



Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Legislation Details

File #: 23-0966 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 5/23/2023 **In control:** Planning Commission

On agenda: 6/7/2023 **Final action:** 12/31/2023

Title: YOUNTVILLE VINEYARDS LLC / PIAZZA DEL DOTTO WINERY / USE PERMIT MAJOR MODIFICATION P18-00143

CEQA STATUS: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval of a Major Modification to increase production, number of employees, and number of visitors. The project would add additional events to the existing marketing plan, permit on-premises consumption in additional areas on site, and allow outdoor speakers for background music. Physical changes on site include construction of an approximately 45,500 s.f. winery building with a 700 s.f. lounge building, increase the existing cave from 8,000 s.f. to 24,600 s.f., cabanas in the hospitality building patio, additional parking spaces, and improvements to an existing driveway off Yount Mill Road for non-public, emergency access. The project site is located on a 20.1-acre parcel at 7466 St. Helena Highway/State Route 29, Yountville, CA 94558. The General Plan designation is Agricultural Resource (AR) and the Zoning is Agricultural Preserve (AP). APN: 031-120-035.

STAFF RECOMMENDATION: Continue the item to the July 13, 2023, Planning Commission Special Meeting.

STAFF CONTACT: Emily Hedge, Planner III, (707) 259-8226 or emily.hedge@countyofnapa.org

APPLICANT REPRESENTATIVE CONTACT: Dan Westphal, O'Malley Wilson Westphal, Inc, 555 Fifth Street, Suite 200, Santa Rosa, CA 95401; (707) 636-0828; dan@omalleywilsonwestphal.com

CONTINUED FROM APRIL 19, 2023; TO BE CONTINUED TO THE JULY 13, 2023, PLANNING COMMISSION SPECIAL MEETING.

Sponsors: Board of Supervisors

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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