NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPT.
1195 THIRD STREET, SUITE 210, NAPA, CA 94559
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: ☒ Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal

☒ Napa County Clerk 900 Coombs St. Napa, CA 94559

LEAD AGENCY: Napa County (Planning, Building & Environmental Services Department)

CONTACT PERSON: Emily Hedge, Planner III **PHONE:** 707-259-8226

STATE CLEARING HOUSE NUMBER: 2025050553

PROJECT TITLE: Piazza del Dotto Winery Use Permit Major Modification P18-00143

PROJECT LOCATION: 7466 ST. HELENA HIGHWAY/STATE ROUTE 29, YOUNTVILLE, CA 94559 **APN:** 031-120-040

PROJECT LOCATION – CITY (NEAREST): Unincorporated area, Yountville **PROJECT LOCATION -COUNTY:** Napa Unincorporated

PROJECT DESCRIPTION: 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. The project was approved by the Napa County Planning Commission on August 20, 2025.

COUNTY PERMIT (S): P18-00143

APPLICANT NAME: Dave Del Dotto, Yountville Vineyards LLC
ADDRESS: 1291 Zinfandel Lane, Saint Helena CA 94574
CONTACT: 707-287-7249

This is to advise that Napa County as ☒Lead Agency ☐Responsible Agency approved the above-described project on August 20, 2025, and made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE: Emily Hedge DATE: 8/29/25 TITLE: Planner III

Name: Emily Hedge

Date received for filing and posting at OPR: