

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



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov
Main: (707) 253-4580

Zoning Administrator

Agenda Date: 7/22/2026

File ID #: 26-360

TO: NAPA COUNTY ZONING ADMINISTRATOR

FROM: Sean Trippi, Supervising Planner for Brian D. Bordona - Director of Planning, Building and Environmental Services

REPORT BY: Wendy Atkins, Planner II

SUBJECT: Ontrail Vineyards Micro-Winery Use Permit P25-00139

RECOMMENDATION

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

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

EXECUTIVE SUMMARY

PROPOSED ACTIONS:

That the Zoning Administrator:

1. Adopt the Initial Study -Negative Declaration (IS/ND) based on the recommended Findings 1-7 in Attachment A;
2. Approve the Micro-Winery Use Permit Application No. P25-00139, based on recommended Findings 8-12 of Attachment A, and subject to the recommended Conditions of Approval in Attachment B.

Discussion:

The request is for a new 5,000 gallon per year Micro-Winery on an existing 13.33-acre parcel. The proposed winery project will be constructed in up to three phases. Phase 1 will include converting the existing 1,951 sq. ft. barn to production space and converting the existing 529 sq. ft. farm labor office to winery tasting and accessory use. Wine production would consist of fermentation only in barrels and bottles. Visitation shall not exceed 10 visitors per day and 70 visitors per week. No marketing events are proposed. The winery proposes to have one full-time and one part-time employee. Phase 2 will include converting the 1,951 sq. ft. barn to a non-winery use and constructing a new 4,103 sq. ft. winery building. Phase 3 will include the construction of a 730 sq. ft. covered crush pad and installation of either a production wastewater system or a hold and haul wastewater system.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: 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.

BACKGROUND AND DISCUSSION

Owner: Ozengna Vineyards, LLC, c/o Jim Fassio, ozegna@comcast.net, or (650) 333-3155

Applicant: Ozengna Vineyards, LLC, c/o Jim Fassio, ozegna@comcast.net, or (650) 333-3155

Zoning: Agricultural Watershed District (AW)

General Plan Designation: Agricultural Resource (AR) & Agriculture, Watershed and Open Space (AWOS)

Application Filed: May 20, 2025;

Resubmittal Received: October 14, 2025, and November 24, 2025;

Application Deemed Complete: December 22, 2025

Courtesy Notice Sent: November 20, 2025

State Clearinghouse Number: 2026060461

Existing Development: 8.3 acres of vineyards, two residences, a 1,951 sq. ft. agricultural barn, and a 529 sq. ft. farm labor office, three wells, and a pump house.

Proposed Winery Characteristics (based on full buildout):

Proposed Winery Building Size: 4,632 sq. ft.

Proposed Winery Development Area: 9,854 sq. ft.

Proposed Winery Coverage Area: 35,816 sq. ft. or 0.82 acres (maximum allowed: 25 percent or approximately 3.33 acres)

Proposed Production Capacity: 5,000 gallons

Proposed Accessory/Production Ratio: 39.3 percent (maximum allowed: 40 percent); 1,307 sq. ft. accessory and 3,326 sq. ft. production. Visitation activities occurring outdoors do not count towards the Accessory to Production Ratio.

Proposed Number of Employees: One (1) full-time and one (1) part-time

Proposed Visitation: Hosted daily, tours and tastings by appointment for a maximum of 10 guests per day Monday through Sunday, 70 persons per week during harvest and non-harvest seasons.

Proposed Days and Hours of Operation: Production hours between 9:00 a.m. and 5:00 p.m. Monday through Sunday and visitation hours between 9:00 a.m. and 6:00 p.m. Monday through Sunday.

Proposed Parking: Four (4) parking spaces [one (1) accessible, two (2) standard, and one (1) compact].

Setbacks:

Required road setbacks: 600 feet from the centerline of Silverado Trail.

Required property line setbacks: 20 feet front, 20 feet side, 20 feet rear.

Existing setbacks: The closest portion of the existing Farm Labor Office is approximately 534 linear feet from the centerline of Silverado Trail. Rear Setback 1,420 feet; Side setback 79 feet (north property line), 249 feet (south property line). The closet portion of the existing Barn is approximately 498 linear feet from the centerline of Silverado Trail. Rear Setback 1,234 feet; Side Setback 4.5 feet (north property line), 318 feet (south property line).

Proposed Setbacks: New Winery Building (Phase 2) would be located 1,271 linear feet from the centerline of Silverado Trail. Rear Setback 1,078 feet; Side Setback, 39 feet (north property line), 255 feet (south property line). The new covered crush pad (proposed in Phase 3) would be setback 657 linear feet from the centerline of Silverado Trail. Rear setback 1106 feet; Side setback 20 feet (north property line), 253 feet (south property line).

Adjacent General Plan Designation / Zoning / Land Use:

North: Agricultural Resource (AR) & Agriculture, Watershed and Open Space (AWOS) / Agricultural Watershed (AW) / Winery, Single-Family Residence & Vineyards

South: Agricultural Resource (AR) & Agriculture, Watershed and Open Space (AWOS) / Agricultural

Watershed (AW) / Single-Family Residence

East: Agriculture, Watershed and Open Space (AWOS) / Agricultural Watershed (AW) / Vineyards

West: (across Silverado Trail) Agricultural Resource (AR) / Agricultural Preserve (AP) / Vineyards, Single-Family Residence & Winery (approved but not yet producing)

Nearby Wineries located within one (1) mile of the project:

There are 14 existing wineries within this radius. Please refer to Attachment I.

Parcel History:

The site is relatively level and contains minimal tree coverage. The property is served by three on-site wells for potable water and a septic system and leach field for on-site sewage disposal. The property is accessed via Silverado Trail. Planning Permit P22-00261-CLN determined the legal nonconformity for the existing barn and chicken coop recognizing setbacks from the north property line.

Code Compliance History:

There is one prior Code Enforcement Case associated with the project parcel related to re-framing the barn without a permit which was resolved with the Building Permit final for BR22-01929-ALT. There are no active Code Enforcement cases for the property.

Discussion Points:**Setting**

The project site is on a 13.33-acre parcel with access from Silverado Trail. It is currently developed with two residences, an agricultural barn, a farm labor office, 8.3 net acres of commercial vineyards, three wells, and a pump house. A winery is located to the north of the site, to the east of the site there are vineyards, and to the south a is a single-family residence. Across Silverado Trail to the west is a single-family residence and vineyards. An unnamed significant stream traverses the site approximately 700-feet east of the proposed winery development area. The site is accessed from a private driveway off of Silverado Trail.

Micro-Winery Use Permit Proposal

The purpose of the application is to establish a new Micro-Winery Use Permit for a 5,000 gallon per year winery with daily tours and tastings by appointment on a 13.33 acre parcel, for the Fassios family. The Micro-Winery Use Permit includes the following:

Phase 1 consists of the following (Note: Phase 1 is the initial phase and it shall be implemented prior to Phase 2 or Phase 3):

- Convert the existing 1,951 sq. ft. barn to production space for barrel fermentation and aging of up to 5,000 gallons of wine per year, with all crush activities occurring at an offsite facility, and utilizing an on-site self-contained mobile bottling service, which will be located south of the existing barn.
- Convert the existing 529 sq. ft. farm labor office to winery tasting and accessory uses.
- By appointment visitation, tours and tasting, and retail wine sales for up to 10 visitors per day, or 70 visitors per week.
- On-premises consumption of wine (Business and Professions Code Section 23358, 23390, and 23396.5) in a 2,500 sq. ft. area located on the outdoor patio of the tasting room.
- Hours of operation include seven days a week from 8 a.m. to 5 p.m., except during harvest for

production, and seven days a week from 9 a.m. to 6 p.m. for visitation.

- One (1) full-time and one (1) part-time employee (one employee is owner-operator who lives onsite).
- Installation of four (4) parking spaces [one (1) accessible, two (2) standard, and one (1) compact].
- Construction of a fire truck turnaround south of the proposed Fire Truck Staging Area.
- Use of an existing domestic wastewater treatment system to serve the tasting room and winery. No winery process wastewater to be generated during Phase 1 of the winery facility; cleaning of equipment will occur offsite.
- Use of an existing groundwater well (Well #1).
- Improve the existing driveway to comply with the Napa County Road and Street Standards.

Phase 2 consists of the following:

- Convert the 1,951 sq. ft. barn to a non-winery use or continue to use the barn as a winery building.
- Construct either a new 4,103 sq. ft. winery building or a 2,152 sq. ft winery building (provided the 1,951 sq. ft. barn continues use as a winery building).
- Installation of five each 5,000-gallon water storage tanks.
- Removal of 0.13 acres of existing vineyards to accommodate the new 4,103 sq. ft. winery production building.
- Construction of a fire truck turnaround in between the farm labor office and proposed new winery building.

Phase 3 consists of the following

- Construction of a 730 sq. ft. covered crush pad.
- On-site production and the installation of either a production wastewater system to accommodate on-site treatment or utilization of a hold and haul wastewater system.

Phases 2 and 3 may occur any time after completion of Phase 1 improvements.

The proposal includes improvements to the existing driveway from Silverado Trail to the project site to meet Napa County Road and Street Standards. Two fire truck turnarounds have been incorporated in the project proposal (one in Phase 1 and another in Phase 2).

The proposed winery production capacity is 5,000 gallons per year with all fermentation conducted on site and all wine produced from fruit grown on the property which has approximately 8.3 acre of vineyard. Barrell storage and aging will occur on site. During Phase 1 and Phase 2 crush activities would take place at an offsite facility. Upon completion of Phase 3 all fermentation and full crush operations would be conducted onsite.

Noise - Because the nearest residence is located approximately 276 feet from the proposed production building, a Noise Study was prepared by CIH Services, dated October 25, 2025, and an Addendum to the Noise Study was prepared on April 20, 2026. The Noise Studies reviewed the proposed project's potential impacts to noise resources and provide the following conclusions:

Phase	Sound Level (dBA) at Neighboring Residence	Table 8.16	Existing Conditions (dBA)
Estimated Noise Levels at the Residence for each Phase using Most Probable Sound Power Levels ⁽¹⁾			

1	24	Night 45 dBA	46-55
		Day 50 dBA	
1 and 2	26	Night 45 dBA	46-55
		Day 50 dBA	
1, 2 and 3	45	Night 45 dBA	46-55
		Day 50 dBA	
Estimated Noise Levels at the Residence for each Phase using Worst Case Sound Power Levels ⁽¹⁾			
1	34	Night 45 dBA	46-55
		Day 50 dBA	
1 and 2	34	Night 45 dBA	46-55
		Day 50 dBA	
1, 2 and 3	50	Night 45 dBA	46-55
		Day 50 dBA	

Table Notes:

- ¹ The sound power levels for various winery activities is discussed in the October 8, 2025, Noise report.

Using the “most probable” sound power levels, the noise levels at the residence would comply with Napa County Noise Control Regulations for both day and nighttime. Using “worst case” sound power levels, the noise levels at the residence would comply with the regulations during the day and night for Phases 1 and 2. Phase 3 would exceed the nighttime regulations. Phase 3 of the project adds a crush pad operation. To address this issue, the winery would not operate the crush pad between the hours of 10:00 pm and 7:00 am. This statement has been included as the following condition of approval:

6.15 (f) Noise

The winery will not operate the crush pad between the hours of 10:00 p.m. and 7 a.m.

To further demonstrate that noise attenuation will not exceed the allowable levels in Napa County Code Section, 8.16.070, staff has provided the following assessment.

As described in the Project Setting, above, land uses within vicinity of the project are rural residential properties, vineyards, and wineries. Of those land uses, residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 dBA for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.), and 45 dBA during the nighttime hours (10:00 p.m. to 7:00 a.m.).

Noise from winery operations is generally limited and intermittent, meaning the sound level can vary during the day and over the course of the year, depending on the activities at the winery. The primary noise-generating activities are wine tasting, mobile bottling services, tank and barrel fermentation and aging, temperature control, glycol chiller, and crush pad activities. The Napa County General Plan EIR indicates the average, or

equivalent, sound level (Leq) for winery activities is 51dBA in the morning and 41dBA in the afternoon. Audibility of a new noise source and/or increase in noise levels within recognized acceptable limits are not usually considered to be significant noise impacts, but these concerns should be addressed and considered in the planning and environmental review processes.

Following the ‘inverse square law’ where noise attenuates by 6 dBA for every doubling of distance the sound levels from proposed uses are as follows:

- Wine tasting: sound levels from the outdoor tasting area are estimated to be 60 dBA at the source and would be expected to be approximately 41 dBA at a 338-foot distance, which is the distance from the outdoor tasting area to the nearest residence, in an unobstructed environment. However, noise from the outdoor tasting area is expected to be further reduced by screening from the existing converted farm labor office. Therefore, outdoor wine tasting activities will not exceed the Rural Noise Levels of 50 dBA allowed in Napa County Code Section 8.16.070.
- Mobile Bottling Services: sound levels from the mobile bottling services area are estimated to be 67 dBA at the source and would be expected to be approximately 52 dBA at a 345-foot distance, which is the distance from the mobile bottling services area to the nearest residence, in an unobstructed environment. However, the placement of the mobile bottling vehicle south of the 27-foot-tall wood barn will further reduce sound attenuation by 10 to 15 dBA, resulting in a sound level of between 37 to 42 dBA.
- Barrel Fermentation and Aging: sound levels from the barrel fermentation and aging are estimated to be 55 dBA at the source (within an enclosed building) and would be expected to be approximately 24 dBA at a 276-foot distance in an unobstructed environment. Barrel Fermentation and Aging activities will not exceed the Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA.
- Temperature Control: sound levels from the air conditioning equipment area would be expected to be approximately 28 dBA at a 350-foot distance in an unobstructed environment. The closest point of the nearest residential receptor is located approximately 350 feet from the air conditioning equipment area. Barrel Fermentation and Aging activities will not exceed the Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA.
- Tank Fermentation: sound levels from the tank fermentation area within the proposed production building would be expected to be approximately 28 dBA at a 390-foot distance in an unobstructed environment. The nearest residential receptor is located approximately 390 feet from the new production facility. The equipment for the pump-overs will be located inside the building where the exterior noise levels will be further reduced by 15 to 30 dBA, resulting in a sound level of no more than 13 dBA. Tank Fermentation activities will not exceed the Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA.
- Glycol Chiller: sound levels from the Glycol Chiller would be expected to be approximately 33 dBA at a 390-foot distance in an unobstructed environment. The nearest residential receptor is located approximately 390 feet from the new production facility Glycol Chiller activities will not exceed the Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA.
- Crush Pad: sound levels from the crush pad would be expected to be approximately 57 dBA at a 450-

foot distance in an unobstructed environment. The crush pad is approximately 450 feet from the nearest residence. However, the existing 6-foot-tall wood fence will further reduce sound attenuation by 6 to 10 dBA, and the existing vegetation along the property line will further reduce sound attenuation by 10 dBA, resulting in a sound level of between 37 and 41 dBA. Crush Pad activities at the residential receptor will not exceed 50 dBA and, therefore, will not exceed the daytime Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA. However, using the “worst case” sound power levels as stated in the Addendum to Micro-Winery Noise Study, the crush pad operation would exceed the nighttime regulations (45 dBA). To address this issue, the project narrative states that the winery would not operate the crush pad between the hours of 10:00 p.m. and 7 a.m. This statement has been included as the following condition of approval:

6.15 (f) Noise

The winery will not operate the crush pad between the hours of 10:00 p.m. and 7 a.m.

Winery Setback from Silverado Trail - Section 18.104.230.A.1. states: “Wineries, or structures containing accessory uses allowed by Sections [18.16.030](#)

https://library.municode.com/ca/napa_county/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.16APAGPRDI_18.16.030USPEUPGRUSPE (G) and (H) and [18.20.030](#)

https://library.municode.com/ca/napa_county/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.20AWAGWADI_18.20.030USPEUPGRUSPE (I) and (J), shall meet a six hundred

foot setback from the centerline of any state highway, Silverado Trail, or any arterial county road. Section 18.104.230.C states “Legally constructed structures, existing prior to the enactment of the Winery Definition Ordinance (January 23, 1990), may be exempted from the setback provisions of subsection A of the section if it is found that use of this exemption will result in a more environmentally beneficial placement of the winery. The winery may not encompass or expand beyond the legally established footprint of the structure as it existed on the above stated date. An expansion of such structure beyond the footprint that legally existed on the above date shall comply with the setback provisions of subsection A of this section.”

Barn: The existing legal nonconforming 1,951 sq. ft. barn was constructed in 1906. It is located 498 linear feet from the centerline of Silverado Trail. The barn is proposed to be converted to production space for the winery. By using the existing barn as production space, no vineyards will require removal during Phase 1 and less carbon will be expelled by minimizing construction. Using the barn as a winery adds operational efficiency and supports the long-term sustainability of a small-scale wine production.

Legal Nonconformity Conditions of Continuance - Section 18.132.030

- A. The repair, maintenance, restoration, rebuilding, rehabilitation, remodeling, redesign or rearrangement does not enlarge, increase or extend the area of land occupied by the legal nonconformity or cubic content of any structures involved or the square footage of any structure other than a primary residence; does not relocate the legal nonconformity from the location it occupied on the date it first became a legal nonconformity; does not result in the construction of any additional structures, other than those otherwise permitted by the code, on the parcel or parcels occupied by the legal nonconformity; and does not increase the degree of the nonconformity as to volume of business or production, hours of operation, volume of traffic generated, or volume of waste produced or natural resources consumed. Notwithstanding the above, minor expansions of structures as determined by the director may be allowed for (i) accessory storage use added after November 1, 2008 and constituting no more than five hundred square feet of surface area cumulatively, and only for those legal nonconforming parcels in existence on July 1, 1993 which were used primarily for restaurant operations, (ii) uses solely to meet the minimum requirements of the Americans with Disabilities Act (ADA) requirements (such as adding

access ramps or ADA compliant restroom facilities), and (iii) minor relocations of structures may occur where such movement decreases the nonconformity in questions (such as moving a structure further outside of a required setback).

The barn was restored in 2023 (Building Permit No. BR22-01929-ALT) consistent with the Certificate of the Extent of Legal Nonconformity (P22-00261-CLN). The 1906 barn required restoration and was repaired, rehabilitated, and renovated within its original footprint. It was in need of repair to remain standing. During restoration, repair and rehabilitation, the building was not substantially modified, it was not relocated, and there was no addition. The barn was an existing agricultural use, and is remaining an agricultural use. The work included repair and rehabilitating the existing walls, structural framing, siding, roofing, and waterproofing. Windows and doors were replaced in kind. The building is 119 years old, and per the County requirements the repair included bringing the barn up to code structurally. Only renovations needed to comply with current codes were done in the upgrades and repairs. Construction was completed within the existing barn footprint. The barn was not enlarged or increased in area. The proposed use of the barn as winery production will continue its use as an agricultural building. The storing of barrels and winery storage will reduce the volume of business, hours of operation, volume of traffic, and volume of waste or natural resources because the barn will be used as barrel storage. This overall reduces the uses in the barn as compared to the current existing uses of storage and workspace in conjunction with vineyard operations.

- B. The legal nonconformity has not been determined by the director, the board of supervisors, the district attorney, or any other governmental official authorized by law to do so, to be conducted in such a manner as to constitute a public nuisance as defined in Penal Code Section 370 or any future amendment thereof.

The legal nonconformity has not been determined to be constructed in such a manner as to constitute a public nuisance.

- C. A certificate of the present extent of the legal nonconformity is obtained in accordance with Section 18.132.050 prior to application for any building or other permits required in connection with the repair, maintenance, restoration, rebuilding, rehabilitation, remodeling, redesign or rearrangement of the legal nonconformity.

A certificate of the present extent of the legal nonconformity (P22-00261-CLN) was obtained in connection with the repair, maintenance, restoration, and rehabilitation of the barn.

- D. The legal nonconformity has not lost its legal nonconforming status through abandonment as defined in Section 18.132.040

The legal nonconformity has not lost its legal nonconforming status through abandonment. It is currently used for storage and workspace in conjunction with vineyard operations. The vineyard workers and the property owner use the barn to store tools, machinery, trucks, tractors, and other equipment essential for vineyard farming. Additional uses include bringing equipment in and out, as well as the maintenance, repair, and cleaning of tools and machinery.

Resolution No. 2010-48 - "To discourage property owners from constructing residences and barns with the express intent of converting them to wineries, the County does not generally support use permit proposals seeking to convert existing buildings to winery use if the buildings have been constructed or substantially modified within the last 5-7 years." The project proposes converting the existing 529 sq. ft farm labor office to

winery tasing and winery storage areas. The farm labor office was constructed in 2025 (BC24-00279-NEW). The building permit identified the structure as a “Farm Labor Management Building,” not a residence or barn, and was not subject to the winery 600-foot winery road setback from Silverado Trail and is not subject to Resolution No. 2010-48. Utilizing the existing structure is environmentally beneficial because it does not involve new construction.

Groundwater Availability - CMP Civil Engineering & Land Surveying Inc. prepared a Water Availability Analysis (WAA), dated October 8, 2025, for the project to demonstrate that the proposed water use is not impacting groundwater in the area. The report includes Tier 1 calculations for the existing and proposed water uses.

Tier 1: The Tier 1 analysis considered existing uses onsite to include vineyard irrigation, residential water use, and farm labor office water use. The existing groundwater usage of the project parcel is estimated at 6.87 af/yr. The proposed project would result in a net decrease in groundwater use of 0.88 af/yr by updating the irrigation distribution system to increase distribution uniformity (DU).

Tier 2: The latest Interim Napa Well Permit Standards and WAA Requirements require an interference study for any proposed increase in groundwater use occurring from project wells within 500 feet of any off-site well or 1,500 feet from any spring. Due to the proposed decrease in groundwater use for an existing well, a well interference study is not required.

Tier 3: While a Tier 3 review is the County’s adopted method for complying with its duties under the Public Trust Doctrine, as discussed herein, the project will comply with the WAA Guidance document because the project well will reduce existing groundwater use and reduce pumping time. Well #1 is located 412 feet from a County identified unnamed significant stream. However, a stream interference study is not required if modifications to the location, construction, or operation of the project well are made to reduce any assumed harm relative to current conditions. The project is proposing a reduction of 0.88 acre-feet per year in overall groundwater use through revamping the existing vineyard irrigation system and scheduling methodology. Through these changes in well operation, the project will reduce overall well pumping time, and will therefore reduce any assumed harm relative to current conditions. As part of the conditions of approval of this project, well meters will be installed and pumping logs will be maintained in order to verify the water use reduction. Groundwater use on the property will also be capped.

As noted above, the project is proposing a reduction of 0.88 af/yr in overall groundwater use. Regulated Deficit Irrigation (RDI) practices will be implemented on the site. RDI will be achieved through careful monitoring of soil moisture conditions, evapotranspiration rates and distribution uniformity. The physical improvements expected to be installed onsite to facilitate RDI will be as follows: installation of an onsite weather station, installation of onsite soil moisture sensors, installation of water meters on irrigation supply mains, and installation of pressure compensating emitters. Within a given year and at the maximum expected flow rate of the project well, it is expected that the wells total proposed pump time will be decreased by 1,195 minutes compared to current conditions.

Source of Demand	Existing (af/yr)	Proposed (af/yr)	Difference (af/yr)
Residential (two)	1.2	1.2	0
Agriculture/Vineyard	5.65	4.65	-0.99
Winery	0	0.14	+0.14

Commercial (farm labor office space)	0.03	0	-0.03
Total	6.87	5.99	-0.88

The project parcel currently contains three (3) wells and no new wells are proposed. The proposed winery will be served by the existing Well #1 (Project Well). The existing Well #1 will also continue to serve the vineyard. Well #2 and #3 will continue to provide water to the two residences. The project site and all three wells are within the GSA boundary and the Northeast Napa Management Area. Napa County's WAA guidelines allocate 0.3 AFY of water per acre of land within the GSA; therefore, the 13.33 acres of project parcel with the GSA has an estimated groundwater recharge of 3.99 af/yr.

Currently, Well #1 is estimated to draw 5.99 af/yr, which is higher than the parcel's annual rate of recharge of 3.99 af/yr, as calculated using the County's Interim Well Standards. The proposed project with the updated irrigation distribution system and advanced irrigation scheduling techniques, would decrease groundwater use by 0.88 af/yr. A condition of approval 6.15(b) would be imposed to install a well flow meter on Wells #1, #2, and #3 to cap groundwater use at 5.99 af/yr.

Wastewater System - A Wastewater Feasibility Report, dated November 24, 2025, was prepared by CMP Civil Engineering & Land Surveying Inc. Based on the Wastewater Feasibility Study analysis, the project site already has suitable domestic wastewater treatment system capable of treating the domestic wastewater needs of the proposed winery. Phases 1 and 2 of the winery will not need an onsite process wastewater treatment system. However, in Phase 3 of this project, the process wastewater generated by the winery will have the option of utilizing a hold and haul type system or installing an onsite process wastewater system that meets the requirements of the Statewide WDR. Should an onsite process wastewater system be installed, the site's existing vineyard is substantially larger than the area required for the compliant land-application of treated process wastewater. Based on this information, it is feasible to treat and dispose of the domestic and production wastewater associated with the proposed winery in accordance with County and State requirements.

Greenhouse Gas Emissions - On April 20, 2022, the Bay Area Air District (BAAD) adopted updated thresholds for determining the significance of individual projects' greenhouse gas impacts under CEQA. Under the new thresholds, proposed land use projects may be analyzed for consistency with a qualified greenhouse gas (GHG) reduction strategy in the event one has been adopted. To date, Napa County has not adopted a qualified GHG reduction strategy pursuant to CEQA Guidelines section 15183.5. Absent an adopted strategy, BAAD recommends that a land use project include specified minimum design elements to ensure that the project is contributing its "fair share" toward achieving the state's key climate goal of carbon neutrality by 2045. Since Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, projects will be evaluated per the BAAD recommended minimum design elements.

The project will be required, through Conditions of Approval, to meet relevant design standards identified by BAAD, including prohibiting the use of natural gas appliances or plumbing and compliance with the California Building Code Title 24 standards. Additionally, Conditions of Approval require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application which include limiting the amount of grading and tree removal.

Public Comments - As of the date of this staff report, three public comments letters were received, one in support and two from the same commentor opposing the project requesting no more wineries and a vote of no from the Zoning Administrator. (see Attachment K.)

Decision-making Options:

As noted in the introductory paragraphs of this report, staff recommends that the Zoning Administrator approve the project as proposed, subject to the findings and conditions of approval in Attachments A and B, respectively. However, staff has provided the following options for consideration by the Zoning Administrator.

Option 1: Approve the Project as Proposed (Staff Recommendation)

Disposition: This option would result in the adoption of the Negative Declaration, and approval of the project as proposed. Staff recommends this option as the request is consistent with the standards set forth by the AW zoning district, and the provisions of the Micro-Winery regulations and other provisions of the County Code.

Action Required - Follow the proposed action listed in the Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at the time the motion is made.

Option 2: Modify the Applicant's Proposal and Reduce Visitation

Should the Zoning Administrator determine that the intensity of the visitation should be reduced, the Zoning Administrator may take action to reduce the number of daily, weekly, or yearly visitors and/or reduce the hours of operation.

Action Required - Follow proposed actions listed in the Executive Summary and amend scope and project specific conditions of approval to reduce the maximum daily visitation. If significant revisions to the Conditions of Approval are required, the item may need to be continued to allow staff adequate time to prepare the revised conditions.

Option 3: Deny the Applicant's Proposal:

In the event that the Zoning Administrator determines that the project does not or cannot meet the required findings for granting the Use Permit, the Zoning Administrator should identify what aspects of the project are in conflict with the required findings. State Law requires the Zoning Administrator to adopt findings, based on the General Plan and County Code, setting forth why the proposed Use Permit is not being approved.

Action required - Motion to deny the project

Option 4: Continuance Option:

The Zoning Administrator may continue an item to a future hearing date at its own discretion.

SUPPORTING DOCUMENTS

- A. Recommended Findings
- B. Recommended Conditions of Approval and Final Agency Approval Memos
- C. Initial Study/Negative Declaration
- D. Use Permit Application Packet
- E. Water Availability Analysis
- F. Wastewater Analysis
- G. Stormwater Control Plan
- H. Noise Study
- I. Wineries within One Mile
- J. Graphics
- K. Public Comments

“A”

Recommended Findings

Zoning Administrator Hearing – July 22, 2026

Recommended Findings

Ontrail Vineyards Micro-Winery

Use Permit P25-00139

3252 Silverado Trail, Napa

APN 039-610-003

Environmental:

The Zoning Administrator has received and reviewed the Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and makes the following findings:

That:

1. The Zoning Administrator has read and considered the Negative Declaration prior to taking action on said Negative Declaration and the proposed project.
2. The Negative Declaration is based on independent judgement exercised by the Zoning Administrator.
3. The Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).
4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.
5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
6. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
7. The Clerk of the Zoning Administrator is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Planning, Building & Environmental Service Services Department, 1195 Third Street, Suite 210, Napa, California.

Use Permit:

The Zoning Administrator (ZA) has reviewed the use permit request in accordance with the requirements of the Napa County Code §18.124.070 and makes the following findings:

8. The Zoning Administrator has the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.

Analysis: The project is consistent with the Agricultural Watershed (AW) zoning district regulations. A Micro-Winery (as defined in the Napa County Code Section 18.08.377) and uses in connection with a winery (refer to Napa County Code Section 18.20.030) are permitted in the AW District with an approved use permit. The project, as conditioned, complies with the Napa County Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

9. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.

Analysis: The Use Permit application has been appropriately filed and noticed and public hearing requirements have been met. The public hearing notice and intent to adopt a Negative Declaration was posted and published in the Napa Valley Register on June 18, 2026, and copies were forwarded to property owners within 1,000 feet of the property, as well as other interested parties. The public comment period ran from June 21, 2026, to July 21, 2026.

10. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

Analysis: Granting of approval of the Use Permit for the project as proposed and conditioned will not affect the public health, safety or welfare of the County. Various County divisions and departments and responsible agencies have reviewed the project and commented regarding water, waste disposal, fire protection, building construction, access improvements and traffic. Conditions are recommended that will incorporate these comments into the project to assure the ongoing protection of the public health, safety and welfare of the County.

11. The proposed winery use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan and any applicable specific plan.

Analysis: Compliance with the Zoning Ordinance

The project is consistent with the AW zoning district regulations. A micro-winery (as defined in Napa County Code Section 18.03.377) is permitted within the AW Zoning District with the approval of a use permit. The proposed project includes the establishment of a 5,000 gallon per year winery and will be constructed in three phases. Phase 1 will include converting the existing 1,951 sq. ft. barn to production space and converting the existing 529 sq. ft. farm labor office to winery tasting and accessory use. Wine production would consist of fermentation only in barrels and bottles. Visitation shall not exceed 10 visitors per day and 70 visitors per week. No marketing events are proposed. The winery proposes to have one full-time and one part-time employee. Phase 2 will include converting the 1,951 sq. ft. barn to a non-winery use and constructing a new 4,103 sq. ft. winery building. Phase 3 will include the construction of a 730 sq. ft. covered crush pad and installation of either a production wastewater system or a hold and haul wastewater system. The project, as conditioned, complies with the Napa County

Winery Definition Ordinance (WDO) and all other requirements of the Zoning Code as applicable.

Analysis: Compliance with the General Plan

As proposed and conditioned, the requested Use Permit is consistent with the overall goals and policies of the 2008 Napa County General Plan. The General Plan land use designation for the subject parcel is Agricultural Resource (AR)/Agriculture, Watershed and Open Space (AWOS). General Plan Agricultural Preservation and Land Use Goal AG/LU-1 guides the County to “preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.” General Plan Goal AG/LU-3 states that the County should “support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.” Goal AG/LU-3 and Policy AG/LU-2 recognize wineries as agricultural uses.

The use of the property for fermenting and processing grape juice into wine supports the economic viability of agriculture within the County, consistent with Goal AG/LU-3 and Policy AG/LU-4 (“The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space...”). By allowing the proposed agricultural use, the requested Use Permit supports the economic viability of the existing vineyards and agricultural product processing, consistent with Economic Development Goal E-1 and Policy E-1.

The “Right to Farm” is recognized throughout the General Plan and is specifically called out in Policy AG/LU-15 and in the County Code. “Right to Farm” provisions ensure that agriculture remains the primary land use in Napa County and is not threatened by potentially competing uses or neighbor complaints. Napa County’s adopted General Plan reinforces the County’s long-standing commitment to agricultural preservation, urban centered growth, and resource conservation.

Applicable Napa County General Plan goals and policies:

Goal AG/LU-1: Preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.

Goal AG/LU-3: Support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.

Policy AG/LU-4: The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space, except for those lands which are shown on the Land Use Map as planned for urban development.

Policy AG/LU-8: The County’s minimum agricultural parcel sizes shall ensure that agricultural areas can be maintained as economic units.

Policy AG/LU-15: The County affirms and shall protect the right of agricultural operators in designated agricultural areas to commence and continue their agricultural practices (a “right to farm”), even though established urban uses in the general area may foster complaints

against those agricultural practices. The “right to farm” shall encompass the processing of agricultural products and other activities inherent in the definition of agriculture provided in Policy AG/LU- 2.

Goal CON-10: Conserve, enhance and manage water resources on a sustainable basis to attempt to ensure that sufficient amounts of water will be available for the uses allowed by this General Plan, for the natural environment, and for future generations.

Goal CON-11: Prioritize the use of available groundwater for agricultural and rural residential uses rather than for urbanized areas and ensure that land use decisions recognize the long-term availability and value of water resources in Napa County.

Policy CON-53: The County shall ensure that the intensity and timing of new development are consistent with the capacity of water supplies and protect groundwater and other water supplies by requiring all applicants for discretionary projects to demonstrate the availability of an adequate water supply prior to approval. Depending on the site location and the specific circumstances, adequate demonstration of availability may include evidence or calculation of groundwater availability via an appropriate hydrogeological analysis or may be satisfied by compliance with County Code “fair-share” provisions or applicable State law. In some areas, evidence may be provided through coordination with applicable municipalities and public and private water purveyors to verify water supply sufficiency.

Policy CON-55: The County shall consider existing water uses during the review of new water uses associated with discretionary projects, and where hydrogeological studies have shown that the new water uses will cause significant adverse well interference or substantial reductions in groundwater discharge to surface waters that will alter critical flows to sustain riparian habitat and fisheries or exacerbate conditions of overdraft, the County shall curtail those new or expanded water uses.

Policy CON-72: The County shall seek to reduce the energy impacts from new buildings by applying Title 24 energy standards as required by law and providing information to the public and builders on available energy conservation techniques, products, and methods available to exceed those standards by 15 percent or more.

Policy CON-77: All new discretionary projects shall be evaluated to determine potential significant project-specific air quality impacts and shall be required to incorporate appropriate design, construction, and operational features to reduce emissions of criteria pollutants regulated by the state and federal governments below the applicable significance standard(s) or implement alternate and equally effective mitigation strategies consistent with BAAD’s (Bay Area Air District) air quality improvement programs to reduce emissions. In addition to these policies, the County’s land use policies discourage scattered development which contributes to continued dependence on the private automobile as the only means of convenient transportation. The County’s land use policies also contribute to efforts to reduce air pollution.

Policy CON-81: The County shall require dust control measures to be applied to construction projects consistent with measures recommended for use by the BAAD. Goal E-1: Maintain and

enhance the economic viability of agriculture. Policy E-1: The County's economic development will focus on ensuring the continued viability of agriculture in Napa County.

Goal E-1: Maintain and enhance the economic viability of agriculture.

Policy E-1: The County's economic development will focus on ensuring the continued viability of agriculture in Napa County.

Policy SAF-20: All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:

- 1) Adequacy of water supply.
- 2) Site design for fire department access in and around structures.
- 3) Ability for a safe and efficient fire department response.
- 4) Traffic flow and ingress/egress for residents and emergency vehicles.
- 5) Site-specific built-in fire protection
- 6) Potential impacts to emergency services and fire department response.

12. The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on an affected groundwater basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Sections 13.15.070 or 13.15.080 of the Napa County Code.

The subject property is not located in a "groundwater deficient area" as identified in Section 13.15.010 of the Napa County Code, and is consistent with General Plan Conservation Policies CON-53 and CON-55 which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources.

The project is proposing a reduction of 0.88 af/yr in overall groundwater use through revamping the existing vineyards irrigation system and scheduling methodology, removal of vineyard and conversion of a farm office to winery accessory use. Regulated Deficit Irrigation (RDI) practices will be implemented on the site. RDI will be achieved through careful monitoring of soil moisture conditions, evapotranspiration rates and distribution uniformity. The physical improvements expected to be installed onsite to facilitate RDI will be as follows: installation of an onsite weather station, installation of onsite soil moisture sensors, installation of water meters on irrigation supply mains, and, installation of pressure compensating emitters. Within a given year and at the maximum expected flow rate of the project well, it is expected that the wells total proposed pump time will be decreased by 1,195 minutes compared to current conditions.

A Water Availability Analysis (WAA), including a site-specific groundwater recharge analysis, was prepared by CMP Civil Engineering & Land Surveying Inc., dated October 8, 2025, to demonstrate that the proposed water use is not impacting groundwater in the area.

The project site and all three wells are within the GSA boundary and the Northeast Napa Management Area. Napa County's WAA guidelines allocate 0.3 af/yr of water per acre of land within the GSA; therefore, the 13.33 acres of project parcel within the GSA has an estimated groundwater

allocation of 3.99 af/yr. Where existing groundwater use exceeds 0.3 af/yr, no net increase in groundwater use is required. Based on the WAA, proposed groundwater use would be reduced from 6.87 af/yr to 5.99 af/yr, a reduction of 0.88 af/yr. Conditions of approval require well metering and monitoring to ensure that winery water use does not exceed 5.99 af/yr.

Because the projected water demand for the project will not be increased, the requested Use Permit is consistent with General Plan Goals CON-10, CON-11, and CON-12 as well as the policies mentioned above that support preservation and sustainable use of groundwater for agricultural and related purposes. The project will not require a new water system or other improvements and will not have a negative impact on local groundwater.

“B”

Recommended Conditions of Approval and Final Agency Approval Memos

ZONING ADMINISTRATOR HEARING – JULY 22, 2026

RECOMMENDED CONDITIONS OF APPROVAL

Ontrail Vineyards Micro-Winery Use Permit

Application Number P25-00139-UP

3252 Silverado Trail, Napa

APN 039-610-003

This permit encompasses and shall be limited to the project commonly known as Ontrail Vineyards Micro-Winery, located at 3252 Silverado Trail. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 Project Scope

The permit encompasses and shall be limited to:

- 1.1 Approval of a phased Micro-Winery Use Permit for a 5,000 gallon per year winery with the following:
Phase 1 (Note: Phase 1 is the initial phase and it shall be implemented prior to Phase 2 or Phase 3):
 - a. Convert the existing 1,951 sq. ft. barn to production space for barrel fermentation and aging of up to 5,000 gallons of wine per year, with all crush activities occurring at an offsite facility, and utilizing an on-site self-contained mobile bottling services, which will be located south of the existing barn.
 - b. Convert the existing 529 sq. ft. farm labor office to winery tasting and accessory uses.
 - c. By appointment visitation, tours and tasting, retail wine sales as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.4 below.
 - d. On-premises consumption of wine (Business and Professions Code Section 23358, 23390, and 23396.5) as set forth in COA No 4.4 below.

- e. Hours of operation include seven days a week from 8 a.m. to 5 p.m., except during harvest for production, and seven days a week from 9 a.m. to 6 p.m. for visitation.
- f. One (1) full-time and one (1) part-time employee.
- g. Installation of four (4) parking spaces [one (1) accessible, two (2) standard, and one (1) compact].
- h. Construction of a fire truck turnaround south of the proposed Fire Truck Staging Area.
- i. Use of an existing domestic wastewater treatment system to serve the tasting room and winery. No winery process wastewater shall be generated during Phase 1; cleaning of equipment shall will occur offsite.
- j. Use of an existing groundwater well (Well #1).
- k. Improve the existing driveway to comply with the Napa County Road and Street Standards.

Phase 2 consists of the following:

- a. Convert the 1,951 sq. ft. barn to a non-winery use.
- b. Construct either a new 4,103 sq. ft. winery building or a 2,152 sq. ft winery building (provided the 1,951 sq. ft. barn continues use as a winery building).
- c. Installation of five each 5,000-gallon water storage tanks.
- d. Removal of 0.13 acres of existing vineyards to accommodate the new 4,103 sq. ft. winery production building.

Phase 3 consists of the following

- a. Construction of a 730 sq. ft. covered crush pad.
- b. Construction of a fire truck turnaround in between the farm labor office and proposed new winery building.
- c. On-site production and the installation of either a production wastewater system to accommodate on-site treatment or utilization of a hold and haul wastewater system.

Phases 2 and 3 may occur any time after completion of Phase 1 improvements.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 Statutory and Code Section References

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing may occur at a winery only where such activities are accessory and "clearly incidental, related, and subordinate to the primary operation of the winery as a production facility."

Tours and tastings (defined below) may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

Tours and tastings shall be by appointment only and shall be limited to the following:

- a. Frequency: Seven (7) days per week, Monday through Sunday
- b. Maximum number of persons per day: 10
- c. Maximum number of persons per week: 70

- d. Hours of visitation: 9 a.m. to 6 p.m.
- e. Food at tours and tastings shall be limited to prepackaged food.

“Tours and tastings” means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times 4:00 to 5:00 p.m.

A log book (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building and Environmental Services (PBES) Department upon request.

4.3 *MARKETING [RESERVED]*

4.4 *ON-PREMISES CONSUMPTION*

In accordance with State law and the PBES Director’s July 17, 2008, memo, “Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises,” on-premises consumption of wine produced on-site and purchased from the winery may occur solely in the 2,500 sq. ft. area located on the outdoor patio of the tasting room. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation set forth in COA No.4.2 above.

4.5 *RESIDENCE OR NON-WINERY STRUCTURES*

Unless specifically authorized by this permit or a previously approved permit, the existing two single-family residences, shall not be used for commercial purposes or in conjunction with the operation and/or visitation for the winery. If either residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

4.6 *GRAPE SOURCE [RESERVED]*

4.7 *COMPLIANCE REVIEW*

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation log books, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 *RENTAL/LEASING*

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

4.9 *GROUND WATER MANAGEMENT – WELLS [RESERVED]*

4.10 *AMPLIFIED MUSIC*

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 *TRAFFIC*

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (4:00 to 5:00 p.m. weekdays; 1:45 to 2:45 p.m. Saturdays; and 1:45 to 2:45 p.m. Sundays). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 *PARKING*

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 *BUILDING DIVISION – USE OR OCCUPANCY CHANGES*

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.

