

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Piazza del Dotto Winery Use Permit Major Modification P18-00143

Lead Agency: Napa County

Contact Name: Emily Hedge

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Project Location: Unincorporated Napa County
City *County*

Project Description (Proposed actions, location, and/or consequences).

Approval of a Major Modification to the existing Piazza del Dotto Winery to increase production, number of employees, and number of visitors. The project would add additional events to the existing marketing plan, permit visitation and on-premises consumption in additional areas on site, and 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, increase the existing cave from 16,000 s.f. to 32,500 s.f., cabanas on the existing hospitality building patio, and additional parking spaces. The winery would continue the use of the existing hold and haul with analysis of a process wastewater treatment system to be installed at a later date.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Upon review of the previously prepared Negative Declaration (SCH 2023020504), CDFW provided a comment letter, dated March 9, 2023, addressing the following topics: Lake and Streambed Alteration (LSA) Notification and Swainson's hawk. Staff is recommending a condition of approval (COA) that would require the applicant to contact CDFW regarding an LSA. Staff has incorporated CDFW's recommended mitigation measure for Swainson's hawk. With inclusion of mitigation for pre-construction surveys, potential impacts will be less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Groundwater Availability – A Water Availability Analysis (WAA) was prepared by O'Connor Environmental Inc. (OEI), dated February 20, 2025. Existing water use on the project parcel is estimated to be 11.02 ac-ft per year. Although the project would increase water use associated with production activities and guests and employees, due to planned changes in vineyard irrigation and improved management of water resources, estimated water usage would decrease. Following implementation, water reduction is anticipated to be 9.73 ac-ft per year, an overall reduction in water use of 1.29 ac-ft per year. A parcel-specific groundwater recharge analysis was prepared and the calculations yield an estimated average annual recharge of 9.8 acre-ft/yr. The project hydrologist opines that given that this project would result in a net decrease in demand, water use associated with the proposed project is highly unlikely to result in reductions in groundwater levels or depletion of groundwater resources over time relative to existing conditions. Staff is recommending Conditions of Approval that would require the applicant to prepare a Groundwater Management Plan and complete installation of well meters and conduct monthly well monitoring and reporting.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife