

Public Hearing
Board of Supervisors

Guadagni Family
Wines

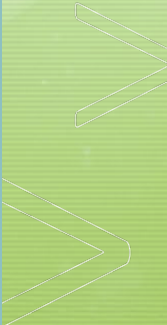
August 18, 2020

Project Site
Intersection of Dry Creek Road and Yoakim Bridge Road

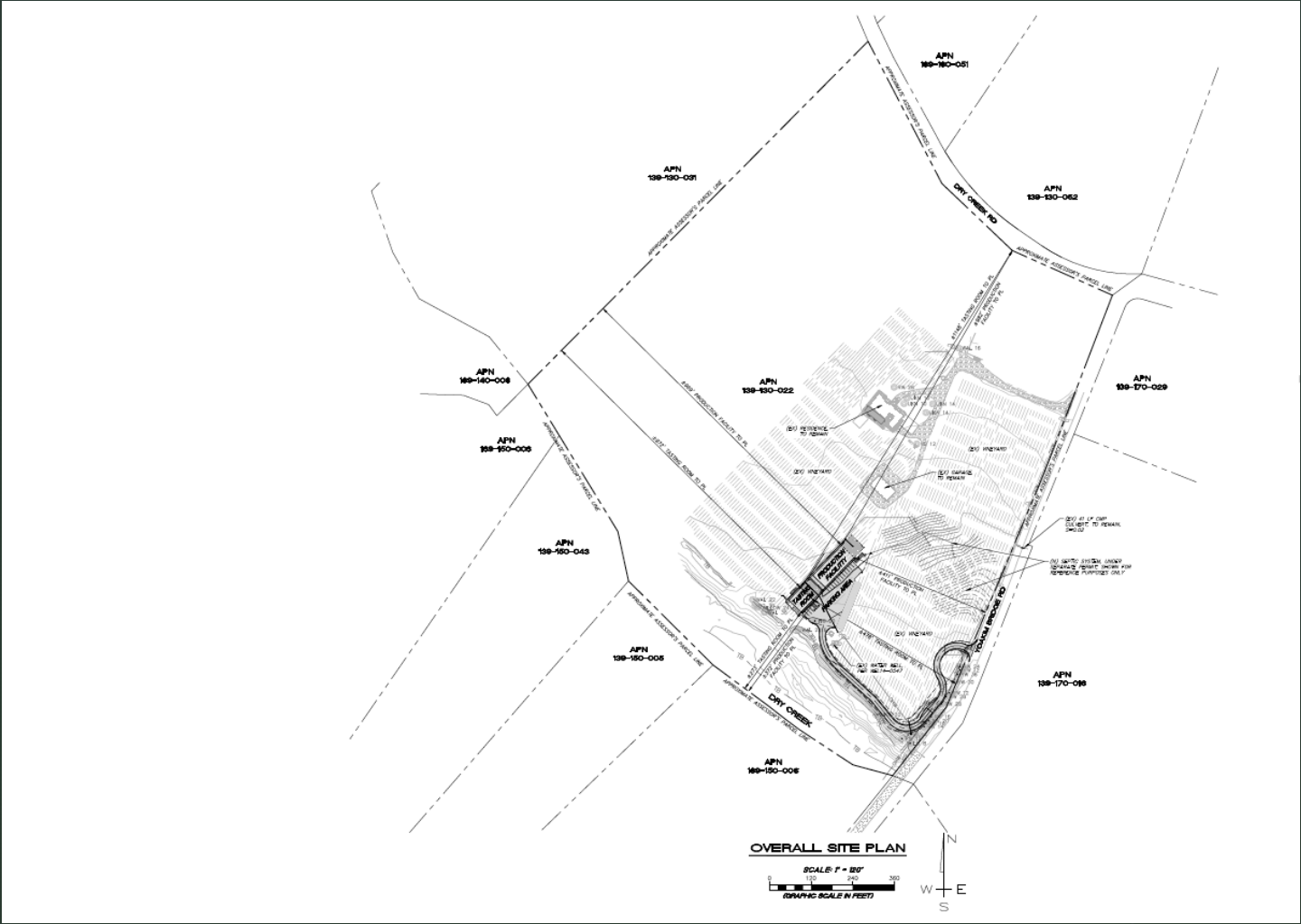




Project Structure

- 41.45-acre parcel; 90% of which is planted in vineyard
 - 30,000 case winery
 - 16 agricultural promotional events; 4 with 20 or less guests
 - 8 industry-wide events
 - ±14,040 sq. ft. winery structure, 75% dedicated to wine making
 - All structures combined result in less than 0.60 acre or 1.4% lot coverage
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Site Plan



