

Planning, Building & Environmental Services

Piazza Del Dotto Winery Use Permit Major Modification P18-00143



Presented By Emily Hedge



Presentation Outline

- Existing Setting
- Use Permit Major Modification Request
- Project Analysis and CEQA Review
- Staff Recommendation
- Planning Commission Action



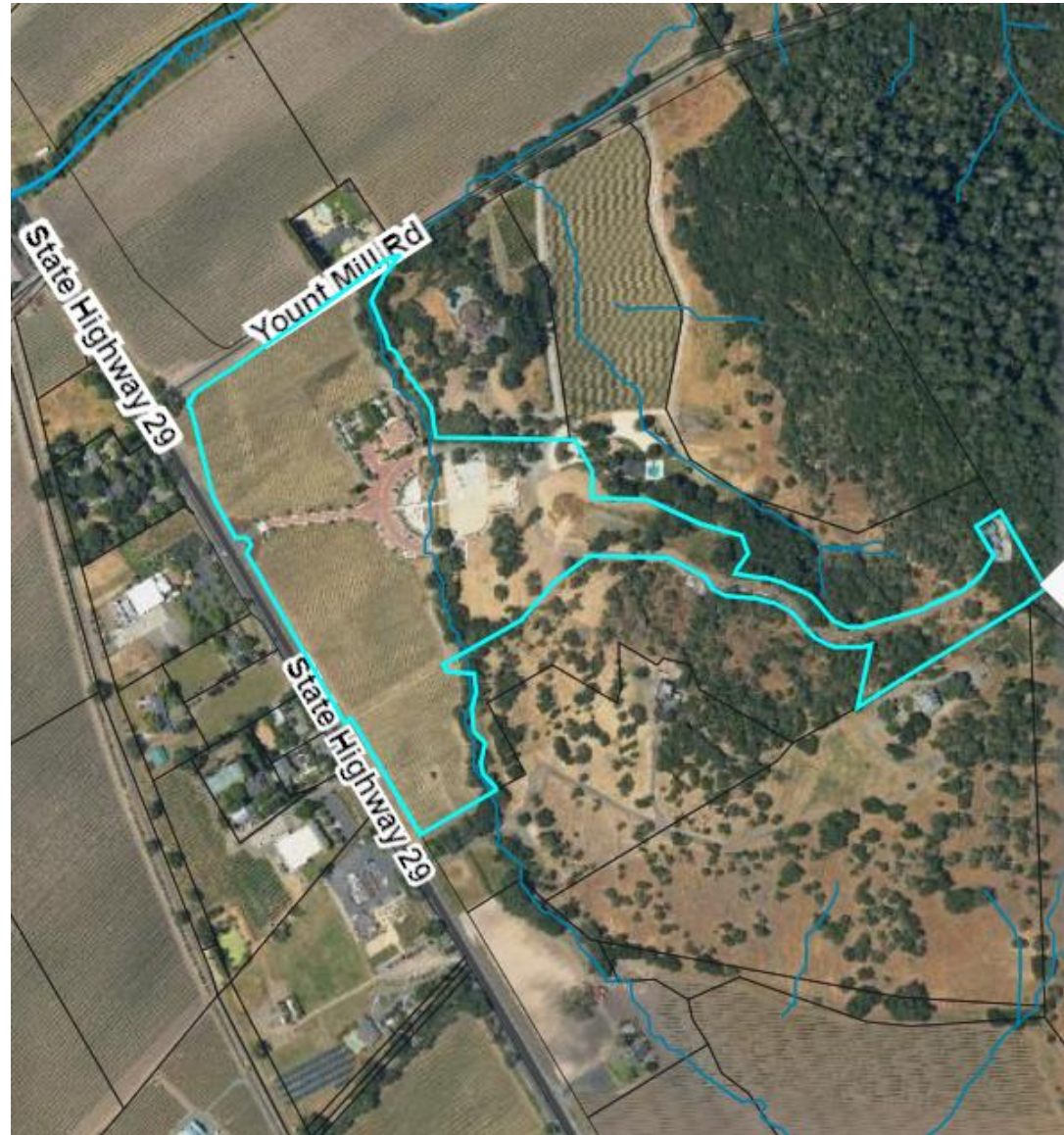
Existing Setting

Project Parcel

7466 St. Helena Highway

APN 031-120-040

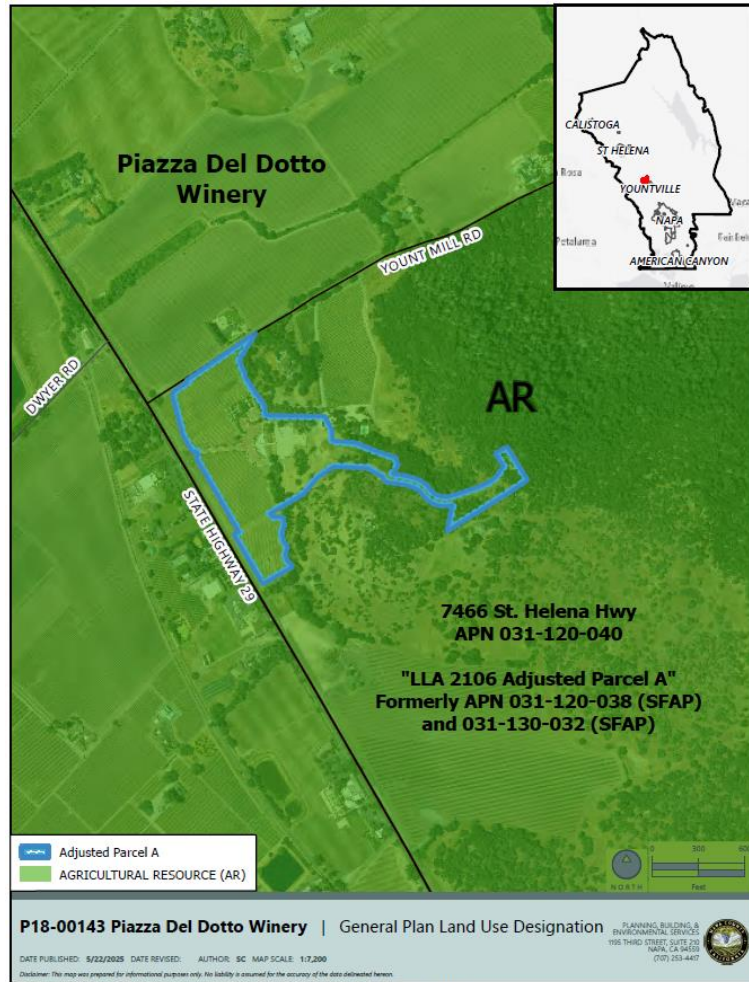
21.7 acres



Existing Setting

General Plan Designation

Agricultural Resource (AR)