4.14 *FIRE DEPARTMENT – TEMPORARY STRUCTURES [RESERVED]*

4.15 *NAPA COUNTY MOSQUITO ABATEMENT PROGRAM [RESERVED]*

4.16 *GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS*

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

- b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
- d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as “A-Frame” signs, is prohibited.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated December 1, 2025.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated December 1, 2025.
- c. Building Division operational conditions as stated in their Memorandum dated November 12, 2025.
- d. Department of Public Works operational conditions as stated in their Memorandum dated October 27, 2025.
- e. Fire Department operational conditions as stated in their Inter-Office Memo dated February 10, 2026.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. No marketing events as defined in County Code Section 18.08.370 shall be allowed
- b. No subsequent application for an increase in the production of wine or tasting room visitation shall be considered within two years after the approval of this permit.
- c. At least 75% of the grapes used in fermentation on-site are grown on the same property as the micro-winery or contiguous parcels under the same ownership. For the purpose of the section, “the same property as the micro-winery” means any parcel or parcels identified as included within the Use Permit application. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is estate grown. The report shall recognize the Agriculture Commission’s format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.
- d. Groundwater Management – Well #1, #2, and #3 shall be limited to 5.99 af/yr of groundwater per year for the winery, residential uses and agricultural (utilizing Well #1) on the parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(b) below.
- e. Reserved
- f. The winery will not operate the crush pad between the hours of 10:00 p.m. and 7 a.m.

In the event that changed circumstances or significant new information provide substantial evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.21 PREVIOUS CONDITIONS **[RESERVED]**

PART III

¹ Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated December 1, 2025.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated December 1, 2025.
- c. Building Division operational conditions as stated in their Memorandum dated November 12, 2025.
- d. Department of Public Works operational conditions as stated in their Memorandum dated October 27, 2025.
- e. Fire Department operational conditions as stated in their Inter-Office Memo dated February 10, 2026.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 *BUILDING DIVISION – GENERAL CONDITIONS*

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 *LIGHTING – PLAN SUBMITTAL*

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- a. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 *LANDSCAPING – PLAN SUBMITTAL*

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division’s review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County’s Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

- b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

6.5 *COLORS*

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 *OUTDOOR STORAGE/SCREENING/UTILITIES*

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.
- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 *TRASH ENCLOSURES*

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for

the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.8 *ADDRESSING*

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of lot numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.9 *HISTORIC RESOURCES [RESERVED]*

6.10 *DEMOLITION ACTIVITIES [RESERVED]*

6.11 *VIEWSHED – EXECUTION OF USE RESTRICTION [RESERVED]*

6.12 *PERMIT PREREQUISITE MITIGATION MEASURES [RESERVED]*

6.13 *PARCEL CHANGE REQUIREMENTS [RESERVED]*

6.14 *FINAL MAPS [RESERVED]*

6.15 *OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS*

a. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all Greenhouse Gas Emissions Voluntary Best Management Practices Measures submitted with the project Micro-Winery application shall be addressed through project construction and/or implemented through winery operation.

b. Groundwater Demand Management Program

1. The permittee shall install meters on Well #1, #2, and #3. The meters shall be placed in a location that will allow for the measurement of all groundwater used for Well #1, #2, and #3. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the two wells serving the parcel.
2. The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.

3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
4. As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this Use Permit.
5. For the first twelve months of operation under this permit, the permittee shall read the meter at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i through ii below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.
 - i. Annual cumulative groundwater usage for Well #1, #2, and #3 shall not exceed 5.99 af/yr.
6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
7. At the completion of the reporting period per 6.15(b)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading
 - i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.
- c. All water storage tanks shall meet setback and height requirements as set forth in Napa County Code Section 18.104.140.
- d. Cultural Monitoring Plan
 - i. The Permittee must meet and confer with the Mishewal Wappo Tribe of Alexander Valley Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care, and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment

of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Permittee must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.

- ii. Prior to initial ground disturbance, the Permittee shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.
- iii. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.
- iv. Ground disturbing activities occurring in conjunction with the Project including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control, mulching, waddles, hydroseeding, etc., pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spotchecking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.
- v. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment

or disposition. There must be, at minimum, one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

- e. The winery shall will not use the crush pad between the hours of 10:00 p.m. and 7 a.m.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

- a. **GRADING AND SPOILS**

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

- b. **DUST CONTROL**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

- c. **AIR QUALITY**

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

- 1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of

Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY - PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any winery identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if signage to be installed is consistent with signage plans

submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words “Tours and Tasting by Prior Appointment Only” to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code.

9.3 *GATES/ENTRY STRUCTURES*

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 *LANDSCAPING*

Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 *ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS [RESERVED]*

9.6 *DEMOLITION ACTIVITIES [RESERVED]*

9.7 *GRADING SPOILS*

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 *MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY [RESERVED]*

9.9 *OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY*

- a. All required meters shall be installed and all groundwater usage monitoring required in COA 4.20(d) and 6.15(b) above shall commence prior to issuance of a final certificate of occupancy.



Memorandum

To:	Wendy Atkins, Planning Division
From:	Ginevra Augustini, Engineering Division
Date:	December 1, 2025
Subject:	P25-00139, Ontrail Vineyards, APN 039-610-003-000

The Engineering Division has reviewed the use permit application for the proposed Ontrail Vineyards, P25-000139, located on assessor's parcel number 039-610-003-000. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS

The parcel has two residences (3238 and 3252 Silverado Trl), existing agricultural structures to be converted to winery production and tasting space, approximately 8.3 acres of vineyard, and three wells.

PROPOSED CONDITIONS

The 5000-gallon micro winery will be a phased development. Phase 1 includes all road improvements, conversion of barn to micro winery space, and conversion of the farm office to tasting space. Phase 2 includes the construction of the new winery building. Phase 3 will convert the existing outdoor work area to the covered crush pad. The facility is proposed to be open 7 days a week, run by two employees, and to have 10 maximum daily and weekly tours and tastings.

TECHNICAL ADEQUACY

The Engineering Division has reviewed the Water Availability Analysis (WAA) dated May 2nd, 2025, prepared by Cameron Pridmore, PE 76691, of CMP Civil Engineering and Land Surveying Inc. The analysis has been evaluated based on information provided by the applicant, project location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, and groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to Water of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provisions and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the

necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

PREREQUISITES FOR ISSUANCE OF PERMITS

1. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards for Commercial development at the time of Building Permit Submittal. The property owner shall obtain a grading permit for all proposed roadway improvements.
2. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, and parking and driveways, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the grading permit documents at the time of permit application. A plan check fee will apply.
3. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
4. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. The plan shall also indicate the path and changes in runoff.
5. **Prior to issuance of a development permit** (i.e. building permit and/or grading permit), the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance document, dated December 2014.
6. **Prior to issuance of a development permit**, as determined by the area of new or replaced impervious surfaces, the owner shall prepare and/or update a Stormwater Control Plan (SCP) for a Regulated Project in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
7. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of Regional Water Quality Control Board (RWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.
8. All work within the Public Right-of-Way will require an Encroachment permit from the Napa County Department of Public Works.
9. Interior floor drains shall be plumbed to sanitary sewer or approved closed loop system (e.g. processed waste system).

10. Refuse areas shall be covered, graded, and paved to prevent run-on and runoff. Drains within a refuse area shall be connected to the sanitary waste system.
11. Processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, shall be paved and performed indoors or under approved cover.
12. All roofs, gutters, and/or downspouts shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.

PREREQUISITES DURING PROJECT CONSTRUCTION

1. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Ordinance 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
2. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
3. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

1. If TCO is requested by the developer, all necessary access road and parking improvements shall be constructed prior to an Engineering TCO approval. If no TCO is requested, all access road and parking improvements will be verified at Final Occupancy.

PREREQUISITES FOR FINAL CERTIFICATE OF OCCUPANCY

1. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items, please contact Ginevra Augustini from Napa County PBES Department, Engineering Division at (707)-299-1358 or via e-mail at Ginevra.Augustini@countyofnapa.org.

Sincerely,
Ginevra Augustini, EIT
Assistant Engineer



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Planning, Building & Environmental Services

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

Brian Bordona
Director

MEMORANDUM

MSB

To: Wendy Atkins, Project Planner	From: Maureen S. Bown, Senior Environmental Health Specialist
Date: December 1, 2025	Re: Ontrail Vineyards 3252 Silverado Trail, Napa APN 039-610-003-000 Micro Winery Use Permit P25-00139

This Division has reviewed an application requesting approval to establish a new micro winery as depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. Plans for the proposed wastewater options (option #1 -Hold and Haul with reserve area or option #2- Pretreatment and reuse-vineyard irrigation), as described in the Onsite Wastewater Disposal Feasibility Report, dated November 24, 2025, shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
2. Permits to construct the process wastewater system, as described in the Onsite Wastewater Disposal Feasibility Report, dated November 24, 2025, must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
3. For process wastewater, if option 1 (Hold and Haul) is chosen then option 2, to treat and irrigate to vineyard, will be required as a reserve area.
4. For process wastewater, if option 2, to treat process wastewater and irrigate, as proposed in the Wastewater Feasibility report, is chosen then the applicant shall enroll for coverage under the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water by submitting the Notice of Intent, Technical Report and Application to the San Francisco Regional Water Quality Control Board or Napa County, if applicable, for the existing and proposed winery process water treatment system.
5. A commercial food facility is not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed

facilities. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements

6. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

Prior to granting final occupancy:

7. An Annual Operating permit for the Process Wastewater, Hold and Haul (option #1) system is required.
8. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

Upon final occupancy and thereafter:

9. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by this Division within 30 days of said activities.
10. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
11. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors, and odors.
12. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system, the plan submitted for review and approval must address bentonite disposal.



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Main: (707) 253-4417

Brian D. Bordona | Director

MEMORANDUM

To:	Wendy Atkins	From:	David Giudice, CBO
Date:	11/12/25	Re:	P25-00139, Ontrail Vineyards

The Building Division is not currently reviewing this project for compliance with the California Building Standards Code. At this stage, our review is limited to the Planning entitlements associated with the proposed project.

1. We have no issues or concerns with the approval of the Use Permit, as it is a Planning entitlement only and does not authorize any construction activity.
2. Please note that building permits will be required for any new construction or conversions to structures (change in occupancy) related to the proposed micro-winery and its supporting infrastructure. This may include, but is not limited to the winery building and other structures such as signage, entry gates, tanks, pump houses, and similar features.
3. The site and all associated buildings are required to be accessible to persons with disabilities, in compliance with applicable accessibility codes and standards. Based on our review of the conceptual plans, it appears that general accessibility requirements are being considered appropriately at this stage. A more detailed and comprehensive review will be conducted during the building permit application process. Please ensure that all accessibility requirements are fully addressed in the final submittal.
4. If your marketing plan includes events, or if you intend to host temporary events. Please be aware that such activities will not be permitted in any portion of the building that is not approved for **Assembly occupancy**. This specifically includes areas such as fermentation and barrel rooms. Please keep this in mind when planning your building layout and preparing your building permit application, as it may impact how spaces are designed and approved for use.
5. Please be advised that, under California law, all plans and documents for commercial projects must be prepared and coordinated under the responsible charge of a California-licensed design professional—such as a licensed architect and/or engineer in accordance with California Business and Professions Code, Chapter 3, and the California Building Code, Chapter 1.

If you have any questions regarding the building permit process, feel free to contact us.



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Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Anna Vickroy, P.E., T.E. Traffic Engineering Consultant
Date: October 27, 2025 Updated: March 26, 2026	Re: Ontrail Vineyards (P25-00139) Conditions of Approval

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to review and comment on the application package for the Micro-Winery Use Permit for Ontrail Vineyards located at 3252 Silverado Trail, Napa County, CA.

The proposed Ontrail Vineyards Micro Winery is located on a 13.33-acre parcel located on the east side of Silverado Trail, approximately 800 feet south of the intersection of Silverado Trail and Soda Canyon Road. The proposed micro-winery is expected to employ one full-time employee that lives on-site, and one part-time employee that lives off-site. The winery is also expected to host up to 10 daily visitors. The micro-winery is expected to produce no more than 5,000 gallons per year with only .

To prepare this memorandum, the following documents were reviewed:

- Comment Response Letter dated February 26, 2026 by CMP Civil Engineering
- Micro-Winery Permit Application with Winery Trip Generation Worksheet dated May 2, 2025
- Project Narrative dated February 26, 2026 by CMP Civil Engineering
- Wastewater Feasibility Report dated November 24, 2025 by CMP Civil Engineering
- Water Availability Analysis dated October 8, 2025 by CMP Civil Engineering
- Site Plan dated February 26, 2026 by CMP Civil Engineering

After careful evaluation of the above mentioned submitted documents, we offer no additional comments at this time.

The Department of Public Works has established the following conditions of approval related to the Site Plan Application Number P25-00139. All listed conditions of approval shall be fully completed accordingly prior to the issuance of Occupancy permit:

1. Project Driveway

Driveway access to the public right-of-way must conform to the latest edition of the Napa County Road and Street Standards.

2. Landscaping Maintenance

Landscaping adjacent to the project driveway shall be designed and maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items wider than 18 inches can be

taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 6 feet in height removed once the tree is established.

3. Encroachment Permit Requirement

An encroachment permit along with the required fee and a proposed traffic control plan will be required for the construction of any improvements within the public right-of-way. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. More information on this is available at our website: <http://www.countyofnapa.org/publicworks/roads/>

4. Transportation Demand Management Plan

It is recommended that the applicant/permittee voluntarily explore and implement a Transportation Demand Management (TDM) Plan, which should include measures to reduce daily vehicle trips, particularly during marketing and special events. These measures may include, but are not limited to, subsidized transit passes, carpool/vanpool, and bicycle trip-end facilities.

5. On Street Parking

Parking within the public right-of-way will be prohibited at all times.

If you have any questions or concerns on this matter, please contact Ahsan Kazmi, P. E. at ahsan.kazmi@countyofnapa.org or call (707) 259-8370.



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**Napa County Fire Department
Fire Marshal's Office**

951 California Blvd
Napa, CA 94559
www.countyofnapa.org
Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	2/10/2026
FROM:	Jason Downs, Fire Marshal	PERMIT #	P25-00139
SUBJECT:	Ontrail Vineyards	APN:	039-610-003-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Projects shall have an approved water supply for fire protection be made available as soon as combustible material arrives on the site. All underground fire lines, pump and tank plans are required to be a separate submittal from the building or civil plans.
4. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
 1. Automatic fire-extinguishing systems
 2. Fire alarm and detection systems and related equipment
 3. Fire pumps and related equipment
 4. Private Fire service mains and their appurtenances
5. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards
6. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
8. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5, the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA. All residential properties with an electric gate are required to install a Knox Key Switch (Model 3501 or 3502). Manual gates shall be secured with a Knox Padlock.
9. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
10. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and 25-foot taper on each end.
11. Turnarounds are required on driveways and dead-end roadways.
12. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.
13. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
14. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
15. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

16. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
17. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
18. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
19. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
20. Provide and maintain a minimum 100-foot defensible space around all structures, in compliance with the Napa County Defensible Space Ordinance, the Napa County Fire Marshal's Defensible Space Guidelines, and California Public Resources Code Section 4291, as applicable. Defensible space shall be established prior to final project approval or occupancy and maintained in a fire-safe condition for the life of the project, subject to inspection by the Napa County Fire Marshal's Office.
21. Provide and maintain a minimum 10-foot defensible space on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with the Napa County Defensible Space Ordinance and the Fire Marshal's Defensible Space Guidelines and shall be always maintained in a fire-safe condition, subject to inspection and verification by the Napa County Fire Marshal's Office.



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

Please note the conditions of approval noted above are based on the Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any further questions please contact the Napa County Fire Marshal's Office by email at Fire.Marshall@countyofnapa.org.



Initial Study Checklist/Negative Declaration

(form updated January 2019)

- 1. Project Title:** Ontrail Vineyards Micro-Winery Use Permit, P25-00139-UP
- 2. Property Owner Contact:** Ozegna Vineyards, LLC, c/o Jim Fassio, 501 El Cerrito Avenue, Hillsborough, CA 94010. Phone: (650) 333-3155 or email: ozegna@comcast.net
- 3. County Contact Person, Phone Number and email:** Wendy Atkins (707) 259-8757, wendy.atkins@countyofnapa.org
- 4. Project Location and Assessor's Parcel Number (APN):**
 - P25-00139-UP, APN: 039-610-003
 - Section 22, Township 06 North, Range 04 West, Mt. Diablo Principal Meridian
 - Latitude 38° 21' 18.031" N / Longitude 122° 17' 2.337" W
- 5. Project Sponsor's name and address:** Covell Architects c/o Michell Covell, 1407 Main Street, Ste. 102, St. Helena, CA 94574. Phone: (707) 968-9280 or email: michelle@covellarchitects.com
- 6. General Plan description:** Agricultural Resource (AR)/Agriculture, Watershed and Open Space (AWOS)
- 7. Zoning:** Agricultural Watershed District (AW)
- 8. Background/Project History:** On October 24, 2023, an Application for a Certificate of Legal Nonconformity (CLN) (P22-00261-CLN) was approved which determined the legal nonconformity of an existing barn and chicken coop. The CLN recognized the non-conforming location and height of the existing barn constructed within the required side yard setback.
- 9. Description of Project:** Approval of a phased Micro-Winery Use Permit for a new 5,000 gallon per year winery with daily tours and tastings by appointment on a 13.33 acre parcel.

Phase 1 consists of the following:

- Convert the existing 1,951 sq. ft. barn to production space for barrel fermentation and aging of up to 5,000 gallons of wine per year, with all crush activities occurring at an offsite facility, and utilizing an on-site self-contained mobile bottling services, which will

be located south of the existing barn.

- Convert the existing 529 sq. ft. farm labor office to winery tasting and accessory uses.
- By appointment visitation, tours and tasting, and retail wine sales for up to 10 visitors per day, or 70 visitors per week.
- On-premises consumption of wine (Business and Professions Code Section 23358, 23390, and 23396.5) in a 2,500 sq. ft. area located on the outdoor patio of the tasting room.
- Hours of operation include seven days a week from 8 a.m. to 5 p.m., except during harvest for production, and seven days a week from 9 a.m. to 6 p.m. for visitation.
- One (1) full-time and one (1) part-time employee (one employee is an owner-operator who lives onsite).
- Installation of four (4) parking spaces [one (1) accessible, two (2) standard, and one (1) compact].
- Construction of a fire truck turnaround south of the proposed Fire Truck Staging Area.
- Use of an existing domestic wastewater treatment system to serve the tasting room and winery. No winery process wastewater would be generated during Phase 1 winery facility; cleaning of equipment will occur offsite.
- Use of an existing groundwater well (Well #1).
- Improve the existing driveway to comply with the Napa County Road and Street Standards.

Phase 2 consists of the following:

- Convert the 1,951 sq. ft. barn to a non-winery use.
- Construct either a new 4,103 sq. ft. winery building or a 2,152 sq. ft winery building (provided the 1,951 sq. ft. barn continues use as a winery building).
- Installation of five each 5,000-gallon water storage tanks.
- Removal of 0.13 acres of existing vineyards to accommodate the new 4,103 sq. ft. winery production building.
- Construction of a fire truck turnaround in between the farm labor office and proposed new winery building.

Phase 3 consists of the following:

- Construction of a 730 sq. ft. covered crush pad.
- On-site production and the installation of either a production wastewater system to accommodate on-site treatment or utilization of a hold and haul wastewater system.

Phases 2 and 3 may occur any time after completion of the Phase 1 improvements.

10. Describe the environmental setting and surrounding land uses. The site is currently developed with two residences, an agricultural barn, a farm labor office, 8.3 net acres of commercial vineyards, three wells, and a pump house. A winery (approximately 210 feet from the proposed production building) and a residence (approximately 276 feet from the proposed

production building) are located to the north of the site, to the east of the site are vineyards, and to the south is a single family residence (approximately 389 feet from the proposed tasting room). Across Silverado Trail is a single family residence and vineyards. An unnamed significant stream traverses the site approximately 700-feet east of the proposed development area. An extrapolated channel, i.e. "ephemeral" or "intermittent stream" as defined by Napa County Code section 18.108.030, is shown on County of Napa Environmental Mapping (GIS mapping extrapolated channel network layer) along the east side of the development area. However, the area of the site that includes this channel was planted in vines sometime between 2016 and 2018, which predates the GIS layer and definition which became effective May 2019. Soda Creek, another significant stream, lies approximately 967 feet west of the development area, across Silverado Trail. The site is accessed from a private driveway off of Silverado Trail.

The site contains slopes ranging from 2.24% to 10.01%. Soil types include Coombs gravelly loam, 2 to 5 percent slopes. State of California, Department of Conservation Farmland Mapping and Monitoring Program designates the vineyards on the parcel as 'Prime Farmland', while the remainder of the parcel is designated 'Important Farmland. Napa County Environmental Resource Map (GIS layer: vegetation) designates the vineyard area as agriculture, the area of the barn, and residences as Urban or Built-up, and the area along the unnamed significant stream/extrapolated channel as Oak Woodlands. No earth disturbance is proposed within the Oak woodland area. The project wells that supply the winery site lie entirely within the two Significant Streams 1500-foot buffer and within the Groundwater Sustainability Agency boundary. The entire site is located within a Moderate Fire Hazard Severity Zone / WUI.

The project parcel is not located in the Napa River Watershed and is within the Napa Valley Floor-Napa groundwater subarea. An unnamed significant stream traverses the eastern portion of the site. The nearest neighboring residence is located approximately 276 feet to the northwest.

The site is surrounded by rural residential uses and agricultural (vineyard) uses. Within one mile of the site there are 14 approved wineries.

11. Other agencies whose approval is required.

The project would also require various ministerial approvals by the County, including but not limited to building permits, grading permits, waste disposal permits, water supply permits, and an encroachment permit, in addition to meeting CalFire standards. Permits are required by the

Responsible (R) and Trustee (T) Agencies

California Air Resources Board (R)

California Department of Fish and Wildlife (CDFW) Region 3 (R)(T)

Regional Water Quality Control Board (Regional Water Board,

San Francisco Bay Region 2 (R)

State Water Resources Control Board, Division of Water Quality (R)(T)
State Water Resources Control Board, Division of Drinking Water (R)
California Department of Transportation District 4 (Caltrans) (R)
California Department of Forestry and Fire protection (T)

Other Agencies Contacted

Middletown Rancheria
Mishewal Wappo Tribe of Alexander Valley
Yocha Dehe Wintun Nation

- 12. Tribal Cultural Resources.** Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resource, procedures regarding confidentiality, etc.?

Notice of the proposed project was sent certified mail to Middletown Rancheria, Mishewal Wappo Tribe of Alexander Valley, and Yocha Dehe Wintun Nation on February 2, 2026. The County received a response letter from the Yocha Dehe Wintun Nation on March 2, 2026, (Identification Number YD-02052026-01) indicating that the project area was not within their aboriginal territories. On April 23, 2026, the County replied to the Yocha Dehe Wintun Nation and closed the consultation invitation because the Tribe did not request consultation. The County received a response letter from Middletown Rancheria on February 19, 2026, which concluded that the project location to be outside the Middletown Rancheria's traditional territory and deferred to the Mishewal Wappo Tribe of Alexander Valley for comments and concerns. On April 23, 2026, the County replied to the Middletown Rancheria on April 23, 2026, and closed the consultation invitation because the Tribe did not request consultation. The County received a letter from the Mishewal Wappo Tribe on February 5, 2026, requesting consultation. The tribe requested a Cultural Monitoring Plan. This recommendation has been included as a condition of approval.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic

Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL IMPACTS AND BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

Other sources of information used in the preparation of this Initial Study include site-specific studies conducted and filed by the applicant in conjunction with #P25-00139, as listed below, and the environmental background information contained in the permanent file on this project. These documents and information sources are incorporated herein by reference and available for review at the Napa County Department of Planning, Building and Environmental Services located at 1195 Third Street, Suite 210, Napa, CA 94559, or on the County's website at: [Current Projects Explorer | Napa County, CA \(napacounty.gov\)](#)

- Architectural Plans (**Exhibit A**)
- Wastewater Feasibility Study (**Exhibit B**)
- Water Availability Analysis (**Exhibit C**)
- Noise Study (**Exhibit D**)
- Site inspections conducted by Napa County Planning Division staff (Wendy Atkins, October 31, 2025)
- Napa County Geographic Information Systems (GIS) Environmental Maps/Layers.
- Napa County Permit History Records for 3252 Silverado Trail, Napa.

ENVIRONMENTAL FINDING:

On the basis of this initial evaluation, I find that the proposed project Could not have a significant effect on the environment. A Negative Declaration will be prepared.



Jun 9, 2026

Signature

Date

Name: Wendy Atkins, Planner II

EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts of this project based on the criteria set forth in the State CEQA Guidelines and the County's implementing ordinances and guidelines. For each item, one of four responses is given:

No Impact: The project would not have the impact described. The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.

Less Than Significant Impact: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.

Less Than Significant with Mitigation Incorporation: The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.

Potentially Significant Impact: The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The Initial Study includes a discussion of the potential impacts and identifies mitigation measures to substantially reduce those impacts to a level of insignificance where feasible. All references and sources used in this Initial Study are listed above and are incorporated herein by reference.

1. AESTHETICS:

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista?

Discussion:

Visual resources are those physical features that make up the environment, including landforms, geological features, water, trees and other plants, and elements of the human cultural landscape. A scenic vista, then, would be a publicly accessible vantage point such as a road, park, trail, or scenic overlook from which distant or landscape-scale views of a beautiful or otherwise important assembly of visual resources can be taken in. As generally described in the Environmental Setting and Surrounding Land Uses section, above, this area is defined by a mix of vineyard, winery, and residential uses. The project would not result in substantial damage to scenic resources or substantially degrade the visual character or quality of the site and its surroundings because the existing 1,951 sq. ft. barn and 529 sq. ft. farm labor office are proposed to be converted to production and hospitality/accessory space (Phase 1), the proposed 4,103 sq. ft. new winery building (Phase 2), and proposed 730 sq. ft. covered crush pad (Phase 3) will be screened from Silverado Trail by the existing residence #1 and are compatible with the colors surrounding the natural landscape. The site is currently developed with two residences, an agricultural barn, a farm labor office, 8.3 net acres of commercial vineyards, three wells, and a pump house.

The project is not subject to the Napa County Viewshed Protection Program (NCC Chapter 18.106):no new structures are located on slopes of 15% or more.

Significance Level: No Impact.

Mitigation Measures: None required.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion:

The project does not endanger any scenic resources within a state scenic highway, such as trees, rock outcroppings or historic buildings, because the project is not viewable from a designated state scenic highway. There are no rock outcroppings visible from the road or other designated scenic resources on the property.

Significance Level: No Impact.

Mitigation Measures: None required.

- c) **In non-urbanized areas substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Discussion:

Silverado Trail is a Viewshed designated road per County Code Chapter 18.106 Viewshed Protection Program. The Viewshed Program applies to development on slopes greater than 15 percent and applies design criteria to minimize effects on the natural terrain and views from designated roads. The existing winery is located on slopes less than 15 percent; therefore, the project is not subject to the Viewshed ordinance. Although Silverado Trail is a designated scenic road, winery activities, the internal access driveway, and buildings cannot be seen from the road. External modifications to the site are limited and would not degrade scenic vistas, scenic resources, and the existing views of the site because the project is not in area considered a scenic vista or scenic resources.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- d) **Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?**

Discussion:

Construction of the proposed 4,103 sq. ft. new winery building (Phase 2) and proposed 730 sq. ft. covered crush pad (Phase 3) may have the potential to impact nighttime views. Pursuant to standard Napa County conditions of approval for wineries, any new outdoor lighting will be required to be shielded and directed downwards, with only low-level lighting allowed in parking areas. As designed, and as subject to the standard conditions of approval, below, the project will not have a significant impact resulting from new sources of outside lighting.

6.3 LIGHTING – PLAN SUBMITTAL

- a. *Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.*
- b. *All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum*

necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.*

Pursuant to standard Conditions of approval for wineries, the winery will be prohibited from installing highly reflective surfaces, therefore the project would not have a significant impact resulting from new sources of glare.

6.15(d) COLORS

The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation; or colors required by the Secretary of Interior's Standards for Treatment of Historic Properties; or natural earth tone building materials. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

2. AGRICULTURE AND FOREST RESOURCES¹:

Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Discussion:

As shown on the Napa County Important Farmland Map 2002 prepared by the California Department of Conservation District, Division of Land Resource Protection, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, a portion of the 13.33-acre project site includes approximately 8.3 acres of vineyards on the parcel which is designated 'Prime Farmland'. This area includes slopes of 0.25% to over 6.35%. The remainder of the 5.03 parcel is designated 'Other Land' and is developed with two single family residence, a portion of the vineyard, and an undeveloped area. No portions of Prime Farmland are proposed to be converted to non-agricultural use.

Significance Level: No impact.

Mitigation Measures: None required.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act Contract?**

¹ "Forest land" is defined by the State as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." (Public Resources Code Section 12220(g)) The Napa County General Plan anticipates and does not preclude conversion of some "forest land" to agricultural use, and the program-level EIR for the 2008 General Plan Update analyzed the impacts of up to 12,500 acres of vineyard development between 2005 and 2030, with the assumption that some of this development would occur on "forest land." In that analysis specifically, and in the County's view generally, the conversion of forest land to agricultural use would constitute a potentially significant impact only if there were resulting significant impacts to sensitive species, biodiversity, wildlife movement, sensitive biotic communities listed by the California Department of Fish and Wildlife, water quality, or other environmental resources addressed in this checklist.

Discussion:

General Plan Agricultural Preservation and Land Use policies AG/LU-2 and AG/LU-13 recognize wineries, and any use consistent with the Winery Definition Ordinance and clearly accessory to a winery, as agricultural. The proposed project would not conflict with existing zoning for agricultural uses. The parcel has a recorded Williamson Act contract (414_83). A winery is a permitted use upon the grant of a use permit.

Significance Level: No Impact.

Mitigation Measures: None required.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g), timberland as defined in Public Resources Code Section 4526, or timberland zoned Timberland Production as defined in Government Code Section 51104(g)?**

Discussion: ‘Forest Land’ is defined in California Public Resource Code Section 12220(g) as “land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” According to Napa County GIS Sensitivity Layers (Vegetation Map), there are no forest lands on-site. According to the Napa County Environmental resource maps (based on the following layers – Sensitive Biotic Oak Woodlands, Agriculture, and Riparian Woodland Forest) the project contains Agriculture and Valley Oaks.

The project does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Wineries and accessory uses are considered agricultural uses in Napa County. No impacts will occur

Significance Level: No impact.

Mitigation Measures: None required.

- d) Result in the loss of forest land or conversion of forest land to non-forest use in a manner that will significantly affect timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, or other public benefits?**

Discussion: See response to Subsection 2(c) above.

Significance Level: No impact.

Mitigation Measures: None required.

- e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non- forest use?**

Discussion: See response to 2(a) above.

Significance Level: No impact.

Mitigation Measures: None required.

3. AIR QUALITY:

Background information²:

On June 2, 2010, the Bay Area Air Quality Management District's (BAAQMD) (now known as the Bay Area Air District) (BAAD) Board of Directors unanimously adopted thresholds of significance to assist in the review of projects under the California Environmental Quality Act. These Thresholds are designed to establish the level at which BAAD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAD's website and included in BAAD's updated CEQA Guidelines (updated May 2012). The Thresholds are advisory and may be followed by local agencies at their own discretion.

The Thresholds were challenged in court. Following litigation in the trial court, the court of appeal, and the California Supreme Court, all of the Thresholds were upheld. However, in an opinion issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an analysis of the impacts of locating development in areas subject to environmental hazards unless the project would exacerbate existing environmental hazards. The Supreme Court also found that CEQA requires the analysis of exposing people to environmental hazards in specific circumstances, including the location of development near airports, schools near sources of toxic contamination, and certain exemptions for infill and workforce housing. The Supreme Court also held that public agencies remain free to conduct this analysis regardless of whether it is required by CEQA.

In view of the Supreme Court's opinion, local agencies may rely on Thresholds designed to reflect the impact of locating development near areas of toxic air contamination where such an analysis is required

² CEQA Thresholds and Guidelines Update (baaqmd.gov): <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>

by CEQA or where the agency has determined that such an analysis would assist in making a decision about the project. However, the Thresholds are not mandatory and agencies should apply them only after determining that they reflect an appropriate measure of a project's impacts. These Guidelines may inform environmental review for development projects in the Bay Area, but do not commit local governments or BAAD to any specific course of regulatory action.

The Air District published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's 2015 opinion in Cal. Bldg. Indus. Ass'n vs. Bay Area Air Quality Mgmt. Dist., 62 Ca 4th 369.

See Section 8 (Greenhouse Gas Emissions) for the greenhouse gas (GHG) emissions disclosure and impact assessment.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Discussion:

The mountains bordering Napa Valley block much of the prevailing northwesterly winds throughout the year. Sunshine is plentiful in Napa County, and summertime can be very warm in the valley, particularly in the northern end. Winters are usually mild, with cool temperatures overnight and mild-to-moderate temperatures during the day. Wintertime temperatures tend to be slightly cooler in the northern end of the valley. Winds are generally calm throughout the county. Annual precipitation averages range from about 24 inches in low elevations to more than 40 inches in the mountains.

Ozone and fine particle pollution, or PM_{2.5}, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. In Napa County, ozone rarely exceeds health standards, but PM_{2.5} occasionally does reach unhealthy concentrations. There are multiple reasons for PM_{2.5} exceedances in Napa County. First, much of the county is wind-sheltered, which tends to trap PM_{2.5} within the Napa Valley. Second, much of the area is well north of the moderating temperatures of San Pablo Bay and, as a result, Napa County experiences some of the coldest nights in the Bay Area. This leads to greater fireplace use and, in turn, higher PM_{2.5} levels. Finally, in the winter easterly winds often move fine-particle-laden air from the Central Valley to the Carquinez Strait and then into western Solano and southern Napa County (BAAD, In Your Community: Napa County, April 2016).

The thresholds of significance for use in determining whether a proposed project will have a significant impact on GHG's, and climate change (BAAD, April 2022) did not affect the Air Quality CEQA Thresholds of Significance for the above mentioned air pollutants (i.e., ROG, NOx, PM10 and PM2.5) identified in Table 3-1 of the BAAD 2022 Guidelines. As such, those thresholds will be used to determine the significance of potential air quality impacts associated with air pollutant emissions.

BAAD has not officially recommended the use of its thresholds in CEQA analyses and CEQA ultimately allows lead agencies the discretion to determine whether a particular environmental impact would be considered significant, as evidenced by scientific or other factual data. BAAD also states that lead agencies need to determine appropriate air quality thresholds to use for each project they review based on substantial evidence that they include in the administrative record of the CEQA document. One resource BAAD provides as a reference for determining appropriate thresholds is the California Environmental Quality Act Air Quality Guidelines developed by its staff in 2010 and as updated through May 2017. These guidelines outline substantial evidence supporting a variety of thresholds of significance.

As mentioned above, in 2010, the BAAD adopted and later incorporated into its 2011 CEQA Guidelines project screening criteria (Table 3-1 – Operational-Related Criteria Air Pollutant and Precursors Screening Level Sizes) and thresholds of significance for air pollutants, which have now been updated by Bay Area Air District through May 2017). Given the size of the proposed project, which is approximately 5,000 sq. ft. for the winery compared to the BAAD's screening criterion of 105,000 square feet (high-quality restaurant) and 998,000 square feet (general light industry) for NOX (oxides of nitrogen), the project would contribute an insignificant amount of air pollution and would not result in a conflict or obstruction of an air quality plan. (Please note: a high-quality restaurant is considered comparable to a winery tasting room for purposes of evaluating air pollutant emissions, but grossly overstates emissions associated with other portions of a winery, such as office, barrel storage and production, which generate fewer vehicle trips. Therefore, a general light industry comparison has also been used for other such uses.) The project falls well below the screening criteria as noted above, and consequently will not significantly affect air quality individually or contribute considerably to any cumulative air quality impacts

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Discussion: See response to Subsection 3(a) above.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Discussion:

In the short term, potential air quality impacts are most likely to result from earthmoving and construction activities required for project construction related to the construction of a new 4,103 sq. ft. winery building, new 730 sq. ft. covered crush pad and infrastructure improvements. The nearest neighboring residence is located approximately 276 feet to the northeast. Earthmoving and construction emissions would have a temporary effect; consisting mainly of dust generated during grading and other construction activities, exhaust emissions from construction related equipment and vehicles, and relatively minor emissions from paints and other architectural coatings, if applicable. These potential construction impacts would be temporary in nature and subject to standard conditions of approval from the Engineering Division as part of the grading permit or building permit review process. The Air District recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to these relevant best management practices identified by the Air District and the County's standard conditions of project approval, construction-related impacts will not expose sensitive receptors to substantial pollutant concentrations and are considered less than significant:

7.1 SITE IMPROVEMENTS

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

- 1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.*
- 2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.*
- 3. Cover all haul trucks transporting soil, sand, or other loose material off-site.*
- 4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*

5. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
6. *All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
7. *Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.*
8. *All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.*

Furthermore, while earthmoving and construction on the site would generate dust particulates in the short-term, the impact would be less than significant with dust control measures as specified in Napa County's standard Condition of Approval relating to dust:

7.1 *SITE IMPROVEMENTS*

b. *DUST CONTROL*

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

While the Air District defines public exposure to offensive odors as a potentially significant impact, wineries are not known operational producers of pollutants capable of causing substantial negative impacts to sensitive receptors. With exception of the applicant's residence on APN -008, the nearest offsite residence is approximately 276 feet to the northeast of the project site. Construction-phase pollutants would be reduced to a less than significant level by the above-noted standard condition of approval. The project would not create pollutant concentrations or objectionable odors affecting a substantial number of people. Impacts would be less than significant

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)**

Discussion: See response to Subsection 3(c) above.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

4. BIOLOGICAL RESOURCES:

Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Discussion:

The proposed winery project will be constructed in up to three phases. Phase 1 will include converting the existing 1,951 sq. ft. barn to production space, converting the existing 529 sq. ft. farm labor office to winery tasting and accessory uses, and installing four parking spaces (one accessible, two standard, and one compact) and expanding the existing driveway. Phase 2 will include converting the 1,951 sq. ft. barn to a non-winery use and constructing a new 4,103 sq. ft. winery building. Phase 3 will include the construction of a 730 sq. ft. covered crush pad. According to the County of Napa Environmental Mapping (GIS Vegetation layer) the parcel is identified as Vineyard and Agriculture with Oak woodlands running along the unnamed significant stream, east of the development area. Soil types include Coombs gravelly loam, 2 to 5 percent slopes. No trees are proposed to be removed. The project proposes to remove 0.13 acres of vineyards to accommodate the proposed 4,103 sq. ft winery building.

Significance Level: No impact.

Mitigation Measures: None required.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Discussion:

According to the GIS layer – CNDDDB there are no riparian habitat or other sensitive natural communities identified on the site except for the Oak woodlands running along the unnamed significant stream.

Significance Level: No impact.

Mitigation Measures: None required.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Discussion:

According to the Napa County Environmental resource maps based on the following GIS layer – Wetlands and vernal pools and National Wetlands Inventory, the extrapolated channel traversing the east portion of the site contains a potential National Wetlands Inventory Riverine. The proposed project is located outside of the 35-foot intermittent/perennial stream setback. No impacts would occur.

Significance Level: No impact.

Mitigation Measures: None required.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Discussion:

The parcel is not within a mapped Natural Landscape Block or Essential Connectivity Area per the BIOS (Biogeographic Information and Observation System) Habitat Connectivity Viewer: BIOS Viewer@CDFW. In addition, according to the Napa County GIS database (Biological layer), the property is not located with any portion of the California Bay Area Linkage Network. At the local scale, the extrapolated channel will be avoided and no trees are proposed to be removed. The proposed new winery building and covered crush pad are in close proximity to the existing barn and existing vineyards, and no new fencing is proposed as part of the project. As such, access to the site and movement through it will remain similar to what is existing today and would provide for continued localized wildlife movement.

Significance Level: No impact.

Mitigation Measures: None required.

- e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?**

Discussion:

No trees are proposed to be removed; therefore, the project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Significance Level: No Impact.

Mitigation Measures: None required.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?**

Discussion: The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional or state habitat conservation plans because there are no plans applicable to the subject site. No impacts would occur.

Significance Level: No impact.

Mitigation Measures: None required.

5. CULTURAL RESOURCES:

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?**

Discussion:

According to the Napa County Environmental Resource Maps (based on the following layers – Historical sites points & lines, Archaeology surveys, sites, sensitive areas, and flags) no historical, archaeological, or paleontological resources, sites or unique geological features have been identified on the property. Based on the proposed project plans, there would be no impact to cultural resources. However, if resources are found during any earth disturbing activities associated with the project,

construction of the project is required to cease, and a qualified archaeologist will be retained to investigate the site in accordance with the following standard condition of approval:

7.2 Archeological Finding.

“In the event that archeological artifacts or human remains are discovered during any subsequent construction in the project area, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Planning, Building, and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.”

Significance Level: No impact.

Mitigation Measures: None required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?

Discussion: See response to Subsection 5(a) above.

Significance Level: No impact.

Mitigation Measures: None required.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Discussion:

No human remains have been encountered on the property and no information has been encountered that would indicate that this project would encounter human remains. However, if resources are found during grading of the project, construction of the project is required to cease, and a qualified

archaeologist will be retained to investigate the site in accordance with standard conditions of approval noted above.

Significance Level: No impact.

Mitigation Measures: None required.

6. ENERGY:

Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation?**

Discussion:

During construction of the proposed project, the use of construction equipment, truck trips for hauling materials, and construction workers' commutes to and from the project site would consume fuel. Project construction is anticipated to occur over a three year period, one year for each the three phases. Construction activities and corresponding fuel energy consumption would be temporary and localized. In addition, there are no unusual project characteristics that would cause the use of construction equipment or haul vehicles that would be less energy efficient compared with other similar agricultural construction sites within Napa County.

Once construction is complete, equipment and energy use would be slightly higher than existing levels and the proposed project would not include any unusual maintenance activities that would cause a significant difference in energy efficiency compared to the surrounding developed land uses. Thus, the proposed project would not result in wasteful, inefficient, or unnecessary energy use. This impact would be less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Discussion:

The transportation sector is a major end-user of energy in California, accounting for approximately 39 percent of total statewide energy consumption in 2014 (U.S. Energy Information Administration 2016). In addition, energy is consumed in connection with construction and maintenance of transportation infrastructure, such as streets, highways, freeways, rail lines, and airport runways. California's 30 million vehicles consume more than 16 billion gallons of gasoline and more than 3 billion gallons of diesel each year, making California the second largest consumer of gasoline in the world (CEC 2016). In Napa County, farm equipment (not including irrigation pumps) accounted for approximately 60% of agricultural emissions in Napa County in 2014, with the percentage anticipated to increase through 2050 (Napa County 2018 - <https://www.countyofnapa.org/DocumentCenter/View/9247/Revised-Draft-Climate-Action-Plan>).

