

Planning, Building & Environmental Services



Appeal of Castello di Amorosa Use Permit Major Modification P19-00459

Presented By Emily Hedge



Presentation Outline

- Appeal by Water Audit California
- Planning Commission's Decision
- Staff's Recommendation

Appeal of Planning Commission Actions

Appeal No. P25-00137

On April 16, 2025, a timely notice of intent to appeal was filed by Water Audit California and a timely appeal packet was submitted on April 30, 2025.

The appeal is concerning the decisions made by the Planning Commission on April 2, 2025, to approve Castello di Amorosa's Use Permit Major Modification P19-00459.

Planning Commission Decision

Planning Commission Hearing April 2, 2025

Approved Applicant's Proposal (Staff's Recommendation)

1. Found the project Categorically Exempt
2. Approved Use Permit Major Modification
 - Code Compliance Program
 - Recognized and approved items that were out of compliance with the permitted entitlements and approved an expansion beyond existing entitlements.
 - Subject to modified Recommended Conditions of Approval.

Modified Conditions of Approval

Condition of Approval

- Condition of Approval requiring operation of Well #2 to remain at the existing levels. Staff requested water use data for Well #2.
- The data was provided, and staff discovered discrepancies between the information provided and what was disclosed in the Applicant's Water Availability Analysis (WAA).
- The WAA needs to be updated to provide accurate information so that potential impacts to groundwater and public trust resources can be properly evaluated.

Staff Recommendation

Remand the project to the Planning Commission.

- Remand the Project to the Commission for review of an updated WAA and preparation of an advisory report to the Board on the topic of groundwater. The Commission's advisory report will be considered by the Board prior to rendering a decision on the Appeal.
- Applicant supports the remand.
- Appellant objects to the remand.

Thank you

Emily Hedge

emily.hedge@countyofnapa.org

(707) 259-8226