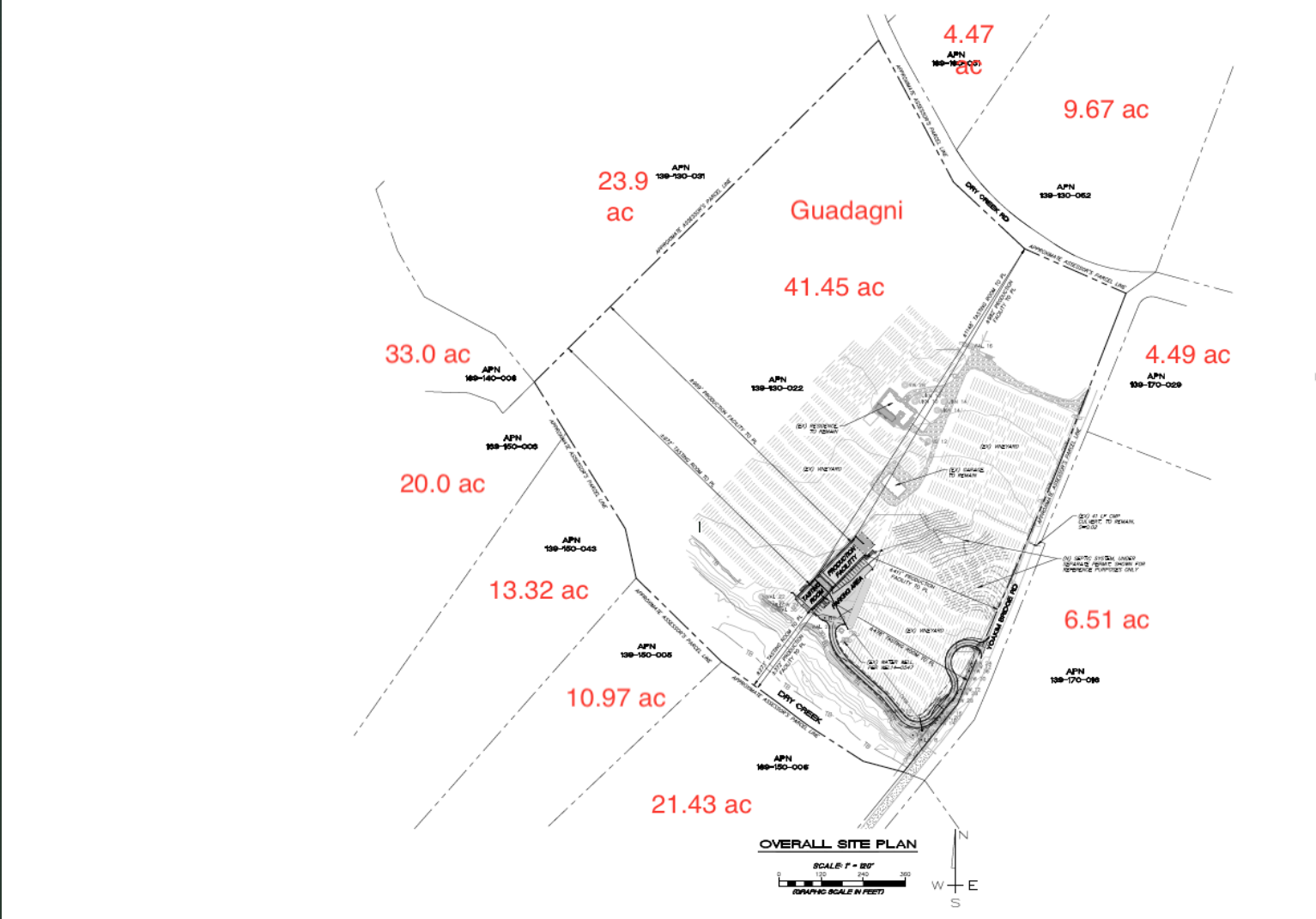
From Yoakim Bridge Road and Dry Creek Road



From Yoakim Bridge Road



Surrounding Parcelization



General Plan Policy AR-6f: Local Concentration

- Joint road access conflicts
- LOS exceeds GP objectives
- Impact on water availability
- Detrimental to rural character
- Separate access
- Roads remain at LOS A + B
- Zone 1 Water Availability
- Rural Character
 - 800 ft. from Dry Creek Road
 - Agrarian in design
 - Earth tones
 - Blends with existing structures and land forms

Recently Approved/Expanded Wineries

Winery	Case Capacity	Agricultural Promotional Events	Industry-wide Events
Aperture	65,000	24	0
Ridge	60,000	5	0
Ferrari-Carrano	50,000	8	4
Foppiano	42,000	8	12
Comstock	35,000	15	7
Hinkle	30,000	23	12
Wilson	25,000	16	8
Ramey	23,000	22	2
Bella	15,000	6	10
Nalle	10,000	12	10
Capo Creek	5,000	8	8
Saini	3,000	8	4

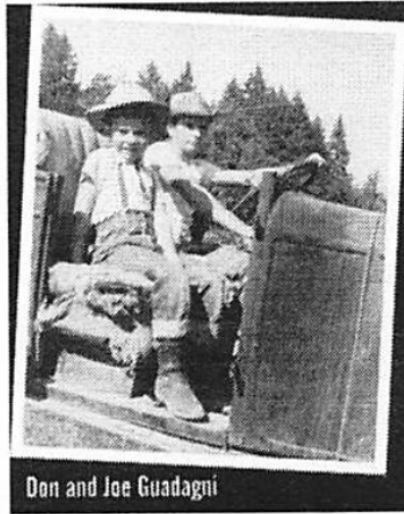




Neighbor Testimony

The Guadagni family has been an excellent neighbor to us, for the 20 years we have lived here. The family pre-dates our arrival, and they have been stewards of the land since the 1800s. They are responsible farmers, they care deeply about our valley, and they are solid citizens. If anyone should be granted the right to build a winery, the Guadagni family should be at the top of the list. They are truly exemplary of the agricultural traditions we value and they have an understanding and care for the land that only comes through actual practical experience and first-hand knowledge passed down through generations.

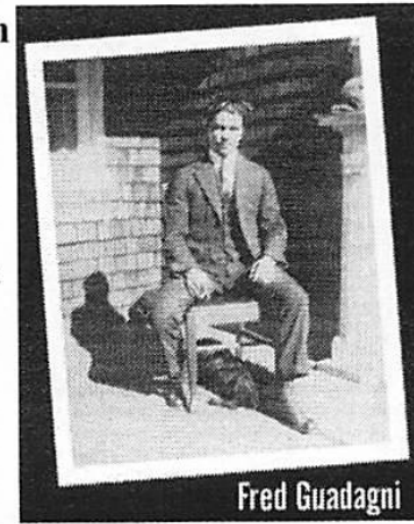
Applicant's Statement



Don and Joe Guadagni

Our Family has been farming in the Dry Creek Valley since the late 1800's and we have lived on this vineyard for over 70 years.

Our love of the land has been passed down for generations with the fourth generation, our children, Breanna & Bill Guadagni, planning to continue the tradition of farming. Our grandfather (Raffaello Guadagni)



Fred Guadagni

dreamed of one day making his own wine when he arrived in America. We would love nothing more than to see this dream that has been passed down through the four generations become a reality by establishing our very own tasting room and winery. The ability of being able to share our love of this great valley by producing wines with the same attention to detail as the pre-prohibition grape vines we care for would bring us great joy.