With respect to transportation energy, existing energy standards are promulgated through the regulation of fuel refineries and products such as the Low Carbon Fuel Standard (LCFS), which mandates a 10% reduction in the non-biogenic carbon content of vehicle fuels by 2020. Additionally, there are other regulatory programs with emissions and fuel efficiency standards established by USEPA and the California ARB such as Pavley II/LEV III from California's Advanced Clean Cars Program and the Heavy-Duty (Tractor-Trailer) GHG Regulation. Further, construction sites will need to comply with State requirements designed to minimize idling and associated emissions, which also minimizes use of fuel. Specifically, idling of commercial vehicles and off-road equipment would be limited to five minutes in accordance with the Commercial Motor Vehicle Idling Regulation and the Off-Road Regulation¹³. The proposed project would comply with these State requirements; see the Air Quality conditions of approval. Napa County has not implemented an energy action plan. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency or impede progress towards achieving goals and targets, and impacts would be less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

7. GEOLOGY AND SOILS:

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area**

or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Discussion:

There are no known faults on the project site as shown on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As such, the proposed project would result in a less than significant impact with regards to rupturing a known fault.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

ii. Strong seismic ground shaking?

Discussion: All areas of the Bay Area are subject to strong seismic ground shaking. Construction of the project will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to a less than significant level.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

iii. Seismic-related ground failure, including liquefaction?

Discussion:

No subsurface conditions have been identified on the project site that indicated a susceptibility to seismic-related ground failure or liquefaction. Although the project site is identified as having a VL Very Low (VL) liquefaction potential according to the Napa County Environmental Resource Maps (liquefaction layers), compliance with the latest edition of the California Building Code for seismic stability would result in less than significant impacts.

Significance Level: Less than significant impact.

Mitigation Measures: None are required.

iv. Landslides?

Discussion: According to the Napa County Environmental Resource Maps (Landslides line, polygon, and geology layers) there are no landslide deposits in the proposed development area.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

b) Result in substantial soil erosion or the loss of topsoil?

Discussion:

The proposed development will consist of construction a new 4,103 sq. ft. winery building and the construction of a 730 sq. ft. covered crush pad on slopes ranging from 2% to 3%. Based upon the Soil Survey of Napa County, prepared by the United States Department of Agriculture (USDA), the soils on site are comprised of Coombs gravelly loam (2 to 5 percent slopes). The project will require incorporation of best management practices and will be subject to the Napa County Stormwater Ordinance which addresses sediment and erosion control measures and dust control, as applicable.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion:

According to preliminary geologic mapping of the St. Helena Quadrangle, performed by the California Geologic Survey (CGS-2004), the property is underlain by Volcanics (Pliocene-Miocene). Based on the Napa County Environmental Sensitivity Maps (liquefaction layer) the project site has a very low susceptibility for liquefaction. Development will be required to comply with all the latest building standards and codes, including the California Building Code that would reduce any potential impacts to the maximum extent possible.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

d) Be located on expansive soil creating substantial direct or indirect risks to life or property? Expansive soil is defined as soil having an expansive index greater than 20, as determined in accordance with ASTM (American Society of Testing and Materials) D 4829.

Discussion: See response to Subsection 7(c) above.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

Discussion: A Wastewater Feasibility Study, November 24, 2025, was prepared by CMP Civil Engineering & Land Surveying Inc. Based on the Wastewater Feasibility Study analysis, the project site already has suitable domestic wastewater treatment system capable of treating the domestic wastewater needs of the proposed winery. Phases 1 and 2 of the winery will not need an onsite process wastewater treatment system. However, in Phase 3 of this project, the process wastewater generated by the winery will have the option of utilizing a hold and haul type system or installation of an onsite process wastewater system that meets the requirements of the Statewide WDR. Should an onsite process wastewater system be installed, the site's existing vineyard is substantially larger than the area required for the compliant land-application of treated process wastewater. Based on this information, it is feasible to treat and dispose of the domestic and production wastewater associated with the proposed winery in accordance with County and State requirements.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Discussion:

No paleontological resources or unique geological features have been identified on the property. The project as proposed would require minimal earth disturbing activities and construction is unlikely to uncover paleontological or unique geological features. Impacts would be less than significant

Significance Level: Less than significant impact.

Mitigation Measures: None required.

8. GREENHOUSE GAS EMISSIONS:

Background information:

*On April 20, 2022, the BAAD adopted updated thresholds of significance for climate impacts (CEQA Thresholds for Evaluating the Significance of Climate Impacts, BAAD April 2022)³. The updated thresholds evaluate GHG and climate impacts from land use projects are qualitative and geared toward building and transportation projects. Per the BAAD, all other projects should be analyzed against either an adopted local Greenhouse Gas Reduction Strategy (i.e., Climate Action Plan (CAP)) or other threshold determined on a case-by-case basis by the Lead Agency. If a project is consistent with the State's long-term climate goals of being carbon neutral by 2045, then a project would have a less-than-significant impact as endorsed by the California Supreme Court in *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal. 4th 204). There is no proposed construction-related climate impact threshold at this time. Greenhouse gas (GHG) emissions from construction represent a very small portion of a project's lifetime GHG emissions. The proposed thresholds for land use projects are designed to address operational GHG emissions which represent the vast majority of project GHG emissions.*

Napa County has been working to develop a Climate Action Plan (CAP) for several years. In 2012, a Draft CAP (March 2012) was recommended using the emissions checklist in the Draft CAP, on a trial basis, to determine potential greenhouse gas (GHG) emissions associated with project development and operation. At the December 11, 2012, Napa County Board of Supervisors (BOS) hearing, the BOS considered adoption of the proposed CAP. In addition to reducing Napa County's GHG emissions, the proposed plan was intended to address compliance with CEQA for projects reviewed by the County and to lay the foundation for development of a local offset program. While the BOS acknowledged the plan's objectives, the BOS requested that the CAP be revised to better address transportation-related greenhouse gas, to acknowledge and credit past accomplishments and voluntary efforts, and to allow more time for establishment of a cost-effective local offset program. The BOS also requested that best management practices be applied and considered when reviewing projects until a revised CAP is adopted to ensure that projects address the County's policy goal related to reducing GHG emissions. In addition, the BOS recommended utilizing the emissions checklist and associated carbon stock and sequestration factors in the Draft CAP to assess and disclose potential GHG emissions associated with project development and operation pursuant to CEQA.

In July 2015, the County re-commenced preparation of the CAP to: i) account for present day conditions and modeling assumptions (such as but not limited to methods, emission factors, and data sources), ii) address the concerns with the previous CAP effort as outlined above, iii) meet applicable State requirements, and iv) result in a functional and legally defensible CAP. On April 13, 2016, the County, as

³ <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>, April 2022

the part of the first phase of development and preparation of the CAP, released *Final Technical Memorandum #1: 2014 Greenhouse Gas Emissions Inventory and Forecast*, April 13, 2016. This initial phase included: i) updating the unincorporated County's community-wide GHG emissions inventory to 2014, and ii) preparing new GHG emissions forecasts for the 2020, 2030, and 2050 horizons. On July 24, 2018, the County prepared a Notice of Preparation of a Draft Focused EIR for the Climate Action Plan. The review period was from July 24, 2018, through August 22, 2018. The Draft Focused EIR for the CAP was published May 9, 2019. Additional information on the County CAP can be obtained at the Napa County Department of Planning, Building and Environmental Services or online at <https://www.countyofnapa.org/589/Planning-Building-Environmental-Services>. The County's draft CAP was placed on hold, when the Climate Action Committee (CAC) began meeting on regional GHG reduction strategies in 2019. The County is currently preparing an updated CAP to provide a clear framework to determine what land use actions will be necessary to meet the State's adopted GHG reduction goals, including a quantitative and measurable strategy for achieving net zero emissions by 2045.

For the purposes of this assessment the carbon stock and sequestration factors identified within the 2012 Draft CAP are utilized to calculate and disclose potential GHG emissions associated with agricultural "construction" and development and with "ongoing" agricultural maintenance and operation, as further described below. The 2012 Draft CAP carbon stock and sequestration factors are utilized in this assessment because they provide the most generous estimate of potential emissions. As such, the County considers that the anticipated potential emissions resulting from the proposed project that are disclosed in this Initial Study reasonably reflect proposed conditions and therefore are considered appropriate and adequate for project impact assessment.

Regarding operational emissions, as part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Planning and Research (LCI) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions. The CEQA Guidelines and the LCI Technical Advisory concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the

County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have a less-than-significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT. Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

Would the project:

- a) Generate a net increase in greenhouse gas emissions in excess of applicable thresholds adopted by the Bay Area Air Quality Management District or the California Air Resources Board which may have a significant impact on the environment?**

Discussion:

Overall increases in Greenhouse Gas (GHG) emissions in Napa County were assessed in the Environmental Impact Report (EIR) prepared for the Napa County General Plan Update and certified in June 2008. GHG emissions were found to be significant and unavoidable in that document, despite the adoption of mitigation measures incorporating specific policies and action items into the General Plan.

Consistent with these General Plan action items, Napa County participated in the development of a community-wide GHG emissions inventory and "emission reduction framework" for all local jurisdictions in the County in 2008-2009. This planning effort was completed by the Napa County Transportation and Planning Agency in December 2009, and served as the basis for development of a refined inventory and emission reduction plan for unincorporated Napa County.

The County requires project applicants to consider methods to reduce GHG emissions consistent with Napa County General Plan Policy CON-65(e). Pursuant to State CEQA Guidelines Section 15183, this assessment focuses on impacts that are "peculiar to the project," rather than the cumulative impacts previously assessed, because this Initial Study assesses a project that is consistent with an adopted General Plan for which an EIR was prepared. GHGs are the atmospheric gases whose absorption of

solar radiation is responsible for the greenhouse effect, including carbon dioxide (CO₂), methane, ozone, and the fluorocarbons, which contribute to climate change. CO₂ is the principal GHG emitted by human activities, and its concentration in the atmosphere is most affected by human activity. It also serves as the reference gas to which to compare other GHGs. For the purposes of this analysis potential GHG emissions associated with winery ‘construction’ and ‘development’ and with ‘ongoing’ winery operations have been discussed.

GHG emissions from construction represent a very small portion of a project’s lifetime GHG emissions. The BAAD recommended thresholds do not include a construction-related climate impact threshold at this time. One time “Construction Emissions” associated with the project include: emissions associated with the energy used to develop and prepare the project area, construction and construction equipment, and worker vehicle trips (hereinafter referred to as Equipment Emissions). The physical improvements associated with this project include construction of a new 4,103 sq. ft. winery building and the construction of a 730 sq. ft. covered crush pad, and removing 0.13 acres of vineyard. As discussed in Section III. Air Quality, construction emissions would have a temporary effect and BAAD recommends incorporating feasible control measures as a means of addressing construction impacts. If the proposed project adheres to relevant best management practices identified by the BAAD and the County’s standard conditions of project approval, construction-related impacts are considered less than significant. See Section III. Air Quality for additional information.

The BAAD proposed thresholds for land use projects are designed to address “Operational” GHG emissions which represent the vast majority of project GHG emissions. Operational emissions associated with a winery generally include: i) any reduction in the amount referred to as Operational Sequestration Emissions); and ii) ongoing emissions from the energy used to maintain and operate the winery, including vehicle trips associated with employee and visitor trips (hereinafter referred to as Operational Emissions).

As noted above, Napa County has not adopted a qualified GHG reduction strategy or an air quality plan, therefore projects will be evaluated per the BAAD recommended minimum design elements.

Specifically for buildings, the project must not:

- Include natural gas appliances or natural gas plumbing (in both residential and nonresidential development); and
- Result in any wasteful, inefficient, or unnecessary electrical usage as determined by the analysis required under CEQA section 21100(b)(3) and CEQA Guidelines section 15126.2(b).

The project will be required, through conditions of project approval, to prohibit the use of natural gas appliances or plumbing. Additionally, at the time of construction the project will be required to comply with the California Building Code, which heavily restricts natural gas appliances by setting strict, high-efficiency standards favoring electric heat pumps for new construction. The new construction will be required to install energy efficient fixtures complying with CA Building Code Title 25 standards. See section #6. Energy for additional information on energy usage.

Specifically for transportation, the project must:

- Achieve compliance with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2, and
- Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target reflecting the following recommendations:
 - Residential projects: 15 percent below the existing VMT per capita;
 - Office projects: 15 percent below the existing VMT per employee; or
 - Retail projects: no net increase in existing VMT

The project will be required to comply with the recently adopted version of CALGreen Tier 2. Project approval will include a condition of approval to ensure this is reviewed and implemented at the time of construction through adherence to the California Building Code.

As discussed above and in section #17. Transportation, the County maintains TIS Guidelines that include VMT analysis requirements for projects based on trip generation. The project trip generation numbers did not require completion of a traffic study and VMT analysis. See section XVII. Transportation for additional detail.

The applicant proposes implementing a GHG reduction strategy through limiting the amount of grading and no tree removal. A condition of approval will be included to require implementation of the checked Voluntary Best Management Practices Measures submitted with the project application. If the proposed project adheres to these relevant design standards identified by BAAD, the requirements of the California Building Code, and the County's conditions of project approval, impacts are considered less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- b) Conflict with a county-adopted climate action plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Discussion: See response to Subsection 8(a) above.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

9. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Discussion:

The proposed project will not involve the transport of hazardous materials other than those small amounts normally used in winery operations. A Business Plan will be filed with the Environmental Health Division should the amount of hazardous materials reach reportable levels. However, in the event that the proposed use or a future use involves the use, storage or transportation of greater than 55 gallons or 500 pounds of hazardous materials, a use permit and subsequent environmental assessment would be required in accordance with the Napa County Zoning Ordinance prior to the establishment of the use. During construction of the project some hazardous materials, such as building coatings/ adhesives/ etc., will be utilized. However, given the quantities of hazardous materials and the limited duration, they will result in a less-than- significant impact.

Significance Level: Less than significant.

Mitigation Measures: None required.

- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Discussion:

Hazardous materials such as diesel, maintenance fluids, and paints would be used onsite during construction. Should they be stored onsite, these materials would be stored in secure locations to

reduce the potential for upset or accident conditions. The proposed project consists of the operations of a new winery that would not be expected to use any substantial quantities of hazardous materials. Therefore, it would not be reasonably foreseeable for the proposed project to create upset or accident conditions that involve the release of hazardous materials into the environment. Impacts would be less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Discussion:

There are no schools located within one-quarter mile from the proposed winery. According to Google Earth, the nearest school to the project site is Vichy elementary, located approximately 2.3 miles to the south. No impacts would occur.

Significance Level: No impact.

Mitigation Measures: None required.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Discussion:

Based on a search of the California Department of Toxic Substances Control database, the project site does not contain any known EPA National Priority List sites, State response sites, voluntary cleanup sites, or any school cleanup sites. No impact would occur as the project site is not on any known list of hazardous materials sites.

Significance Level: No impact.

Mitigation Measures: None required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Discussion: No impact would occur as the project site is not located within an airport land use plan.

Significance Level: No impact.

Mitigation Measures: None required.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion:

No improvements are proposed to Silverado Trail with the project. Driveway improvements consist of increasing the width of the existing driveway to 22 feet consistent with the Napa County Road and Street Standards. The project has been reviewed by the County Fire Department and Engineering Services Division and found acceptable, as conditioned. Therefore, the proposed project would not obstruct emergency vehicle access and impacts would be less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires?

Discussion:

The project would not increase exposure of people and/or structures to a significant loss, injury or death involving wild land fires. According to the Napa County Environmental resource maps (based on the following GIS layer – Fire Hazard Severity Zones) the development area is within an area designated as a moderate fire risk. The proposed onsite driveway improvements would provide adequate access to Silverado Trail. . The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

10. HYDROLOGY AND WATER QUALITY:

Background information:

The County requires all discretionary permit applications (such as use permits and ECPAs) to complete necessary water analyses in order to document that sufficient water supplies are available for the proposed project and to implement water saving measures to prepare for periods of limited water supply and to conserve limited groundwater resources.

On June 7, 2022, the Napa County Board of Supervisors provided interim procedures to implement provisions of the Napa County Groundwater Sustainability Plan (GSP) for issuance of new, altered or replacement well permits and discretionary projects that would increase groundwater use. The direction limits a parcel's groundwater allocation to 0.3- acre feet per acre per year, or no net increase in groundwater use if that threshold is exceeded already for parcels located in the GSA Subbasin. For parcels not located in the GSA Subbasin (i.e., generally located in the hillsides), a parcel-specific Water Availability Analysis would suffice to assess potential impacts on groundwater supplies. The project well is located inside the GSA Subbasin and within the Northeast Napa Management Area.

To assess potential impacts resulting from project well(s) interference with neighboring wells within 500 feet and/or springs within 1,500 feet, the County's WAA guidance⁴ requires applicants to perform a Tier 2 analysis where the proposed project would result in an increase in groundwater extraction from project well(s) compared to existing levels.

To assess the potential impacts of groundwater pumping on hydrologically connected navigable waterways and those non-navigable tributaries connected to navigable waters, the County's WAA guidance requires applicants to perform a Tier 3 or equivalent analysis for new or replacement wells, or discretionary projects that would rely on groundwater from existing or proposed wells that are located within 1,500 feet of designated "Significant Streams"⁵.

Public Trust: The public trust doctrine requires the state and its legal subdivisions to "consider," give "due regard," and "take the public trust into account" when considering actions that may adversely affect a navigable waterway. (Environmental Law Foundation v. State Water Resources Control Bd.; San Francisco Baykeeper, Inc. v. State Lands Com.) There is no "procedural matrix" governing how an agency should consider public trust uses. (Citizens for East Shore Parks v. State Lands Com.) Rather, the level of

⁴ The County's Water Availability Guidelines (adopted May 2015)

⁵ Refer to Figure 1: Significant Streams for Tier 3, located at www.countyofnapa.org/3074/Groundwater-Sustainability. The "Significant_Streams" and "Significant_Streams_1500ft_buffer" GIS layers are published as publicly-available open data through the County's ArcGIS Online Account.

analysis “begins and ends with whether the challenged activity harms a navigable waterway and thereby violates the public trust.” (Environmental Law Foundation, 26 Cal.App.5th at p. 403.). As demonstrated in the Environmental Law Foundation vs State Water Resources Control Board Third District Appellate Court Case, that arose in the context of a lawsuit over Siskiyou County’s obligation in administering groundwater well permits and management program with respect to Scott River, a navigable waterway (considered a public trust resource), the court affirmed that the public trust doctrine is relevant to extractions of groundwater that adversely impact a navigable waterway and that Counties are obligated to consider the doctrine, irrespective of the enactment of the Sustainable Groundwater Management Act (SGMA).

On January 10, 2024, Napa County released the Interim Napa County Well Permit Standards and WAA Requirements - January 2024, providing guidance to comply with the Public Trust.

Would the project:

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

Discussion:

As discussed in Section 7 (Geology and Soils) a Domestic & Production Wastewater Feasibility Report, dated November 24, 2025, was prepared for the project by CMP Civil Engineering & Land Surveying Inc. Currently the project site has suitable domestic wastewater treatment system capable of treating the domestic wastewater needs of the proposed winery. Further, in Phases 1 and 2 of this project the winery will not need an onsite process wastewater treatment system. In Phase 3 of this project, the process wastewater generated by the winery will have the option of utilizing a hold and haul type system or the installation of an onsite process wastewater system that meets the requirements of the Statewide WDR. Should an onsite process wastewater system be installed, the site’s existing vineyard is substantially larger than the area required for the compliant land-application of treated process wastewater. Based on these findings, it is feasible to treat and dispose of the domestic and production wastewater associated with the proposed winery in accordance with County and State requirements. The Division of Environmental Health reviewed this report and concurred with its findings.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Discussion:

A Water Availability Analysis was prepared by CMP Civil Engineering & Land Surveying Inc., dated October 8, 2025, as directed by the County's Water Availability Analysis Guidance Document of May 2015 (WAA) and the Interim Well Permit Standards (January 2024).

Tier 1 (Water Use / Parcel Specific Recharge Analysis): The Tier 1 analysis considered existing uses onsite to include vineyard irrigation , residential water use, and farm labor office water use. The existing groundwater usage of the project parcel is estimated at 6.87 af/yr. The proposed project would result in a net decrease in groundwater use of 0.88 af/yr. The project is proposing a reduction of 0.88 af/yr in overall groundwater use by revamping the existing vineyard irrigation system and scheduling methodology, removal of 0.13 acre of vineyard and conversion of the existing farm office to winery accessory use. Regulated Deficit Irrigation (RDI) practices will be implemented on the site. RDI will be achieved through careful monitoring of soil moisture conditions, evapotranspiration rates and distribution uniformity. The physical improvements expected to be installed onsite to facilitate RDI will be as follows: installation of an onsite weather station, installation of onsite soil moisture sensors, installation of water meters on irrigation supply mains, and, installation of pressure compensating emitters. Within a given year and at the maximum expected flow rate of the project well, it is expected that Well #1 total proposed pump time will be decreased by 1,195 minutes compared to current conditions.

	Well	Existing (AF/yr)	Proposed (af/yr)	Difference (af/yr)
Residential	#2 and #3	1.2	1.2	0
Agricultural	#1	5.64	4.65	-0.99
Winery	#1	0	0.14	+0.14
Commercial (Farm)	#2	0.03	0	-0.03
Total		6.87	5.99	-0.88

The project parcel currently contains three (3) wells and no new wells are proposed. The proposed winery will be served by the existing Well #1 (Project Well). Well #1 will also continue to serve the vineyard. Well #2 and #3 will continue to provide water to the two residences and not be used for the winery. The existing farm office is served by Well #2. The project site and all three wells are within the GSA boundary and the Northeast Napa Management Area. Napa County's WAA guidelines allocate 0.3

AFY of water per acre of land within the GSA; therefore, the 13.33 acres of project parcel with the GSA has an estimated groundwater allocation of 3.99 af/yr. If existing groundwater use exceeds the .30 AFY of water per acre threshold, applicants must demonstrate no net increase in groundwater use. Currently, Well #1 is estimated to draw 6.87 af/yr, which is higher than the parcel's groundwater allocation of 3.99 af/yr, as calculated using the County's Interim Well Standards. The proposed project with the updated irrigation distribution system, advanced irrigation scheduling techniques, vineyard removal and office conversion, would result in a decrease in overall groundwater use by 0.88 af/yr. A condition of approval would be imposed to install well flow meters on Wells #1, # 2, and #3 to verify they do not exceed 5.99 af/yr. (see COA below).

6.15(b) Groundwater Demand Management Program

1. The permittee shall install meters on Wells #1, #2, and #3. The meters shall be placed in a location that will allow for the measurement of all groundwater used for Wells #1, #2, and #3. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the two wells serving the parcel.
2. The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
4. As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this Use Permit.
5. For the first twelve months of operation under this permit, the permittee shall read the meter at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i through ii below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.
 - I. Annual cumulative groundwater usage for Well #1, #2, and #3 shall not exceed 5.99 af/yr.

6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds any of the wells suitable.
7. At the completion of the reporting period per 6.15(b)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading
 - I. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.

Tier 2 (Well and Spring Interference Analysis): Pursuant to County's WAA, a Tier 2 analysis is required when a neighboring off-site well is located within 500 feet of the project well, the well is located within 1,500 feet from a spring, and the proposed project requests an increase in groundwater usage. The project does not request an increase in groundwater usage; therefore, a Tier 2 analysis is not required.

Tier 3 (Groundwater/Surface Water Interaction): While a Tier 3 review is the County's adopted method for complying with its duties under the Public Trust Doctrine, as discussed herein, the project will comply with the WAA Guidance document because the project well will reduce existing groundwater use and reduce pumping time. Well #1 is located 412 feet from a County identified unnamed significant stream and the overall water use for the parcel will be reduced by 0.88 af/yr. This will be accomplished through the revamping of the existing vineyards irrigation system and scheduling methodology. However, a stream interference study is not required if modifications to the location, construction, or operation of the project well are made to reduce any assumed harm relative to current conditions. In the case of this project, the project is proposing a reduction of 0.88 acre-feet per year in overall groundwater use through revamping of the existing vineyard irrigation system and scheduling methodology. Through these changes in well operation, the project will reduce overall well pumping time, and will therefore reduce any assumed harm relative to current conditions. As part of the conditions of approval of this project, well meters will be installed and pumping logs will be maintained in order to verify the water use reduction. Groundwater use on the property will also be capped.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces which would:**

- i. **result in substantial erosion or siltation on- or off-site?**
- ii. **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**
- iii. **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
- iv. **Impede or redirect flood flows?**

Discussion:

The project would not substantially alter any drainage patterns on site or cause an increase in erosion on or off site. Improvement plans prepared prior to the issuance of a grading or building permit would ensure that the proposed project does not increase runoff flow rate or volume as a result of project implementation. General Plan Policy CON-50 requires discretionary projects, including this project, to meet performance standards designed to ensure peak runoff in 2-, 10-, 50, and 100-year events following development is not greater than predevelopment conditions. The proposed project would implement standard stormwater quality treatment controls to treat runoff prior to discharge from the project site. The incorporation of these features into the project would ensure that the proposed project would not create substantial sources of polluted runoff. In addition, the proposed project does not have any unusual characteristics that create sources of pollution that would degrade water quality. The project would be required to incorporate an erosion control plan to manage onsite surface drainage and erosion of onsite soils during construction and winter months (October to April). By incorporating a Standard Measures erosion control plan, this project would have a less than significant impact on drainage and siltation. There are no existing or planned stormwater systems that would be affected by this project.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- d) **In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

Discussion:

The site is within the boundaries of the 100 year flood hazard boundaries. Any new construction will be required to obtain a floodplain management permit pursuant to Chapter 16.04 of the Napa County

Code. The parcel is not located in an area that is subject to inundation by tsunamis, seiches, or mudflows.

Significance Level: No impact.

Mitigation Measures: None required.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Discussion:

The proposed project would not conflict with a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Significance Level: No impact.

Mitigation Measures: None required.

11.LAND USE AND PLANNING:

Would the project:

a) Physically divide an established community?

Discussion:

The project would not occur within an established community, nor would it result in the division of an established community. There are five existing buildings on the property: two residences, an agricultural barn (a legal nonconforming barn, constructed in 1906), a farm labor office (constructed in 2025), and a pump house. All other aspects of the project comply with the Napa County Code and all other applicable regulations. The subject parcel is located in the AW (Agricultural Watershed) zoning district, which allows wineries and uses accessory to wineries subject to use permit approval. The proposed project is compliant with the physical limitations of the Napa County Zoning Ordinance. The County has adopted the Winery Definition Ordinance (WDO) to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. Agricultural Preservation and Land Use Policy AG/LU-1 of the 2008 General Plan states that the County shall, “preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.” The property’s General Plan land use designation is AR (Agriculture Resource) and AWOS (Agriculture, Watershed, and Open Space), which allows “agriculture, processing of agricultural products, and single-family dwellings.” More

specifically, General Plan Agricultural Preservation and Land Use Policy AG/LU-2 recognizes wineries and other agricultural processing facilities, and any use clearly accessory to those facilities, as agriculture. The project would allow for the continuation of agriculture as a dominant land use within the county and is fully consistent with the Napa County General Plan. The proposed use of the property for the “fermenting and processing of grape juice into wine” (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with General Plan Agricultural Preservation and Land Use Policy AG/LU-4 (“The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/open space...”) and General Plan Economic Development Policy E-1 (The County’s economic development will focus on ensuring the continued viability of agriculture...). The General Plan includes two complimentary policies requiring wineries to be designed generally of a high architectural quality for the site and its surroundings. There are no applicable habitat conservation plans or natural community conservation plans applicable to the property.

Significance Level: No impact.

Mitigation Measures: None required.

- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Discussion: See response to Subsection 11(a) above.

Significance Level: No impact.

Mitigation Measures: None required.

12. MINERAL RESOURCES:

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

Discussion:

Historically, the two most valuable mineral commodities in Napa County in economic terms have been mercury and mineral water. More recently, building stone and aggregate have become economically valuable. Mines and Mineral Deposits mapping included in the Napa County Baseline Data Report

(Mines and Mineral Deposits, BDR Figure 2-2) indicates that there are no known mineral resources nor any locally important mineral resource recovery sites located on the project site. No impacts would occur.

Significance Level: No impact.

Mitigation Measures: None required.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion: See response to 12(a) above.

Significance Level: No impact.

Mitigation Measures: None required.

13. NOISE:

Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Discussion:

The project will result in a temporary increase in noise levels during the brief construction of the project. Construction activities will be limited to daylight hours using properly muffled vehicles. Noise generated during this time is not anticipated to be significant. The project would not result in potentially significant temporary construction noise impacts or operational impacts. Given the proximity to the neighbors, the closest of whom is located 276 feet away from the existing barn structure, there is a relatively low potential for impacts related to construction noise to result in a significant impact. Furthermore, construction activities would generally occur during the period of 7:00 a.m. 7:00 p.m. on weekdays, during normal hours of human activity. All construction activities will be conducted in compliance with the Napa County Noise Ordinance (Napa County Code Chapter 8.16). The proposed project will not result in long-term significant construction noise impacts. The winery, as part of its entitlement, would include the County's standard condition of approval, below, requiring construction activities to be limited to daylight hours, vehicles to be muffled, and backup alarms adjusted to the lowest allowable levels.

“7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.”

The project proposes a maximum of ten winery visitors per day and 70 visitors per week. The applicant also proposes to allow for on-site consumption in conformity with Business and Professions Code Sections 23358, 23390, and 23396.5 in a 2,500 sq. ft. area located on the outdoor patio of the tasing room.

Additional regulations contained within County Code Chapter 8.16 establish exterior noise criteria for various land uses in the County. As described in the Project Setting, above, land uses that surround the proposed parcel are predominantly large lot residential properties, wineries, and vineyards; of these land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 decibels for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.) within which the applicant proposes to conduct events. Noise impacts of the proposed project would be considered bothersome and potentially significant if sound generated by it had the effect of exceeding the standards in County Code more than 50 percent of the time (i.e., more than 50 decibels for more than 30 minutes in an hour for a residential use).

The nearest off-site residence to the proposed winery is approximately 276 feet to the northwest (this adjoining property also includes an operating winery). Under the proposed project, the winery would host a maximum of ten winery visitors per day and 70 visitors per week. Winery operations would occur between 8 a.m. and 5 p.m. (production, excluding harvest) and 9 a.m. to 6 p.m. (tours and tastings). The potential for the creation of significant noise from visitation is significantly reduced, since the tasting areas are predominantly within the converted barn office itself, except for the outdoor patio. Continuing enforcement of Napa County’s Noise Ordinance by the Division of Environmental Health and the Napa County Sheriff, including the prohibition against amplified music, should further ensure that winery activities do not create a significant noise impact. Amplified music or sound systems would not be permitted for outdoor tastings as identified in Standard Condition of Approval 4.10 below. Temporary events would be subject to County Code Chapter 5.36 which regulates proposed temporary events.

The proposed project would increase permanent ambient noise levels due to converting the existing barn structure to winery production and accessory space in Phase 1 and constructing a new 4,103 sq. ft. winery production building (Phase 2). As previously mentioned, the nearest off-site residence (sensitive receptor) is approximately 276 feet away from the existing barn structure.

“4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.”

A Noise Study was prepared by CIH Services, dated October 8, 2025, and an Addendum to Micro-Winery Noise Study was prepared on April 20, 2026. The Noise Study reviewed the proposed project’s potential impacts to noise resources and provided the following conclusions:

Phase	Sound Level (dBA) at Neighboring Residence	Table 8.16	Existing Conditions
Estimated Noise Levels at the Residence for each Phase using Most Probable Sound Power Levels (1)			
Phase 1	24	Night 45 dBA	Phase 1
Day 50 dBA	46-55		Day 50 dBA
Phase 1 and 2	26	Night 45 dBA	Phase 1 and 2
Day 50 dBA	46-55		Day 50 dBA
Phase 1, 2, 3	45	Night 45 dBA	Phase 1, 2, 3
Day 50 dBA	46-55		Day 50 dBA
Estimated Noise Levels at the Residence for each Phase using Worst			Estimated Noise Levels at the Residence for each Phase using Worst Case Sound Power Levels (1)

Case Sound Power Levels (1)			
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Table Notes:

¹ The sound power levels for various winery activities is discussed in the October 8, 2025, report.

Conclusion

Using the “most probable” sound power levels, the noise levels at the residence would comply with Napa County Noise Control Regulations for both day and nighttime. Using “worst case” sound power levels, the noise levels at the residence would comply with the regulations during the day and night for Phases 1 and 2. Phase 3 would exceed the nighttime regulations. Phase 3 of the project adds a crush pad operation. To address this issue, the winery would not operate the crush pad between the hours of 10:00 pm and 7:00 am. This statement has been included as the following condition of approval:

6.15 (f) Noise

The winery will not operate the crush pad between the hours of 10:00 p.m. and 7 a.m.

To further demonstrate that noise attenuation will not exceed the allowable levels in Napa County Code Section, 8.16.070, staff has provided the following assessment.

As described in the Project Setting, above, land uses within vicinity of the project are rural residential properties, vineyards, and wineries. Of those land uses, the residential land use is considered the most sensitive to noise. Based on the standards in County Code section 8.16.070, noise levels, measured at the exterior of a residential structure or residential use on a portion of a larger property, may not exceed 50 dBA for more than half of any hour in the window of daytime hours (7:00 a.m. to 10:00 p.m.), and 45 dBA during the nighttime hours (10:00 p.m. to 7:00 a.m.).

Noise from winery operations is generally limited and intermittent, meaning the sound level can vary during the day and over the course of the year, depending on the activities at the winery. The primary noise-generating activities are wine tasting, mobile bottling services, Barrel Fermentation and Aging, Temperature Control, Tank Fermentation, Glycol Chiller, and Crush Pad Activities. The Napa County General Plan EIR indicates the average, or equivalent, sound level (Leq) for winery activities is 51dBA in the morning and 41dBA in the afternoon. Audibility of a new noise source and/or increase in noise levels within recognized acceptable limits are not usually considered to be significant noise impacts, but these concerns should be addressed and considered in the planning and environmental review processes.

The following are the main activities at the winery that could produce noise. The most probable noise levels are provided in parentheses for each of the activities.

- Wine Tasting (most probable Noise Level Estimation at the noise source is 60 dBA): The winery will offer wine tasting for small numbers of visitors. Wine tasting will be conducted indoors in the converted farm labor office and outside on the deck surrounding the converted farm labor office. The converted farm labor office is approximately 338 feet from the closest point of the residential receptor. For micro-wineries, Napa County allows a maximum of ten visitors per day. The winery will not host onsite marketing events. Live music will not be a part of the wine tasting experience. Therefore, the expected noise levels will be low for this activity. A noise study of a similar wine tasting activity was conducted at a Sonoma County winery. This event was attended by six visitors on an outdoor patio. Music was not played during the noise evaluation. At 50 feet from the tasting event the noise levels were 53 dBA. Following the ‘inverse square law’ where noise attenuates by 6 dBA for every doubling of distance (53 dBA at 50 feet, 47 dBA at 100 feet, 41 dBA at 200 feet), sound levels from the outdoor tasting area would be expected to reduce to approximately 41 dBA at a 338-foot distance in an unobstructed environment. However, noise from the outdoor tasting area is expected to be further reduced by screening from the existing converted farm labor office⁶. Therefore, outdoor wine tasting activities will not exceed the Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA.
- Mobile Bottling Services (most probable Noise Level Estimation at the noise source is 67 dBA⁷): The project proposes using a self-contained mobile bottling service during Phase 1, during production hours (Monday through Sunday, 8 a.m. to 5 p.m.). The mobile bottling service truck is proposed to be parked just south of the Barn Winery, approximately 345 feet from the closest point of the residential receptor. Following the ‘inverse square law’ where noise attenuates by 6 dBA for every doubling of distance (67 dBA at 50 feet, 61 dBA at 100 feet, 55 dBA at 200 feet, 49 at 400 feet), sound levels from the mobile bottling services area would be expected to reduce to approximately 49 dBA at a 345-foot distance in an unobstructed environment. However, the placement of the mobile

⁶ Jay Fencing. (n.d.). *How much sound does noise reducing fencing block?* Retrieved June 2, 2026, from <https://jayfencing.com/how-much-sound-does-noise-reducing-fencing-block/>

⁷ Illingworth & Rodkin, Inc., (2015). Environmental Noise Assessment Rudd Wines Westside Road Tasting Room and Winery Use Permit Application PLP14-0031 4603 Westside Road Soma County, California, page 8, https://d3n8a8pro7vhmx.cloudfront.net/wasa/pages/53/attachments/original/1496597594/PLP14-0031_MND_Attachment_Noise_Report.pdf?1496597594

bottling vehicle south of the 27 foot tall wood barn will further reduce sound attenuation by 10 to 15 dBA⁸, resulting in a sound level of between 30 to 34 dBA.

- Barrel Fermentation and Aging (most probable Noise Level Estimation at the noise source is 55 dBA): The remodeled enclosed barn will be used for wine fermentation and barrel aging of the wine. The closest point of the residential receptor is located approximately 276 feet from the remodeled barn area. Noise levels during wine barrel fermentation and aging should be low and are not expected to contribute significantly to the overall noise levels coming from the micro-winery. Following the 'inverse square law' where noise attenuates by 6 dBA for every doubling of distance (55 dBA at 4.5 feet, 49 dBA at 9 feet, 43 dBA at 18 feet, 36 dBA at 72 feet, 30 dBA at 144 feet, 24 dBA at 288 feet), sound levels from the outdoor tasting area would be expected to reduce to approximately 24 dBA at a 276-foot distance in an unobstructed environment. Barrel Fermentation and Aging activities will not exceed the Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA.
- Temperature Control (most probable Noise Level Estimate is 75 dBA): Areas of the remodeled barn used for fermentation and barrel storage may require air conditioning to maintain appropriate temperatures for wine production. According to the project engineer, it is estimated that the air conditioning equipment will require a four-ton condenser unit that will be located outside the barn. The proposed location of the condenser will be at least 20 feet from the north property line, approximately four feet in height, and screened by a 6 foot tall fence. According to information from an equipment manufacturer, air conditioner condenser units can produce a noise level of 57 to 75 dBA⁹. This equipment will be operated during the hotter months. The closest point of the nearest residential receptor is located approximately 350 feet from the air conditioner equipment area. Following the 'inverse square law' where noise attenuates by 6 dBA for every doubling of distance (75 dBA at 20 feet, 69 dBA at 40 feet, 60 dBA at 80 feet, 54 dBA at 160 feet, 48 dBA at 320 feet), sound levels from the air conditioner equipment area would be expected to reduce to approximately 28 dBA at a 350-foot distance in an unobstructed environment. Barrel Fermentation and Aging activities will not exceed the Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA.
- Tank Fermentation (most probable Noise Level Estimate is 75 dBA): After the construction of the new production facility in Phase 2, the fermentation may be conducted in a 5000-gallon tank or

⁸ Jay Fencing. (n.d.). *How much sound does noise reducing fencing block?* Retrieved June 2, 2026, from <https://jayfencing.com/how-much-sound-does-noise-reducing-fencing-block/>

⁹ Stack Heating, Cooling, Plumbing & Electric. (2025, July 6). *How loud should my air conditioner be?* Stack Heating, Cooling, Plumbing & Electric. <https://stackheating.com/air-conditioning/how-loud-should-my-air-conditioner-be/>

multiple smaller tanks with an aggregate volume of 5000 gallons. Noise from tank fermentation is typically from the equipment used for tank pump-overs. The nearest residential receptor is located approximately 390 feet from the new production facility. Following the ‘inverse square law’ where noise attenuates by 6 dBA for every doubling of distance (75 dBA at 20 feet, 69 dBA at 40 feet, 60 dBA at 80 feet, 54 dBA at 160 feet, 48 dBA at 320 feet), sound levels from the tank fermentation area would be expected to reduce to approximately 48 dBA at a 390-foot distance in an unobstructed environment. The equipment for the pump-overs will be located inside the building where the exterior noise levels will be further reduced by 15 to 30 dBA¹⁰, resulting in a sound level of between 13 and 18 dBA. Tank Fermentation activities will not exceed the Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA.

- Glycol Chiller (most probable Noise Level Estimate is 57 dBA): If jacketed glycol cooling of the tanks is required there might be additional noise emitted from the glycol chiller that is a part of the cooling system. According to the project engineer, a five-ton chiller might be required. A chiller of this size will produce noise levels of approximately 57 dBA. The chillers will be located on the east or south side of the new production building. The chillers will be operational during the fermentation process which will occur for a few weeks following the harvest. The nearest residential receptor is located approximately 390 feet from the new production facility. Following the ‘inverse square law’ where noise attenuates by 6 dBA for every doubling of distance (57 dBA at 20 feet, 51 dBA at 40 feet, 45 dBA at 80 feet, 39 dBA at 160 feet, 33 dBA at 320 feet), sound levels from the Glycol Chiller would be expected to reduce to approximately 33 dBA at a 390-foot distance in an unobstructed environment. Glycol Chiller activities will not exceed the Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA.
- Crush Pad (most probable Noise Level Estimate is 75 dBA): After construction of the new production facility in Phase 2, Phase 3 will include the installation of a covered crush pad on the north side of the new production building. Three of the four sides will be open. The nearest residence is located 450 feet from the crush pad. Following the ‘inverse square law’ where noise attenuates by 6 dBA for every doubling of distance (75 dBA at 57 feet, 69 dBA at 114 feet, 63 dBA at 228 feet, 57 dBA at 456 feet), sound levels from the crush pad would be expected to reduce to approximately 57 dBA at a 450-foot distance in an unobstructed environment. However, the existing 6 foot tall wood fence will further reduce sound attenuation by 6 to 10 dBA¹¹, and the

¹⁰ Rulon International. (n.d.). *Reduce outside noise*. Rulon International. Retrieved June 2, 2026, from [Rulon International – Reduce Outside Noise](#)

¹¹ Jay Fencing. (n.d.). *How much sound does noise reducing fencing block?* Retrieved June 2, 2026, from <https://jayfencing.com/how-much-sound-does-noise-reducing-fencing-block/>

existing vegetation along the property line will further reduce sound attenuation by 10 dBA¹², resulting in a sound level of between 37 and 41 dBA. Crush Pad activities at the residential receptor will not exceed 50 dBA and, therefore, will not exceed the daytime Rural Noise Levels allowed in Napa County Code Section 8.16.070 of 50 dBA. However, using the “worst case” sound power levels as stated in the Addendum to Micro-Winery Noise Study, the crush pad operation would exceed the nighttime regulations (45 dBA). To address this issue, the project narrative states that the winery would not operate the crush pad between the hours of 10:00 p.m. and 7 a.m. This statement has been included as the following condition of approval:

6.15 (f) Noise

The winery will not operate the crush pad between the hours of 10:00 p.m. and 7 a.m.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Discussion: See response to Subsection 13(a) above.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion: The project site is not located within the boundaries of an airport land use plan or within two miles of a public airport or within the vicinity of a private airstrip.

Significance Level: No impact.

Mitigation Measures: None required.

¹² USDA Forest Service, National Agroforestry Center. *Using agroforestry to buffer noise*. Agroforestry Note 42 (Windbreaks 05). Lincoln, NE: U.S. Department of Agriculture, Forest Service, National Agroforestry Center; 2012. Available from: [USDA PDF](#).

14. POPULATION AND HOUSING:

Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Discussion:

Cumulative impacts related to population and housing balance were identified in the 2008 General Plan EIR. As set forth in Government Code §65580, the County of Napa must facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Similarly, CEQA recognizes the importance of balancing the prevention of environment damage with the provision of a “decent home and satisfying living environment for every Californian.” (See Public Resources Code §21000(g).) The 2008 General Plan sets forth the County’s long-range plan for meeting regional housing needs, during the present and future housing cycles, while balancing environmental, economic, and fiscal factors and community goals. The policies and programs identified in the General Plan Housing Element function, in combination with the County’s housing impact mitigation fee, to ensure adequate cumulative volume and diversity of housing. Cumulative impacts on the local and regional population and housing balance will be less than significant.

The Association of Bay Area Governments’ Plan Bay Area 2050 Growth Pattern figures indicate that the total households for Napa County are projected to increase some 10% by the year 2050, increasing from 50,000 to 56,000. Unincorporated Napa County, along with the cities of American Canyon, Napa, St. Helena, Calistoga and the town of Yountville all have existing compliant 6th Cycle Housing Elements certified by the State Department of Housing and Community Development. For the 6th Cycle, which runs from 2023 – 2031, Napa County jurisdictions have identified and have rezoned or are in the process of rezoning land to accommodate 3,844 dwelling units, more than half of the households projected by ABAG to develop in Napa County by 2050.

One full-time and one part-time employee are proposed. Relative to the County’s projected low to moderate growth rate and overall adequate programmed housing supply that population growth does not rise to a level of environmental significance. In addition, the project would be subject to the County’s housing impact mitigation fee, which provides funding to meet local housing needs. Cumulative impacts on the local and regional population and housing balance would be less than significant. The proposed project does not require installation of any additional new infrastructure, including that which might induce growth by extending services outside of the boundaries of the

subject site or increasing the capacity of any existing roadway. Napa County collects fees from developers of nonresidential projects to help fund local affordable housing (see Napa County Code Section 18.107.060 – Nonresidential developments – Housing fee requirement). The fees are assessed with new construction and are collected at time of building permit issuance for new construction of winery buildings.

The policies and programs identified in the General Plan Housing Element, in combination with the County's housing impact mitigation fee, ensure adequate cumulative volume and diversity of housing. With limited staffing proposed and no off-site expansion of utilities or facilities to serve other developments, the project would have less than significant impact on population growth.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Discussion: This application will not displace any existing housing or a substantial number of people and will not necessitate the construction of replacement housing elsewhere.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

15. PUBLIC SERVICES:

Would the project result in:

a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?

ii. Police?

iii. Schools?

iv. Parks?

v. Other public facilities?

Discussion:

Public services are currently provided to the project site and the additional demand placed on existing services would be marginal. Fire protection measures are required as part of the development pursuant to Napa County Fire Marshal's Office conditions of approval, and there will be no foreseeable impact to emergency response times with the adoption of standard conditions of approval. The Fire Department and Engineering Services Division have reviewed the application and recommend approval as conditioned. School impact mitigation fees, which assist local school districts with capacity building measures, will be levied pursuant to building permit submittal. The proposed project will have little to no impact on public parks. County revenue resulting from any building permit fees, property tax increases, and taxes from the sale of wine will help meet the costs of providing public services to the property. The proposed project will have a less than significant impact on public services.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

16. RECREATION:

Would the project:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Discussion:

The project would not significantly increase the use of recreational facilities, nor does the project include recreational facilities that may have a significant adverse effect on the environment.

Significance Level: No impact.

Mitigation Measures: None required.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Discussion:

No new public recreational amenities are proposed to be built with, or as a result of, the requested use permit application. The proposed project would not result in substantial population growth, resulting in no increase in the use of recreational facilities and requiring no construction or expansion of recreational facilities. The proposed project would have no impact.

Significance Level: No impact.

Mitigation Measures: None required.

17. TRANSPORTATION:

Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Discussion:

As proposed, the project would not conflict with any plans, ordinances or policies addressing the circulation system. Existing pedestrian and transit facilities serving the site are limited, though given the rural location of the project site and anticipated demand for these modes, this is considered an acceptable condition. The existing driveway entrance is not proposed to be disturbed. Therefore, it would not increase hazards due to a geometric design feature or result in inadequate emergency access. The parcel is accessed by a private driveway off of Silverado Trail approximately 810 feet south of the intersection of Silverado Trail and Soda Canyon Road, Napa. The Napa County Road and Street Standards (NCRSS) requires a 22-foot minimum width for driveways serving commercial uses such as this proposed winery. The majority of the existing driveway meets the minimum width requirement. However, an approximately 224 foot length of the driveway is proposed to be increased by six feet in width to comply with the Napa County Road and Streets Standards.

Significance Level: Less than significant.

Mitigation Measures: None required.

- b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

Discussion:

As part of the statewide implementation of Senate Bill (SB) 743, the Governor's Office of Land Use and Climate Innovation (LCI) settled upon automobile vehicle miles of travel (VMT) as the preferred metric for assessing passenger vehicle-related impacts under CEQA and issued revised CEQA Guidelines in December 2018, along with a Technical Advisory on Evaluating Transportation Impacts in CEQA to assist practitioners in implementing the CEQA Guidelines revisions. The County's General Plan Circulation Element contains a policy statement (Policy CIR-7) indicating that the County expects development projects to achieve a 15% reduction in project-generated VMT to avoid triggering a significant environmental impact. Specifically, the policy directs project applicants to identify feasible measures that would reduce their project's VMT and to estimate the amount of VMT reduction that could be expected from each measure. The policy states that "projects for which the specified VMT reduction measures would not reduce unmitigated VMT by 15 or more percent shall be considered to have a significant environmental impact." That policy is followed by an action item (CIR-7.1) directing the County to update its CEQA procedures to develop screening criteria for projects that "would not be considered to have a significant impact to VMT" and that could therefore be exempted from VMT reduction requirements.

The new CEQA Guidelines and the LCI Technical Advisory note that CEQA provides a categorical exemption (Section 15303) for additions to existing structures of up to 10,000 square feet, so long as the project is in an area that is not environmentally sensitive and where public infrastructure is available. LCI determined that "typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract 110-124 trips per 10,000 square feet". They concluded that, absent substantial evidence otherwise, the addition of 110 or fewer daily trips could be presumed to have a less than significant VMT impact.

The County maintains a set of Transportation Impact Study Guidelines (TIS Guidelines) that define situations and project characteristics that trigger the need to prepare a TIS. The purpose of a TIS is to identify whether the project is likely to cause adverse physical or operational changes on a County roadway, bridge, bikeway or other transportation facility, to determine whether the project should be required to implement or contribute to improvement measures to address those changes, and to ensure that the project is developed consistent with the County's transportation plans and policies. Per the County's current TIS Guidelines, a project is required to prepare a TIS if it generates 110 or more net new daily vehicle trips.

The TIS Guidelines also include VMT analysis requirements for projects based on trip generation, which includes a screening approach that provides a structure to determine what level of VMT analysis may be required for a given project. For a new project that would generate less than 110 net new daily vehicle and truck trips, not only is the project not required to prepare a TIS, it is also presumed to have

a less than significant impact for VMT. However, applicants are encouraged to describe the measures they are taking and/or plan to take that would reduce the project's trip generation and/or VMT.

Projects that generate more than 110 net new passenger vehicle trips must conduct a VMT analysis and identify feasible strategies to reduce the project's vehicular travel; if the feasible strategies would not reduce the project's VMT by at least 15%, the conclusion would be that the project would cause a significant environmental impact.

Based on maximum winery employee and visitor/guest date for the harvest/crush season, the proposed project would be expected to generate ten new daily trips on a weekday and ten daily trips on a Saturday. This count includes vehicle trips required for 7.8 tons of grape haul.

Since operational and visitor trips associated with the project is below the 110-trip threshold in the Office of Land Use and Climate Innovation guidelines and the County's TIS Guidelines and VMT screening criteria the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts would be less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

c) Substantially increase hazards due to geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion: See response to Subsection 17(a) above.

Significance Level: Less than significant.

Mitigation Measures: None required.

d) Result in inadequate emergency access?

Discussion: See response to Subsection 17(a) above.

Significance Level:

Mitigation Measures:

e) Conflict with General Plan Policy CIR-14, which requires new uses to meet their anticipated parking demand, but to avoid providing excess parking which could stimulate unnecessary vehicle trips or activity exceeding the site's capacity?

Discussion:

Developers of new or expanded land uses are required to provide adequate parking or demonstrate that adequate parking exists to meet their anticipated parking demand. Excess parking that could stimulate unnecessary vehicle trips or commercial activity exceeding the site's capacity is discouraged. The project is proposing to install four (4) parking stalls, one of which will be ADA compatible, which should accommodate employees and visitors. The proposed project would not be in conflict with General Plan Policy CIR-14

Significance Level: Less than significant impact.

Mitigation Measures: None required.

18. TRIBAL CULTURAL RESOURCES:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or:**

Discussion:

On February 2, 2026, County Staff sent invitations to consult on the proposed project to Native American tribes who had a cultural interest in the area and who as of that date had requested to be invited to consult on projects, in accordance with the requirements of Public Resources Code section 21080.3.1. response from the Middletown Rancheria was received on February 19, 2026, which concluded that the project location to be outside the Middletown Rancheria's traditional territory and deferred to the Mishewal Wappo Tribe of Alexander for comments and concerns. A response from the Yocha Dehe Wintun Nation was received on March 2, 2026, which concluded that the project is not within the aboriginal territories of the Yocha Dehe Wintun Nation, and declined any comment on the project. A response from the Mishewal Wappo Tribe was received on February 5, 2026, requesting consultation. The tribe requested a Cultural Monitoring Plan. This recommendation has been included as the following condition of approval:

6.15 (e) Cultural Monitoring Plan

- i. The Permittee must meet and confer with the Mishewal Wappo Tribe of Alexander ValleyTribe, at least 45 days prior to commencing ground disturbance activities on the*

- Project to address notification, protection, treatment, care, and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Permittee must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.*
- ii. Prior to initial ground disturbance, the Permittee shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.*
 - iii. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project applicant will coordinate with the Tribe on the cultural resource sensitivity training.*
 - iv. Ground disturbing activities occurring in conjunction with the Project including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control, mulching, waddles, hydroseeding, etc., pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spotchecking or cease*

entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.

- v. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be, at minimum, one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.*

Significance Level: No impact.

Mitigation Measures: None required.

- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe**

Discussion:

See response to Subsection 19(a) above.

Significance Level: Less than significant.

Mitigation Measures: None required.

19. UTILITIES AND SERVICE SYSTEMS:

Would the project:

- a) Require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Discussion:

A Wastewater Feasibility Study, dated November 24, 2025, was prepared by CMP Civil Engineering & Land Surveying Inc. Based on the Wastewater Feasibility Study analysis, the project site already has suitable domestic wastewater treatment system capable of treating the domestic wastewater needs of the proposed winery. Phases 1 and 2 of the project the winery will not need an onsite process wastewater treatment system. However, in Phase 3 of this project, the process wastewater generated by the winery will have the option of utilizing a hold and haul type system or installation of an onsite process wastewater system that meets the requirements of the Statewide WDR. Should an onsite process wastewater system be installed, the site's existing vineyard is substantially larger than the area required for the compliant land-application of treated process wastewater. Based on this information, it is feasible to treat and dispose of the domestic and production wastewater associated with the proposed winery in accordance with County and State requirements.

Stormwater drainage would be managed through the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance. All on site civil improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division. The project does not require the construction of new or expanded electric power, natural gas, or telecommunications facilities. Impacts are expected to be less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Discussion:

As discussed in Section #10. Hydrology, a Water Availability Analysis was prepared by CMP Civil engineering & Land Surveying Inc., dated October 8, 2025. The report includes calculations for the existing and proposed water uses and a groundwater recharge analysis. An onsite water audit of existing uses was completed, and the existing water use associated with the vineyards, residence, and farm labor office is estimated to be 6.87 af/yr. The proposed project with the updated irrigation

distribution system and advanced irrigation scheduling techniques, would result in a decrease in groundwater use of 0.88 af/yr. A condition of approval would be imposed to install a well flow meter on Well #1 to verify it does not exceed 5.99 af/yr.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Discussion: Wastewater would be treated on-site and would not require a wastewater treatment provider; therefore, no impact would occur.

Significance Level: No impact.

Mitigation Measures: None required.

- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Discussion:

According to the Napa County Baseline Data Report, all of the solid waste landfills where Napa County's waste is disposed have more than sufficient capacity related to the current waste generation. The project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- e) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Discussion: See response to Section 19(d) above.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

20. WILDFIRE:

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

Discussion:

The proposed project is located within the State Responsibility Area. There are no project features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The project site is generally flat with slopes ranging from 2.24% to 10.01%, and is located on the valley floor with access from Silverado Trail, a County maintained road. There are existing overhead power lines along the road. The project would comply with current California Department of Forestry and California Building Code requirements for fire safety. Impacts would be less than significant.

Significance Level: Less than significant.

Mitigation Measures: None required.

- b) Due to slope, prevailing winds and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Discussion:

See response to Subsection 15(a) above.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Discussion:

See response to Subsection 15(a) above.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Discussion:

See response to Subsection 15(a) above.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

21. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Discussion:

The site has been previously disturbed and does not contain any known listed plant or animal species. The project will not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. As identified in Section V Cultural Resources above, no known historically sensitive sites or structures, archaeological or paleontological resources, or sites of unique geological features have been identified within the project site. No historic or prehistoric resources are anticipated to be affected by the proposed project nor will the proposed project eliminate important examples of the major periods of California history or prehistory. In the event archaeological artifacts are found, a standard condition of approval and mitigation measure would be incorporated into the project (See Above, Section V. Cultural Resources, COA 7.2 Archaeological Findings). Impacts would be less than significant.

Significance Level: Less than significant with mitigation incorporation.

Mitigation Measures: None required.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Discussion:

The project does not have impacts that are individually limited, but cumulatively considerable. Potential impacts to air quality, greenhouse gas emission, hydrology, noise, and traffic are discussed in the respective sections above and were determined to have a less than significant impact. As discussed in Section VIII. Green House Gas and Section XVII. Transportation, potential impacts to air pollution and GHG emissions are being addressed through meeting BAAD recommended design elements, with the addition of Greenhouse Gas and Voluntary Best Management Practices. The applicant intends to implement greenhouse gas reduction strategies limiting the amount of grading and no tree removal. Section X. Hydrology includes detail in the Water Availability Analysis which demonstrates that the proposed project would result in a decrease in groundwater use compared to the existing levels. Potential cumulative impacts would be less than significant.

Significance Level: Less than significant.

Mitigation Measures: None required.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Discussion: All potential impacts identified in this Negative Declaration are less than significant. Therefore, the proposed project would not result in significant environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

Significance Level: Less than significant impact.

Mitigation Measures: None required.

“D”

Use Permit Application Packet

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT MICRO-WINERY APPLICATION
WINERY USES

Before you file an application...

Before you submit your application materials, and generally as early in the process as possible, you may want to schedule a Pre-Application Review Meeting (or Pre-App) with a member of the Planning Department Staff.

Pre-Application Meetings

Pre-application meetings are an opportunity to meet with staff from all Divisions and receive valuable feedback on your project. In particular, staff can identify the type of application and related permits that may be necessary, permit processing steps and timelines, and pertinent information and technical studies that will be required to submit a complete application.

To schedule a Pre-application meeting, please visit the Planning Division website at:

<https://www.countyofnapa.org/1709/Planning-Division> and follow the steps provided to use our Online Permit Center system.

Contents

☐	Micro-Winery Procedures
☐	General Application Form
☐	Use Permit/Modification Checklist of Required Application Materials
☐	Signed Indemnification Form
☐	Signed Hourly Fee Agreement
☐	Supplemental Application for Micro-Winery Uses
☐	Initial Statement of Grape Source for a Micro-Winery
☐	Trip Generation Sheet
☐	Voluntary Best Management Practices Checklist for Development Projects Form
☐	Adjoining Property Owner List Requirements

MICRO-WINERY PROCEDURES

WINERY USES ONLY

CHAPTER 18.08 DEFINITIONS

18.08.377 Micro-winery.

"Micro-winery" means a new winery or an existing micro-winery that modifies its use permit pursuant to Section 18.124.130.(F) below, both of which meet all of the requirements of the County Code applicable to a winery as well as the following specific restrictions and prohibitions:

- A. Ferments on-site at least 201 gallons of wine annually and has a production capacity of no more than 5,000 gallons of wine;
- B. At least 75 percent of the grapes used in fermentation on-site are grown on the same property as the micro-winery or contiguous parcels under the same ownership. For the purpose of this section, "the same property as the micro-winery" means any parcel or parcels identified as included within the Use Permit application;
- C. Has a maximum of 5,000 square feet of total enclosed space including storage, processing facilities, tasting areas, and caves;
- D. No more than twenty Average Daily Trips (ADT) (ten daily round trips) are generated by tasting room visitors, all winery employees including seasonal employees, and deliveries to and/or from the winery;
- E. No marketing events as defined in Section 18.08.370, are conducted on site;
- F. Tours and tastings, as defined in Section 18.08.620, and retail sales as defined in Sections 18.16.030(G)(5)(C) for wineries in the Agricultural Preserve and 18.20.030.(H).(5).(C) for the Agricultural Watershed, may be conducted on-site but are limited to between the hours of 9:00 a.m. and 6:00 p.m.;
- G. No subsequent application for an increase in the production of wine or tasting room visitation shall be considered within two years after the approval of the original micro-winery use permit.
- H. Micro-winerries shall only be permitted within the Agricultural Preserve (AP) and Agricultural Watershed (AW) zones.

[Please refer to the County Code for applicable Winery Definition Ordinance provisions including, but not limited to, minimum parcel size and setbacks.]

CHAPTER 18.10 ZONING ADMINISTRATOR

Sections:

18.10.010 General powers and duties.

18.10.020 Duties—Specific subjects.

The zoning administrator shall hear and decide all applications for the following unless, in the zoning administrator's sole discretion, the zoning administrator determines that the matter (1) is of a size, importance, or unique nature such that it is judged not to be a routine matter; (2) involves potentially significant environmental impacts; or (3) is such that the public interest would be furthered by having a particular application heard and decided by the planning commission:

A. Permits and modifications thereof for the following:

5. Following a public hearing noticed in accordance with Section 18.136.040, use permits for Micro-wineries as defined by Section 18.08.377 of this code. No application for a new micro-winery use permit or modification of a micro-winery use permit, whether minor or major, shall be considered beginning three years after May 5, 2022 (the effective date of this Ordinance), unless the provisions in this code pertaining to micro-wineries are extended, re-adopted or amended by the board of supervisors. Applications that are accepted by the Director as complete prior to the deadline shall be allowed to complete their processing. In the event that the provisions in this code pertaining to micro-wineries are not extended, re-adopted or amended by the board of supervisors, use permits for micro-wineries that have been issued under these provisions shall remain valid unless allowed to expire pursuant to Section 18.124.080 or revoked pursuant to 18.124.120;

[APPLICABLE PROCEDURE REQUIREMENTS - MODIFICATIONS TO MICRO-WINERIES]

CHAPTER 18.124 USE PERMITS

Section:

- A. Except as otherwise provided in subsections (B), (C) and (D) of this section, modifications to an approved use permit shall be processed in the same manner and in compliance with the procedures set forth herein for use permits and appeals, including notice and the payment of applicable permit application fees.

D. Notice of intent to approve or deny, for purposes of subsection (C) above, shall include a general explanation of the matter to be considered, a general description, in text or by diagram, of the location of the subject real property, and a statement that the zoning administrator intends to approve or deny the requested modification on a certain date not less than ten calendar days after the date of mailing of the notice. Notice of intent, for purposes of this subsection, shall be given as follows:

1. To the owner of the subject real property or the owner's duly authorized agent and to the project applicant if the project applicant is neither the owner of the property nor the owner's duly authorized agent;
2. To all owners of real property, including businesses, corporations or other public or private entities, as shown on the latest equalized assessment roll within one thousand feet of the real property that is the subject of the proposed project. In lieu of utilizing the assessment roll, the records of the county assessor or tax collector which contain more recent information than the assessment roll may be used; and
3. By posting the notice on the county's website for the PBES Department.

A notice of decision, for purposes of subsection (C) above, shall be given in the same manner as a notice of intent, but shall include any conditions of approval imposed on the project by the zoning administrator. The date of the notice of decision shall be date of the decision for purposes of appeals pursuant to chapter 2.88 of this code.

F. Upon receipt of a written request from the holder of a use permit relating to a micro-winery, the zoning administrator may approve minor modifications to micro-winery use permits in accordance with the procedures set forth in subsection (D) above. There will be no public hearing for such minor modifications. Modifications to micro-winery use permits are considered minor modifications under this subsection if the change in operations consists of any of the following:

1. Any increase in (1) the number of full-time equivalent existing permitted employees, including seasonal employees, (2) tours and tastings, or (3) deliveries, so long as the total number of vehicle trips for all such uses on the property does not exceed 20 ADT or 10 round trips;
2. An increase in wine production so long as the total annual production does not exceed 5,000 gallons annually;
3. Any change in days of operation provided there is no increase in visitation, except pursuant to this section; and

4. Any increase in aggregate building footprint (including caves) so long as the total does not exceed 5,000 square feet.
- H. Any modification to a use permit that exceeds the thresholds listed above in this section will be considered a major modification subject to consideration and a decision by the planning commission. A micro-winery with an approved major modification shall no longer be classified as a micro-winery.

[Please refer to Ordinance No. 2022-1474 for additional information regarding issuance of Micro-Winery Use Permits and Modifications to Winery Use Permits.]

California Environmental Quality Act (CEQA) Review:

Depending on the site-specific circumstances associated with a particular winery, the project under this Micro-Winery Use Permit Procedure will be subject to CEQA, however, could be treated as exempt under Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B: Additional Categorically Exempt Projects in Napa County.



A Tradition of Stewardship
A Commitment to Service

CLEAR FORM

Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Main: (707) 253-4417
Fax: (707) 253-4336

PLANNING APPLICATION FORM

Applicant Information

Applicant Contact

Name: Ozegna Vineyards, LLC c/o Jim Fassio
Mailing Address: 501 El Cerrito Ave
City: Hillsborough State: CA Zip: 94010
Phone: 650-333-3155
E-Mail Address: ozegna@comcast.net

Property Owner Contact

Name: Ozegna Vineyards, LLC c/o Jim Fassio
Mailing Address: 501 El Cerrito Ave
City: Hillsborough State: CA Zip: 94010
Phone: 650-333-3155
E-Mail Address: ozegna@comcast.net

Agent Contact

Name: CMP Civil Engineering & Land Surveying (Cameron P.)
Mailing Address: 1607 Capell Valley Road
City: Napa State: CA Zip: 94558
Phone: 707-266-2559
E-Mail Address: cameron@cmpengineering.com

Other Representative Contact

☐ Engineer ☒ Architect ☐ Agent
Name: Covell Architects c/o Michelle Covell
Mailing Address: 1407 Main St., Ste 102
City: St. Helena State: CA Zip: 94574
Phone: 707-968-9280
E-Mail Address: michelle@covellarchitects.com

Property Information

Project Name: Ontrail Vineyards Micro Winery
Project Address: 3252 Silverado Trail, Napa, CA 94558
Assessor's Parcel Number(s): 039-610-003
Size of site (acreage and/or square footage): 13.33
General Plan Designation: Agriculture, Watershed & Open Space Zoning: AW

Application Type¹

File No(s) P25-00139

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
Erosion Control Plan: ☐ Track I ☐ Track II ☐ Admin Viewshed ☐ Fence Entry Structure Permit ☐ Land Division/Mergers ☐ Site Plan Approval/Modification ☐ Winery Administrative Permit ☐ Other Very Minor Modification ☐ Addressing ☐ Signs Temporary Event: ☐ 51-400 ☐ 401+ ☐ Late Application Submittal ☐ Application Entitled to Fee Waiver ☐ Other: _____	Major Modification: ☐ Winery ☐ Other Use Permit: ☐ Winery ☐ Other ☐ Viewshed ☐ AG Preserve Contract ☐ Development Agreement ☐ Airport Land Use Consistency Determination ☐ General, Specific or Airport Land Use Plan Amendment ☐ Variance ☐ Zoning Map/Text Amendment ☐ Road Exception ☐ Con. Reg. Exception ☐ Other: _____	☐ Certificate of Legal Non Conformity ☒ Micro-Winery ☐ Other Minor Modification ☐ Road Exception ☐ Small Winery Exemption ☐ Winery Minor Modification ☐ Variance ☐ Viewshed ☐ Other: _____ Misc. Services ☐ Use Determination ☐ Status Determination ☐ Other: _____

¹: Include corresponding submittal requirements for each application type.

Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by the Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

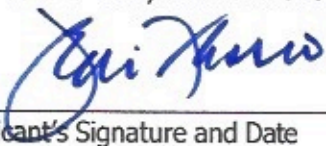
If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

 5/2/2025
Property Owner's Signature and Date

Property Owner's Signature and Date

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

 5/2/2025
Applicant's Signature and Date

SIGN HERE

SIGN HERE

Date Received: _____ Received by: _____ Receipt No. _____ File No. _____	Application Fees	
	Deposit Amount	\$
	Flat Fee Due	\$
	Total	\$
	Check No	

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

- ☒ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.
- ☒ **Application Fee:** (Please refer to the following link for applicable application fees per permit type: [Fees & Payments | Napa County, CA \(countyofnapa.org\)](#))
 - Use Permit/Major Modification (All Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
 - Micro-Winery Use Permit:** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
 - Small Winery Exemption (Winery Uses):** Total fees are based on actual time and materials and flat fees. A deposit in the amount of \$5,000. Check made payable to County of Napa.
 - Minor Modification (Winery Uses):** Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials for project review and Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Administrative Permit (Winery Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$1,500. Check made payable to County of Napa.
 - Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Very Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
- ☒ **Read and Sign the Hourly Fee Agreement**
- ☒ **Read and Sign Certification and Indemnification Form**
- ☒ **Read and Sign Initial Statement of Grape Source Form or Micro Winery Grape Source Form**
- ☐ **Provide Adjoining Property Owners List for Courtesy Notice and Public Hearing Notice Mailouts**
- ☒ **Detailed Project Description:** The Project Description should address all of the applicable items listed below:
 1. Existing site conditions and uses.
 2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
 3. Days of the week and hours of operation.
 4. Maximum number of employees per shift and hours of shifts.
 5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
 6. What is your water supply? How/where is liquid/solid waste disposed?
- ☒ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17" copies of plans consistent with information contained in the *Building Division – Design Information - Sample Site Plan Handout*: [Sample-Site-Plan-PDF \(countyofnapa.org\)](#)
- ☒ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17" copies of plans with the following information and details:

 1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
 2. Use of each area within each structure/building.
 3. Location of emergency exists.
- ☐ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3)** 24" X 36" and **one** 11" x 17" copies of plans with the following information and details:

 1. All relevant dimensions.
 2. Exterior materials.

3. Exterior colors.
4. Existing grade.
5. Finished grade.
6. Finished floor level.
7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.

☒ **Technical Information and Reports**

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. FOR MICRO-WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Micro-Winery Use Permit Supplemental Submittal Requirements.
3. Traffic Study consistent with Traffic Impact Study (TIS) Guidelines. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study. Study (TIS). If it is determined that a TIS is not required, physical traffic improvements (such as a left turn lane) or a site distance analysis may be required as determined by the Director of Public Works. Please consult with the Department of Public Works and the current version of the Napa County Road and Street Standards, which can be found following this link: [Napa County Road & Street Standards \(countyofnapa.org\)](http://Napa County Road & Street Standards (countyofnapa.org))
4. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
5. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
6. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
7. Water Availability/Groundwater Study (consistent with the WAA *Guidance Document* adopted by the Board 5/12/2015). Please refer to the following link: [Attachment-D---Water-Availability-Analysis-Guidelines-5-12-15-PDF \(countyofnapa.org\)](http://Attachment-D---Water-Availability-Analysis-Guidelines-5-12-15-PDF (countyofnapa.org))
8. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

Tree canopy coverage:

Tree canopy cover (1993): _____ acres

Tree canopy cover to be removed: _____ acres _____%

Tree canopy cover to be retained: _____ acres _____%

Understory (i.e. brush, shrubs, grasses):

Understory cover (1993): _____ acres

Understory to be removed: _____ acres _____%

Understory to be retained: _____ acres _____%

This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website: [Water-Quality-and-Tree-Protection-Ordinance-Implementation-Guide \(countyofnapa.org\)](http://Water-Quality-and-Tree-Protection-Ordinance-Implementation-Guide (countyofnapa.org))

9. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

- ☒ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
- ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
- ☐ Visual Impacts Study (Photographic simulations)
- ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
- ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
- ☐ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
- ☐ Other: _____
- ☐ Other: _____

10. Voluntary Best Management Practices Checklist – Please fill out enclosed form.

☒ **Additional Information Required by the Environmental Health Department:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form
6. Solid Waste & Recycling Storage area location and size included on overall site plan.
7. Cave setback plan if a cave is proposed.

Please click on Other Information tab at <https://www.countyofnapa.org/1904/Environmental-Health-Division> for forms and handouts related to use permit application submittal.

☒ **Additional Information Required by the Engineering Services:**

2021 Napa County Road & Street Standards

[Napa County Road & Street Standards \(countyofnapa.org\)](https://www.countyofnapa.org)

Project Guidance for Stormwater Compliance

<https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF>

BASMAA Post-Construction Stormwater Management Manual

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

☐ **Additional Information Required by the Fire and Building for Wine Cave Design:**

Proposed or Modified Winery Caves – Please include a description of uses to be conducted in the Cave. A cave floor plan shall be provided identifying where all production and hospitality uses will be conducted. Please identify how exiting requirements will be met pursuant to Building and Fire Codes.

☒ **Please Note**

While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the PBES Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**

- ☒ Please contact the Planning Division Staff at the following email address: Planning@countyofnapa.org to obtain a PBES Cloud link to upload application materials and to process filing payment.

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Jim Fassio

Print Name of Property Owner

Print Name Signature of Applicant (if different)

Jim Fassio

5/2/2025

Signature of Property Owner

Date

Signature of Applicant

Date

Hourly Fee Agreement

PROJECT File: _____; request for _____. I, Jim Fassio

the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ _____ as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided.
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

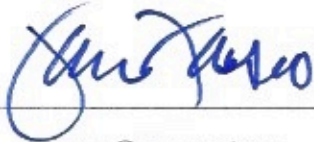
Ozegna Vineyards, LLC c/o Jim Fassio

Mailing Address of the Applicant responsible for paying processing fees:

501 El Cerrito Ave

Hillsborough, CA 94010

Signature:*



Email Address: ozegna@comcast.net

Date:

5/2/2025

Phone Number: 650-333-3155

SIGN HERE

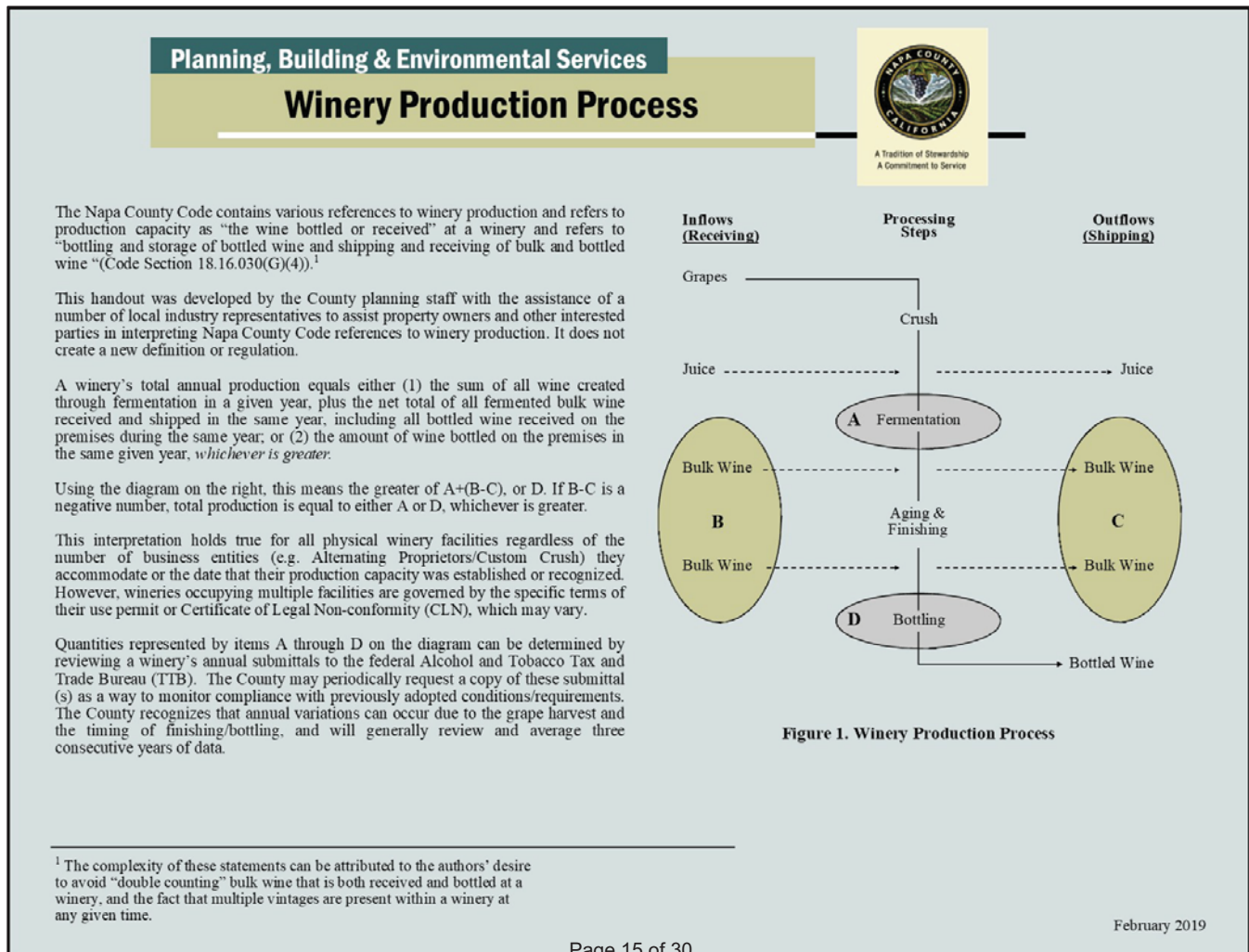
*ATTENTION - The applicant will be held responsible for all charges.

Supplemental Application for Micro-Winery Uses

Definitions

The below are paraphrased from County Code, please see referenced code sections for full text.

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees. *See Napa County Code §18.104.210*
- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems. *See Napa County Code §18.104.220*
- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes. *See Napa County Code §18.104.200*
- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as “production facility” which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production. *See Napa County Code §18.104.200*



WINERY OPERATIONS

Please indicate whether the activity or uses below are **NEWLY PROPOSED** as part of this application, or whether they are not proposed (**NONE**).

Retail Wine Sales	☒	Newly Proposed	☐	None
Tours and Tasting- By Appointment	☒	Newly Proposed	☐	None
Wine Sales/Consumption – AB 2004	☒	Newly Proposed	☐	None
Food at Tours & Tastings	☒	Newly Proposed	☐	None
Will food be prepared	☐	On Site?	☒	Catered

Food type to be served: Prepackaged food and food prepared offsite.

Production Capacity *

Ferments on-site at least 201 gallons of wine annually and has a production capacity of no more than 5,000 gallons of wine (NCC Section 18.337(A)).

Please identify the winery's

Proposed production capacity: 5000 gallons
 Proposed fermentation to be conducted on site: 5000 gallons
 Proposed fermentation utilizing a custom crush facility: up to 4799 gallons
 (Please describe fully your wine production process in the project description)

* For this section, please see "Winery Production Process".

Visitation, Hours of Operations and Employees

No more than twenty Average Daily Trips (ADT) (ten daily round trips) are generated by tasting room visitors, all winery employees including seasonal employees, and deliveries to and/or from the winery (NCC Section 18.08.337(D)). Tours and tastings, as defined in Section 18.08.620, and retail sales as defined in NCC Sections 18.16.030(G)(5)(C) for wineries in the Agricultural Preserve and 18.20.030.(H)(5)(C) for the Agricultural Watershed, may be conducted on-site but are limited to between the hours of 9:00 a.m. and 6:00 p.m. (NCC Section 18.08.337(F)). Please fill out the Trip Generation Sheet provided with these materials.

Please identify the winery's...

Maximum daily tours/tastings visitation: 10 proposed
 Maximum weekly tours/tastings visitation: 70 proposed
 Visitation hours (e.g. M-Su, 10am-4pm): M-Su 9am - 6 pm proposed
 Production days and hours¹: M-Su 8am - 5pm proposed

¹ It is assumed that wineries will operate up to 24 hours per day during crush if it occurs on-site.

Total Number of Winery Employees (including winery ownership): 2 proposed
 Total Number of Winery Employees (residing on the property): 1 proposed
 Total Number of Winery Employees (not residing on the property): 1 proposed

Grape Origin

All new wineries shall must comply with the 75% rule pursuant to NCC Section 18.104.250 (B) & (C). The Micro-Winery shall have at least 75 percent of the grapes used in fermentation on-site are grown on the same property as the micro-winery or contiguous parcels under the same ownership. For the purpose of this section, "the same property as the micro-winery" means any parcel or parcels identified as included within the Use Permit application. See NCC Section 18.08.377(B).

The project description should include information regarding the following:

- On-site vineyard acreage and quantity of grapes;
- The Assessors Parcel Number (APN) of contiguous parcels under the same ownership (if proposed for production) and the vineyard acreage and quantity of grapes;
- Additional vineyard sources; and
- Information on anticipated custom crush activities, including quantity of "production" occurring off-site.

On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur and include the proposed area(s) in your project description.

Winery Coverage and Accessory/Production Ratio

Has a maximum of 5,000 square feet of total enclosed space including storage, processing facilities, tasting areas, and caves (See NCC Section 18.08.377(C)).

Total square feet of Enclosed Winery Facility:	<u>5000</u>	sq.ft.
Total square feet of Outdoor Hospitality Space:	<u>1475</u>	sq.ft. (Please show area on site plan to evaluate ADA accessibility)

Winery Development Area. Consistent with the definition at "a.," and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Proposed	<u>9854</u>	sq. ft.	_____ acres
----------	-------------	---------	-------------

Winery Coverage. Consistent with the definition at "b.," and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>35816</u>	sq. ft.	_____ acres	<u>10.96</u>	% of parcel
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Production Facility. Consistent with the definition at "c.," and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Proposed	<u>3326</u>	sq. ft.
----------	-------------	---------

Accessory Use. Consistent with the definition at "d.," and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Proposed	<u>1307</u>	sq. ft.	<u>39.3</u>	% of production facility
----------	-------------	---------	-------------	--------------------------

Caves and Crush pads and Other Outdoor Work Areas

If new caves are proposed, please indicate which of the following best describes the public accessibility of the proposed cave space: Please denote on cave floor plans the location of proposed cave type/activities and identify location of on-site cave spoils on a site plan. Please identify all proposed outdoor work areas including the winery’s proposed covered crush pad area on a site plan.

New Cave:

☐ None – no visitors/tours/events (Class I)

☐ Guided Tours Only (Class II)

☐ Public Access (Class III)

Please identify the winery’s...

Cave area (total)

Proposed:_____sq.ft.

Cave area (Production)

Proposed:_____sq ft.

Cave area (Accessory)

Proposed:_____sq.ft.

Covered crush pad area

Proposed:730_____sq.ft.

Other Outdoor Work Areas

Proposed:_____sq.ft.

Cave Spoils total: Proposed:_____cy.

Cave Spoils Use*:

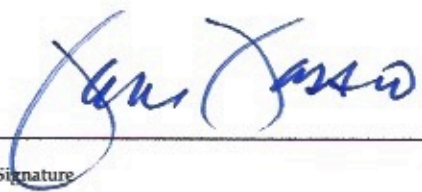
☐ Onsite

☐ Offsite

*Indicate location of spoils on-site on-site plan.

Initial Statement of Grape Source for a Micro-Winery

Pursuant to Napa County Zoning Ordinance Sections 18.08.377(B), I hereby certify that the current application for establishment of a Micro winery pursuant to the Napa County Micro Winery Use Permit Ordinance #2022-1474 will employ sources of grapes in accordance with the requirements of Section 18.08.377(B) of that Ordinance.



Owner's Signature

5/2/2025

Date

SIGN HERE

Letters of commitment from the remaining grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.



A Tradition of Stewardship
A Commitment to Service

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services

1195 Third Street, Suite 210

Napa, CA 94559-3082

(707) 253-4417

PROJECT DESCRIPTION

Clear Form

Winery Name: Ontrail Vineyards Micro-Winery Date Prepared: 10/8/25

Existing/Permitted Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	<u>0</u>	<u>0</u>
	Weekend	<u>0</u>	<u>0</u>
Number of Part Time Employees*	Weekday	<u>0</u>	<u>0</u>
	Weekend	<u>0</u>	<u>0</u>
Maximum Daily Visitation	Weekday	<u>0</u>	<u>0</u>
	Weekend	<u>0</u>	<u>0</u>
Annual Gallons of Production		<u>0</u>	<u>0</u>
Annual Tons of Grape Haul		<u>0.0</u>	<u>N/A</u>
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	<u>0</u>	<u>0</u>
	Weekend	<u>0</u>	<u>0</u>

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	<u>0</u>	<u>0</u>
	Weekend	<u>0</u>	<u>0</u>
Number of Part Time Employees*	Weekday	<u>1</u>	<u>1</u>
	Weekend	<u>1</u>	<u>1</u>
Maximum Daily Visitation	Weekday	<u>10</u>	<u>10</u>
	Weekend	<u>10</u>	<u>10</u>
Annual Gallons of Production		<u>1,250</u>	<u>1,250</u>
Annual Tons of Grape Haul		<u>7.8</u>	<u>N/A</u>
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	<u>0</u>	<u>0</u>
	Weekend	<u>0</u>	<u>0</u>

*Number of full time and part time employees should represent the max number of employees that will be working on any given day (including all vendors and contractors employed for the largest event that occurs two or more times per month on average).