Zoning District

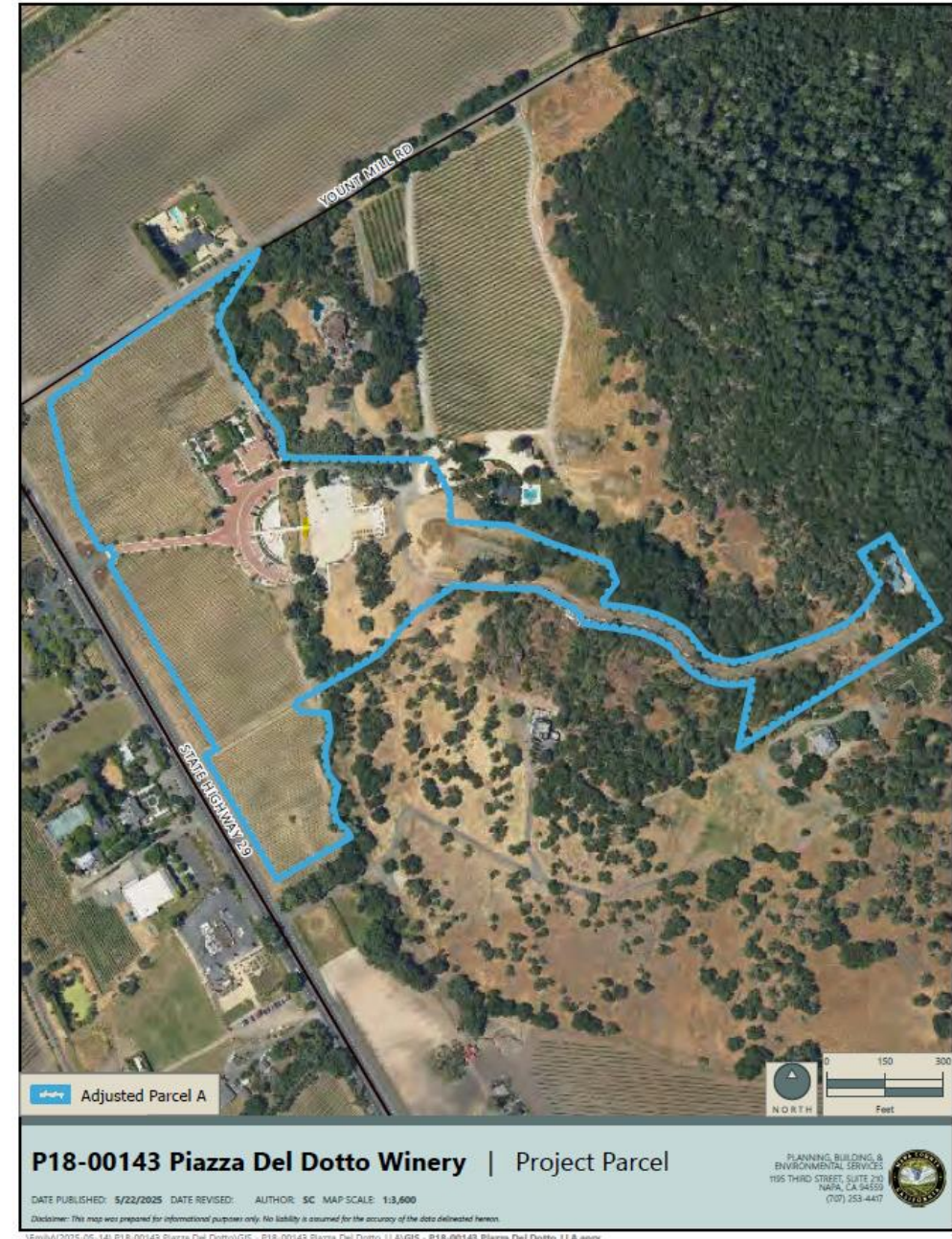
Agricultural Preserve (AP)



Existing Setting

Project Parcel

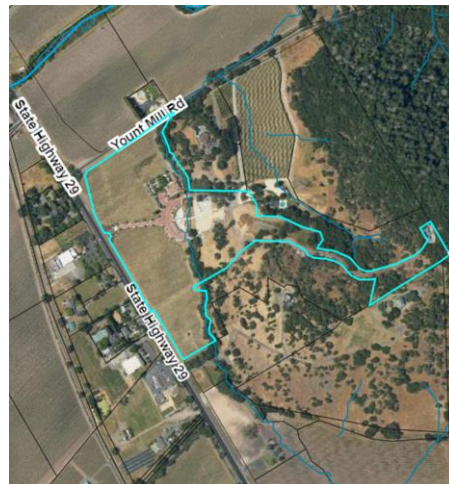
- Winery hospitality building ~6,500 s.f.
- Outdoor work areas ~7,000 s.f.
- Cave ~8,000 s.f. Type 3 (16,000 s.f. approved)
- Parking
- Hold and Haul system
- 9.94 acres of vineyards
- Unnamed stream



Lot Line Adjustments

Project Parcel

- LLA 2077 was recorded October 12, 2023
- LLA 2106 was recorded December 26, 2024
- "LLA 2106 Adjusted Parcel A"
Formerly APN 031-120-038 (SFAP) and
031-130-032 (SFAP)



Major Modification Request

Operations

- **Increase annual production**
 - from 48,000 gallons to 75,000 gallons
- **Increase employees**
 - from 13 full time employees to 17 full time employees
- **Increase By-Appointment Visitation**
 - 120 guests/day Monday-Thursday and 130 guests/day Friday-Sunday
- **Add Marketing events**
 - Add 6 events per year with up to 120 guests
- **Allow on-premises consumption**

