



A Tradition of Stewardship  
A Commitment to Service

## PUBLIC NOTICE

### NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 18<sup>th</sup> of June 2025, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

#### **Piazza del Dotto Winery – Use Permit Major Modification No. P18-00143**

**Location:** The winery is located at 7466 Highway 29/St. Helena Highway, unincorporated Napa County, Yountville, California 94515. Formerly APN 031-120-038 (SFAP) and 031-130-032 (SFAP) - Revised per Lot Line Adjustment LLA 2106 (Recorded December 26, 2024), currently referred to as “LLA 2106 Adjusted Parcel A”.

**Zoning Designation:** AP (Agricultural Preserve) District

**General Plan Designation:** AR (Agricultural Resource)

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with incorporation of mitigation measures for Biological Resources. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a Major Modification to the existing Piazza del Dotto Winery to increase operations related to production, employees, visitors, number of events, on-premises consumption locations, and to allow outdoor speakers for background music. Physical changes on site include construction of an approximately 10,500 s.f. winery building with a 700 s.f. lounge building, an increase to the existing cave from 16,000 s.f. to 32,500 s.f., cabanas on the existing hospitality building patio, and additional parking spaces.

Application materials, including the draft environmental determination, are available on the Department’s Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>. Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Services Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from May 15, 2025, through June 16, 2025. Comments or appointment requests to review documents should be directed to Emily Hedge, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8226 or [emily.hedge@countyofnapa.org](mailto:emily.hedge@countyofnapa.org) and must be received by Noon on June 16, 2025.

**If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.**

DATED: May 15, 2025

Brian D. Bordona  
Director of Planning, Building, & Environmental Services