Ontrail Vineyards Micro-Winery

TRIP GENERATION

Existing Winery						Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0	
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0	
Max Visitors	0	0	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0	
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0	
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0.0	0.0	
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0	
						Total Weekday Daily Trips	0
						Total Weekday Peak Hour Trips*	0
<u>Maximum Daily Weekend Traffic (Saturday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0	
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0	0.0	
Max Visitors	0	0	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	0.0	0.0	
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0	
Gallons of Production	0		0.000018 truck trips	Production Daily Trips	0.0	0.0	
Tons of Grape Haul#	0.0		0.013889 truck trips	Grape Haul Daily Trips	0.0	0.0	
						Total Weekend Daily Trips	0
						Total Weekend Peak Hour Trips*	0
<u>Maximum Annual Traffic</u>							
						Total Annual Trips**	0

Proposed Winery						Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0	
PT Employees	1	1	1.9 one way trips/employee	PT Employee Daily Trips	1.9	1.9	
Max Visitors	10	10	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	7.7	7.7	
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0	
Gallons of Production	1,250		0.000018 truck trips	Production Daily Trips	0.0	0.0	
Tons of Grape Haul#	7.8		0.013889 truck trips	Grape Haul Daily Trips	0.1	0.0	
						Total Weekday Daily Trips	10
						Total Weekday Peak Hour Trips*	4
<u>Maximum Daily Weekend Traffic (Saturday)</u>							
	<u>Harvest</u>	<u>Non-Harvest</u>					
FT Employees	0	0	3.05 one way trips/employee	FT Employee Daily Trips	0.0	0.0	
PT Employees	1	1	1.9 one way trips/employee	PT Employee Daily Trips	1.9	1.9	
Max Visitors	10	10	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	7.1	7.1	
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0	0.0	
Gallons of Production	1,250		0.000018 truck trips	Production Daily Trips	0.0	0.0	
Tons of Grape Haul#	7.8		0.013889 truck trips	Grape Haul Daily Trips	0.1	0.0	
						Total Weekend Daily Trips	10
						Total Weekend Peak Hour Trips*	5
<u>Maximum Annual Traffic</u>							
						Total Annual Trips**	3,650

Net New Trips						Harvest	Non-Harvest
<u>Maximum Weekday Traffic (Friday)</u>							
If total net new daily trips is greater than 110, a TIS is required							
						Net New Weekday Daily Trips	10
						Net New Weekday Peak Hour Trips*	4
<u>Maximum Weekend Traffic (Saturday)</u>							
If total net new daily trips is greater than 110, a TIS is required							
						Net New Weekend Daily Trips	10
						Net New Weekend Peak Hour Trips*	5
<u>Maximum Annual Traffic</u>							
A Traffic Impact Study is NOT Required						Net New Annual Trips**	3,650

#Trips associated with Grape Haul represent harvest season only.

*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times on average occurs every day.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Ontrail Vineyards Micro-Winery, 039-610-003

Project number if known: _____

Contact person: Jim Fassio

Contact email & phone number: ozegna@comcast.net, 650-333-3155

Today's date: 5/2/2025

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Plan
Doing To Do

ID # BMP Name

- | | | |
|---|--------------------------|---|
| ☐ | ☐ | BMP-1 Generation of on-site renewable energy |
| <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i> | | |
| <hr/> | | |
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- | | | |
|---|--------------------------|--|
| ☐ | ☐ | BMP-2 Preservation of developable open space in a conservation easement |
| <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i> | | |
| <hr/> | | |
| <hr/> | | |

Already Plan
Doing To Do

- ☐ ☐ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**
Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.

- ☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**
The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.
- Number of total vehicles** _____
- Typical annual fuel consumption or VMT** _____
- Number of alternative fuel vehicles** _____
- Type of fuel/vehicle(s)** _____
- Potential annual fuel or VMT savings** _____

- ☐ ☐ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**
The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

- ☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**
Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.
- Tick box(es) for what your Transportation Demand Management Plan will/does include:
- ☐ employee incentives
 - ☐ employee carpool or vanpool
 - ☐ priority parking for efficient transporation (hybrid vehicles, carpools, etc.)
 - ☐ bike riding incentives
 - ☐ bus transportation for large marketing events
 - ☐ Other:

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already
Doing

Plan
To Do

☐☐

BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

☐☐

BMP-8 Solar hot water heating

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

☐☐

BMP-9 Energy conserving lighting

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

☐☐

BMP-10 Energy Star Roof/Living Roof/Cool Roof

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

☐☐

BMP-11 Bicycle Incentives

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

☐☐

BMP-12 Bicycle route improvements

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Plan
Doing To Do

☐ ☐ **BMP-13 Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

☐ ☐ **BMP-14 Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

☐ ☐ **BMP-15 Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

☐ ☐ **BMP-16 Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

☐ ☐ **BMP-17 Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

☐ ☐ **BMP-18 Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

☐ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Plan
Doing To Do

☐ ☐ **BMP-23**

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

☐ ☒ **BMP-24 Limit the amount of grading and tree removal**

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

This project proposes converting existing buildings thus it will significantly reduce the amount of grading and tree removal necessary, thus decreasing the amount of CO2 released during the construction of this project.

☐ ☐ **BMP-25 Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a)	☐	LEED™ Silver (check box BMP-25 and this one)
BMP-25 (b)	☐	LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	☐	LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐ ☐ **BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?**

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

☐ ☐ **BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Plan
Doing To Do

☐ ☐ **BMP-28 Use of recycled materials**

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

☐ ☐ **BMP-29 Local food production**

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

☐ ☐ **BMP-30 Education to staff and visitors on sustainable practices**

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

☐ ☐ **BMP-31 Use 70-80% cover crop**

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

☐ ☐ **BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

By selecting this BMP, you agree not to burn the material pruned on site.

☐ ☐ **BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**

☐ ☐ **BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan*, NCTPA, December 2011
2. *California Air Pollution Control Officers Associate (CAPCOA)*. January 2008. *CEQA and Climate Change*
3. *Napa County General Plan*, June 2008.
4. *California Office of the Attorney General*. 2010. *Addressing Climate Change at the Project Level* available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf
5. *U.S. Green Building Council (2009)*. *LEED 2009 for New Construction and Major Renovations Rating System*. Washington, DC: United States Green Building Council, Inc.
6. *California Energy Commission (2008)*. *Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings*. Sacramento, CA: California Energy Commission.
7. *U.S. Department of Energy (2010)*. *Cool roof fact sheet*.
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs*". *Energy Star*. Retrieved 2013-05-01.
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentscontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

Adjoining Property Owner List Requirements

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1,000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. The list may be expanded to include other affected property owners at the discretion of the Planning Director as well as individuals having a request for notice on file with the Commission Clerk.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information. While the mailing list is not necessarily required at initial project submittal, the project cannot be noticed for hearing without it.

Instructions to the Title Company

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by the Planning, Building & Environmental Services Department.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

If you have any questions, please contact the Planning, Building & Environmental Services Department at (707) 253-4417.

May 2, 2025

[Revised 11/17/2025 – Per Plan check comments received 11/12/2025 – added comments in red for clarity]

[Revision 5/13/26 – Per Wendy Atkin’s request to include note in Project Narrative per Noise Study Addendum]

Ontrail Vineyards Micro-Winery Use Permit Submittal

3252 Silverado Trail Napa

APN: 039 610 003

NOTE: Per the Noise Study Addendum dated 4.20.26, the winery will NOT operate the crush pad between the hours of 10pm to 7am.

Supplemental Narrative Regarding the Proposed Use of the Existing Barn as a Micro-Winery

This supplemental narrative addresses the proposed use of the existing barn as a micro-winery. The question at hand is whether the existing agricultural barn can be used under this submittal for a proposed micro-winery. Below is our argument supporting the position that the existing barn can and should be used for micro-winery purposes.

Certified Legal Nonconformity (CLN)

CLN stands for Certified Legal Nonconformity. Its purpose is to certify that a building was constructed prior to the establishment of specific zoning regulations that would otherwise render it nonconforming. According to the barn’s approved CLN (#P22-00261-CLN – 2022), the structure was built in 1906, predating the 1955 zoning regulations that introduced setbacks and height limitations. The approved CLN grants the owner the right to “rehabilitate the barn in its present location and continue to utilize the space as storage and workspace with the existing on-site agriculture (vineyard).”

The barn has been rehabilitated within its original footprint and updated to meet current code requirements. As indicated in the CLN, the barn is currently used for storage and workspace in conjunction with vineyard operations. The vineyard workers and the property owner use the barn to store tools, machinery, trucks, tractors, and other equipment essential for vineyard farming. Additional uses include bringing equipment in and out, as well as the maintenance, repair, and cleaning of tools and machinery.

To address the County Code Section 18.132.030 conditions for continuance:

A:

- The barn was in dire need of restoration, so it underwent a repair/rehabilitation/renovation complying with the CLN whereby the work was done within the existing original footprint, there was no enlarging of the building. The current Micro winery use permit scope of work is as shown in the existing and proposed plans submitted, the barn does not propose any enlargement or additions to the existing building, as it was renovated, and as it stood in 1906. It has no plumbing, is unconditioned space and consists of a raw shell similar to that which it was back in 1906 less the building upgrade required by the county code.
- The repair/rehabilitation/renovation did not relocate the barn, it was restored in place, in its original location, thereby not increasing the legal nonconformity. The current Micro winery use permit scope of work as shown in the existing and proposed plans submitted, the barn has not and will not be relocated. It will remain in the same location as it stood in 1906.
- Per the proposed micro winery use permit submittal, the barn will not increase the degree of nonconformity as to the volume of business or production, hours of operation, volume of traffic generated, or volume of waste produced or natural resources consumed.
 - The micro winery is considered agriculture, and the existing barn is an agriculture use, therefore the use remains agriculture for the barn.

- The intended use of the barn is for barrel storage, and storage. See above for the current use of the barn. The storing of barrels and storage will reduce the volume of business, hours of operation, volume of traffic and volume of waste or natural resources consumed, as it will be where barrels of wine will be laid to quietly ferment, and sit for months at a time, until it is ready to be bottled. This overall reduces the uses in the barn as compared to the current existing uses, listed above.
- Furthermore, the current existing barn hours of operation is 24 hours a day for agricultural farming. With the proposed use as barrel storage, the hours of use by the employees will be during regular business hours as noted in the micro-winery use permit application. This reduces the intensity of use.
- Visitors of the micro-winery will be restricted to the farm labor office that is proposed in this application to be converted to winery tasting area, and will not utilize the barn.

B: The legal nonconformity has not been determined by the director or any others to be conducted in such a manner as to constitute a public nuisance.

C: The certificate: P22-00261-CLN

D: The barn has not lost its legal nonconforming status through abandonment.

Per Resolution No. 2010-48:

"To discourage property owners from constructing residences and barns with the express intent of converting them to wineries, the County does not generally support use permit proposals seeking to convert existing buildings to winery use if the buildings have been constructed or substantially modified within the last 5-7 years."

The 1906 barn needed restoration and was repaired, rehabilitated, and renovated within its original footprint. It was in dire need of repair to remain standing. During restoration, repair and rehabilitation, the building was not substantially modified, it was not relocated, and there was no addition. The barn was an existing agricultural use, and is staying agricultural use. See existing and proposed plans as submitted in the micro-winery use permit submittal. The work included repair and rehabilitating the existing walls, structural framing, siding, roofing, and waterproofing. Windows and doors were replaced in kind. The building is 119 years old, and per the County requirements the repair included bringing the work up to code structurally, and commercial use codes. Only renovations needed to comply with current codes were done in the upgrades and repairs.

Historical Intent of the Property

When the property was developed in 1906 in Napa Valley, the original intention was for a family to live on the land, farm it, earn a living, and hopefully one day produce wine. The current property owner now wishes to continue that original intent.

Review of Winery Definition Ordinance No. 947 – Section 1: Findings of Fact

- a. Napa County now enjoys worldwide acclaim for the quality of the wine produced within the County.*
- b. The vineyards and wineries, together with their support services, constitute the largest segment of the County's economy*
- c. The unique combination of geography, climate, micro-climates, and soils makes possible the production of excellent quality wine grapes.*

d. The preservation of agricultural land requires a reliable market to justify the investment required to acquire, develop and maintain vineyards capable of producing high quality fruit.

e. Napa County is one of the smallest counties in California and within the County areas suitable for quality vineyards are limited and irreplaceable. Any project that directly or indirectly results in the removal of existing or potential vineyard land from use depletes the inventory of such land forever.

f. The cumulative effect of such projects is far greater than the sum of individual projects. The interspersing of non-agricultural structures and activities throughout agricultural areas in excess of what already exists will result in a significant increase in the problems and costs of maintaining vineyards and discourage the continued use of the land for agricultural purposes.

Proposed Use of the Existing Barn

The owner proposes using the existing agricultural barn for the storage, processing, and production of wine.

Regarding plan check comment 6 (11.12.2025), the existing barn does not meet the 600-foot setback. Please see below for the environmental benefits of using the existing barn in the existing location.

Key Arguments Supporting the Use of the Existing Barn

- a. By using the existing barn, no vines or agricultural land will need to be removed or disturbed.
- b. Environmental impact is minimized by avoiding the construction of a new building, by using the existing barn, less carbon will be expelled.
- c. There are sustainability and environmental benefits in upcycling and reusing the existing structure, thereby reducing material waste.
- d. Producing a portion of the grapes on-site will reduce the number of trucks transporting fruit off-site, which lowers traffic and benefits the environment.
- e. Given the current downturn in the wine industry, using the barn as a micro-winery adds operational efficiency and supports the long-term sustainability of small-scale wine production. As fruit prices drop and demand declines, small family farms must explore alternative means to justify the investment needed to maintain their vineyards. Using the existing barn is an economically sustainable, reducing costs for small-scale farmers in this economic downturn.
- f. This use results in a more environmentally beneficial winery placement, as outlined in Section 18.104.230(C):
"Legally constructed structures, existing prior to the enactment of the Winery Definition Ordinance (January 23, 1990), may be exempted from the setback provisions of subsection A of this section if it is found that use of this exemption will result in a more environmentally beneficial placement of the winery."
- g. No additional impervious surfaces will be added, and overall lot coverage will not increase.
- h. The CLN exists only because zoning regulations were enacted after the barn was built. It certifies that the structure legally existed before those regulations were created. The building cannot be relocated to meet current zoning requirements.

Conclusion

The spirit of the micro-winery ordinance is to enable small family farms to invest in their property and support their operations without undergoing the expensive and complex process of building a full-scale winery. The proposed use of the existing barn aligns with this intent and provides a sustainable, economically viable solution that supports the continued agricultural use of the land benefiting the owner, and Napa County.

Thank you for your consideration.

Pictures of the existing barn as it stands now per the approved building permits BR22-01929-Alt, BR23-01531-Alt, and approved CLN P22-00261

Exterior photos.



COVELL ARCHITECTS

Interior photos: Unfinished, unconditioned, Ag Barn for storage, tools, equipment, farming supplies as described in the Barn Narrative



“E”

Water Availability Analysis



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Cameron@CMPEngineering.com
CMPEngineering.com



Water Availability Analysis Report

for the proposed

Ontrail Vineyards Micro-Winery

3252 Silverado Trail
Napa, CA 94558
APN: 039-610-003

Prepared By:

CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
Napa, CA 94558
(707) 266-2559

Date: 5/2/2025
Rev1: 10/08/2025

Project # 01171



CMP Civil Engineering & Land Surveying Inc. - (707) 266-2559 - Cameron@CMPEngineering.com

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Contact Information	
Property Owner:	Ozegna Vineyards, LLC c/o Jim Fassio
Owner Address:	501 El Cerrito Ave Hillsborough, CA 94010
Owner Phone:	650-333-3155

Site Map:

Please refer to the attached Well Location Map. The Well Location Map shows the proposed water source (existing well) and its proximity to other water sources.

Narrative:

This water availability analysis has been prepared to support a use permit application for a proposed winery located on one parcel totaling 13.33 acres at 3252 Silverado Trail in Napa County. The property is currently developed with one three-bedroom residence, one two-bedroom residence, an agricultural barn, a farm office and 8.3 net acres of vineyard. The proposed winery will comply with the Napa County Micro-Winery Ordinance and have a permitted annual wine production of 5,000 gallons, serve up to 10 daily visitors, and will be staffed by a full-time resident employee and a part-time non-resident employee. Water for the existing vineyard is provided by an onsite well (Well #1). Water for the, farm office and residence #1 is provided by a second existing onsite well (Well #2). Water for residence #2 is provided by another onsite existing well (Well #3) located near the said residence #2.

The proposed winery will be served by the existing Well #1 (Project Well). The existing Well #1 will also continue to serve the vineyard. Well #2 & #3 will continue to provide water to the residence #1 & #2.

Tier 1: Water Use Criteria

Existing Water Use:

The site's existing water use has been estimated using information provided by the client, observations made during site visits, and the methodology presented in the current Napa County Water Availability Guidance Document.

Vineyard Water Use: The existing 8.3 acre vineyard under current irrigation practices is estimated to use 0.68 acre-feet of irrigation water per acre per year, resulting in 5.64 acre-feet of water use annually.

Residential Water Use: The existing two residences are estimated to use 0.60 acre-feet of water per year per residence for a total of 1.2 acre-feet per year.

Farm Office Water Use: The existing farm office is estimated to use 0.03 acre-feet per year.

In total, the existing water use for the site is estimated to be 6.87 acre-feet per year, with 1.20 acre-feet per year attributable to residential use, 5.64 acre-feet per year attributable to agricultural use and 0.03 acre-feet per year attributable to farm office use. Refer to Appendix A for detailed calculations of the site's existing water use.

Proposed Water Use:

The project's proposed water use has been estimated using information provided by the client and the methodology presented in the current Napa County Water Availability Guidance Document.

Residential Water Use: There are no changes proposed to either of the existing residences, and their water use will remain at 0.6 acre-feet per residence per year. Therefore, the project's proposed residential water use will remain unchanged at 1.20 acre-feet per year.

Vineyard Water Use: The existing 8.3 acre vineyard irrigation system is somewhat outdated and the current irrigation scheduling technique has room for improvement specifically if more optimized regulated deficit irrigation (RDI) results are to be achieved. As part of this project, the applicant is proposing to update the irrigation distribution system in order to increase distribution uniformity (DU). The applicant is also proposing to use advanced irrigation scheduling techniques in order to achieve better RDI results. Examples of irrigation efficiency measures to be implemented include installing pressure compensating emitters. Installing an onsite weather station along with soil moisture sensors throughout the vineyard in order to track both evapotranspiration rates and current soil moisture conditions in order to improve irrigation scheduling and avoid over irrigation. Installing accurate water meters on irrigation supply mains in order to improve irrigation volume calculations. Implementing these measures will increase the water use efficiency of the existing vineyard. For comparison, if you took one acre of this existing vineyard and were able to achieve perfect DU and perfect RDI scheduling then one would expect that you would use approximately 0.40 acre feet of water per acre of vineyard (ITRC, Wine Grape Irrigation Management, Dr. Charles Burt, 2012). Thus a perfect water use factor for this property would likely be around 0.40 acre feet per acre. Unfortunately perfect DU and perfect RDI are not achievable. Currently the vineyard is irrigated at a rate of about 0.68 acre feet per acre of vineyard. Given this, the combined DU and RDI efficiency would be 59%. We expect that implementing the above measures will increase this efficiency to 72% which would be the equivalent to achieving both an 85% DU and an 85% RDI efficiency which would be a modest achievement for an existing vineyard such as this. Based on the combined 72% efficiency goal we would expect the water use factor for the existing vineyard to decrease from the said 0.68 acre feet per acre to a modest 0.56 acre feet per acre. Based on this it is expected that these water efficiency measures will decrease the existing vineyard water use down from 5.64 acre-feet per year to 4.65 acre-feet per year.

Process Water Use: In Phase 1 and 2 of this project only secondary fermentation in the barrel or bottle will be taking place onsite. No crush or other production wastewater generating activities will be taking place onsite during these phases, thus no process wastewater will be generated during these phases, thus no process water will be used. In phase 3 production activities will be taking place. At this point the proposed 5,000 gallon-per-year winery is estimated to use 6 gallons of process water per gallon of wine produced, resulting in 0.09 acre-feet per year of process water use. All of the winery process wastewater will be collected in a hold and haul type and hauled to a permitted offsite treatment location. Alternatively the applicant may choose to treat the process waste onsite within a closed treatment system. In this scenario the treated process wastewater will be stored in on-site tanks and beneficially reused for vineyard irrigation, resulting in no net increase in site water use attributable to winemaking activities. That said, due to the possibility of a hold and haul type system being utilized, the possibility of beneficial reuse was ignored for this analysis and thus the expected process water use for the phase 3 portion of this winery is 0.09 acre-feet per year.

Domestic Water Use: The proposed winery's domestic water use includes that of employees and daily visitors. The proposed winery will be staffed by one full-time resident and one part-time employee. The water use of the full-time resident is already accounted for within the existing residential water use, thus only the part-time employee and visitors are considered. With a water-use factor of 8 gallons per day for part-time employees, the annual domestic water use associated with this is 2920 gallons. The existing farm office will be converted into the proposed tasting room which will host up to 10 daily

visitors. With a water use factor of 3 gallons per visitor, the annual domestic water use associated with daily visitation is 10950 gallons. In total, the proposed winery's annual domestic water use is estimated to be 13870 gallons, or 0.04 acre-feet.

Winery Landscape Water Use: The proposed winery's water use calculations include an allowance for supplemental irrigation of up to 1000 square feet of low water use plants with a plant factor of 0.2. Utilizing a reference ET_0 of 49.2 inches annually and assuming an irrigation system with 85% distribution uniformity, the estimated annual water use associated with supplemental winery landscape irrigation is 0.01 acre-feet.

Accounting for all proposed water uses, including residential (1.20 acre-feet), vineyard (4.65 acre-feet), process (0.09 acre-feet), domestic (0.04 acre-feet), and landscape (0.01 acre-feet), the site's total annual proposed water use is estimated to be 5.99 acre-feet per year. Compared to the site's existing total estimated annual water use of 6.87 acre-feet, the proposed winery project results in a net decrease of 0.88 acre-feet of groundwater use per year. As part of the conditions of approval for this Micro Winery, the applicant expects to be required to meter the onsite wells and provide evidence that the actual water use is at or less than the proposed estimated water use. Refer to Appendix A for detailed calculations of the site's proposed water use.

Estimated Recharge:

The current Napa County Water Availability Analysis Guidance Document establishes a groundwater recharge rate of 1.0 acre-feet of water per acre of land on the Napa Valley Floor. Using this criteria, the maximum available groundwater for this parcel is 13.33 acre-feet per year. However, Napa County has recently adopted new interim well permit standards and WAA requirements. Under these new requirements, an interim groundwater recharge rate of 0.3 acre-feet per acre has been established for new groundwater uses within the Napa Valley Sub-basin. Using this new criteria, the maximum available groundwater for new uses on this parcel would be 4.00 acre-feet per year. However, the new groundwater permitting procedures allow for new projects on parcels with existing groundwater use, as long as the proposed project does not result in a net increase in groundwater use from existing sources. Since the subject parcel has an established groundwater use of 6.87 acre-feet per year and the proposed project results in a net decrease in groundwater use of 0.88 acre-feet per year from an established well, the proposed winery complies with the new groundwater permitting procedures with no further analysis warranted.

Tier 2: Well and Spring Interference

Project Well Data:

The project proposes to utilize an existing well (Well #1) currently used to supply water for the vineyard. The well has a casing diameter of 6" with an annular seal depth of 21 feet. The well casing perforations begin at a depth of 138 feet and the casing was completed to a depth of 478 feet in September of 2001. At the time of completion, an air yield test resulted in 240 gallons per minute for 2 hours. Refer to Appendix C for additional project well data.

Neighboring Wells and Springs:

The latest Interim Napa County Well Permit Standards and WAA Requirements require an interference study for any proposed increase in groundwater use occurring from project wells within 500 feet of any off-site well or 1,500 feet from any spring. Due to the proposed decrease in groundwater use for an existing well, a well interference study is not required.

Tier 3: Groundwater/Surface Water Interaction

Surface Water Interaction:

The latest Interim Napa County Well Permit Standards and WAA Requirements require an analysis of potential groundwater to surface water interaction for new, altered, or increased groundwater use occurring from project wells within 1,500 feet of any County-identified Significant Stream inside the Napa River Watershed. The nearest Significant Stream to the project well is an unnamed westerly branch of Milliken Creek, which is approximately 412 feet from the project well. However, a stream interference study is not required if modifications to the location, construction, or operation of the project well are made to reduce any assumed harm relative to current conditions. In the case of this project, there are no proposed modifications to the location, construction or pumping rate of the existing project well. However, the project is proposing a reduction of 0.87 acre-feet per year in overall groundwater use through the revamping of the existing vineyards irrigation system and scheduling methodology. Through these changes in operation, the project will reduce overall well pumping time, and will therefore reduce any assumed harm relative to current conditions. As part of the conditions of approval of this project, well meters will be installed and pumping logs will be maintained in order to verify the proposed water use.

Fire Protection Water Storage:

Based on NFPA 1142 requirements it is expected that the proposed micro-winery will need a minimum of 19,551 gallons of available fire protection water storage. A total of 25,000 gallons of water storage is proposed, which exceeds the NFPA 1142 requirement. Please see the NFPA 1142 calculations in appendix A along with the included site plan for further details.

Summary and Conclusions:

The proposed winery will utilize an existing 240 gallon per minute on-site well capable of supplying groundwater in excess of the proposed demand. When considering all existing and proposed groundwater uses on the subject parcel, the proposed winery project results in a net decrease in parcel groundwater use of 0.88 acre-feet per year. Comparing the proposed total groundwater use of 5.99 acre-feet per year to the existing use of 6.87 acre-feet per year, it is clear that the parcel has adequate water available to serve the proposed use. In conclusion, the subject parcel has adequate groundwater resources available to support the proposed micro winery project.

Appendix A

Water Use Calculations



CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
Napa, CA 94558
(707) 266-2559
Cameron@CMPEngineering.com
CMPEngineering.com



Water Availability Analysis Calculations
for the proposed
Ontrail Vineyard Micro-Winery

Located at:
3252 Silverado Trail
Napa, CA 94558

Date: 5/2/2025
Rev1: 9/15/2025

Project # 01171

Legend
Requires Input
Automatically Calculates
Important Value Automatically Calculates
Important Value Requires Input

WATER AVAILABILITY ANALYSIS - TIER ONE STUDY				
WATER USE CALCULATIONS FOR EXISTING USE				
RESIDENTIAL	#	FACTOR	AF/YR	
PRIMARY RESIDENCES=	2	0.6	1.2	
SECONDARY RESIDENCES=	0	0.3	0	
FARM LBR DWELLING (# OF PPL) =	0	0.06	0	
		SUB TOTAL=	1.2	
NON- RESIDENTIAL GUIDELINES				
AGRICULTURAL	# ACRE	FACTOR	AF/YR	
VINEYARD IRRIGATION ONLY=	8.30	0.68	5.64	
VINEYARD HEAT PROTECTION=	0	0.25	0.00	
VINEYARD FROST PROTECTION=	0	0.25	0.00	
IRRIGATED PASTURE=	0	4	0.00	
ORCHARDS=	0	4	0.00	
LIVESTOCK (SHEEP/COWS)=	0	0.01	0.00	
		SUB TOTAL=	5.644	
WINERY	# GAL	FACTOR	AF/YR	
PROCESS WATER=	0	See WW Calc	0.00	
EMPLOYEES=	0	See WW Calc	0.00	
DAILY VISITATION=	0	See WW Calc	0.00	
MARKETING EVENTS=	0	See WW Calc	0.00	
LANDSCAPING=	0	0.000003069	0.00	
		SUB TOTAL=	0.00	
INDUSTRIAL	# EMPL	FACTOR	AF/YR	
FOOD PROCESSING=	0	31	0	
PRINTING/ PUBLISHING=	0	0.6	0	
		SUB TOTAL=	0	
COMMERCIAL	# EMPL	FACTOR	AF/YR	
OFFICE SPACE=	3	0.01	0.03	
WAREHOUSE=	0	0.05	0	
		SUB TOTAL=	0.03	
EXISTING USE TOTALS				
RESIDENTIAL=	1.20	AF/YR		
AGRICULTURAL=	5.64	AF/YR		
WINERY=	0.00	AF/YR		
INDUSTRIAL=	0.00	AF/YR		
COMMERCIAL=	0.03	AF/YR		
OTHER USAGE (LIST BELOW)				
		AF/YR		
		AF/YR		
		AF/YR		
		AF/YR		
		AF/YR		
TOTAL EXISTING WATER USE=	2239747	G/YR		
TOTAL EXISTING WATER USE=	6.87	AF/YR		

WATER AVAILABILTY CALCULATIONS FOR EXISTING USE			
WELL NUMBER	Q - GPM	AF/YR	
1	240	387.15	
2		0.00	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	240	387.15	
SPRING NUMBER	Q - GPM	AF/YR	
1		0.00	
2		0.00	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	0	0.00	
TANK #	GAL	AF	
1		0.00	
2		0.00	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	0	0.00	
RESERVOIR #	GAL	AF	
1		0	
2		0	
3		0	
4		0	
5		0	
TOTAL=	0	0	
GROUND WATER RECHARGE	AF/YR/ACRE	PARCEL AC	AF/YR
Interim Recharge rate =	0.30	13.33	4.00
Prescribed Recharge rate =	1.00	13.33	13.33
TOTAL AVAILABLE WATER =	1302989	G/YR	
TOTAL AVAILABLE WATER =	4.00	AF/YR	
TOTAL EXISTING WATER USE=	6.87	AF/YR	
REMAINING AVAILABLE WATER =	-2.88	AF/YR	

WATER USE CALCULATIONS FOR PROPOSED USE			
RESIDENTIAL	#	FACTOR	AF/YR
PRIMARY RESIDENCES=	2	0.6	1.2
SECONDARY RESIDENCES=	0	0.3	0
FARM LBR DWELLING (# OF PPL) =	0	0.06	0
		SUB TOTAL=	1.2
NON- RESIDENTIAL GUIDELINES			
AGRICULTURAL	# ACRE	FACTOR	AF/YR
VINEYARD IRRIGATION ONLY=	8.3	0.56	4.65
VINEYARD HEAT PROTECTION=	0	0.25	0.00
VINEYARD FROST PROTECTION=	0	0.25	0.00
IRRIGATED PASTURE=	0	4	0.00
ORCHARDS=	0	4	0.00
LIVESTOCK (SHEEP/COWS)=	0	0.01	0.00
		SUB TOTAL=	4.65
WINERY	# GAL	FACTOR	AF/YR
PROCESS WATER=	30,000	See WW Calc	0.09
EMPLOYEES=	2920	See WW Calc	0.01
DAILY VISITATION=	10950	See WW Calc	0.03
MARKETING EVENTS=	0	See WW Calc	0.00
LANDSCAPING=	3919	0.000003069	0.01
		SUB TOTAL=	0.14
INDUSTRIAL	# EMPL	FACTOR	AF/YR
FOOD PROCESSING=	0	31	0
PRINTING/ PUBLISHING=	0	0.6	0
		SUB TOTAL=	0
COMMERCIAL	# EMPL	FACTOR	AF/YR
OFFICE SPACE=	0	0.01	0
WAREHOUSE=	0	0.05	0
		SUB TOTAL=	0
PROPOSED USE TOTALS			
RESIDENTIAL=	1.20	AF/YR	
AGRICULTURAL=	4.65	AF/YR	
WINERY=	0.14	AF/YR	
INDUSTRIAL=	0.00	AF/YR	
COMMERCIAL=	0.00	AF/YR	
OTHER USAGE (LIST BELOW)			
RECYCLED PROCESS WATER		AF/YR	
		AF/YR	
		AF/YR	
		AF/YR	
		AF/YR	
TOTAL PROPOSED WATER USE=	1951715	G/YR	
TOTAL PROPOSED WATER USE=	5.99	AF/YR	

WATER AVAILABILTY CALCULATIONS FOR PROPOSED USE			
WELL NUMBER	Q - GPM	AF/YR	
1	240	387.12	
2		0.00	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	240	387.12	
SPRING NUMBER	Q - GPM	AF/YR	
1		0.00	
2		0.00	
3		0.00	
4		0.00	
5		0.00	
TOTAL=	0	0.00	
TANK #	GAL	AF	
1	5000	0.02	
2	5000	0.02	
3	5000	0.02	
4	5000	0.02	
5	5000	0.02	
TOTAL=	25000	0.08	
RESERVOIR #	GAL	AF	
1		0	
2		0	
3		0	
4		0	
5		0	
TOTAL=	0	0	
GROUND WATER RECHARGE	AF/YR/ACRE	PARCEL AC	AF/YR
Interim Recharge rate =	0.30	13.33	4.00
Prescribed Recharge rate =	1.00	13.33	13.33
TOTAL WATER AVAILABLE =	1302989	G/YR	
TOTAL WATER AVAILABLE =	4.00	AF/YR	
TOTAL PROPOSED WATER USE=	5.99	AF/YR	
REMAINING AVAILABLE WATER =	-1.99	AF/YR	
hit ctrl+refresh(F9) when finished to recalc all formulas			

NFPA 1142 WATER STORAGE CALCS

Building Foot Print **Length =** 104.5 **Width =** 42 **Sq. Ft. =** 4,389

Total Sq. Ft. = 4,389

*Add height for
each floor

Ceiling Height = 18

Cu. Ft. = 79,002

*Note: take 1/2 of
pitched roof height

Attic Height =

Cu. Ft. = -

Additional space:
(porch, etc.)

Length

Width

Height

Cu. Ft. = -

Total Cu. Ft. = 79,002

Total Cu. Ft. = 79,002 **OHC =** 6 **Gallons =** 13,167

Note Occupancy Hazard Classification number is 7 for dwellings, small office complexes and similar constructed facilities. Refer to NFPA 1142 for other types of structures.

Gallons = 13,167 **CCN =** 1.5 **Gallons =** 19,751

Note Type II Construction .75. Ex: Cinderblock, approved non-combustible material.
Type III Construction 1.0. Ex: Brick veneer, approved non-combustible material etc.
Type V Construction 1.5. **Dwellings max 1.0 CCN per NFPA 1142**

Gallons = 19,751 **Exp =** 1 **Gallons =** 19,750.50

Appendix B

Groundwater Recharge Calculations



CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
Napa, CA 94558
(707) 266-2559
Cameron@CMPEngineering.com
CMPEngineering.com



Ground Water Recharge Analysis for the proposed Ontrail Vineyard Micro-Winery

Located at:
3252 Silverado Trail
Napa, CA 94558

Date: 5/2/2025

Project # 01171

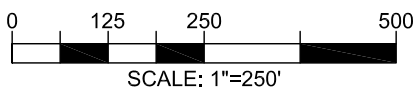
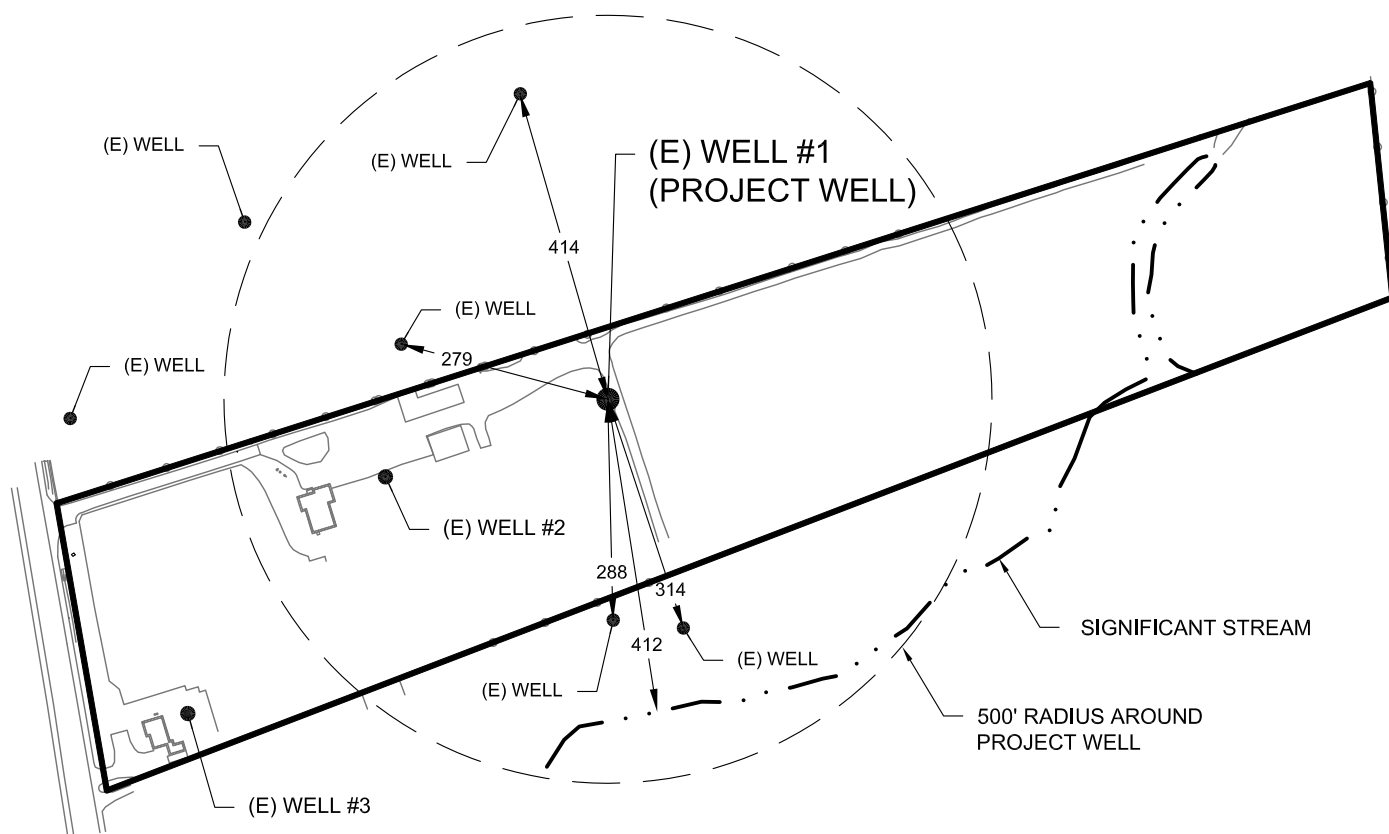
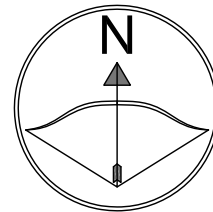
<u>Legend</u>
Requires Input
Automatically Calculates
Important Value Automatically Calculates
Important Value Requires Input

Hit ctrl+alt+shift+F9 when finished.

GROUND WATER RECHARGE CALCULATIONS		
PARCEL VARIABLES		
Parcel size =	13.33	ac
Prescribed Groundwater Recharge Rate =	1.00	acre-ft/acre
Prescribed Annual Groundwater =	13.33	ac-ft/yr
Parcel size =	13.33	ac
Interim Groundwater Recharge Rate =	0.30	acre-ft/acre
Interim Annual Groundwater =	4.00	ac-ft/yr

Appendix C

Project Well Data & Well Map



WELL MAP

PROJECT INFO:

FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

PREPARED BY:

CMP CIVIL ENGINEERING &
LAND SURVEYING INC.
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559

P #: 01171

DATE: 5/1/2025



SHEET: 1 OF 1

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

Page 1 of 1

Owner's Well No. _____

No. **778374**

Date Work Began 9-12-01, Ended 9-19-01

Local Permit Agency Napa County Environmental Mgmt.

Permit No. 96-11531

Permit Date 6-20-00

GEOLOGIC LOG		
ORIENTATION (°)	☒ VERTICAL	☐ HORIZONTAL
DRILLING METHOD	<u>rotary</u>	FLUID <u>bentonite</u>
DEPTH FROM SURFACE	DESCRIPTION	
Ft. to Ft.	Describe material, grain size, color, etc.	
0 to 35	brown clay	
35 to 45	green clay	
45 to 120	sand & gravel with clay	
120 to 140	green clay	
140 to 185	sands & gravel	
185 to 225	green clay	
225 to 280	sand & gravel	
280 to 300	sandy clay	
300 to 320	course sand	
320 to 360	green clay	
360 to 450	black volcanic sand	
450 to 480	clay	

RECEIVED

OCT 31 2001

DEPT. OF
ENVIRONMENTAL MANAGEMENT

338	358	blank	PVC	6
358	458	screen	PVC	6 .032 slot
458	478	blank	PVC	6

TOTAL DEPTH OF BORING 480 (Feet)
TOTAL DEPTH OF COMPLETED WELL 478 (Feet)

WELL OWNER
Name _____
Mailing Address _____
CITY _____ STATE _____ ZIP _____

WELL LOCATION
Address same
City _____
County Napa
APN Book 39 Page 610 Parcel 03
Township _____ Range _____ Section _____
Latitude _____ NORTH Longitude _____ WEST

LOCATION SKETCH

ACTIVITY (°)

☒ NEW WELL

MODIFICATION/REPAIR
☐ Deepen
☐ Other (Specify) _____

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (°)

WATER SUPPLY
☒ Domestic ☐ Public
☐ Irrigation ☐ Industrial

MONITORING _____
TEST WELL _____
CATHODIC PROTECTION _____
HEAT EXCHANGE _____
DIRECT PUSH _____
INJECTION _____
VAPOR EXTRACTION _____
SPARGING _____
REMEDIATION _____
OTHER (SPECIFY) _____

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER N/A (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL 678 (Ft.) & DATE MEASURED 9-19-01

ESTIMATED YIELD 240 (GPM) & TEST TYPE air lift

TEST LENGTH 2 (Hrs.) TOTAL DRAWDOWN N/A (Ft.)

* May not be representative of a well's long-term yield.