Allow Outdoor speakers

- for background music

Improvements

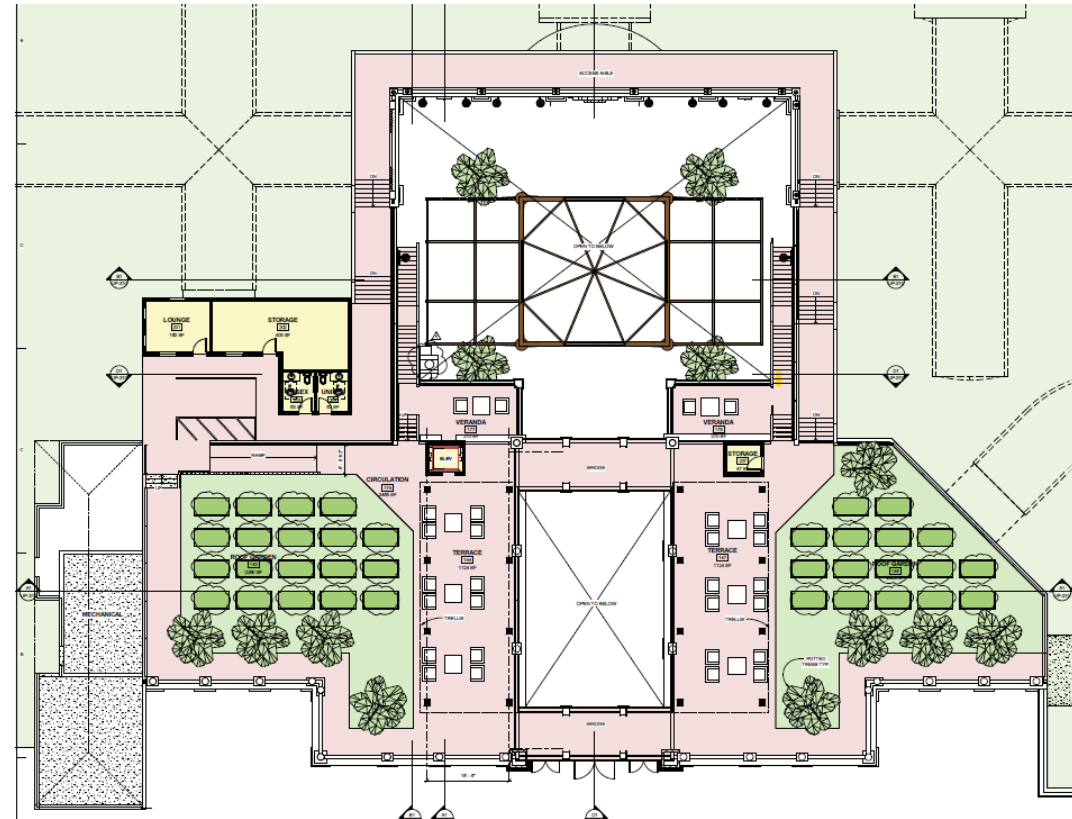
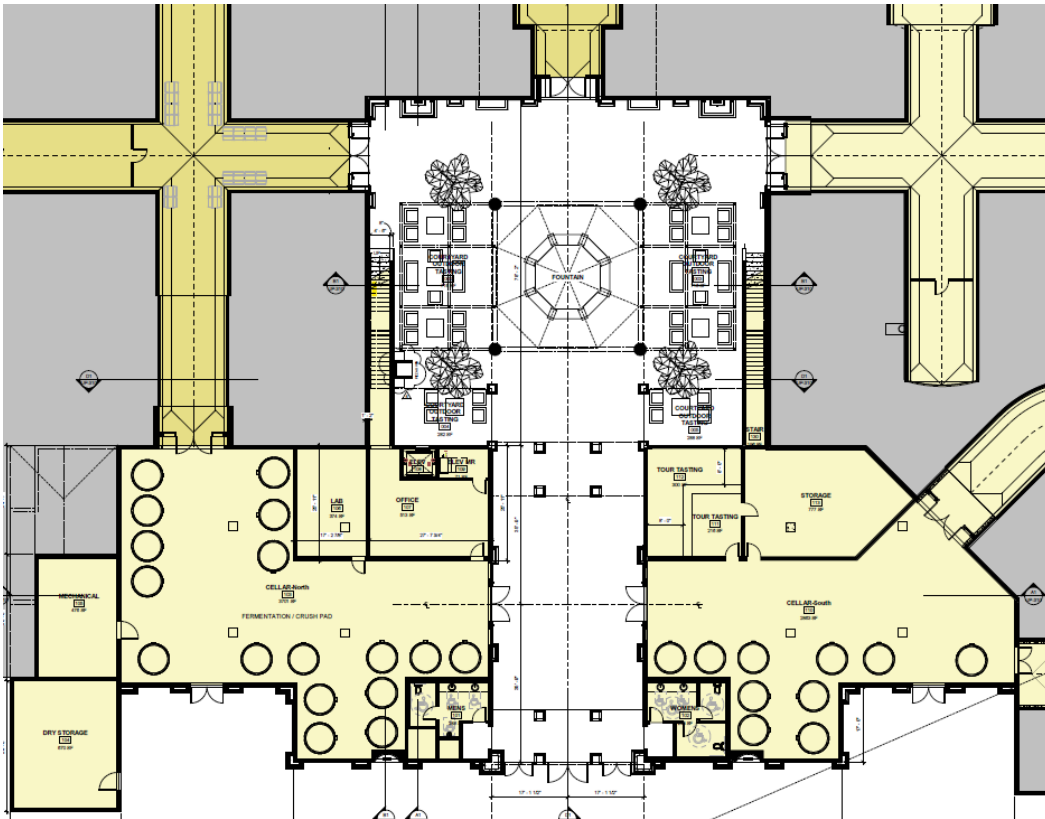
- **Winery building** - 10,500 s.f.
- **Additional caves** - 16,500 s.f. Type 3 permitting guided tours
- **Hospitality building changes** - offices, use of balcony, cabanas in outdoor area
- **Increase parking** - 54 total
- **Bicycle parking** - 10 spaces
- **Future onsite process wastewater system**



