

August 18, 2025

Napa County Planning Commissioners Brunzell, Brooks, Williams, Richmond, Dameron
CC: Brian Bordona, Director, PBES; Emily Hedge, Planner III, PBES

Subject: Use Permit Major Modification P18-00143 Piazza Del Dotto Winery

Via email

Dear Commissioners,

As I related in 2023, many of my neighbors and I have significant concerns about the proposed Piazza Del Dotto project. As noted in my comments to the Planning Commission two years ago, current activities at the Piazza do not incorporate what is traditionally included in making wine (e.g. the sorting, crushing, and fermentation of grapes). We applaud this plan to commence traditional winemaking at the site. However, given the absence of current winemaking and an historic focus on visitation, wine tasting, and food pairings we request that the Commission, as a Condition Of Approval (COA), withhold any increased visitation to the Piazza until the winery building is issued a Final Certificate of Occupancy. The applicant has had a permit to build a winery for many years and is only now seeking to do so. An immediate increase in visitation entitlements will not necessarily result in the winery's construction.

We also have concerns regarding the traffic plan for the site. The rural character of Yount Mill Road (YMR) is well known to neighbors, local residents, visitors, and the Yountville community. While the project commits the applicant to providing an event-specific parking plan, and remote parking and bus services for events of 100 people or more, it's not clear how such a plan would be executed nor how it might adversely affect the local community.

A plan must be produced and approved by the relevant parties and local authorities (i.e. the Yountville Town Council) before any events of this sort take place. We would request that an acceptable plan be produced as a COA.

A similar concern is raised by the original plan to expand the use of the site's YMR access road. While Attachment "F" (Applicant Response to 2023 Action Items) states that "The Company will not use Yount Mill Road for any harvest activity", this is not an adequate restriction on traffic; a comprehensive ban on traffic on YMR must be appropriately memorialized in a COA, indicating that ALL winery traffic use the entrance on SR29.

We remain concerned that Hold & Haul remains the go-to solution for wastewater from the winery. While the Commission is being asked to approve a possible bioreactor implementation, there is no commitment, deadline, or trigger to do so – and there should be.

While we do not have any specific recommendations to the Commission regarding water usage and total visitation, we do note that the Water Availability Analysis demand as percentage of recharge has moved from 99% to 96.6% - still very close to full utilization. With respect to visitation, we also note that the requested visitation exceeds that which is permitted for any other 75,000 gallon winery in the Valley according to the supplied Winery Comparison Analysis.

Sincerely,

David R. Moffitt