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE			ANNULAR MATERIAL				
				TYPE (✓)				MATERIAL / GRADE				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE	
Ft.	to	Ft.		BLANK	SCREEN	CON- DUCTOR	FILL PIPE		CE- MENT (✓)	BEN- TONITE (✓)	FILL (✓)				FILTER PACK (TYPE/SIZE)	
0	480		12								0	21	X			concrete
											21	23		X		chips
0	138			X				PVC F480	6	SDR-21					X	#6 sand
138	198				X			PVC F480	6	SDR-21	.032					
198	218			X				PVC F480	6	SDR-21						
218	338				X			PVC F480	6	SDR-21	.032					

ATTACHMENTS (°)

- ☐ Geologic Log
- ☐ Well Construction Diagram
- ☐ Geophysical Log(s)
- ☐ Soil/Water Chemical Analyses
- ☐ Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME **HUCKFELDT WELL DRILLING**
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
2110 Penny Lane

ADDRESS _____
Signed _____
WELL DRILLER/AUTHORIZED REPRESENTATIVE

Napa **CW** **94559**

CITY **9-20-01** STATE **439-746** ZIP

DATE SIGNED C-57 LICENSE NUMPFD

Appendix D

Interim Napa County Well Permit Standards and WAA Requirements – January 2024

Interim Napa County Well Permit Standards and WAA Requirements - January 2024

WAA Tier 1: Groundwater Use for Napa County					WAA Tier 2: Well & Spring Interference	WAA Tier 3: Groundwater / Surface Water Interaction	
Napa County new regulatory requirements for the a Tier 1 analysis are pursuant to CEQA, Napa County's Water Availability Analysis (WAA) Guidelines, dated May 12, 2015, Napa County's Drought Emergency, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, Napa County Resolution 2022-178, Napa County Code Groundwater Conservation Ordinance - Chapter 13.15, recent court decisions, and pending State-litigation.					Tier 2 analysis is governed by the WAA and the Governor's Executive Order N-7-22/N-3-23. Tier 2 analysis must be performed by licensed professional retained by applicant or through County services and paid for by applicant.	Tier 3 analysis is governed by CEQA, the WAA, and the Public Trust Doctrine, and County Resolution 2022-178. Tier 3 analysis must be performed by licensed professional retained by applicant or through County services and paid for by applicant.	
Well Type	Groundwater Use	Inside Napa Valley Subbasin	Inside Napa County Groundwater Deficient Area (MST)	Outside Napa Valley Subbasin & MST	Less than 500-feet to neighboring well(s) and/or 1,500-feet to a natural spring(s)	Less than 1,500- feet to a Significant Stream <u>Inside</u> the Napa River Watershed	Less than 1,500- feet to a Significant Stream <u>Outside</u> the Napa River Watershed
NEW WELL	Domestic - Individual User	0.3 AF/acre ^{2,3}	0.6 AF/year	NA ¹	NA ^{1,7}	Tier 3 Required	NA ^{1,7}
	Commercial, Industrial, or Agricultural	0.3 AF/acre ³	No Net Increase and 0.3 AF/acre	Parcel Specific Recharge ⁴	Tier 2 Required	Tier 3 Required	Tier 3 Required
	Public Water System	0.3 AF/acre ³	No Net Increase and 0.3 AF/acre	Parcel Specific Recharge ⁴	NA ⁷	Tier 3 Required	NA ⁷
REPLACEMENT WELL	Domestic - Individual User	0.3 AF/acre ³	No Net Increase	Parcel Specific Recharge ¹	NA ^{1,7}	Tier 3 Required ⁶	NA ^{1,7}
	Commercial, Industrial, or Agricultural	0.3 AF/acre ³	No Net Increase	Parcel Specific Recharge ⁴	Tier 2 Required ⁵	Tier 3 Required ⁶	Tier 3 Required ⁵
	Public Water System	0.3 AF/acre ³	No Net Increase	Parcel Specific Recharge ⁴	NA ⁷	Tier 3 Required ⁶	Tier 3 Required ⁵
EXISTING WELL	New, Altered or Increased Water Use for Discretionary Project	0.3 AF/acre ³	No Net Increase and 0.3 AF/acre	Parcel Specific Recharge ⁴	Tier 2 Required ⁸	Tier 3 Required ⁶	Tier 3 Required ⁸

NA = Not Applicable

¹ Assumes less than 2-acre-feet per year of groundwater for individual domestic users.

² Requirement can be met by submitting a "Water Use Declaration" that reflects the allowed water usage.

³ Where existing groundwater use exceeds the 0.3 ac-ft/ac, No Net Increase in Groundwater use is required (Subject to change by the GSA), and shall be demonstrated through a water demand analysis.

⁴ Where existing groundwater use exceeds the Parcel Specific Recharge, No Net Increase or reduction in Groundwater use is required, and shall be demonstrated through a water demand analysis.

⁵ The analysis is not required when the replacement well is located further away from the neighboring well, natural spring, or Significant Stream and there is no increase in groundwater use.

⁶ The analysis is not required if modifications to the location, construction, or operations of the project well(s) are made to reduce harm relative to current conditions based on the conclusions by a qualified professional.

⁷ Unless associated with a Discretionary Project; and every effort should be made to locate the well as far as possible from neighboring wells and springs.

⁸ The anlaysis is only required for an increase in groundwater use.

“F”

Wastewater Analysis



CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
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Domestic & Production Wastewater Feasibility Report for the proposed Ontrail Vineyards Micro-Winery

3252 Silverado Trail
Napa, CA 94558
APN: 039-610-003

Prepared By:

CMP Civil Engineering & Land Surveying Inc.
1607 Capell Valley Road
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(707) 266-2559

Date: 5/2/2025
R1: 10/8/2025, R2 11/24/2025

Project # 01171

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Contact Information	
Property Owner:	Ozegna Vineyards, LLC c/o Jim Fassio
Owner Address:	501 El Cerrito Ave Hillsborough, CA 94010
Owner Phone:	650-333-3155

Site Map:

Please refer to the Use Permit Application Materials for the proposed Winery.

Existing Site Conditions:

The project site is 13.33 acres of land located at 3252 Silverado Trail in Napa County. The property is currently developed with one three-bedroom residence, one two-bedroom residence, an agricultural barn, a farm office and 8.3 net acres of vineyard.

Proposed Winery:

The proposed winery will be constructed in phases, phase 1 will be converting the existing barn into a production facility and converting the existing farm office into a tasting room. Phase 2 will be the construction of a new production building. Phase 3 will be the installation of an onsite process wastewater system. The proposed winery will comply with the Napa County Micro Winery Ordinance at all phases and will produce up to 5,000 gallons per year.

The winery will be staffed by one full-time resident and one part-time employee. Visitation will be limited to a maximum of 10 daily tours & tasters.

Proposed Wastewater Flows & Analysis:

During phases 1 and 2 only secondary fermentation in the barrel or bottle will be taking place onsite. No crush or other production wastewater generating activities will be taking place onsite during these phases, thus no process wastewater will be generated during these phases. . In phase 3 production activities will be taking place onsite. At this point the proposed 5,000 gallon-per-year winery is estimated to generate peak process wastewater flows of 250 gallons per day during a 30 day crush period. The facility is anticipated to generate process wastewater at a rate of 6 gallons per gallon of wine produced, resulting in a total annual process wastewater flow of 30,000 gallons per year.

Domestic wastewater flow is calculated based on the number of employees and visitors. There will be a maximum of 10 daily visitors, one full-time resident employee and one part-time non-resident employee. Expected wastewater flow rates are 3 gallons per day (GPD) per visitor, 8 GPD per part-time employee and the one fulltime resident employee's wastewater is already included in the wastewater generated by the existing residence. The employees and daily visitors will be served by the on-site restroom facilities. As such, the calculated peak domestic wastewater flow is 38 GPD. Refer to the attached calculations in Appendix A for additional detail.

Domestic Wastewater Improvements:

The proposed winery's domestic wastewater treatment will be served by the existing onsite wastewater system that currently serves the farm office building that is to be converted into a tasting room. The current wastewater system that serves this said farm office building consists of an existing 1200 gallon septic/pump tank and a shared leach field that also serves the exiting onsite residence # 1 as shown on the project site plan. Residence # 1 is a 3 bedroom residence that produces a peak wastewater flow of

450 GPD. Per the wastewater As-Built plan on file with Napa County (included in Appendix C), Residence #1 has its own 1500 gallon septic tank, a 1200 gallon pump tank and a shared leach field that consists of 600 linear feet of rock and pipe type leach lines. The effective treatment sidewall height of each leach line is 18 inches, thus each foot of existing leach line has 3 square feet of treatment area. Based on the approved existing site evaluation (included in Appendix C) the soil at the existing leach field has an acceptable depth of 72 inches and a infiltration rate of 0.33 gallons per square foot of treatment area. Given the above, this means that the existing leach field is capable of treating 600 GPD of wastewater. That said, county staff has reported that septic permit E24-00084 appears to show that the said wastewater system was oversized and according to the said permit document can handle a maximum of 550 GPD. Either way, adding the said existing residential peak flow (450 GPD) to the peak flow of the proposed winery (38 GPD) nets us a total of 488 GPD. This is well under both the 550 GPD county stated maximum as well as the calculated 600 GPD the existing leach field is capable of treating. Based on this, no substantial domestic wastewater improvements are expected for this project. Further there is plenty of space in the tested soil region for a 100% (600 foot long) conventional domestic wastewater reserve area which has been delineated on the project site plan and is also shown on the said As-Built. Please see the said site plan, the included calculations in appendix A and supporting documents in appendix C for further details.

Process Wastewater Improvements:

As stated before, phases 1 and 2 of this project will not generate any process wastewater onsite, thus no process wastewater improvements will be necessary for these phases. That said phase 3 will generate process wastewater which will be treated in one of the following ways.

Option 1: the process wastewater will be collected in appropriately sized onsite holding tanks until the wastewater can be pumped out and transported to an offsite treatment facility. Minimum tankage required would be 2500 gallons based on the calculations included in appendix B.

Option 2: The proposed winery would be served by an onsite process wastewater system which requires permitting under the State Water Resources Control Board's Statewide General Waste Discharge Requirements for Winery Process Water (WDR). With an expected 30,000 gallons of process waste generated annually, the winery will be categorized as a Tier 1 facility. The winery would treat and beneficially reuse the process wastewater in the form of irrigation water for the existing vineyard. Process wastewater from the winery would be collected and pumped to a treatment and storage facility as depicted on the site plan. A detailed process wastewater treatment system design is outside of the scope of this feasibility study, however it is anticipated that the system will utilize a combination of mechanical, chemical and biological processes to treat the winery effluent to the standards required of the WDR. The treated wastewater will be stored in tanks and introduced to the vineyard irrigation system as needed to provide supplemental irrigation water. The minimum volume of holding tank storage required for this type of system would be 1306 gallons. See water balance calculations in appendix B for further details.

The WDR imposes limits on land application systems to prevent excessive hydraulic, BOD and nitrogen loading. A conservative hydraulic loading limit for the existing vineyard is determined by current farming practices. With the proposed implementation of more efficient irrigation methods and infrastructure an irrigation rate of 0.3 acre-feet per acre per year. Using this value, 0.31 acres of vineyard is required to dispose of the process wastewater without disrupting established irrigation practices. The WDR imposes a BOD loading limit of 100 pounds per acre per irrigation cycle day. Assuming a conservative post-treatment effluent BOD concentration of 20 mg/L and four irrigation cycles per year, 0.01 acres of

vineyard is required to comply with the BOD loading limit. Lastly, the WDR requires a nitrogen balance calculation to ensure nitrogen is applied at an agronomic rate to the crop. Assuming a conservative post-treatment effluent total nitrogen concentration of 10 mg/L and an estimated agronomic rate of 68.8 pounds of nitrogen per acre, 0.04 acres of vineyard is required to comply with the nitrogen loading limit. With 4.1 acres of approved vineyard on the winery property, there is ample opportunity to facilitate a future land application process waste disposal system in compliance with the WDR. Refer to the WDR calculations in Appendix B for additional detail.

Summary and Conclusions

Based on the preceding analysis, the project site already has suitable domestic wastewater treatment system capable of treating the domestic wastewater needs of the proposed winery. Further in phases 1 & 2 of this project the winery will not need an onsite process wastewater treatment system. In phase 3 of this project, the process wastewater generated by the winery will have the option of utilizing a hold and haul type system or the installation of an onsite process wastewater system that meets the requirements of the Statewide WDR. Should an onsite process wastewater system be installed, it is clear the site's existing vineyard is substantially larger than the area required for the compliant land-application of treated process wastewater. Based on these findings, it is feasible to treat and dispose of the domestic and production wastewater associated with the proposed winery in accordance with County and State requirements.

Appendix A

Wastewater Flow Calculations



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Proposed Winery Wastewater Flow Calculations
for the proposed
Ontrail Vineyards Micro-Winery

Located at:
3252 Silverado Trail
Napa, CA 94558

Date: 5/2/2025
R1 9/15/2025

Project # 01171

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Winery Waste Flow Summary

These wastewater calculations are for a proposed winery. The calculations establish the expected peak process and domestic daily flows, as well as the expected total annual domestic and process water use.

Winery Proposed Peak Process Wastewater Flows

Wine Production =	5000	gal/yr
Crush Duration =	30.00	days (30 -60)
Peak Process Waste Flows During Crush =	250.00	gal/day ((1.5 x production)/crush days)
Average Process Flows (non crush) =	82.19	gal/day ((6 x production)/days in yr)
Additional Process Flow =	0.00	gal/day (usually 0)
Winery Peak Process Waste Flows =	250.00	gal/day

Proposed Domestic Peak Wastewater Flows

Peak Crush Weekend

Number of FT Employees =	0	#
Number of PT Employees =	1	#
Number of daily visitors =	10	#
Event people count serviced by this system =	0	# (no visitors on event days)
FT employee daily domestic waste flow =	0.00	gal/day (15 g/p)
PT employee daily domestic waste flow =	8.00	gal/day (8 g/p)
Visitor daily domestic waste flow =	30.00	gal/day (3 g/p)
Event daily domestic waste flow =	0.00	gal/day (5 g/p)
Peak Winery Domestic Flow =	38.00	gal/day

Peak Non Crush Weekend

Number of FT Employees =	0	#
Number of PT Employees =	1	#
Number of daily visitors =	10	#
Event people count serviced by this system =	0	# (no visitors on event days)
FT employee daily domestic waste flow =	0.00	gal/day (15 g/p)
PT employee daily domestic waste flow =	8.00	gal/day (8 g/p)
Visitor daily domestic waste flow =	30.00	gal/day (3 g/p)
Event daily domestic waste flow =	0.00	gal/day (5 g/p)
Peak Winery Domestic Flow =	38.00	gal/day

Peak Weekday

Number of FT Employees =	0	#
Number of PT Employees =	1	#
Number of daily visitors =	10	#
Event people count serviced by this system =	0	# (no visitors on event days)
FT employee daily domestic waste flow =	0.00	gal/day (15 g/p)
PT employee daily domestic waste flow =	8.00	gal/day (8 g/p)
Visitor daily domestic waste flow =	30.00	gal/day (3 g/p)
Event daily domestic waste flow =	0.00	gal/day (5 g/p)
Peak Winery Domestic Flow =	38.00	gal/day

Winery Peak Domestic Wasteflows =	38.00	gal/day
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Combined Winery Waste Annual Volume Calculations					
Winery Combined Process & Domestic Waste Flows					
Typical Crush Weekend Volumes					
Number of FT Employees =	0	#			
Number of PT Employees =	1	#			
Number of daily visitors =	10	#			
FT employee daily domestic waste flow =	0.00	gal/day (15 g/p)			
PT employee daily domestic waste flow =	8.00	gal/day (8 g/p)			
Visitor daily domestic waste flow =	30.00	gal/day (3 g/p)			
Number of Flow Days =	30.00	days/yr			
Total employee wastewater volume =	240.00	gal			
Total visitor wastewater volume =	900.00	gal			
Total domestic wastewater volume =	1140	gal/year			
Total process wastewater volume =	2466	gal/year			
Combined Process and Domestic Volume =	3606	gal/year			
Typical Non Crush Weekend Volumes					
Number of FT Employees =	0	#			
Number of PT Employees =	1	#			
Number of daily visitors =	10	#			
FT employee daily domestic waste flow =	0.00	gal/day (15 g/p)			
PT employee daily domestic waste flow =	8.00	gal/day (8 g/p)			
Visitor daily domestic waste flow =	30.00	gal/day (3 g/p)			
Number of Flow Days =	94.00	days/yr			
Total employee wastewater volume =	752.00	gal			
Total visitor wastewater volume =	2820.00	gal			
Total domestic wastewater volume =	3572	gal/year			
Total process wastewater volume =	7726	gal/year			
Combined Process and Domestic Volume =	11298	gal/year			
Typical Weekday Volumes					
Number of FT Employees =	0	#			
Number of PT Employees =	1	#			
Number of daily visitors =	10	#			
FT employee daily domestic waste flow =	0.00	gal/day (15 g/p)			
PT employee daily domestic waste flow =	8.00	gal/day (8 g/p)			
Visitor daily domestic waste flow =	30.00	gal/day (3 g/p)			
Number of Flow Days =	241.00	days/yr			
Total employee wastewater volume =	1928.00	gal			
Total visitor wastewater volume =	7230.00	gal			
Total domestic wastewater volume =	9158	gal/year			
Total process wastewater volume =	19808	gal/year			
Combined Process and Domestic Volume =	28966	gal/year			
Special Event Visitor Volumes					
	visitors	days/yr	flow/day	gallons	
Large Events =	0	0	5	0	
Medium Events =	0	0	5	0	
Small =	0	0	5	0	
Very Small =	0	0	5	0	
Total Annual Event Visitor Waste Volume =	0	gal/year			
Total annual employee wastewater volume =	2920	gal/yr	0.01	af	
Total annual visitor wastewater volume =	10950	gal/yr	0.03	af	
Total annual domestic wastewater volume =	13870	gal/yr	0.04	af	
Total annual process wastewater volume =	30000	gal/yr	0.09	af	
Total Winery Wastewater Annual Vol =	43870	gal/yr	0.13	af	



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Project-Specific Wastewater Flow Factors

Table 4 of the Napa County ASTS Standards provide factors for calculating peak wastewater flows. These factors are typically utilized in the wastewater flow calculations supporting this analysis. However, each project has unique characteristics which occasionally necessitate the use of factors not provided in Table 4 of the ASTS Standards. This project-specific analysis utilizes a wastewater flow rate which does not appear in Table 4, and is described in detail below:

Part-time Employee Wastewater Flow: The ASTS Standards provide a flowrate factor of 15 gallons per shift for all employees and does not differentiate between full-time and part-time employees. It is assumed that part-time employees will primarily generate wastewater from restroom breaks and other incidental sink use. New restroom facilities use approximately 1.28 gallons per flush and 0.17 gallons for hand washing, resulting in a total of 1.45 gallons per restroom break. OSHA suggests that employees typically take three restroom breaks per eight-hour shift, resulting in a total of 4.35 gallons per shift of restroom wastewater flow. Rounding up to 5 gallons per shift for restroom use and allowing for an additional 3 gallons of wastewater per shift for other activities, we arrive at an estimated wastewater flow factor of 8 gallons per part-time employee shift as a reasonable estimate for the purpose of this analysis.

Appendix B

Statewide WDR Calculations,
Hold & Haul Storage Calculations,
Water Balance Calculations



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Statewide WDR Feasibility Calculations
for the proposed
Ontrail Vineyards Micro-Winery

Located at:
3252 Silverado Trail
Napa, CA 94558

Date: 5/2/2025

R1: 9/15/2025

Project # 01171

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WDR Feasibility Calculations

Below are calculations supporting the feasibility of compliance under the Statewide General Waste Discharge Requirements for Winery Process Water for the proposed 5,000 gallon subject Winery. These calculations are based on conservative post-treatment waste characteristics and loading rates in order to establish the probable maximum size of a future discharge area that meets the above said Waste Discharge Requirements. These calculations are conservative and for establishing feasibility only.

Winery Process Waste Characteristics

Process Waste Generated =	30000	gal/yr
Treated Effluent BOD =	20	mg/L
Treated Effluent Total Nitrogen =	10	mg/L

Loading Calculations

Hydraulic Loading

Vineyard Irrigation Demand =	0.3	AF/ac/yr
Process Wastewater for Irrigation =	0.09	AF/yr
Vineyard Acres Req'd to dispose of PW =	0.31	acres

BOD Loading

BOD Generated =	5	lb/yr
Number of Irrigation Cycles =	4	day/yr
BOD Loading Limit =	100	lb/ac/day
Vineyard Acres Req'd per BOD Limit =	0.01	acres

Nitrogen Uptake

Total Nitrogen Generated =	3	lb/yr
Agronomic Nitrogen Rate for Vineyards =	68.8	lb/ac
Vineyard Acres Req'd per Nitrogen Uptake =	0.04	acres

Expected Maximum Application Area Req'd =	0.31	acres
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Available Land Application Area =	7.11	acres
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Hold & Haul Tank Calculations
for the proposed
Ontrail Vineyards Micro-Winery

Located at:
3252 Silverado Trail
Napa, CA 94558

Date: 9/15/2025

Project # 01171

Legend

Descriptions
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Project Summary

The following calculations are for the design of a hold & haul type wastewater system to serve the subject projects production wastewater system needs.

Design Daily Flow Calculation

Max Annual Wine Production =	5000	gal
Harvest Length =	30	days
Expected maximum peak daily flow =	250	gal/day

Pump Tank Dosing & Float Calculations

Volume

Expected peak daily flow =	250	gal
Minimum required storage days =	10	days (7 minimum)
Minimum tank volume required =	2500	gal
Additional tank volume =	0	gal
Total Tank Volume Required =	2500	gal

Float Settings

Pump Tank manufacturer =	RVGP	
Tank size =	1500	gal
Number of Tanks =	2	#
Single Tank volume per foot from bottom =	352.94	gal/ft
Total Tank volume per foot from bottom =	705.88	gal/ft
Required emergency liquid storage capacity =	625.00	gal
Required feet of emergency storage in tank =	0.89	ft
Max liquid level (MLL) above bottom =	4.25	ft
75% Full Alarm Float (FAT) =	3.36	ft
High Level Alarm Float (HLAF) =	3.81	ft
Volume between FAT and Bottom of Tank =	2375.00	gal
Volume between HLAF & FAT Float =	312.50	gal
Volume between HLAF and MLL =	312.50	gal (shaded red if < 1 x daily flow)

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Recycled Process Waste Water Irrigation Balance Calculation
for the proposed
Ontrail Vineyard Micro-Winery

Located at:
3252 Silverado Trail
Napa, CA 94558

Date: 9/15/2025

Project # 01171

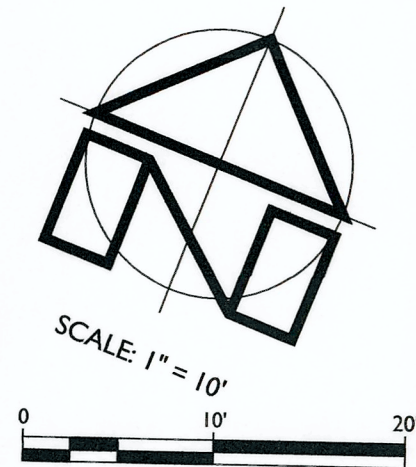
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Automatically Calculates
Important Value Automatically Calculates
Important Value Requires Input

Winery Process Waste Flows										
Wine production =	5,000	gal/yr								
Estimated water use adjustment =	0%	%								
Process waste generated =	30000	gal/yr								
Average daily process waste flow =	82	gal/d								
Vegetation Data and Water Use										
Min. acres of vegetation to be irrigated =	0.31	ac								
Irrigation distribution uniformity =	85%	%								
Type of weather =	moderate									
Percent of ground shading =	40	%								
Vegetation Max ETo =	0.2	gal/d/ac (ref: ITRC report #R12-001)								
Peak vegetation evapotranspiration =	3555	gal/d/ac								
Required peak irrigation flow =	1296.53	gal/d								
Process Waste and Vegetation Water Balance Table										
	days in month (d)	% of Peak Irrg. Req.	% annual waste flow generated	ave. daily irrig. eto. (gal/d)	ave. daily flow generated (gal/d)	excess waste flow infiltrated (gal/d)	additional irrig. H2O eto'd. (gal/d)	Req. # of rain storage days (d)	Req. monthly wast flow storage (gal)	Total extra H2O possibly eto'd. (gal)
January	31	10%	4%	126	39	0	87	16	619	2699
February	28	19%	6%	241	64	0	176	16	1029	4939
March	31	55%	5%	715	48	0	666	14	677	20654
April	30	80%	5%	1039	50	0	989	14	700	29681
May	31	85%	6%	1100	58	0	1042	9	523	32315
June	30	96%	7%	1246	70	0	1176	6	420	35282
July	31	100%	9%	1297	87	0	1209	6	523	37492
August	31	71%	10%	920	97	0	823	6	581	25520
September	30	50%	16%	648	160	0	488	7	1120	14648
October	31	33%	15%	426	145	0	280	9	1306	8695
November	30	21%	9%	272	90	0	182	14	1260	5452
December	31	21%	8%	268	77	0	190	16	1239	5903
Totals=	365		100.00%							223280
				Max soil infiltration rate required =	0.00	g/sf/d				
Water Balance Calculation Results										
Required waste flow tank storage =				1306	gal					
Total volume lost to infiltration =				0.00	ac-ft/yr					
Total possibly evapotranspired by plants =				0.78	ac-ft/yr					
Total volume of recycled water applied =				0.09	ac-ft/yr					

Appendix C

Site Evaluation Report & As-Built



SEPTIC SYSTEM PLAN
SCALE: 1" = 10'

SEPTIC SYSTEM NOTES:

- ALL SEPTIC SYSTEM WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND NAPA COUNTY STANDARDS.
- THE FOLLOWING STAGES OF CONSTRUCTION REQUIRE INSPECTION BY APPLIED CIVIL ENGINEERING INCORPORATED AND NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION:
 - PRECONSTRUCTION MEETING
 - CONFIRM IMMINENT WEATHER CONDITIONS WILL NOT CREATE UNSUITABLE SOIL CONDITIONS DURING CONSTRUCTION
 - CONFIRM SOIL MOISTURE IN THE AREA OF THE PROPOSED SEPTIC SYSTEM IS NOT SO HIGH THAT IT WILL CAUSE SMEARING OR COMPACTION DURING CONSTRUCTION
 - REVIEW OVERALL SYSTEM LAYOUT
 - REVIEW SOURCE OF MATERIALS INCLUDING SAMPLES FOR GRAVEL
 - INTERIM CONSTRUCTION INSPECTIONS
 - EXCAVATION OF LEVEL TRENCH BOTTOMS
 - PLACEMENT OF GRAVEL BEDDING & PERFORATED PIPES
 - DISTRIBUTION PIPING, VALVES AND DISTRIBUTION BOX
 - FUNCTION AND SETTING OF CONTROL DEVICES
 - HYDRAULIC TEST OF PUMP SYSTEM
 - WATERTIGHT TEST FOR ALL TANKS
 - FINAL INSPECTION
 - BACKFILL PLACEMENT AND EROSION CONTROL
 - GENERAL CONFORMANCE TO DESIGN PLANS AND SPECIFICATIONS
 - HARDWARE OF PUMPS, CONTROLS AND ALARM
- CONTRACTOR SHALL CONTACT APPLIED CIVIL ENGINEERING INCORPORATED AT (707) 320-4968 AND NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION AT (707) 253-4135 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF WORK TO SCHEDULE THE PRECONSTRUCTION MEETING. ALL OTHER INSPECTIONS ARE TO BE SCHEDULED AT LEAST 48 HOURS IN ADVANCE.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS. APPLIED CIVIL ENGINEERING INCORPORATED WILL NOT RELEASE THE FINAL LETTER AND RECORD DRAWING FOR FINAL CLEARANCE ON THE SEPTIC SYSTEM IF THE ABOVE INSPECTIONS ARE NOT MADE.
- POLYVINYL CHLORIDE (PVC) PIPE FOR THE SEPTIC SYSTEM SANITARY SEWER GRAVITY LINES SHALL BE SDR 35 AND COMPLY WITH ASTM D 3034 REQUIREMENTS. ALL GRAVITY LINES 6" IN DIAMETER AND SMALLER SHALL HAVE A MINIMUM SLOPE OF 1% AND ALL LINES 8" IN DIAMETER AND LARGER SHALL HAVE A MINIMUM SLOPE OF 0.5%.
- PVC PIPE FOR THE SEPTIC SYSTEM PRESSURE LINES SHALL BE SCHEDULE 40 AND COMPLY WITH ASTM D 2751 REQUIREMENTS.
- ALL SEPTIC SYSTEM PRESSURE FITTINGS SHALL BE SCHEDULE 40 PVC SOLVENT WELD FITTINGS AND COMPLY WITH ASTM D 2466 REQUIREMENTS.
- ALL VALVES FOR THE SEPTIC SYSTEM SHALL BE SCHEDULE 80 PVC BALL VALVES.
- ALL ELECTRICAL WORK REQUIRED TO SUPPLY POWER TO THE CONTROL PANEL AND PUMPS MUST MEET NAPA COUNTY AND NATIONAL ELECTRIC CODE REQUIREMENTS. ALL ELECTRICAL WORK FOR THE SEPTIC SYSTEM SHALL BE COVERED UNDER A SEPARATE ELECTRICAL PERMIT SUBMITTED BY THE CONTRACTOR.
- DISPERSAL FIELD AND RESERVE AREA SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AT ALL TIMES. THE DISPERSAL FIELD AND RESERVE AREAS SHALL NOT BE USED FOR CONSTRUCTION STAGING, VEHICLE PARKING OR ACCESS FOR CONSTRUCTION EQUIPMENT, VEHICLES OR PERSONNEL.
- OWNER SHALL PROTECT DISPERSAL FIELD AND RESERVE AREA TO PREVENT COMPACTION FROM LIVESTOCK, VEHICLES, EQUIPMENT, ETC. AT ALL TIMES AFTER THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SEPTIC TANK PUMPING SERVICE AS NECESSARY TO MAINTAIN THE EXISTING RESIDENCE IN SERVICE AT ALL TIMES.

SEPTIC SYSTEM DESIGN INFORMATION:

DESIGN FLOW:

3 BEDROOM RESIDENCE	= 450 GALLONS PER DAY
1 BEDROOM FOR EXTRA CAPACITY	= 100 GALLONS PER DAY
TOTAL	= 550 GALLONS PER DAY

APPLICATION RATE:

0.3 GALLONS PER DAY PER SQUARE FOOT

TRENCH DESIGN:

3 SQUARE FEET OF SIDEWALL PER LINEAL FOOT OF TRENCH

LENGTH OF TRENCH:

REQUIRED LENGTH OF TRENCH = $550 \text{ GPD} \times 1 \text{ SF} / 0.33 \text{ GPD} \times 1 \text{ LINEAL FOOT} / 3 \text{ SF}$

REQUIRED LENGTH OF TRENCH = 550 LINEAL FEET, USE 600 LF

TEST PIT NOTE:

TEST PITS ONE THROUGH FOUR (TP #1 - TP #4) WERE EXCAVATED BY PRIMDOR BROTHERS CONSTRUCTION AND WERE WITNESSED BY MIKE MUELRATH OF APPLIED CIVIL ENGINEERING INCORPORATED AND MARCIA MCEWEN OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION ON OCTOBER 31, 2023.

NAPA COUNTY WASTEWATER TREATMENT SYSTEM SETBACK TABLE (MUNICIPAL CODE §13.38.040*)			
FEATURE	SEWER/EFFLUENT LINE	SEPTIC/DOSING TANK OR D-BOX	DISPERSAL FIELD OR RESERVE AREA
WELLS, SPRINGS, ABANDONED WELLS	25 FT	100 FT	100 FT
USGS BLUE LINE ¹ WATERCOURSE	50 FT	50 FT	100 FT
NON-BLUE LINE ¹ WATERCOURSE	10 FT	25 FT	25 FT
IMPERVIOUS LAND (DITCHES, CULVERTS, OR CONDUITS)	5 FT	10 FT	10 FT
LAKE / RESERVOIR (DRAWING WATER SOURCE)	50 FT	200 FT	200 FT
LAKE / RESERVOIR (NON-DRAWING WATER SOURCE)	10 FT	25 FT	50 FT
PROPERTY LINE	50 FT	50 FT	100 FT
STRUCTURES / FOUNDATIONS ²	N/A	10 FT	10 FT
CAVES AT HIGHER ELEVATION FROM SEWAGE SYSTEM	N/A	5 FT	10 FT
CAVES AT EQUAL OR LOWER ELEVATION FROM DISPOSAL SYSTEM	N/A	100 FT	100 FT ³
SWIMMING POOLS	5 FT	10 FT	25 FT
PUBLIC OR SHARED PRIVATE ROADS	SEE NAPA COUNTY MUNICIPAL CODE §18.112		
DRIVEWAYS NOT DEFINED AS PUBLIC OR PRIVATE ROADS	0 FT	5 FT	5 FT
CUT / FILL SLOPES	10 FT	10 FT	4 X HEIGHT (50 FT MAXIMUM)
EASEMENTS OR RIGHT OF WAYS ⁴	5 FT	10 FT	10 FT
WATER LINE - PUBLIC	10 FT	25 FT	25 FT
WATER LINE - PRIVATE	1 FT	5 FT	10 FT
IRRIGATION OR DRAINAGE PIPES - NON-WATER TIGHT ⁵	1 FT	5 FT	10 FT
IRRIGATION OR DRAINAGE PIPES - NON-WATER TIGHT ⁶	25 FT	25 FT	50 FT

*SEE SUBSECTION (C) OF SECTION 13.38.040 FOR DETAILS. CONTRACTOR SHALL VERIFY ALL SETBACKS WITH THE COUNTY MUNICIPAL CODE AND OTHER APPLICABLE CODES.
¹BLUE LINE SHALL MEAN ANY TYPE OF BLUE LINE ON A USGS MAP.
²INCLUDES PORCHES AND STAIRS, WALKWAYS, ROOF PATIOS, CARPENTS, COVERED WALKWAYS, COVERED DRIVEWAYS, AND SIMILAR STRUCTURES.
³THIS DISTANCE TO BE INCREASED TO 40 FEET IF THE SEWAGE DISPOSAL SYSTEM DOES NOT COMPLY WITH THE STANDARDS IN NAPA MUNICIPAL CODE §13.38.
⁴UNLESS EASEMENT IS SPECIFICALLY FOR AN ONSITE SEWAGE DISPOSAL SYSTEM.
⁵THIS DISTANCE CAN BE REDUCED TO TEN FEET IF THE UNDERGROUND IRRIGATION OR DRAINAGE SYSTEM IS LOCATED UPLOPE OF THE SEWAGE DISPOSAL SYSTEM.

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:

SMJ

CHECKED BY:

MRM

DATE:

MARCH 5, 2024

REVISIONS:

3/5/2024 BY: SMJ

PERMIT SUBMITTAL

JOB NUMBER:

22-149

FILE:

22-149SS.DWG

ORIGINAL SIZE:

24" X 36"

SHEET NUMBER:

SS3

OF

Napa County
Environmental Health Division

Page 1 of 3

SITE EVALUATION REPORT

Please attach an 8.5" x 11" plot map showing the locations of all test pits triangulated from permanent landmarks or known property corners. The map must be drawn to scale and include a North arrow, surrounding geographic and topographic features, direction and % slope, distance to drainages, water bodies, potential areas for flooding, unstable landforms, existing or proposed roads, structures, utilities, domestic water supplies, wells, ponds, existing wastewater treatment systems and facilities.

Permit #: E23-00531

APN: 039-610-003

(County Use Only)

Reviewed by: *[Signature]*

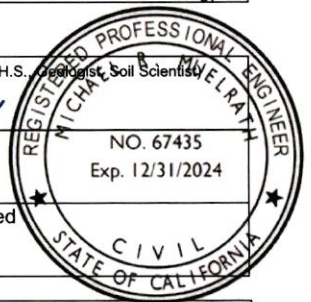
Date: *11/9/24*

PLEASE PRINT OR TYPE ALL INFORMATION

Property Owner Jim Fassio Ozegna Vineyards LLC			☐ New Construction ☐ Addition ☐ Remodel ☐ Relocation ☒ Other: Repair / Replacement	
Property Owner Mailing Address 501 El Cerrito Avenue			☒ Residential - # of Bedrooms: 3 Design Flow : 450 gpd	
City Hillsborough	State CA	Zip 94010	☐ Commercial – Type: Sanitary Waste: gpd Process Waste: gpd ☐ Other: Sanitary Waste: gpd Process Waste: gpd	
Site Address/Location 3252 Silverado Trail Napa, CA 94558				

Evaluation Conducted By:

Company Name Applied Civil Engineering Incorporated		Evaluator's Name Michael R. Muelrath, R.C.E. 67435	Signature (Civil Engineer, R.E.H.S., Geologist, Soil Scientist) <i>Michael R. Muelrath</i>
Mailing Address: 2160 Jefferson Street, Suite 230		Telephone Number (707) 320-4968	NO. 67435 Exp. 12/31/2024
City Napa	State CA	Zip 94559	Date Evaluation Conducted October 31, 2023



Primary Area – N/A

Acceptable Soil Depth: 72 inches Test pit #'s: 1-4
 Soil Application Rate (gal. /sq. ft. /day): 0.33
 System Type(s) Recommended: Standard
 Slope: <5% Distance to nearest water source: 100' +
 Hydrometer test performed? No X Yes ☐ (attach results)
 Bulk Density test performed? No X Yes ☐ (attach results)
 Percolation test performed? No X Yes ☐ (attach results)
 Groundwater Monitoring Performed? No X Yes ☐ (attach results)

Expansion Area

Acceptable Soil Depth: 72 inches Test pit #'s: 1-4
 Soil Application Rate (gal. /sq. ft. /day): 0.33
 System Type(s) Recommended: Standard
 Slope: <5% Distance to nearest water source: 100' +
 Hydrometer test performed? No X Yes ☐ (attach results)
 Bulk Density test performed? No X Yes ☐ (attach results)
 Percolation test performed? No X Yes ☐ (attach results)
 Groundwater Monitoring Performed? No X Yes ☐ (attach results)

Site constraints/Recommendations:

This site evaluation was performed to determine options for replacing the existing septic system. The primary constraints in the area tested are the well setback and Silverado Trail Road setback.

A conventional system is recommended. A sump may be required to accommodate elevations.

Test Pit #1

PLEASE PRINT OR TYPE ALL INFORMATION

Horizon Depth (Inches)	Boundary	%Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
					Side Wall	Ped	Wet			
0-32"	G	0-15	SCL	MSB	SH	FRB	NS	FF / FM	FF	NONE
32-72"		30-49	SCL	MSB	SH	FRB	SS	CF / FM	FF	NONE

Acceptable soil depth = 72"

Test Pit #2

Horizon Depth (Inches)	Boundary	%Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
					Side Wall	Ped	Wet			
0-30"	G	0-15	SCL	MSB	SH	FRB	NS	FF / FM	FF	NONE
30-60"		30-49	SCL	MSB	SH	FRB	SS	CF / FM	FF	NONE
60-72"		0-15	SCL	MSB	S	FRB	SS	CF / FM	FF	NONE

Acceptable soil depth = 72"

Test Pit #3

Horizon Depth (Inches)	Boundary	%Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
					Side Wall	Ped	Wet			
0-30"	G	0-15	SCL	MSB	SH	FRB	NS	FF / FM	FF	NONE
30-72"		30-49	SCL	MSB	SH	FRB	SS	CF / FM	FF	NONE

Acceptable soil depth = 72"

Test Pit #4

Horizon Depth (Inches)	Boundary	%Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
					Side Wall	Ped	Wet			
0-42	G	0-15	SCL	MSB	S	FRB	NS	CF / FM	FF	NONE
42-60	C	30-49	SCL	MSB	H	FRB	SS	CF / FM	FF	NONE
60-72		0-15	SCL	MSB	VH	FRB / F	SS	FF	FF	NONE

Acceptable soil depth = 72"

LEGEND

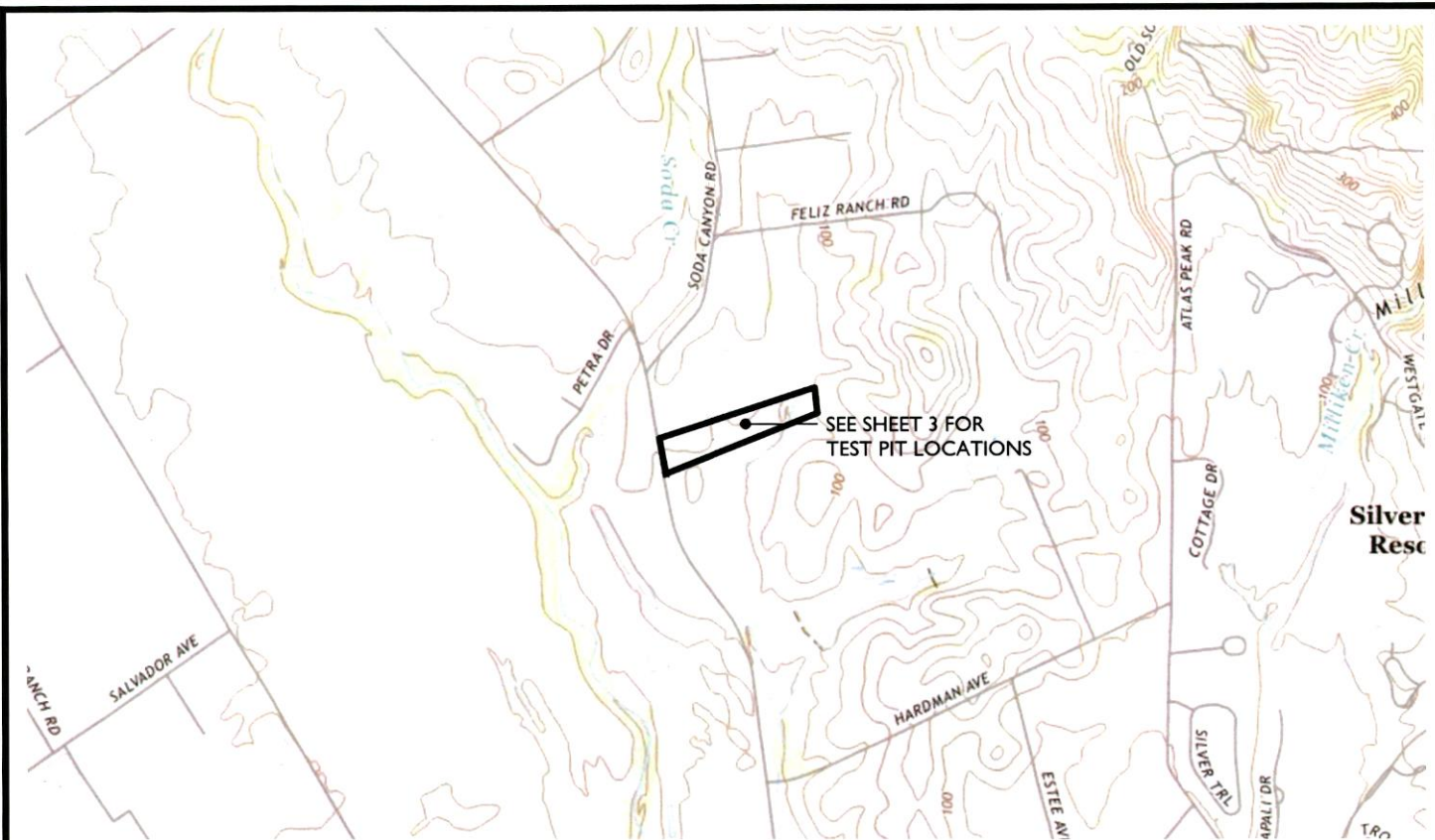
Boundary	Texture	Structure	Consistence			Pores	Roots	Mottling
			Side Wall	Ped	Wet	Quantity:	Quantity:	Quantity:
A =Abrupt <1"	S =Sand	W =Weak		L =Loose	NS =NonSticky	F =Few	F =Few	F =Few
C =Clear 1"-2.5"	LS =Loamy Sand	M =Moderate		VFRB =Very Friable	SS =Slightly Sticky	C =Common	C =Common	C =Common
G =Gradual 2.5"-5"	SL =Sandy Loam	S =Strong	L =Loose	FRB =Friable	S =Sticky	M =Many	M =Many	M =Many
D =Diffuse >5"	SCL =Sandy Clay Loam	G =Granular	S =Soft	F =Firm	VS =Very Sticky	Size:	Size:	Size:
	SC =Sandy Clay	PI =Platy	SH =Slightly Hard	VF =Very Firm	NP =NonPlastic	VF =Very Fine	F =Fine	F =Fine
	CL =Clay Loam	Pr =Prismatic	H =Hard	ExF =Extremely Firm	SP =Slightly Plastic	F =Fine	M =Medium	M =Medium
	SiC =Silty Clay	C =Columnar	VH =Very Hard		P =Plastic	M =Medium	C =Coarse	C =Coarse
	SiCL =Silty Clay Loam	B =Blocky	ExH =Extremely Hard		VP =Very Plastic	C =Coarse	VC =Very Coarse	Contrast:
	SiL =Silt Loam	AB =Angular Blocky				Coarse	Coarse	Ft =Faint
	Si =Silt	SB =Subangular Blocky					ExC =Extremely Coarse	D =Distinct
		M =Massive						P =Prominent
		SG =Single Grain						
		CEM =Cemented						

Notes:

Structure is recorded as Modifier then Structure - for example, Moderate (M) Subangular Blocky (SB) is recorded as MSB

Pores and Roots are recorded as Quantity then Size – for example Few (F) Coarse (C) is recorded as FC

Mottling is recorded as Quantity then Size then Contrast – for example Few (F) Coarse (C) Distinct (D) is recorded as FCD



LOCATION MAP

SCALE: 1" = 2,000'

NOTES:

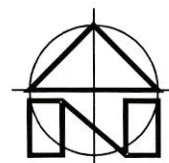
1. TEST PITS ONE THROUGH FOUR (TP #1 - TP #4) WERE EXCAVATED BY PRIDMORE BROTHERS CONSTRUCTION AND WERE WITNESSED BY MIKE MUELARTH OF APPLIED CIVIL ENGINEERING INCORPORATED AND MARCIA MCEWEN OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION ON OCTOBER 31, 2023.
2. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC INFORMATION ON SHEET C2 WAS TAKEN FROM ELEVATION DATA DERIVED FROM BARE-EARTH SURFACE DIGITAL ELEVATION MODELS (DEMS) CREATED FROM LIDAR DATA FLOWN IN 2018 IN RESPONSE TO THE WIDESPREAD 2017 FIRES IN NORTHERN CALIFORNIA AS PART OF ONGOING NATIONWIDE 3DEP (U.S. GEOLOGICAL SURVEY 3D ELEVATION PROGRAM) EFFORTS. TOPOGRAPHIC INFORMATION ON SHEET C3 WAS TAKEN FROM THE "TOPOGRAPHIC MAP A PORTION OF THE LANDS OF OZEGNA VINEYARDS LLC" PREPARED BY TERRA FIRMA SURVEYS, DATED AUGUST 4, 2023. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
3. CONTOUR INTERVAL:
 SHEET C2: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
 SHEET C3: TWO (2) FEET, HIGHLIGHTED EVERY TEN (10) FEET.
4. BENCHMARK: NAVD 88
5. AERIAL PHOTOGRAPHS (ARE) NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0510F, EFFECTIVE SEPTEMBER 29, 2010 THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.



