

NOTICE OF EXEMPTION

NAPA COUNTY PLANNING, BUILDING, & ENVIRONMENTAL SERVICES
DEPARTMENT
1195 THIRD STREET, SUITE 210, NAPA, CA 94559

ENDORSED

APR 18 2025

JOHN TUTEUR
Napa County Recorder - County Clerk
By: John Tuteur
DEPUTY RECORDER - CLERK

To: Governor's Office of Land Use and Climate Innovation
Via CEQA Submit Portal Napa County Clerk
900 Coombs St
Napa, CA 94559

PROJECT TITLE: Castello di Amorosa Winery Major Modification

PERMIT(S): P19-00459

PROJECT LOCATION - SPECIFIC: 4045 North St. Helena Highway **APN:** 020-390-012 (SFAP) and 020-230-001 (SFAP)

PROJECT LOCATION – CITY (NEAREST): Calistoga

PROJECT LOCATION - COUNTY: NAPA

PROJECT DESCRIPTION: The project recognizes the existing winery operational levels related to the number of employees, guest visitation, and marketing events. The project permits conversion of areas within the winery building and cave, previously exclusively permitted for production uses, to be used for guest visitation and events. The project includes an increase in parking spaces and installation of a new well. The project was approved by Napa County Planning Commission on April 2, 2025.

Name of Public Agency Approving Project: Napa County (Planning, Building and Environmental Services)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Dario Sattui, Castello di Amorosa Winery
ADDRESS: 3999 North St. Helena Highway, Calistoga, CA 94515 **PHONE:** (707) 967-6260

EXEMPT STATUS (CHECK ONE):

- Ministerial (Sec. 21080(b)(1); 15268).
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15268(b)(c));
- Categorical Exemption: Sec.15301 Class 1; Sec.15302 Class 2, Sec.15303 Class 3, Sec. 15304 Class 4, and Sec. 15311 Class 11
- Statutory Exemptions.

REASONS WHY PROJECT IS EXEMPT: The project consists of: minor interior remodeling of the existing winery buildings and cave to comply with the California Building Code occupancy, with no proposed change in winery use, which is exempt under Section 15301 Class 1(a); drilling a new well which is exempt under Sections 15302(c), 15303(d), and 15304 Class 4(f); and construction of a new parking lot and expanded parking area which are exempt under Section 15311 Class 11(b). There is no change to operational levels. The proposed work would occur on previously disturbed areas. The applicant included Project Construction Best Management Practices (BMP) for Northern Spotted Owl (CDFW direction). The site of the development is not in an environmentally sensitive area and is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

LEAD AGENCY CONTACT PERSON: Emily Hedge **PHONE:** (707) 259-8226

IF FILED BY APPLICANT:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Emily Hedge Title: Planner III Date: 4/18/25

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: