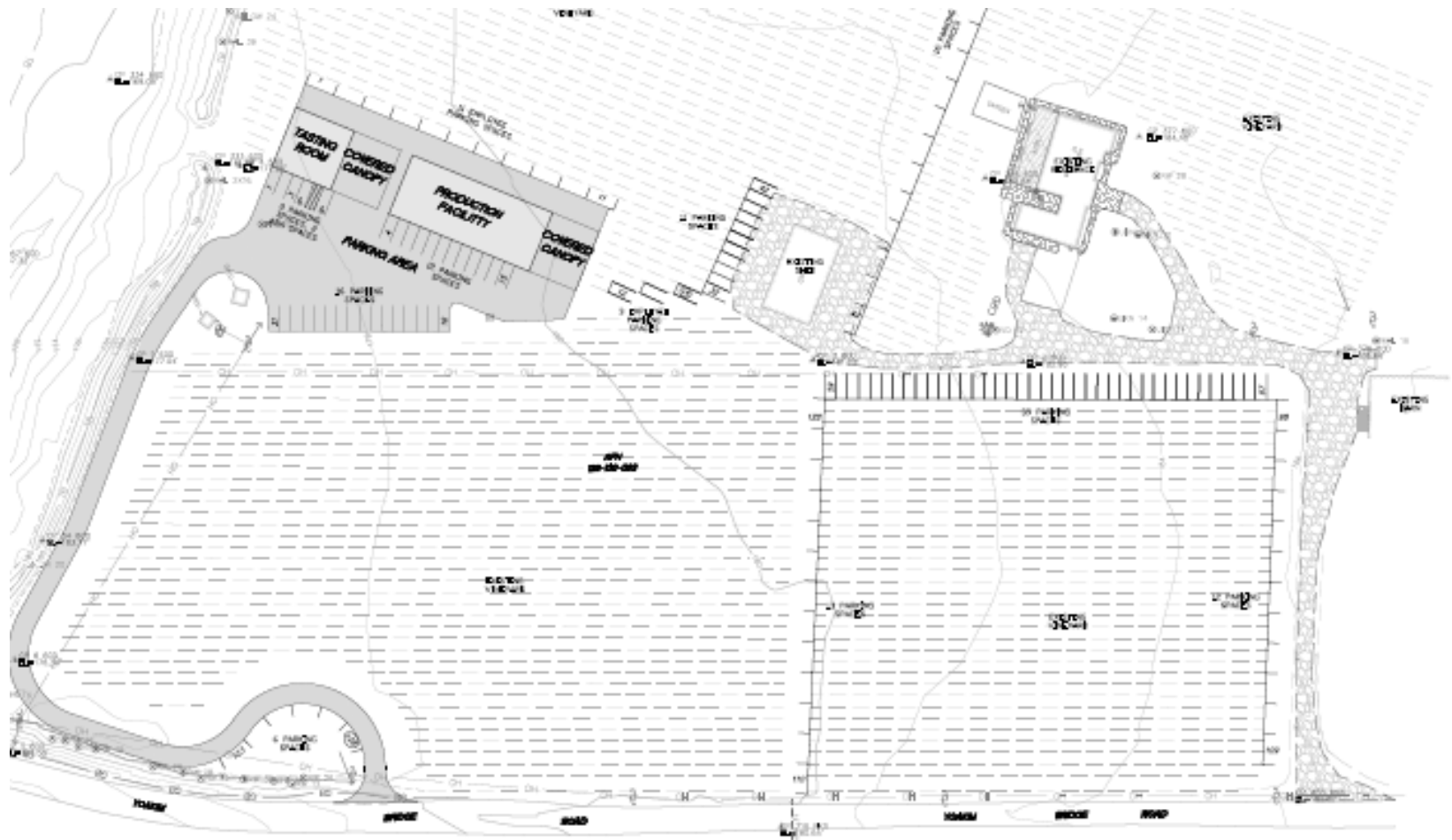
# Existing Site Conditions



# Site Plan



# Site Plan – Overall Property



# Ag Promotional Events

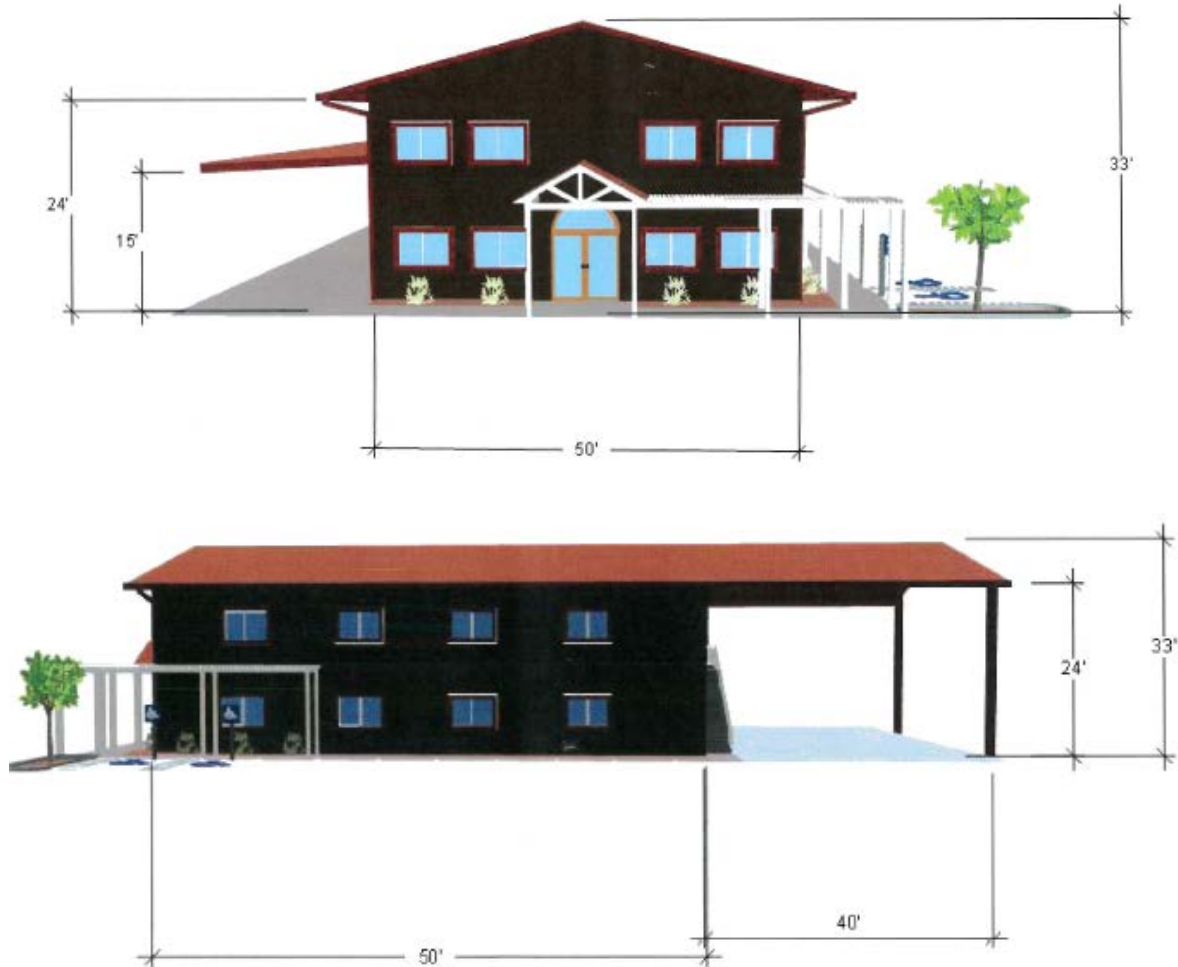
Type	People	No
Winemaker Dinners	125	4
Release Parties	125	2
Wine Club Member Pick-up Parties	125	4
Wine and Food Seminars (Pairings)	15-20	4
Seasonal Events	200	2
Industry-Wide Events	-	8

## Hours of Operation:

- Tasting Room: 10 am – 5 pm daily
- Events: 10 am – 10 pm, amplified music ceasing by 9 pm
- Winery Production: 7:00 am – 6:00 pm, with extended hours during harvest



# Elevations



# General Plan Consistency

- Subordinate to the primary agricultural use (vineyard) of the property
- Scaled in proportion to processing crops grown on site - 1 % used for support and visitor serving
- Not detrimental to the rural character of the area
- Designed in an agrarian character with earth-tone colors
- Partially screened from Yoakim Bridge Road by existing redwood trees and vineyards



*View from Yoakim Bridge Road*

# Zoning Consistency

- **LIA Zone:** Complies with development standards
- **Scenic Landscape Unit:** Blend in with the character of the area. Buildings will be minimally visible
- **Riparian Corridor:** No removal of vegetation or work along Dry Creek is proposed. All elements are outside of the Riparian Corridor.