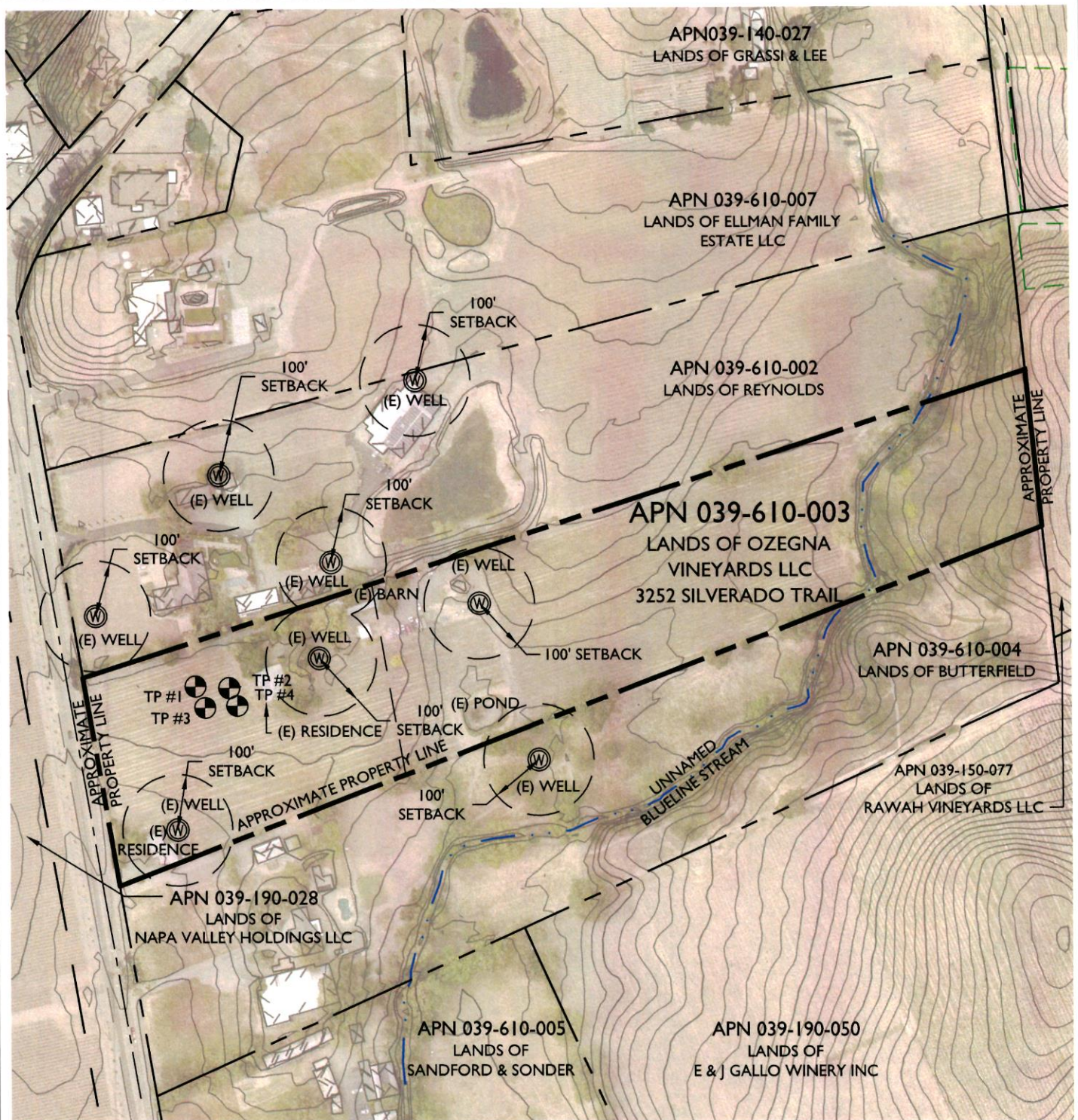
2160 Jefferson Street, Suite 230
 Napa, CA 94559
 (707) 320-4968 | www.appliedcivil.com

OZEGNA VINEYARDS

3252 SILVERADO TRAIL
 NAPA, CA 94558
 APN 039-610-003



SCALE: 1" = 2,000'



OVERALL SITE PLAN

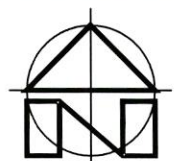
SCALE: 1" = 250'



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Napa, CA 94559
(707) 320-4968 | www.appliedcivil.com

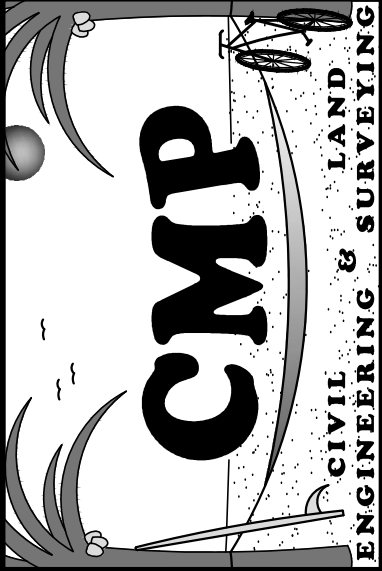
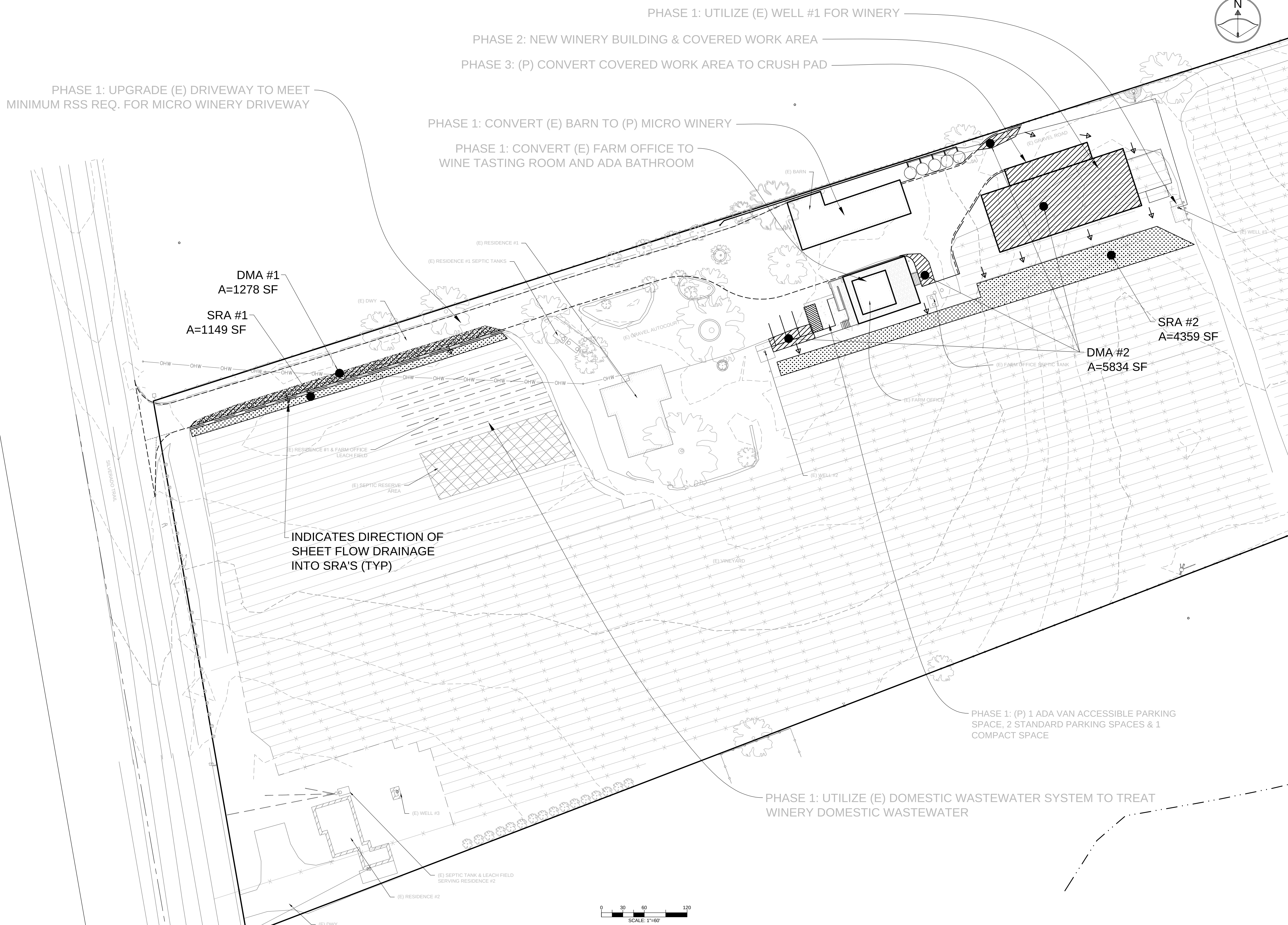
OZEGNA VINEYARDS

3252 SILVERADO TRAIL
NAPA, CA 94558
APN 039-610-003



“G”

Stormwater Control Plan



PREPARED BY:
CMP CIVIL ENGINEERING & LAND SURVEYING INC.
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559
CAMERON@CMPENGINEERING.COM
PROJECT # 01171 DATE: 5/22/2025

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS 6/18/25	10/13/25
2	COUNTY COMMENTS 7/6/26	7/26/26

PROJECT INFO:
FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

SHEET NAME:
PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET:
5
OF 8

“H”

Noise Study



California Industrial
Hygiene Services, Inc.

1011 Park Lane
Suite A
Suisun City, California 94585

tel: 707.425.5899
fax: 707.425.5889

www.cihservices.com

October 8, 2025
CIHS Project 423-01

Mr. Jim Fassio
Ontrail Vineyards
501 El Cerrito Avenue
Hillsborough, CA 94010

650.333.3155

Subject: Ontrail Vineyards;
Micro-Winery Noise Study

Dear Mr. Fassio:

California Industrial Hygiene Services Inc. (CIH Services) is pleased to provide this report on the noise study for Ontrail Vineyards.

Background

The Client is proposing to use an existing barn and farm office for a micro-winery. The barn will be used for wine production, and the farm office will be used as a tasting facility. There are plans to construct an additional building in the future to accommodate expansion of the winery. As part of the use permit application process with Napa County, a noise study is required due to the proximity of the proposed winery to a neighboring residence (receptor) located within 500 feet of the Ontrail micro-winery.¹

Existing Site and Surrounding Conditions

The project site consists of a single 13.33 acres at 3252 Silverado Trail in Napa County. The property is currently developed with one three-bedroom residence, one two-bedroom residence, an agricultural barn, a farm office and 8.3 net acres of vineyard.

Immediately north of the Ontrail Vineyard property lies the Reynolds Family Winery, which includes the neighboring residence receptor. Between the Ontrail Vineyards and the neighboring residence receptor are several single-story structures used for wine production by the Reynolds Winery. These structures are situated along the shared

¹ Andrew Amelung, Napa County Planner; email message to Michelle Covell, Covell Architects; July/August 2025.

Generally, our CEQA Guidelines as determined by County Counsel require a noise study for any winery that is within 500 feet of a neighboring residence.



property line between the Ontrail Vineyard and the Reynolds Winery. The remainder of the surrounding area consists primarily of vineyards and other agriculture-related activities.

Proposed Winery

The proposed 5,000-gallon micro-winery will be developed in three phases:

Phase 1: Conversion of the existing barn into a wine production facility and repurposing the existing farm office into a tasting room.

Phase 2: Construction of a new production building, which will include a covered area located on the north side of the structure.

Phase 3: Conversion of the covered area into a crush pad to support grape processing operations.

Noise Regulations

Noise limits can be found in Table 8.16.070 of the Napa County Noise Regulations.² Since the neighboring property, that contains the residential receptor, is a winery, the noise levels at a winery receiver are not to exceed 75 dBA for a cumulative period of more than thirty minutes in any hour. This applies to both daytime and nighttime.

Proposed Winery Activities and Associated Noise Levels used in the dB Map

The following are the main activities at the winery that could produce noise. The most probable noise levels are provided in parentheses for each of the activities. Measured daytime background levels were approximately 46 – 55 dBA.

Wine Tasting (Noise Level Estimation is 60 dBA):

The winery will offer wine tasting for small numbers of visitors. The wine tasting will be conducted indoors in the farm office and on the deck surrounding the farm office. The farm office is approximately 280 feet from the closest point of the residential receptor.

For micro-wineries, Napa County allows a maximum of ten visits per day. The winery will not be hosting onsite events. Live music will not be a part of the wine tasting experience. Therefore, the expected noise levels will be low for this activity. A noise study of a similar wine tasting activity was conducted at a Sonoma County winery. This event was attended by six visitors on an outdoor patio. Music was not played

² Napa County, California, Code of Ordinances; Noise Control Regulations, Chapter 8.16; Section 8.16.070.



during the noise evaluation. At 50 feet from the tasting event the noise levels were 53 dBA.³

Barrel Fermentation and Aging (Noise Level Estimation is 55 dBA):

The remodeled barn will be used for wine fermentation and barrel aging of the wine. Grape destemming and crushing will be done offsite until Phase 3 is completed. Noise levels during wine barrel fermentation and aging should be low and are not expected to contribute significantly to the overall noise levels coming from the micro-winery.

Temperature Control (Noise Level Estimate is 75 dBA):

Areas of the remodeled barn used for fermentation and barrel storage may require air conditioning to maintain appropriate temperatures for wine production. According to the project engineer, it is estimated that the air conditioning equipment will require a four-ton condenser unit that will be located outside the barn. The proposed location of the condenser unit will be along the north side of the building. According to information from an equipment manufacturer, air conditioner condenser units can produce a noise level of 57 to 75 dBA.⁴ This equipment will be operated during the hotter months.

Tank Fermentation (Noise Level Estimate is 75 dBA):

After the construction of the new production facility in Phase 2, the fermentation may be conducted in a 5000-gallon tank or multiple smaller tanks with an aggregate volume of 5000 gallons. Noise from tank fermentation is typically from the equipment used for tank pump-overs. The equipment for the pump-overs will be located inside the building where the exterior noise levels will be attenuated by the building.

If jacketed glycol cooling of the tanks is required there might be additional noise emitted from the glycol chiller that is a part of the cooling system. According to the project engineer, a five-ton chiller might be required. A chiller of this size will produce noise levels of approximately 57 dBA. The chillers will be located on the east or south side of the new production building. The chillers will be operational during the fermentation process which will occur for a few weeks following the harvest.

Crush Pad (Noise Level Estimation is 95 dBA):

After construction of the new production facility in Phase 2, there is a Phase 3 which will include the installation of a crush pad on the north side of the new production building. The crush pad will be covered.

³ Illingwos rth & Rodkin, Inc.; *Croix Estate Winery – Wine Tasting Noise Levels*; August 9, 2021.

⁴ *Air Conditioner Specifications, 2-1208-L-42*; Trane Technologies; 2024.



Three of the four sides will be open. This activity will only occur during the harvesting time for a few weeks.

dB Mapping

Noise mapping was done using the dBmapping program. The following are two scenarios regarding noise levels:

Scenario A – These are the noise levels that are associated with the processes of Phase 1. For this scenario the following activities were included in the noise mapping:

Activity	Most Probable Noise Levels (dBA)	Worst Case Noise Levels (dBA)
Wine Tasting	60	70
Barrel Fermentation and Aging	55	60
Temperature Control	75	85

Scenario B – This evaluates the noise levels that are associated with the completion of Phase 2 and Phase 3, combined with the noise levels from Phase 1. This would be a worst-case scenario. For this scenario the following activities were included in the noise mapping:

Activity	Most Probable Noise Levels (dBA)	Worst Case Noise Levels (dBA)
Wine Tasting	60	70
Barrel Fermentation and Aging	55	60
Temperature Control	75	85
Tank Fermentation	75	85
Crush Pad	95	100

Scenario B, representing the worst-case noise levels, was selected for modeling. If the predicted noise levels at receptor locations under this scenario remain below Napa County's noise thresholds, it can be reasonably concluded that all other scenarios would also comply with the applicable noise standards.

As shown in Figure 1, the highest property line noise level was 70 dBA and the highest value at the residential receptor was 52 dBA.



Conclusion

Neither scenario would result in noise levels at the residence receptor or the property line that are in excess of the County ordinance levels for a winery receptor.

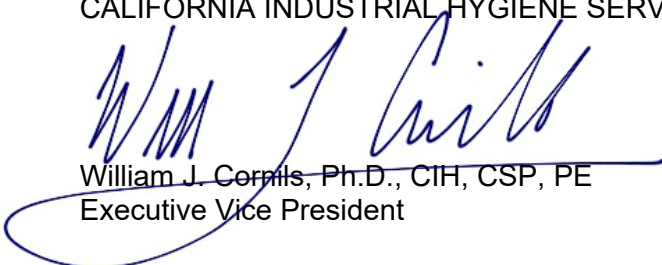
Limitations

This report was prepared by California Industrial Hygiene Services Inc. under the professional direction and review of the person whose name and seal are provided in this report. The professional services provided by California Industrial Hygiene Services, Inc. were performed within the limits prescribed by the client and in accordance with generally accepted industrial hygiene industry practices. The findings and recommendations presented herein reflect the professional opinions of California Industrial Hygiene Services, Inc. No warranties, either express or implied, or guarantees, are made as to the sole benefit of client and shall not be construed to create benefits to, responsibilities to, or rights in any third party. Because the winery had not yet been constructed at the time of this report, direct measurement of noise levels was not possible. As a result, the noise projections presented herein are based on professional judgment and modeling assumptions. Actual noise levels following construction may vary from these estimates due to site-specific conditions and operational factors.

Thank you for the opportunity to work on this project. Please do not hesitate to contact us if you have any questions.

Best regards,

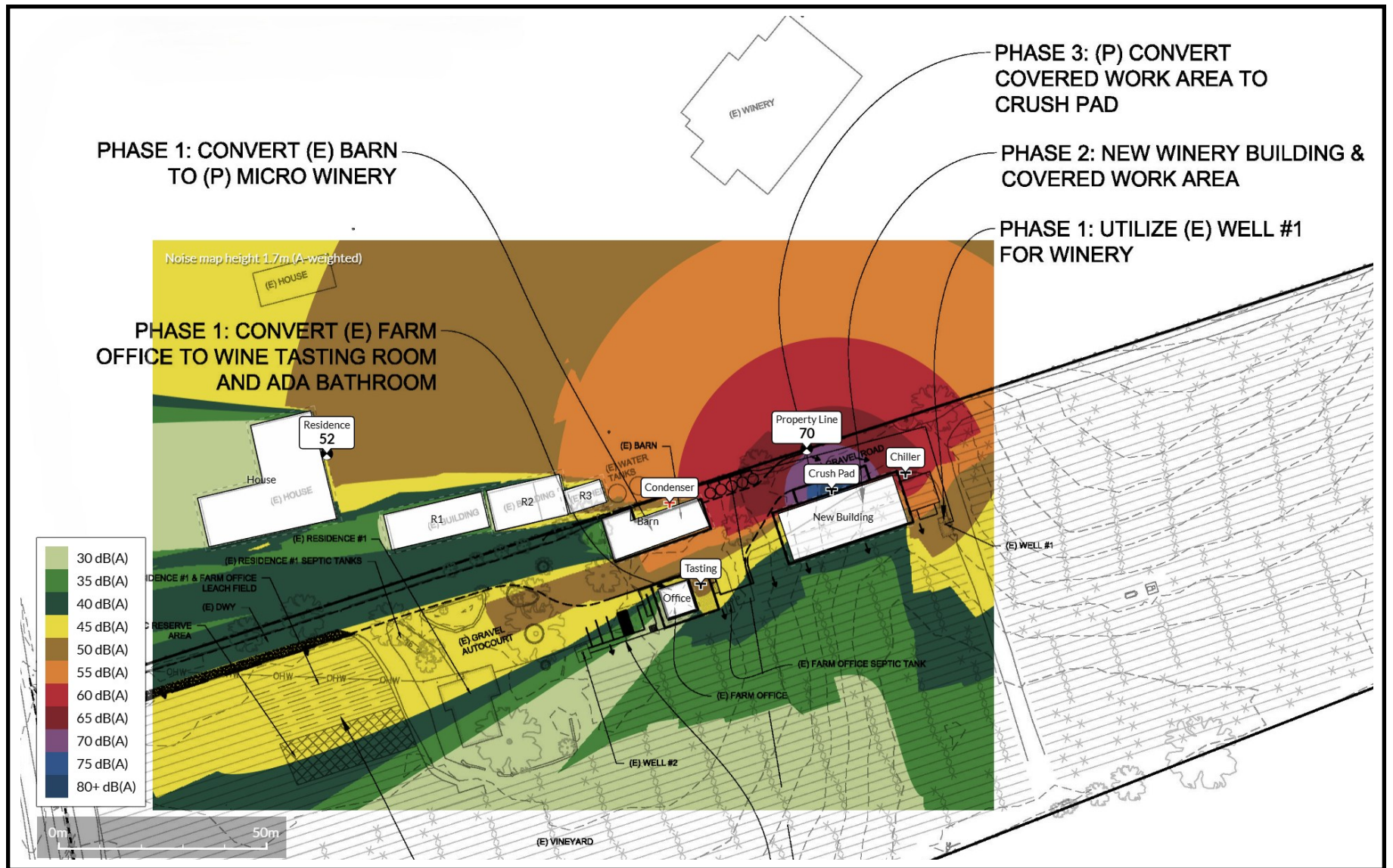
CALIFORNIA INDUSTRIAL HYGIENE SERVICES INC.


William J. Cornils, Ph.D., CIH, CSP, PE
Executive Vice President



42301301
By Electronic Mail





PROJECT NO 423-01
DRAWING NO 42301401

DRAWING DATE 10/06/2025
DRAWN BY WJC

Noise Map

Ontrail Vineyard
3252 Silverado Trail
Napa, California

FIGURE

1



California Industrial
Hygiene Services, Inc.

1011 Park Lane
Suite A
Suisun City, California 94585

tel: 707.425.5899
fax: 707.425.5889

www.cihservices.com

April 20, 2026
CIHS Project 423-01

Mr. Jim Fassio
Ontrail Vineyards
501 El Cerrito Avenue
Hillsborough, CA 94010

650.333.3155

Subject: Ontrail Vineyards;
Addendum to Micro-Winery Noise Study

Dear Mr. Fassio:

California Industrial Hygiene Services Inc. (CIH Services) is pleased to provide this Addendum to report on the noise study for Ontrail Vineyards.

Background

On October 8, 2025, CIH Services prepared a written Noise Study for Ontrail Vineyards.¹ Napa County has recently requested an Addendum to the original Noise Study. The County has requested that the Addendum include the following:

Can you please have CIH Services provide an addendum memo to the Noise Study? Please have them indicate the existing dBA and the proposed dBA with implementation of all the project phases at the (E) house on the property to the north. Then, demonstrate conformance with the table in NCC Section 8.16.070. If there is an increase of dBA at the (E) house on the property to the north with the proposed project, mitigation measures will be required to reduce the noise during the day to the existing dBA or 50 dBA and at night to existing conditions or 45 dBA.

Noise Regulations

Noise limits can be found in Table 8.16.070 of the Napa County Noise Regulations.² Since the neighboring property, that contains the residential receptor, is a winery, the noise levels at a winery receiver are not to exceed 75 dBA for a cumulative period of more than thirty

¹ Ontrail Vineyards: Micro-Winery Noise Study; William Cornils of California Industrial Hygiene Services; October 8, 2025.

² Napa County, California, Code of Ordinances; Noise Control Regulations, Chapter 8.16; Section 8.16.070.



minutes in any hour. This applies to both daytime and nighttime. However, for the purposes of this addendum, the County of Napa would like the estimated noise levels at the residence north of Ontrail Vineyard to be compared to the existing dBA or to 50 dBA during the daytimes and at night to existing conditions or 45 dBA.

Ambient Noise Levels (Existing Conditions)

On September 12, 2025, ambient noise measurements were conducted at multiple locations on the Ontrail Vineyard property during daytime hours. Measurements were intentionally collected during periods of minimal activity to capture the lowest representative ambient conditions. These periods occurred when no vehicles were traveling on Silverado Trail, no on-site equipment was operating, and general activity levels on the property were minimal. Under these conditions, measured ambient noise levels ranged from 46 to 55 dBA.

Summary of Estimated Noise Levels

The table below compares estimated noise levels for each of the winery phases using both “most probable” and “worst case” sound power levels for various winery activities. These estimated levels are compared to ambient noise levels and to Table 8.16.70 of the Napa County Noise Control Regulations.



Phase	Sound Level (dBA) at Neighboring Residence	Table 8.16.70 (dBA)	Existing Conditions (dBA)
Estimated Noise Levels at the Residence for each Phase using Most Probable Sound Power Levels ⁽¹⁾			
Phase 1	24	Night 45 dBA Day 50 dBA	46 - 55
Phase 1 and 2	26		
Phase 1, 2, and 3	45		
Estimated Noise Levels at the Residence for each Phase using <i>Worst Case Sound Power Levels</i> ⁽¹⁾			
Phase 1	34	Night 45 dBA Day 50 dBA	46 - 55
Phase 1 and 2	34		
Phase 1, 2, and 3	50		

Table Notes:

- 1 The sound power levels for various winery activities is discussed in the October 8, 2005, report.

Conclusion

Using the “most probable” sound power levels, the noise levels at the residence would comply with Napa County Noise Control Regulations for both day and nighttime. Using “worst case” sound power levels, the noise levels at the residence would comply with the regulations during the day and night for Phases 1 and 2. Phase 3 would exceed the nighttime regulations. Phase 3 of the project adds a crush pad operation. To mitigate this issue, the winery would not operate the crush pad between the hours of 10:00 pm and 7:00 am.

Limitations

This Addendum was prepared by California Industrial Hygiene Services Inc. under the professional direction and review of the person whose name and seal are provided in this report. The professional services provided by California Industrial Hygiene Services, Inc. were performed within the limits prescribed by the client and in accordance with generally accepted industrial hygiene industry practices. The findings and recommendations presented herein reflect the professional

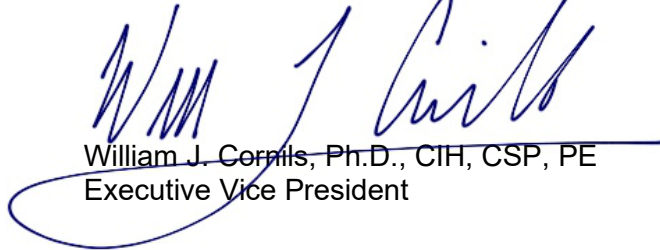


opinions of California Industrial Hygiene Services, Inc. No warranties, either express or implied, or guarantees, are made as to the sole benefit of client and shall not be construed to create benefits to, responsibilities to, or rights in any third party. Because the winery had not yet been constructed at the time of this Adendum, direct measurement of noise levels was not possible. As a result, the noise projections presented herein are based on professional judgment and modeling assumptions. Actual noise levels following construction may vary from these estimates due to site-specific conditions and operational factors.

Thank you for the opportunity to work on this project. Please do not hesitate to contact us if you have any questions.

Best regards,

CALIFORNIA INDUSTRIAL HYGIENE SERVICES INC.


William J. Cornils, Ph.D., CIH, CSP, PE
Executive Vice President



42301302
By Electronic Mail



“ | ”

Wineries Within One Mile

**Ontrail Vineyards Micro-Winery Use Permit
P25-00139
Wineries Within One Mile of APN 039-610-003**

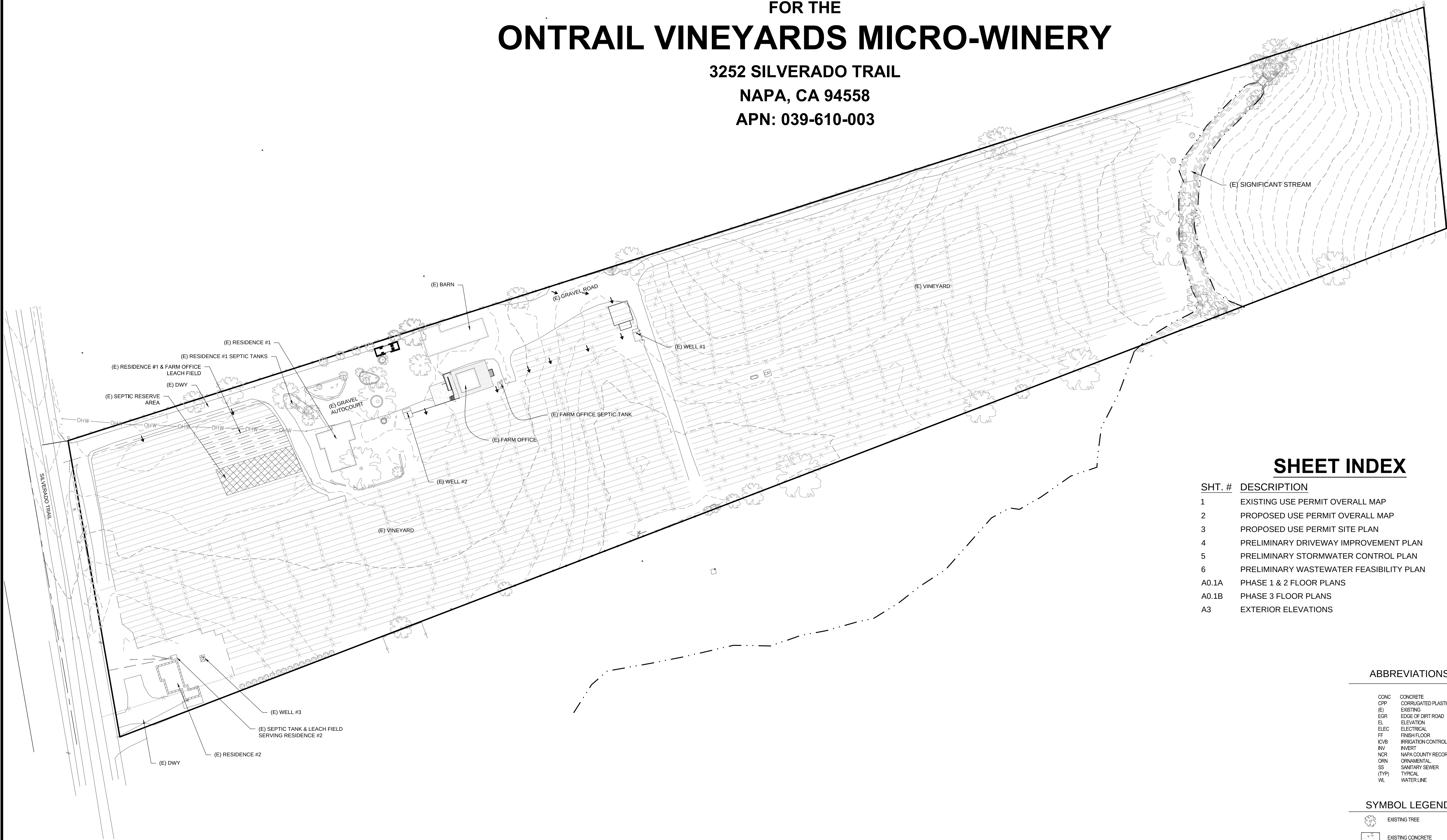
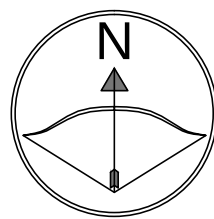
Name	Address	Bldg Size	Cave Size	Production	Tours/ Tastings	Weekly Visitors	Number of Marketing Events	Employees
BOYD FAMILY VINEYARDS	4042 BIG RANCH RD	5942		30000	By appointment only		11	3
HAGAFEN CELLARS	4160 SILVERADO TRL	6800	0	50000	By appointment only		12	6
CORONA WINERY	3165 SILVERADO TRL	31428	0	100000	By appointment only		80	24
WILLIAM HILL WINERY	1761 ATLAS PEAK RD	102490	30000	720000	By appointment only		0	8
LUNA VINEYARDS	2921 SILVERADO TRL	16480	0	150000	By appointment only		77	15
KRUPP BROTHERS WINERY	1094 HARDMAN AVE	6020	0	15000	By appointment only		26	3
BEAU VIGNE WINERY	4057 SILVERADO TRL	7580	0	14000	By appointment only		14	4
BLACK STALLION	4089 SILVERADO TRL	43600	0	100000	No appointment neec		0	2
SAM JASPER WINERY	4059 SILVERADO TRL	19850		20000	By appointment only		23	4
RAZI WINERY	3106 SILVERADO TRL	4600	0	20000	By appointment only		0	2
SILVERADO TRAIL WINE STUDIO	3031 SILVERADO TRL	27454	0	200000	By appointment only		126	24
ELLMAN FAMILY WINERY	3286 SILVERADO TRL			30000	By appointment only		27	9
REYNOLDS WINERY	3260 SILVERADO TRL	10066	0	40000	By appointment only		52	2
REFUGE WINERY	3150 SILVERADO TRL	18875	0	50000	By appointment only		115	10
GRASSI WINERY	1060 SODA CANYON RD	7403		25000	By appointment only		3	10
ROY ESTATE VINEYARDS	1220 SODA CANYON RD	10525	6500	12000	By appointment only		12	2

“J”

Graphics

MICRO WINERY USE PERMIT SITE MAP
FOR THE
ONTRAIL VINEYARDS MICRO-WINERY

3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003



SHEET INDEX

SHT. #	DESCRIPTION
1	EXISTING USE PERMIT OVERALL MAP
2	PROPOSED USE PERMIT OVERALL MAP
3	PROPOSED USE PERMIT SITE PLAN
4	PRELIMINARY DRIVEWAY IMPROVEMENT PLAN
5	PRELIMINARY STORMWATER CONTROL PLAN
6	PRELIMINARY WASTEWATER FEASIBILITY PLAN
A0.1A	PHASE 1 & 2 FLOOR PLANS
A0.1B	PHASE 3 FLOOR PLANS
A3	EXTERIOR ELEVATIONS

ABBREVIATIONS

CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
(E)	EXISTING
EGR	EDGE OF DIRT ROAD
EL	ELEVATION
ELEC	ELECTRICAL
FF	FINISH FLOOR
ICVB	IRRIGATION CONTROL VALVE BOX
INV	INVERT
NCR	NAPA COUNTY RECORDS
ORN	ORNAMENTAL
SS	SANITARY SEWER
(TYP)	TYPICAL
WL	WATER LINE

SYMBOL LEGEND

	EXISTING TREE
	EXISTING CONCRETE
	EXISTING ROCK

LINE LEGEND

	EXISTING CONTOURS
	APPROXIMATE EXISTING TOP OF BANK
	EXISTING TOPO BY OTHERS

UNAUTHORIZED CHANGES & USES:

THE ENGINEER/SURVEYOR PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND APPROVED BY THE DESIGNER OF THESE PLANS.