Major Modification Request

Building Layout

- 10,500 s.f. winery building
- Grotto courtyard between the new winery building and existing cave front
- Second level patio and 700 s.f. lounge building, seating, roof gardens



Major Modification Request

Building Elevation



Major Modification Request

Cave – Type 3

Approved: 16,000 s.f.

Existing: 8,000 s.f. additional
currently under construction

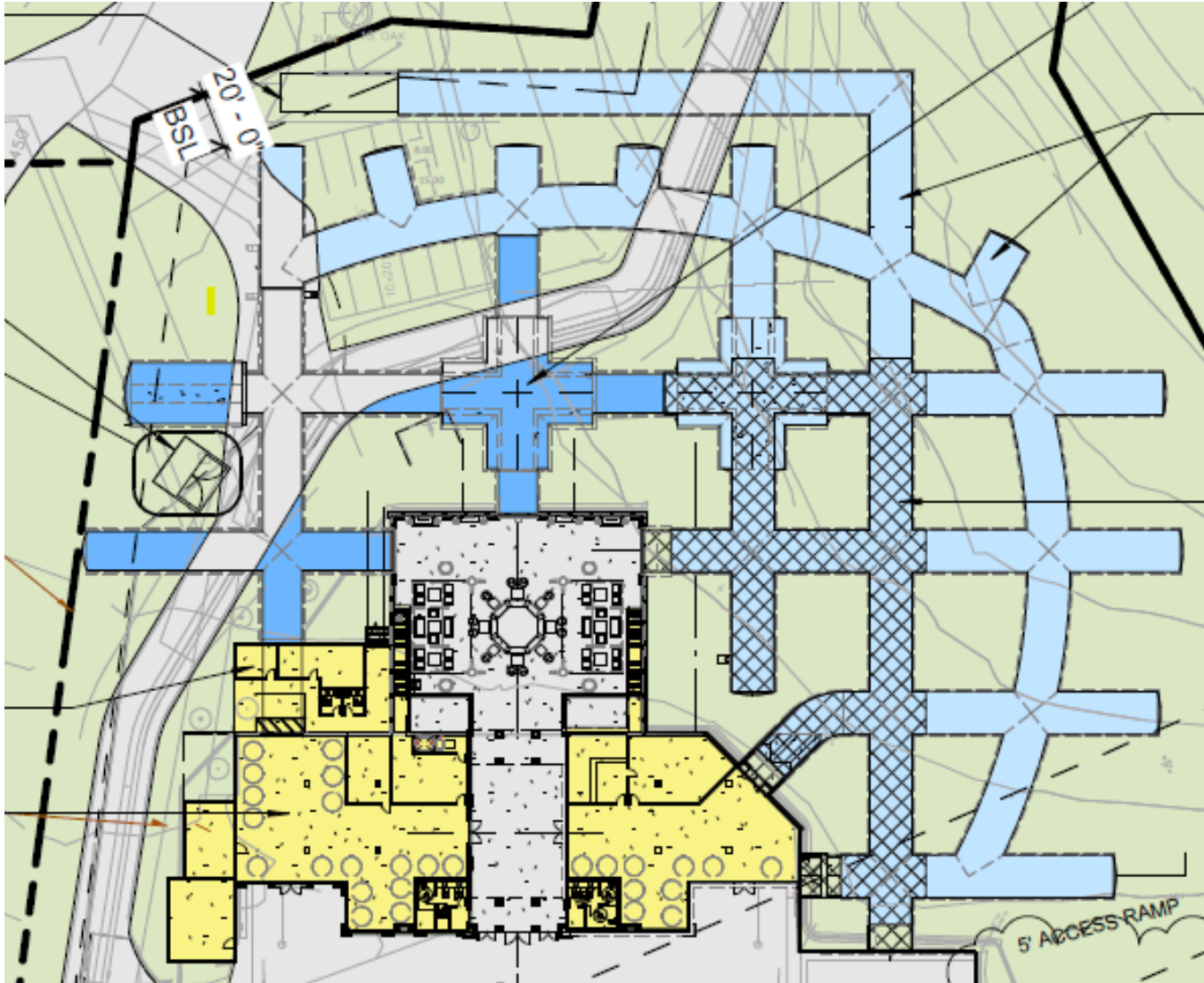
Proposed: 16,500 s.f.

Total: 32,500 s.f.

Bright blue ~ Existing built
cave approved under the UP

Light blue w/hatch ~ Area
approved under the UP. Some is
currently under construction
with an issued building permit

Light blue ~ Major Mod request



Project Analysis

Wells

- Continue use of the existing Project Well.

Water System

- Existing public water system - State ID Water System No. CA2800048
- The existing system is classified as a “transient, non-community system”.
- No changes to the existing system are required.



Project Analysis

Wastewater system

The winery has separate wastewater treatment systems for treating sanitary wastewater and process wastewater. Feasibility studies were prepared for both systems.

Sanitary Wastewater system

- The sanitary wastewater system has sufficient capacity for the increased operations proposed under the modification. No design changes are required.

Process Wastewater

- Continue use of the existing hold and haul system. The estimated peak process wastewater flow from the increase in production is less than the capacity of the existing system. No design changes are required.
- The study also analyzed the potential to install an onsite process wastewater treatment and re-use system, and demonstrated the site could accommodate peak flows.



Project Analysis

Outdoor Speakers

- Hospitality building outdoor patio, Grotto courtyard, and winery building second story terrace.
- Noise Study was completed. The calculated noise levels would comply with the noise limits established by Napa County. Levels were estimated to be inaudible above other ambient sources of noise in the project vicinity.
- COA 4.20.b. Limits operations.

The outdoor speakers are permitted to play background music during visitation hours (11:00 a.m. – 6:00 p.m.) and daytime events (11:00 a.m. and 1:00 p.m.). The outdoor speakers are not permitted for events beginning after 6:00 p.m.



Project Analysis

Groundwater Availability

Tier 1 – Water Use

- Existing Water Use 11.02
- Proposed Water Use 9.5
- Reduced by 1.52 ac-ft.
13.8% decrease

Tier 1 - Recharge

- 9.8 acre-ft per year
- Water use is less than the estimated recharge.



