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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

NEW PROJECT SUBMITTAL COURTESY NOTICE

DATE: 02/18/2021

SUBJECT: P21-00009; The Caves at Soda Canyon
2275 Soda Canyon Road., Napa, CA 94558; APN 039-640-013

On January 28, 2021, the Napa County Planning Division received a request for a Use Permit Major Modification for a Winery. The property is located at 2275 Soda Canyon Road and is zoned Agricultural Watershed (AW).

The changes requested with this Use Permit include the following: 1)seasonal modification to the winery's tours and tastings program, increasing the daily maximum visitors between April 1st and October 31st from 20 to 40 visitors per day, 250 per week, and maintaining current maximum daily visitation between November 1st and March 31st at 20 visitors per day while changing weekly maximum visitation to 80 visitors per week; 2) increase onsite employment to 10 full-time employees; 3) addition of seven 7 parking spaces; and 4) continuation of the existing exception to the Napa County Road and Street Standards. The property for which the project is proposed is owned by Michael Freeman. The project sponsor is Scott Greenwood-Meinert, at phone number (707)603-2722 and email address sgreenwood-meinert@coblentzlaw.com.

The Planning Division has commenced review and processing of the application referenced above. The modification parameters above are preliminary, and may be further modified during the review of the project. During that 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 Use Permit 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/591/Current-Projects> .

If you have any questions regarding the application or the process, please contact Trevor Hawkes, by telephone at (707) 253-4388 or by e-mail at trevor.hawkes@countyofnapa.com.

Sincerely,

Trevor Hawkes

Trevor Hawkes
Planner III