

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, July 22, 2026

9:00 AM

**Board of Supervisors Chambers, Third Floor
1195 Third Street
Napa CA 94559**

Zoning Administrator

*Brian D. Bordona, Zoning Administrator
Mckayla McMahon, County Counsel
Michael Parker, Planning Manager
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk
Aime Ramos, Meeting Clerk*

How to Watch or Listen to the Napa County Zoning Administrator Meetings

The Napa County Zoning Administrator will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator meets at 1195 Third Street, Suite 310, Napa, California, 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Zoning Administrator. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Zoning Administrator's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Zoning Administrator realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 811-2162-1728).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date. When the Zoning Administrator calls for the item on which you wish to speak, click "raise hand." Please limit your remarks to three minutes.
3. Call the Zoom phone number 1-669-900-6833 and enter the webinar ID: 811-2162-1728. When the Zoning Administrator calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE ZONING ADMINISTRATOR:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Zoning Administrator, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Administrator but is generally limited to three minutes. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Zoning Administrator from taking any action on matters raised during public comment that are not on the agenda.

- 1. AGENDA REVIEW**
- 2. PUBLIC HEARING ITEMS**

A. OZEGNA VINEYARDS, LLC C/O JIM FASSIO / ONTRAIL
VINEYARDS MICRO-WINERY / USE PERMIT # P25-00139-UP

[26-360](#)

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration (State Clearing House No. 2026060461), 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.

Request: Approval of a Micro-Winery Use Permit to establish a new phased 5,000 gallons per year winery including the conversion of an existing barn to a winery, conversion of the existing farm labor office to winery tasting and accessory uses, construction of a new winery building and covered crush pad, associated tours and tastings by appointment only, and improve the existing driveway to comply with the Napa County Road and Street Standards.

The project is located on an approximately 13.33-acre site within the Agricultural Watershed (AW) zoning district with a General Plan land designation of Agricultural Resource (AR)/Agriculture, Watershed and Open Space (AWOS) at 3252 Silverado Trail, Napa, CA 94558; APN 039-610-003.

Staff Recommendation: Adopt the Initial Study/Negative Declaration prepared for the project and approve Micro-Winery Use Permit No. P25-00139 as conditioned.

Staff Contact: Wendy Atkins, Planner II, (707) 259-8757;
wendy.atkins@countyofnapa.org

Applicant Contact: Jim Fassio, 501 El Cerrito Ave, Hillsborough, CA 94010, (650) 333-3155; ozengna@comcast.net

Applicant Representative Contact: Covell Architects c/o Michelle Covell, 1407 Main Street, Ste. 102, St. Helena, CA 94574. Phone: (707) 968-9280 or email: michelle@covellarchitects.com

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended Conditions of Approval and Final Agency Approval Memos](#)
[Attachment C Initial Study-Negative Declaration](#)
[Attachment D Use Permit Application Packet](#)
[Attachment E Water Availability Analysis](#)
[Attachment F Wastewater Analysis](#)
[Attachment G Stormwater Control Plan](#)
[Attachment H Noise Study](#)
[Attachment I Wineries Within One Mile](#)
[Attachment J Graphics.pdf](#)
[K Public Comments](#)

3. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 7/15/26 BY 4:00P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)

Angie Ramirez Vega, Secretary of the Zoning Administrator