



# Napa County

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## Legislation Details (With Text)

**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:**  
**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](mailto: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](mailto: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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**TO:** Napa County Planning Commission

**FROM:** Brian Bordona - Interim Director Planning, Building & Environmental Services

**REPORT BY:** Emily Hedge, Planner III - (707) 259-8226

**SUBJECT:** Piazza Del Dotto Winery P18-00143-MOD

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**RECOMMENDATION**

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

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

**EXECUTIVE SUMMARY**

## PROPOSED ACTIONS

That the Planning Commission:

1. Continue the item to the July 13, 2023, Planning Commission Special Meeting.

## DISCUSSION:

The project was presented at the April 19, 2023, Planning Commission Hearing (see File ID 23-0651 for full details). At the hearing the member of the public and Commissioners provided comments and questions regarding topics such as the current and proposed production occurring on site, water use calculations, and potential visual and auditory impacts to neighbors. The Commission requested additional information from the applicant on these topics, directed the applicant to reach out to the neighbors, and voted to continue the item to the meeting on June 7, 2023. Staff has requested additional time to process the resubmitted materials and is recommending the item be continued to a special meeting of the Planning Commission, to be held July 13, 2023.

## ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Not applicable.

## BACKGROUND AND DISCUSSION

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