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Planning, Building & Environmental Services

1195 Third Street, Suite 210
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David Morrison
Director

NEW PROJECT SUBMITTAL COURTESY NOTICE

DATE: December 1, 2020

SUBJECT: P19-00459; Castello di Amorosa Major Modification
4045 North St. Helena Highway; APN 020-390-012

On November 20, 2019, the Napa County Planning Division received an application from Castello di Amorosa for a Major Modification to the existing winery use permit. The property is located at 4045 North St. Helena Highway and is zoned Agricultural Watershed (AW). The property is owned by Villa Amorosa Incorporated and the project applicant is Dario Sattui. The project Representative Greg Desmond, can be reached at (707) 287-5957 or consult@greg-desmond.com.

Planning staff reviewed the application, provided comments, and requested additional information. Responses to staff comments were received on September 22, 2020. The changes requested with this Major Modification include the following: recognition of visitation levels exceeding previously permitted levels; recognition of employee levels exceeding previously permitted levels; recognition of conversion of areas of the winery originally approved for production use to hospitality use; recognition of parking spaces exceeding previously permitted levels and add additional parking spaces. Additionally, the winery requests to allow on-premises consumption.

The Planning Division is continuing review and processing of the application resubmittal. During this time, County Staff will work with the applicant on documenting and analyzing the project's potential to result in environmental impacts, as well as evaluating the project for consistency with the County General Plan, Zoning Code, and applicable ordinances. Once County Staff has completed review the proposal will be scheduled for a public hearing before the Planning Commission. If you have received this courtesy notice by direct mail from County Staff, you will be included in the mailing of the formal notice of public hearing to consider this application.

Additional information about this proposed Major Modification is available for review at the Planning, Building and Environmental Services Department located on the second floor of the County Administration Building, 1195 Third Street, Napa. Information can also be viewed online at the Planning Division's current projects webpage: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

If you have any questions regarding the application or the process, please contact Emily Hedge, by telephone at (707) 259-8226 or by e-mail at Emily.Hedge@CountyofNapa.org.