	# of Units	Use per Unit	Annual Water Use (AF/yr)
Agricultural Use			4.97
Vineyard	9.94 Acres	0.50 AF/acre/yr	4.97
Winery Use			3.82
Process Water	75000 Gallons	2.15 AF/100,000 gal.	1.61
Landscaping	2.20 AF	-	2.20
Guest & Employee Use			0.71
Tasting Room Visitations	45240 Guests	3 gal./Guest	0.42
Events w/ On-Site Catering	1866 Guests	15 gal./Guest	0.09
Full-Time Employees	17 Employees	15 gal./shift @ 250 shifts/yr	0.20
Part-Time Employees	2 Employees	15 gal./shift @ 125 shifts/yr	0.01
Total			9.50

Project Analysis

Groundwater Availability

Tier 2

- On January 10, 2024, the County released the “Napa County Interim Napa County Well Permit Standards and WAA Requirements - January 2024”.
- This document states that a Tier 2 analysis is only required for an increase in groundwater use. As discussed above, the overall water use on the parcel will decrease.



Project Analysis

Groundwater Availability

Tier 3 – Equivalent Analysis

- The Project Well is approximately 1,300 feet from Lincoln Creek.
- The County's WAA Guidance Document provides distance standards that are expected to preclude any significant adverse effects on surface waters based on well pumping rates, aquifer hydraulic conductivity, and well construction characteristics (Tables 3, 4, & 5).
- The Project Well meets criteria in Table 4 for a "low capacity well" pumping at less than 20 gpm. Therefore, continued use of the Project Well is not expected to have a significant adverse effect on Lincoln Creek.
- Based on the data and hydrogeology of the area, the project hydrologist separately opined that the proposed project will not have a significant impact on seasonal flows in Lincoln Creek.



Project Analysis

Groundwater Availability

Conditions of Approval

- COA 4.20.a. Requires Groundwater Demand Management Program
 - Groundwater extraction limited to 9.5 ac-ft. groundwater per year
 - Pumping shall be less than 20 gpm
- COA 6.15.a. Groundwater Demand Management Program
- COA 6.15.b. Requires the installation of a well pump flow restrictor



Project Analysis

Public Trust

- On January 10, 2024, Napa County released the Interim Napa County Well Permit Standards and WAA Requirements - January 2024, providing guidance to complying with the Public Trust. A Tier 3, or equivalent analysis, is the County's adopted method for complying with its duties under the Doctrine.
- The Tier 3 equivalent analysis was completed by concluding the Project Well meets criteria in Table 4 of the Guidance Document. Continued use is not expected to have a significant adverse effect on Lincoln Creek.
- The County has satisfied its duty to consider impacts to trust resources and no further analysis is required.



CEQA Analysis

Mitigated Negative Declaration

- Initial Study/Mitigated Negative Declaration (SCH #2025050553)
- Submitted to the SCH on May 13, 2025, for a 30-day review.

Mitigation Measure

- The proposed project would not have any potentially significant environmental impacts with the incorporation of a mitigation measure for Swainson's Hawk.
- The mitigation language was provided by CDFW after review of 2023 Initial Study.
- COA 6.12.a. Mitigation language - Swainson's Hawk Surveys, Avoidance, and Foraging Habitat Mitigation.
- Mitigation Monitoring and Reporting Plan.



Public Comments

Public Comments

- Caltrans informational letter, dated June 4, 2025.
- Neighbor comment letter, dated August 18, 2025.
- Water Audit California letter, dated August 19, 2025.



Staff Recommendation

Recommend approval of the Major Modification

- Staff has reviewed the proposed project and supports granting approval.
- Staff determined there would not be any potentially significant environmental effects, with the inclusion of a mitigation measure for biological resources.
- Staff found the request to be consistent with the Zoning Ordinance and applicable General Plan policies including the County's current groundwater requirements.



Planning Commission Action

Proposed Action

1. Adopt the Mitigated Negative Declaration and the MMRP based on Findings 1-7 in Attachment A; and
2. Approve Use Permit Modification No. P18-00143, based on recommended Findings 8-12 in Attachment A and subject to the recommended Conditions of Approval in Attachment B.



Thank you

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