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PUBLIC NOTICE

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

On Wednesday morning, the 15th day of March 2023, 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 – Major Modification #P18-00143

Location: 7466 Highway 29/St. Helena Highway, Yountville, CA 94559; APN: 031-120-035; 20.1 Acres

Zoning and General Plan Designation: Agricultural Preserve (AP); Agricultural Resource (AR)

Request: 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, additional parking spaces, and improvements to an existing driveway off Yount Mill Road for non-public, emergency access. The winery would install a water filtration system to reuse process water for irrigation and cease use of the existing hold and haul system.

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. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed Negative Declaration is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from February 22, 2023, through March 14, 2023. Comments should be directed to Emily Hedge, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8226 or emily.hedge@countyofnapa.org and must be received before 4:45 p.m. on March 14, 2023.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, in accordance with the timelines and submittal requirements set forth in Chapter 2.88 of the County Code.

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: February 17, 2023

Brian Bordona
Interim Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: Wednesday, February 22, 2023 - Napa Valley Register

Bill to: **Planning, Building & Environmental Services**
 1195 Third Street, Ste 210
 Napa, Ca. 94559
 Invoice #