*Location of access drive adjacent to berm*

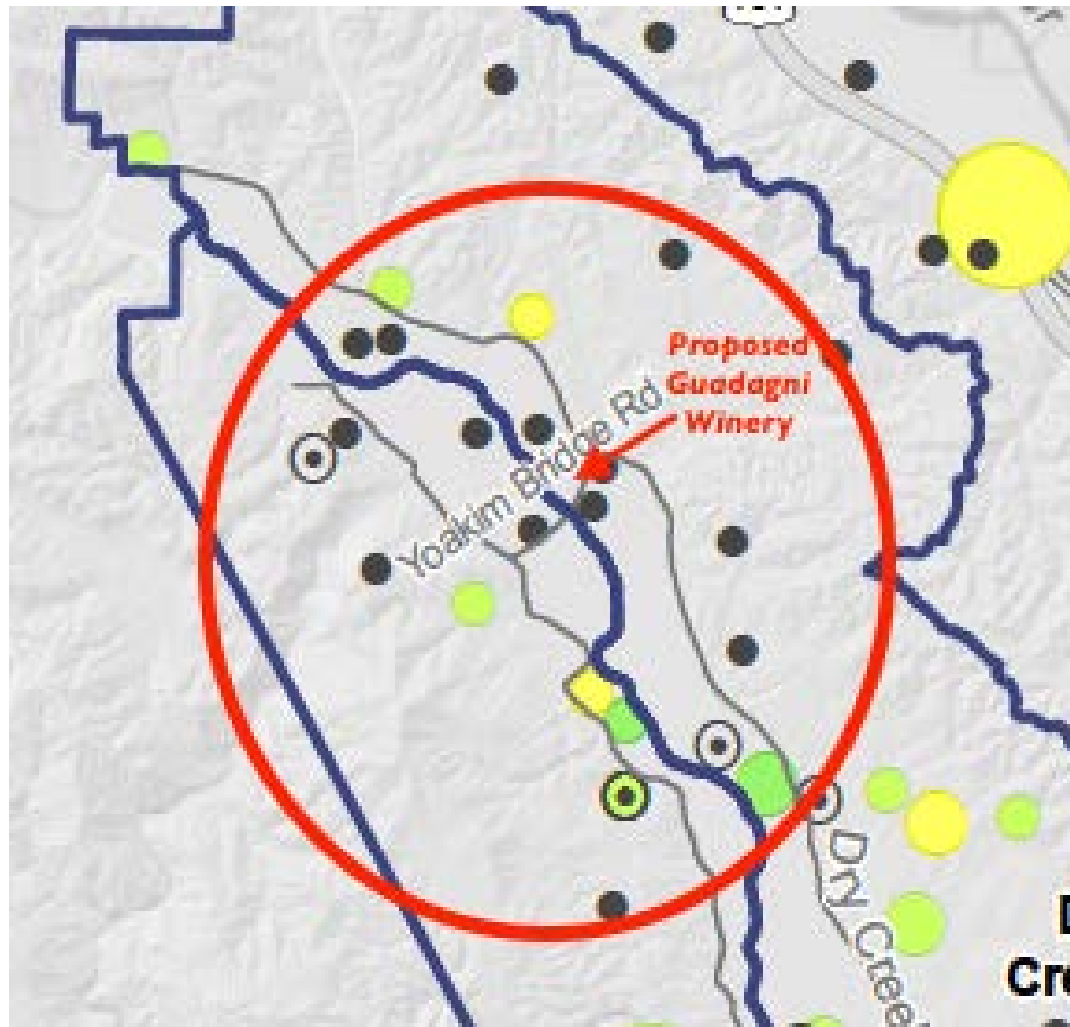
# Dry Creek Valley – Concentration Issues

- DCVCAC recommended approval on February 16, 2017 with conditions
- The closest winery is over 2,000 feet away
- Largest events are 200 persons twice a year
- 30,000 case winery fits in with Dry Creek wineries – range is 500 to 350,000 cases
- No third party rentals, restaurant or lodging



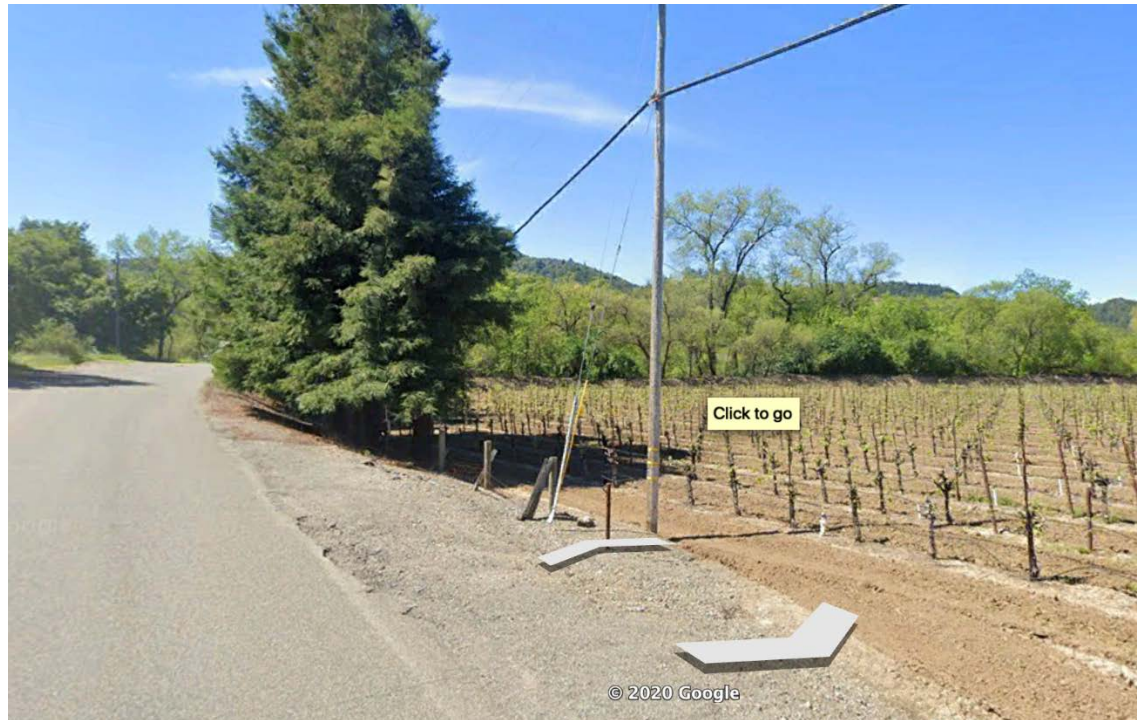


# Wineries Within 1.5 Mile Radius



# Traffic

- Direct access from Yoakim Bridge Road - no joint access conflicts
- Roadway segments and intersections would not fall below LOS C
- No queues are projected to form on Yoakim Bridge Road
- Trees to be trimmed for adequate sight distance.



*Looking west at location of driveway*

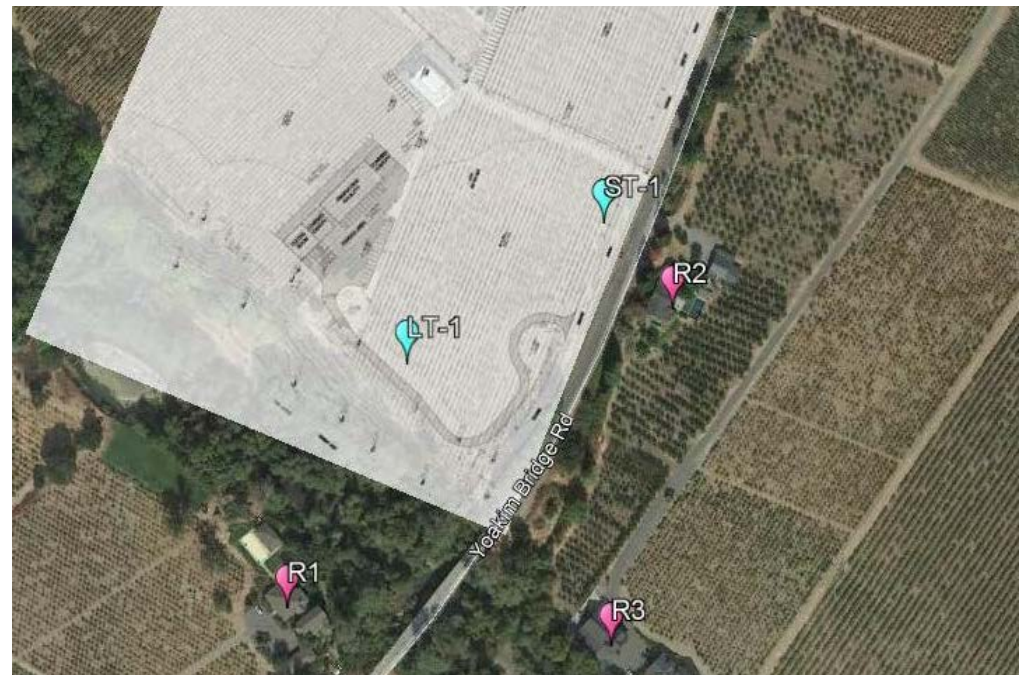
# Noise and Groundwater

## Noise:

- Will meet County noise standards
- Closest residences are 450 – 810 feet away
- Amplified music ends at 9 pm

## Groundwater:

- Impact on groundwater considered insignificant



*Location of Nearby Residences*

# Neighborhood Notice & Public Comment

## **Notices:**

- ❑ Notice of DCVCAC meeting Feb 2017
- ❑ Notice of MND Review Period April 2020
- ❑ Notice of Board of Supervisors hearing August 2020

## **Public Comment:**

- ❑ Applicant outreached to six nearby property owners with support
- ❑ Four nearby residents in opposition



# Staff Recommendation

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- Recommend the Board of Supervisors adopt the Mitigated Negative Declaration
- Recommend the Board of Supervisors approve Use Permit and Design Review with Findings and Conditions.

# Questions