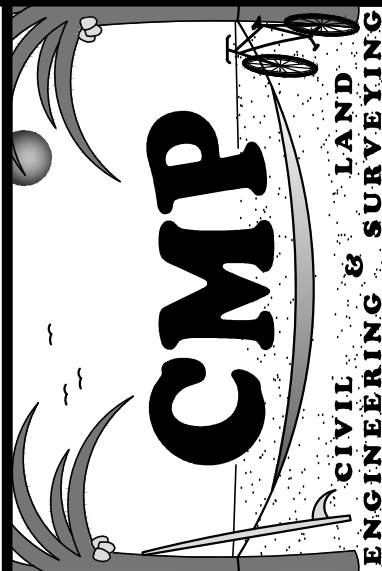
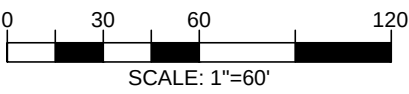
PROPERTY LINES:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

SURVEY STATEMENT:

THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY CMP CIVIL ENGINEERING & LAND SURVEYING IN NOVEMBER, 2024. HORIZONTAL DATUM AND VERTICAL DATUM IS ASSUMED. EXISTING FIELD SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MAJOR =5', MINOR =1'

NOTE:
EASEMENT OVER PROPERTY FOR PIPE LINE AND INCIDENTAL PURPOSES IN BOOK 34 PAGE 28 N.C.R. IS UNLOCATEABLE



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CMP CIVIL ENGINEERING &
LAND SURVEYING INC.
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559
CAMERON@CMPENGINEERING.COM
PROJECT # 01171 DATE: 5/22/2025

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS 6/18/25	10/13/25
2	COUNTY COMMENTS 7/6/26	2/26/26

PROJECT INFO:

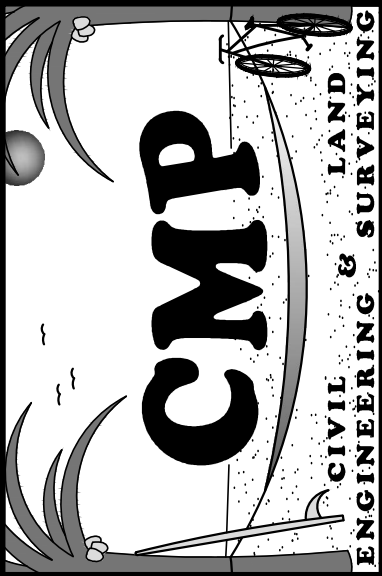
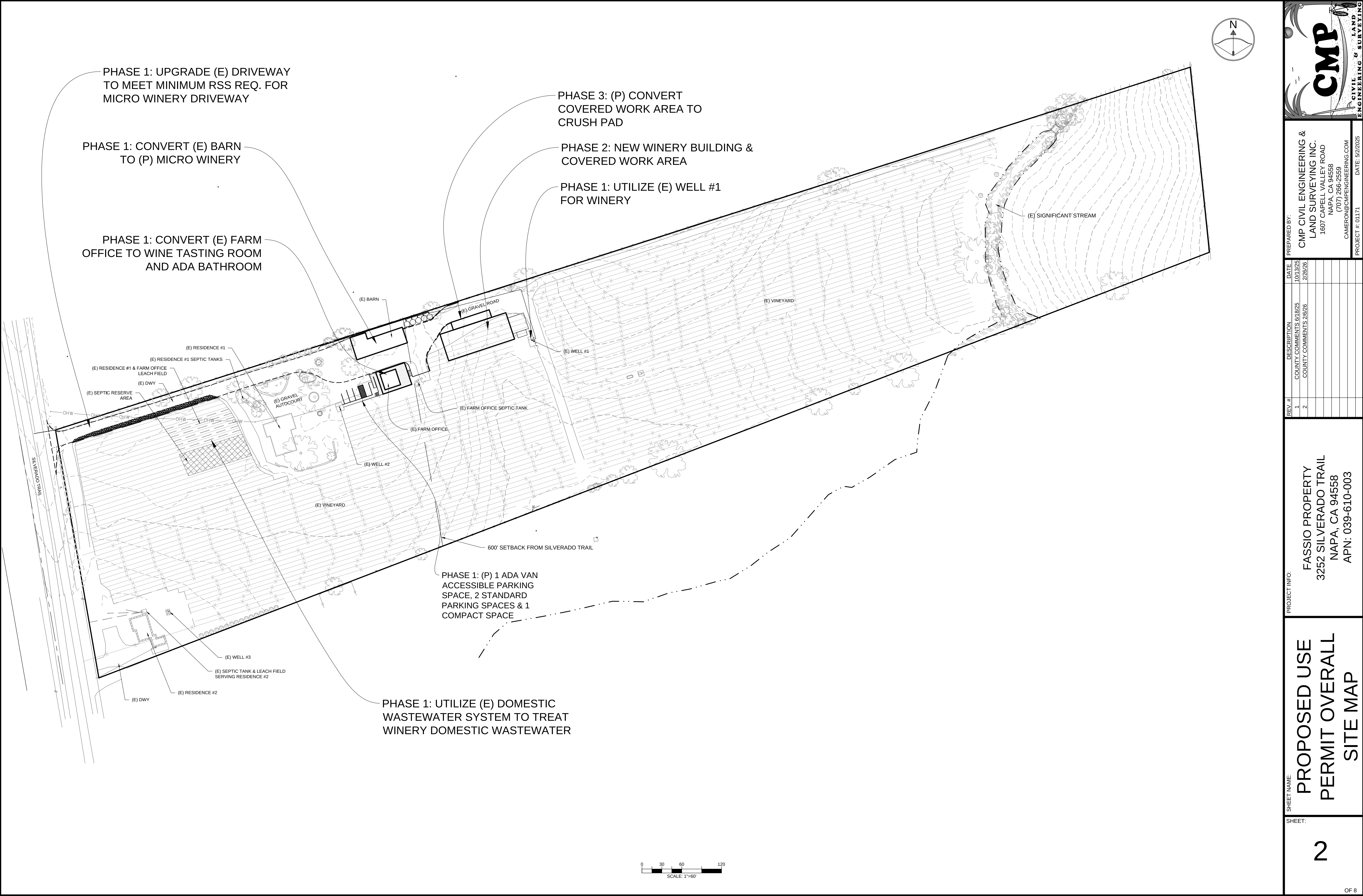
FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

SHEET NAME:

EXISTING USE
PERMIT OVERALL
SITE MAP

SHEET:

1



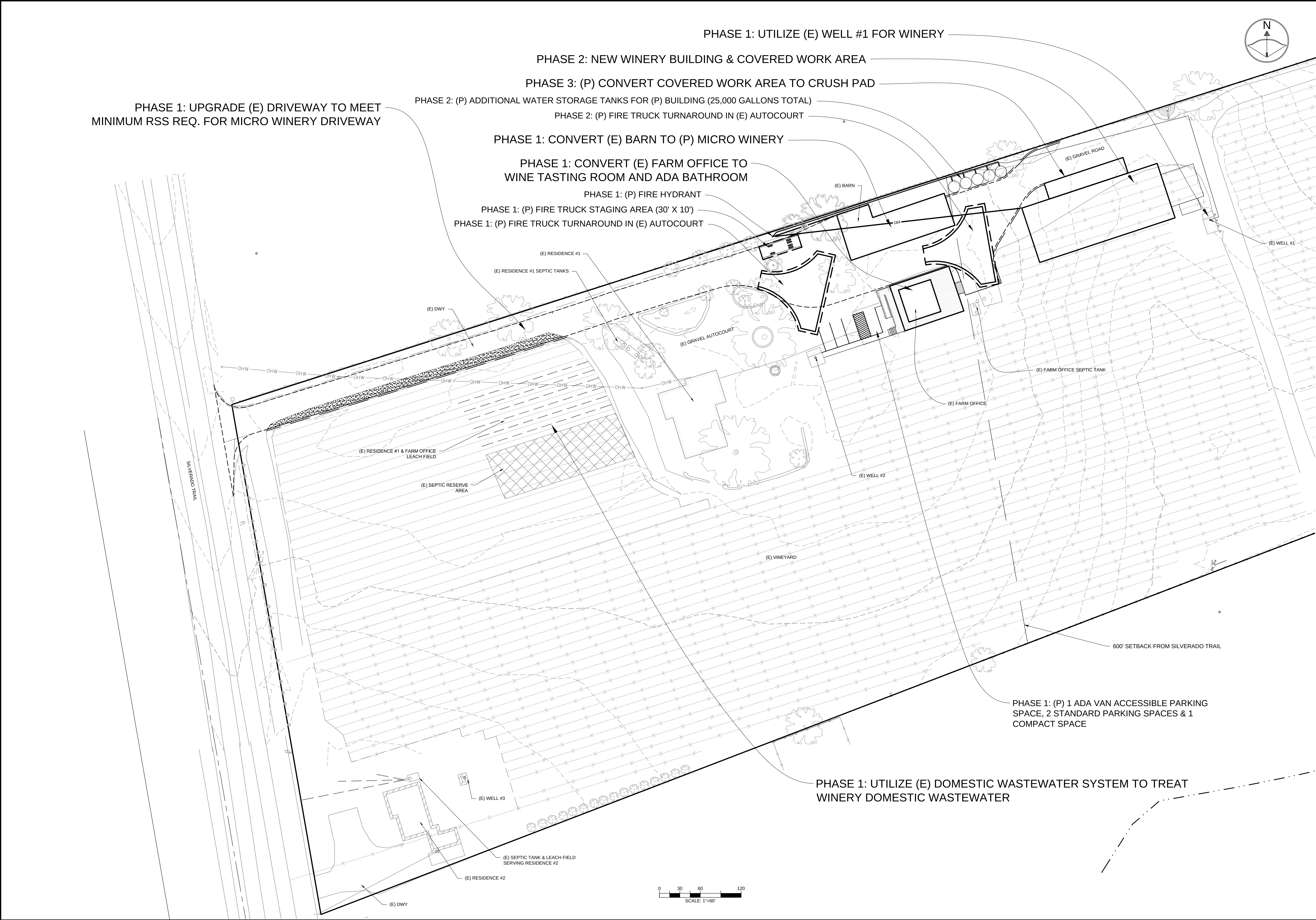
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CAMERON@CMPENGINEERING.COM
PROJECT # 01171 DATE: 5/22/2025

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS 6/18/25	10/3/25
2	COUNTY COMMENTS 7/6/26	2/26/26

PROJECT INFO:
FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

SHEET NAME:
**PROPOSED USE
PERMIT OVERALL
SITE MAP**

SHEET:
2
OF 8



PHASE 1: UPGRADE (E) DRIVEWAY TO MEET MINIMUM RSS REQ. FOR MICRO WINERY DRIVEWAY

PHASE 2: (P) ADDITIONAL WATER STORAGE TANKS FOR (P) BUILDING (25,000 GALLONS TOTAL)

PHASE 2: (P) FIRE TRUCK TURNAROUND IN (E) AUTOCOURT

PHASE 1: CONVERT (E) BARN TO (P) MICRO WINERY

PHASE 1: CONVERT (E) FARM OFFICE TO WINE TASTING ROOM AND ADA BATHROOM

PHASE 1: (P) FIRE HYDRANT

PHASE 1: (P) FIRE TRUCK STAGING AREA (30' X 10')

PHASE 1: (P) FIRE TRUCK TURNAROUND IN (E) AUTOCOURT

(E) RESIDENCE #1

(E) RESIDENCE #1 SEPTIC TANKS

(E) DWY

OHW

OHW

OHW

OHW

OHW

OHW

OHW

OHW

OHW

OHW

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OHW

OHW

OHW

OHW

OHW

(E) RESIDENCE #1 & FARM OFFICE LEACH FIELD

(E) SEPTIC RESERVE AREA

(E) GRAVEL AUTOCOURT

(E) BARN

184

(E) FARM OFFICE

(E) FARM OFFICE SEPTIC TANK

(E) WELL #2

(E) VINEYARD

600' SETBACK FROM SILVERADO TRAIL

PHASE 1: (P) 1 ADA VAN ACCESSIBLE PARKING SPACE, 2 STANDARD PARKING SPACES & 1 COMPACT SPACE

PHASE 1: UTILIZE (E) DOMESTIC WASTEWATER SYSTEM TO TREAT WINERY DOMESTIC WASTEWATER

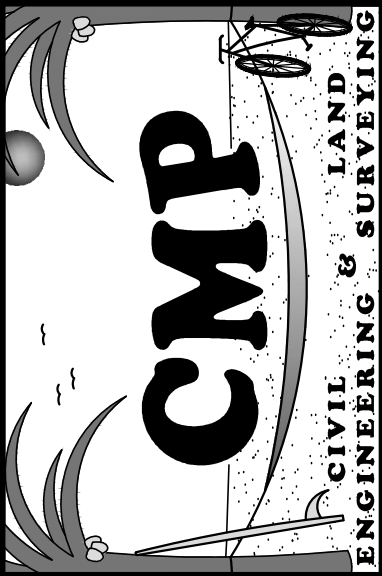
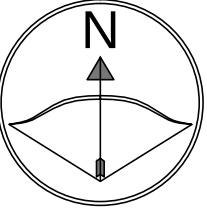
(E) WELL #3

(E) SEPTIC TANK & LEACH FIELD SERVING RESIDENCE #2

(E) RESIDENCE #2

(E) DWY

0 30 60 120
SCALE: 1"=60'



PREPARED BY:
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PROJECT # 01171 DATE: 5/22/2025

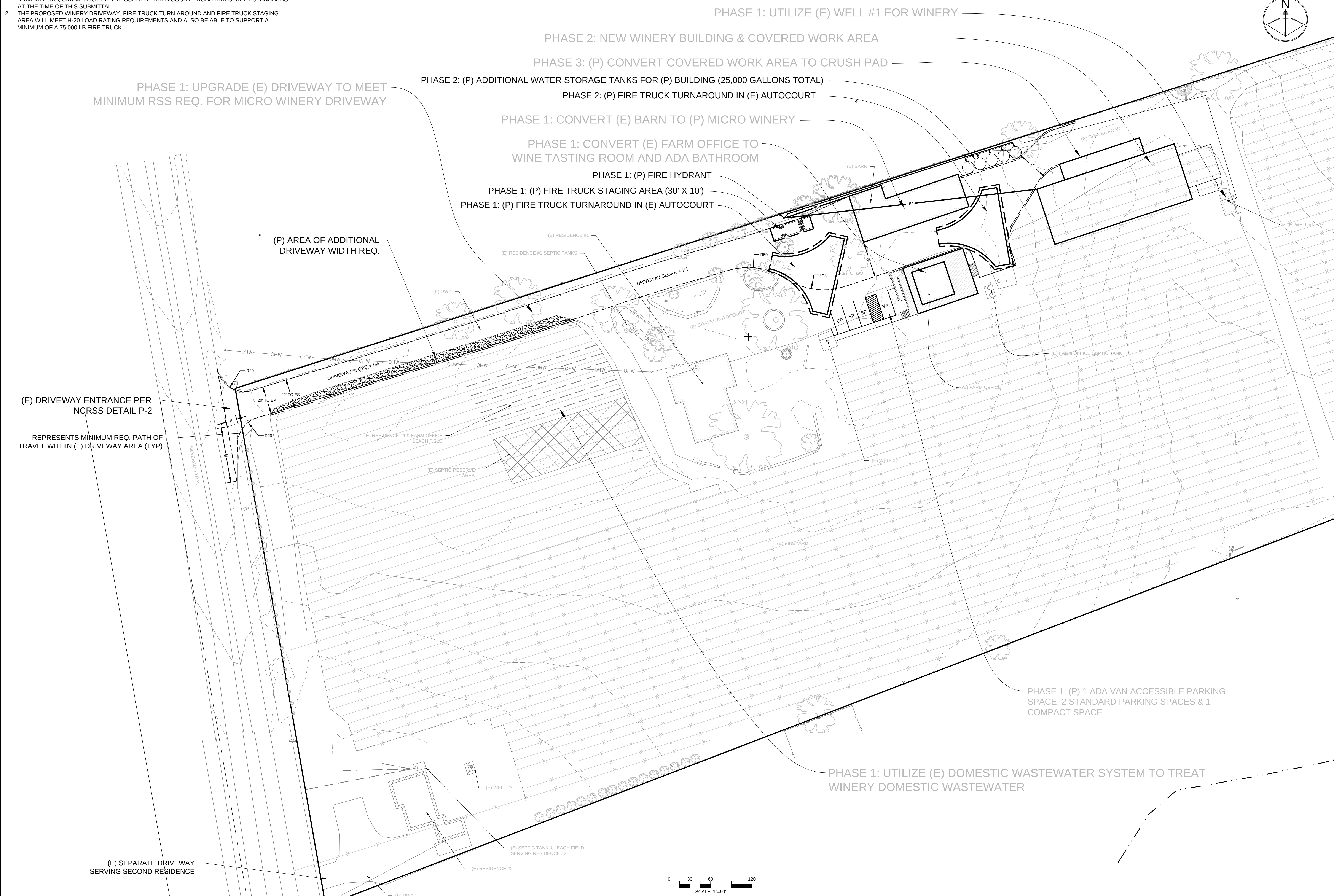
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2	COUNTY COMMENTS 7/6/26	7/26/26

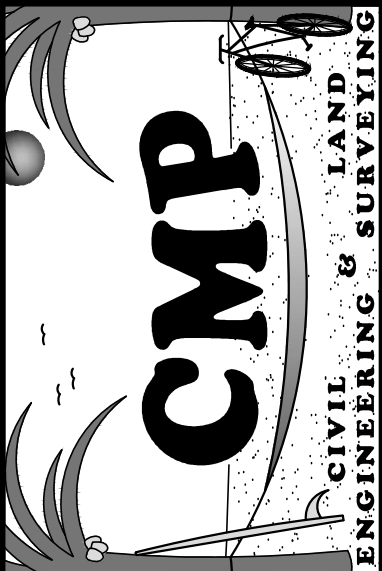
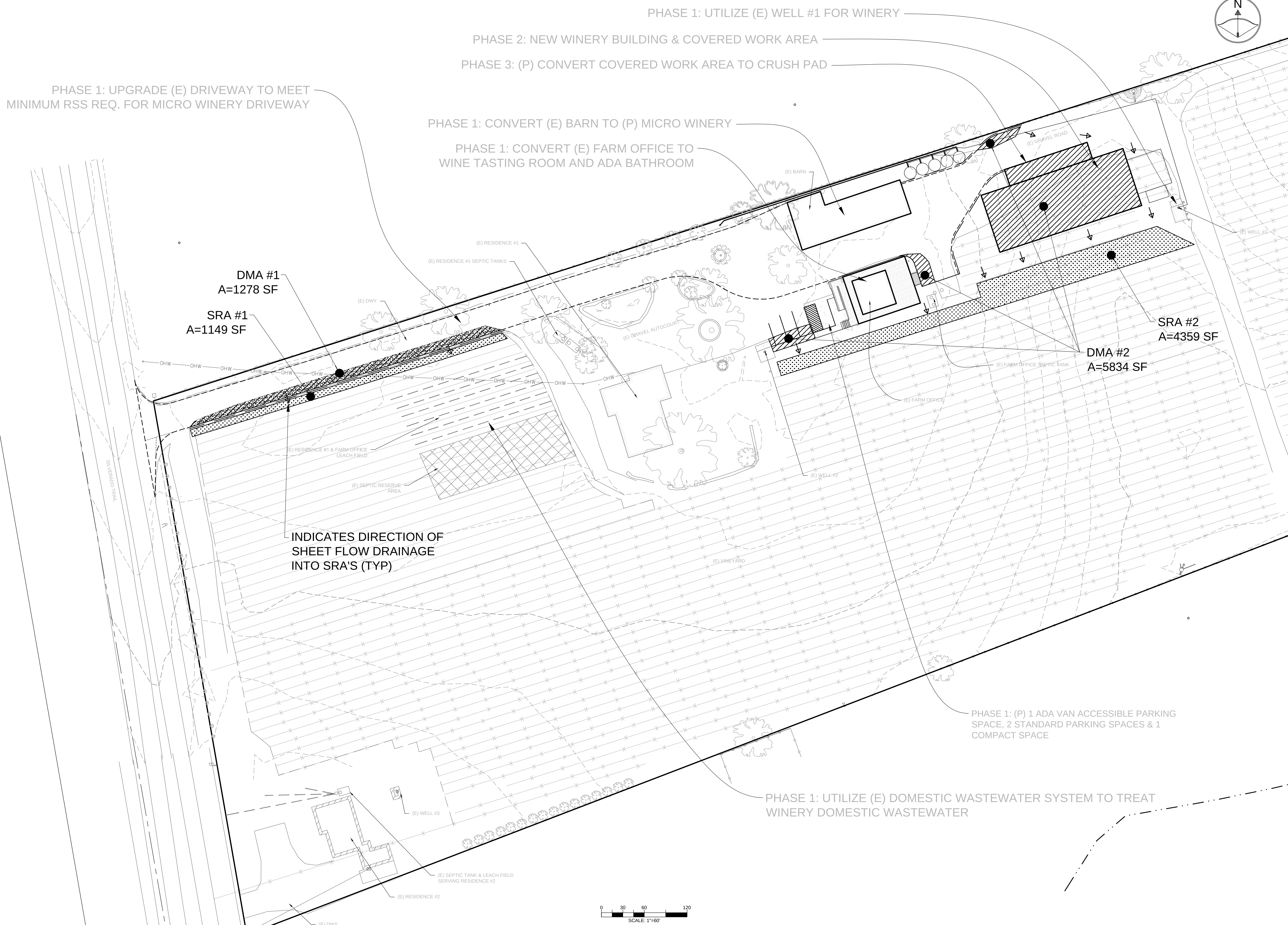
PROJECT INFO:
FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

SHEET NAME:
PROPOSED USE PERMIT SITE PLAN

SHEET:
3
OF 8

- MICRO-WINERY DRIVEWAY NOTES:**
1. THE DRIVEWAY TO SERVE THE PROPOSED MICRO-WINERY WILL MEET THE MINIMUM WINERY DRIVEWAY REQUIREMENTS PER THE CURRENT NAPA COUNTY ROAD AND STREET STANDARDS AT THE TIME OF THIS SUBMITTAL.
 2. THE PROPOSED WINERY DRIVEWAY, FIRE TRUCK TURN AROUND AND FIRE TRUCK STAGING AREA WILL MEET H-20 LOAD RATING REQUIREMENTS AND ALSO BE ABLE TO SUPPORT A MINIMUM OF 75,000 LB FIRE TRUCK.

[illegible]



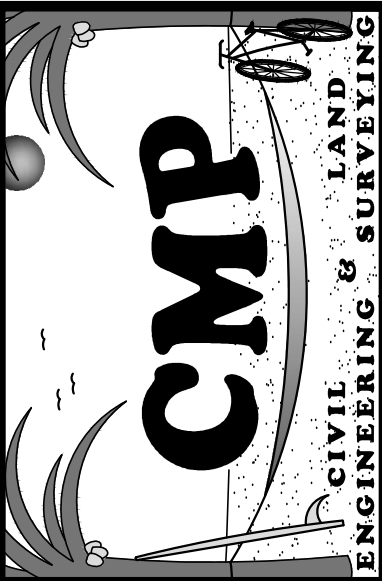
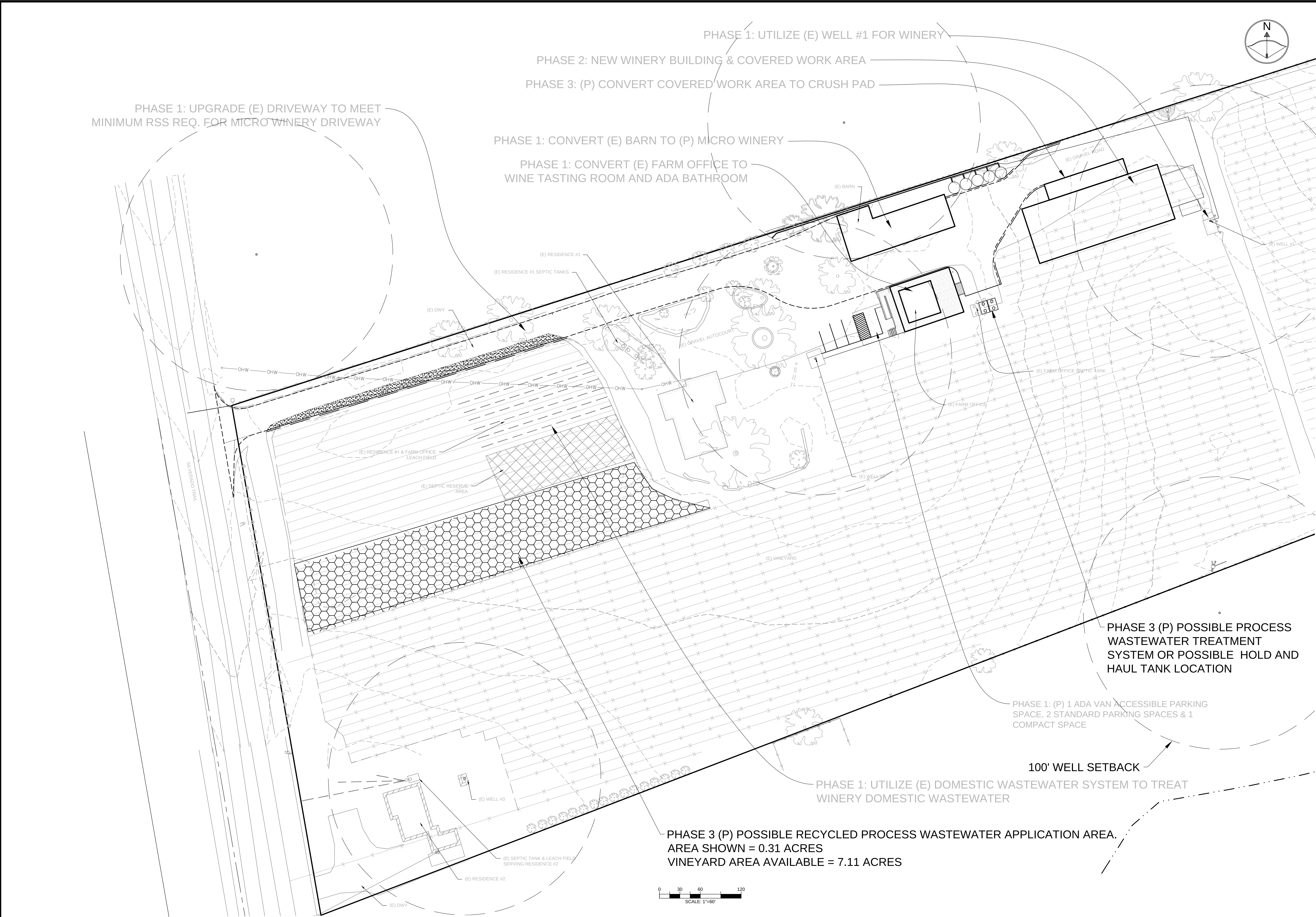
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(707) 266-2559
CAMERON@CMPENGINEERING.COM
PROJECT # 01171 DATE: 5/22/2025

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS 6/18/25	10/13/25
2	COUNTY COMMENTS 7/6/26	7/26/26

PROJECT INFO:
FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

SHEET NAME:
PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET:
5
OF 8



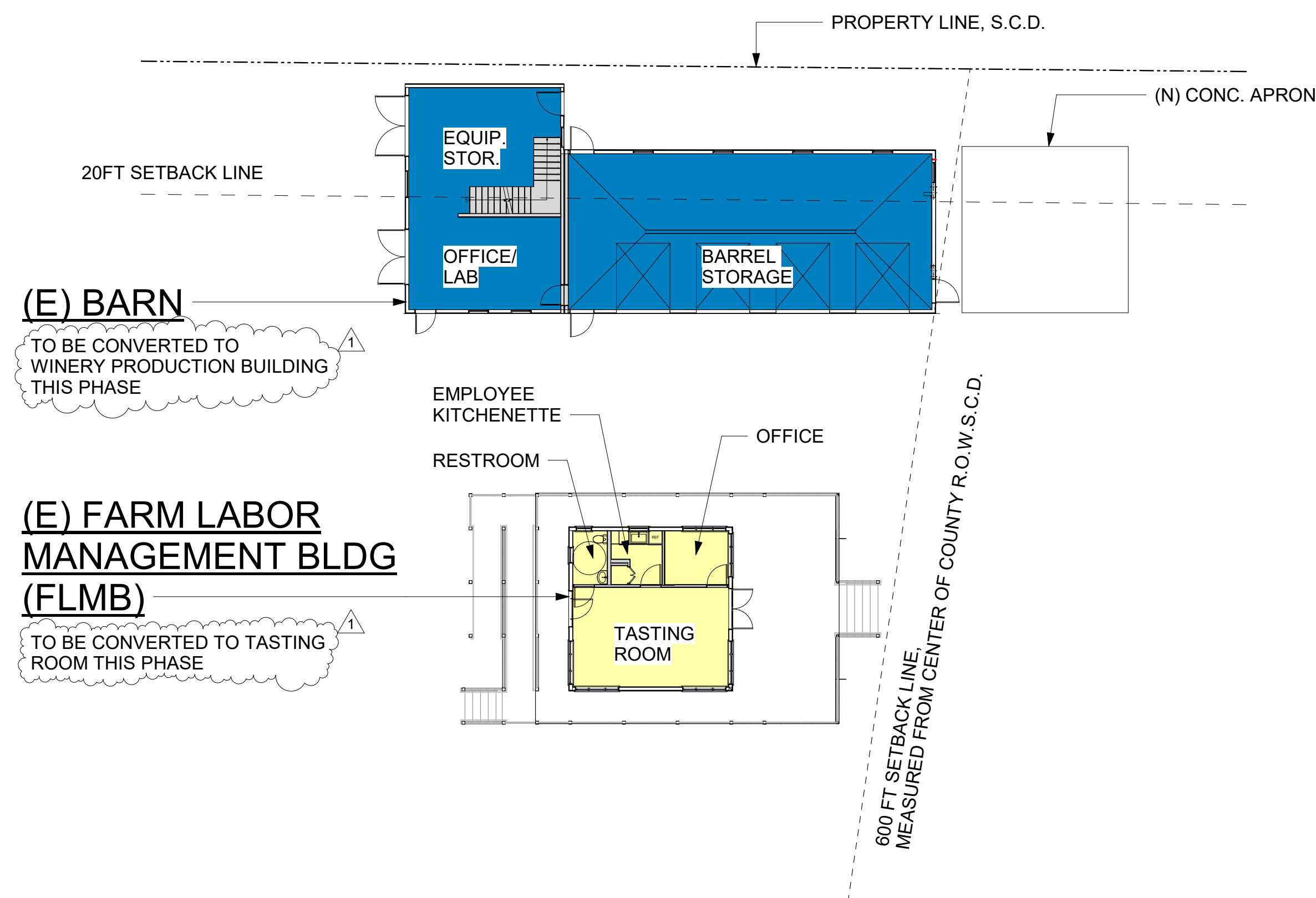
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(707) 266-2559
CAMERON@CMPENGINEERING.COM
PROJECT # 01171 DATE: 5/22/2025

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS 6/18/25	10/13/25
2	COUNTY COMMENTS 7/6/26	7/26/26

PROJECT INFO:
FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

SHEET NAME:
**PRELIMINARY
WASTEWATER
FEASIBILITY PLAN**

SHEET:
6
OF 8



- PHASE 1 SCOPE:**
- CONVERT EXISTING BARN TO WINERY PRODUCTION BUILDING, SEE USES BELOW.
 - CONVERT EXISTING FARMWORKER MANAGEMENT BUILDING TO TASTING ROOM, SEE USES BELOW

SEE PROJECT NARRATIVE FOR PROJECT DESCRIPTION

PRODUCTION SPACE SUMMARY: (SPACES SHOWN NET SF)

EQUIPMENT STORAGE AND OFFICE/LAB:	668
BARREL STORAGE:	1,283
TOTAL PRODUCTION:	1,951

ACCESSORY SPACE SUMMARY: (SPACES SHOWN NET SF)

TASTING ROOM:	350
OFFICE:	78
EMPLOYEE KITCHENETTE:	59
RESTROOM:	42
TOTAL ACCESSORY:	529

(E) BARN NON USABLE SPACE

INTERIOR WALLS AND STAIRS	121
---------------------------	-----

(E) BARN INDOOR AREA TOTALS

TOTAL BARN GROSS INDOOR SPACE	2,072
TOTAL BARN NET INDOOR SPACE	1,951

(E) FLMD NON USABLE SPACE

INTERIOR WALLS	21
----------------	----

(E) FLMD INDOOR AREA TOTALS AREA

TOTAL FLMD GROSS INDOOR SPACE	550
TOTAL FLMD NET INDOOR SPACE	529

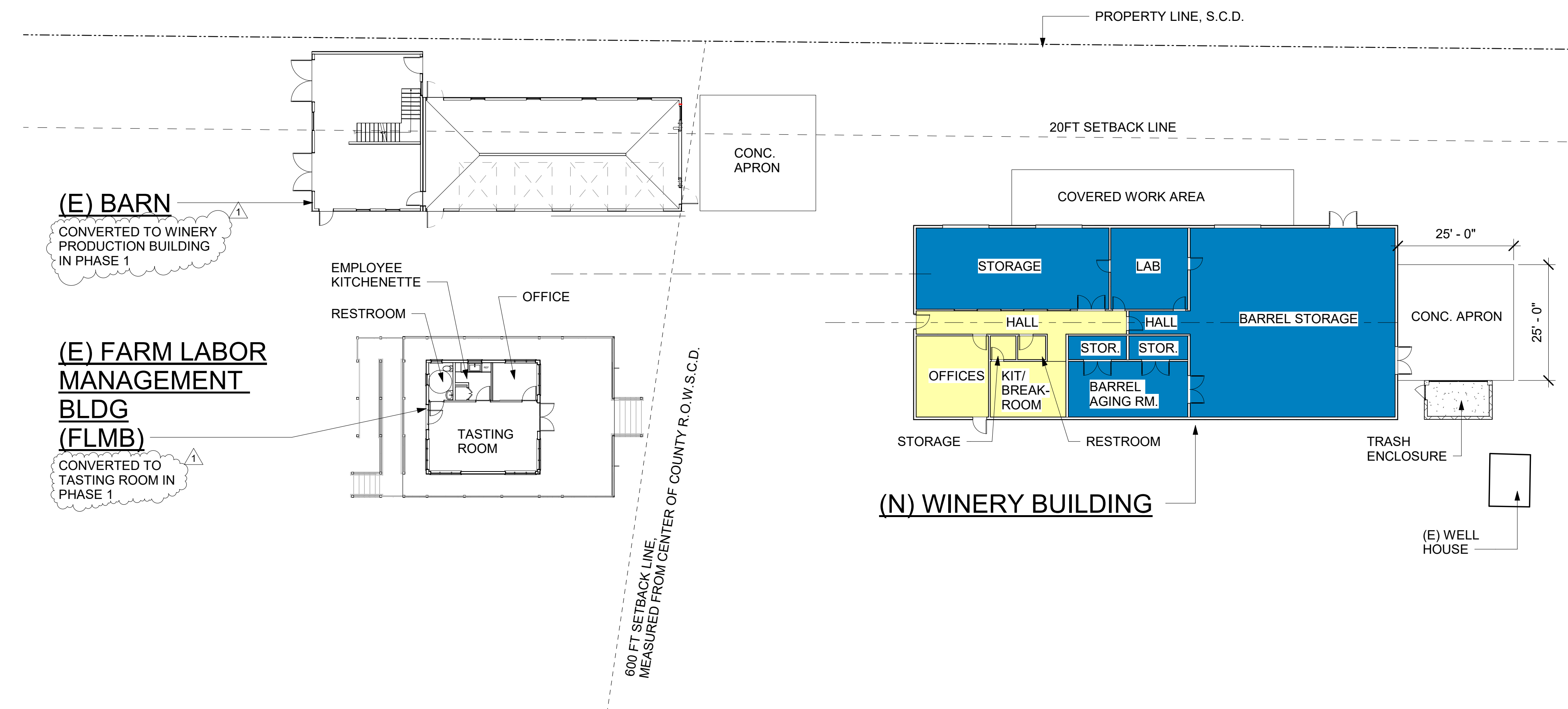
ACCESSORY TO PRODUCTION RATIO : 529 / 1951 = 27.1%
(**<40% ALLOWED**)

OUTDOOR BUILDING AREAS

CONCRETE APRON	625
----------------	-----

1 PHASE 1
1/16" = 1'-0"

- PHASE 2 SCOPE:**
- (N) WINERY BUILDING IS INCORPORATED, SEE USES BELOW.



(N) WINERY BUILDING AREA SUMMARY

PRODUCTION SPACE SUMMARY: (SPACES SHOWN NET SF)

BARREL STORAGE:	1,803
HALL:	66
LAB:	291
STORAGE (LARGE):	728
BARREL AGING ROOM:	309
STORAGE (SMALL) x2:	129
TOTAL PRODUCTION:	3,326

ACCESSORY SPACE SUMMARY: (SPACES SHOWN NET SF)

(N) WINERY BUILDING

HALL:	250
OFFICES:	273
STORAGE:	28
RESTROOM:	31
KITCHEN / BREAKROOM:	196
(E) FLMB	
TASTING ROOM:	350
OFFICE:	78
EMPLOYEE KITCHENETTE:	59
RESTROOM:	42
TOTAL ACCESSORY:	1,307

(N) WINERY BUILDING NON USABLE SPACE

INTERIOR WALLS	112
----------------	-----

(E) FLMD NON USABLE SPACE

INTERIOR WALLS	21
----------------	----

TOTAL PHASE 2 INDOOR AREA TOTALS

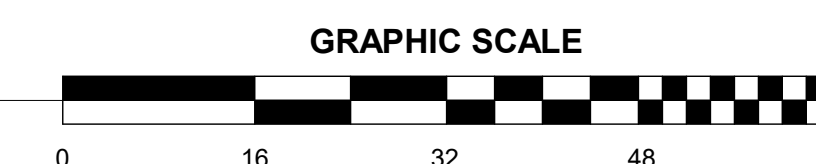
(N) WINERY BUILDING GROSS INDOOR SPACE	4,215
(N) WINERY BUILDING NET INDOOR SPACE	*4,103
FLMD GROSS INDOOR SPACE	550
FLMD NET INDOOR SPACE	*529

TOTAL NET INDOOR SPACE: *4,632

ACCESSORY TO PRODUCTION RATIO : 1,307 / 3,326 = 39.3%
(**<40% ALLOWED**)

OUTDOOR BUILDING AREAS

CONCRETE APRON	625
COVERED WORK AREA	730
TOTAL OUTDOOR AREAS	1,355



2 PHASE 2 - WITH (N) WINERY BUILDING
1/16" = 1'-0"

COVELL
ARCHITECTS

1407 MAIN ST., SUITE 102 ST. HELENA, CA 94574
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ONTRAIL VINEYARDS
MICRO-WINERY
3252 SILVERADO TRAIL NAPA
APN: 039-610-003

Date: 05.02.2025
Drawn By: NMM
Checked by: MLC
Project No.: 2401
Rev. No.:
Date:

PLNG RESUBMITTAL 9.30.25

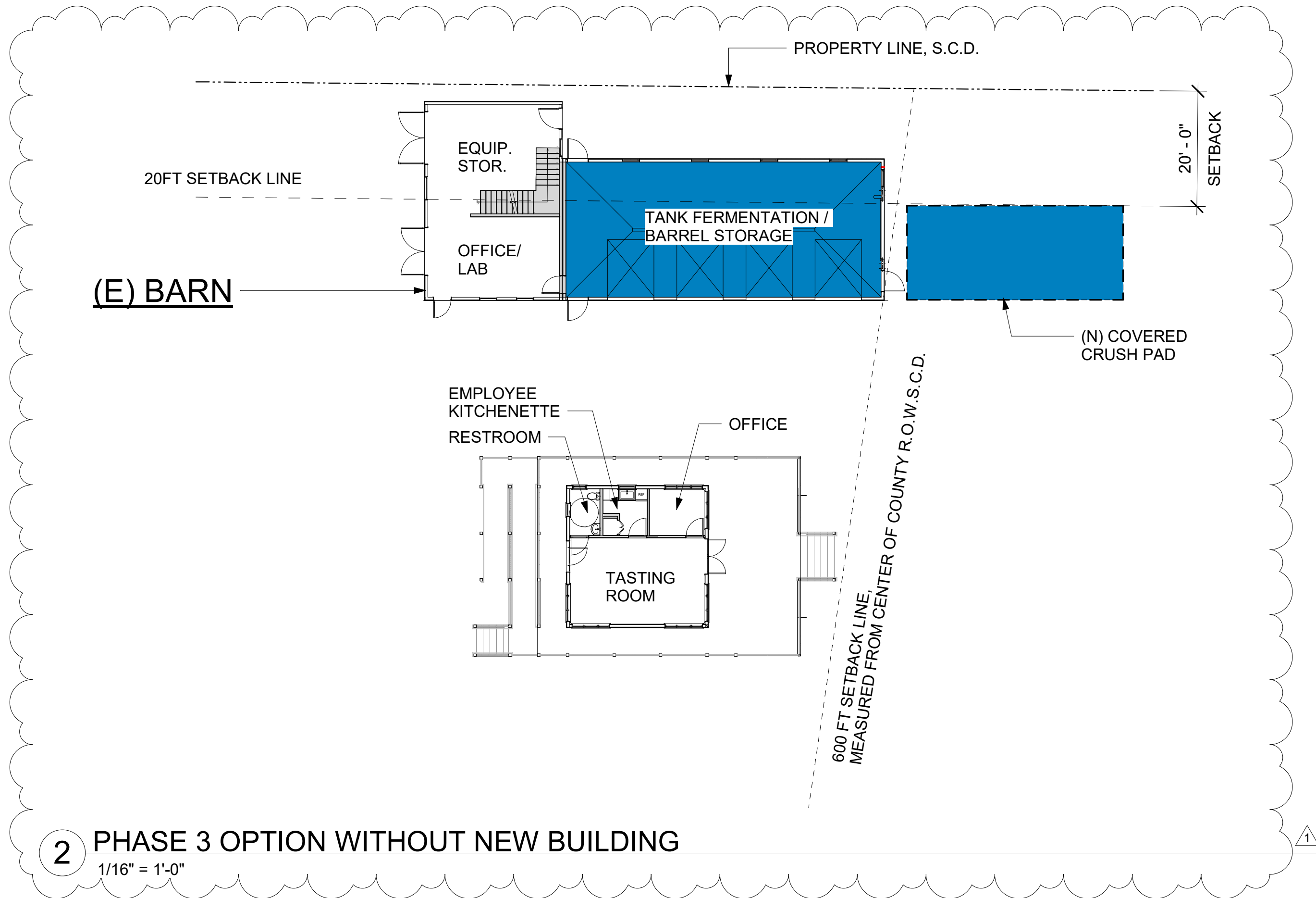
Sheet Title

DIAGRAMS - PHASES 1&2

SCALE: 1/16" = 1'-0"

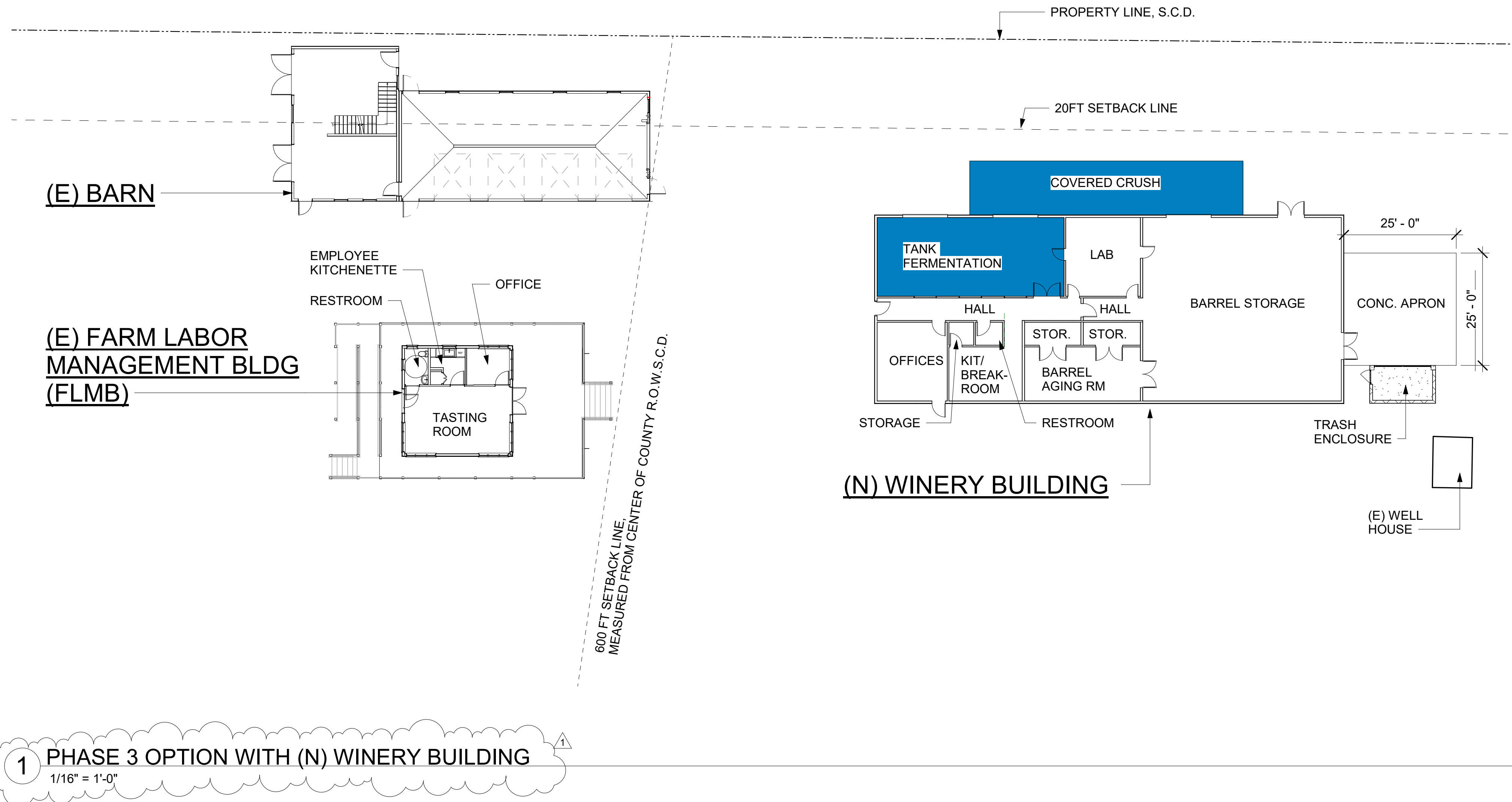
Sheet No.

A0.1A



PHASE 3 SCOPE:

- 'COVERED WORK AREA' CONVERTS TO 'COVERED CRUSH' (+ 730 SF OF PRODUCTION).
- 'STORAGE (LARGE)' CONVERTS TO 'TANK FERMENTATION' (NO CHANGE IN SF).



(N) WINERY BUILDING AREA SUMMARY

PRODUCTION SPACE SUMMARY: (SPACES SHOWN NET SF)

BARREL STORAGE:	1,803
HALL:	66
LAB:	291
TANK FERMENTATION:	728
BARREL AGING ROOM:	309
STORAGE (SMALL) x2:	129
COVERED WORK AREA	730
TOTAL PRODUCTION:	4,056

ACCESSORY SPACE SUMMARY: (SPACES SHOWN NET SF)

(N) WINERY BUILDING

HALL:	250
OFFICES:	273
STORAGE:	28
RESTROOM:	31
KITCHEN / BREAKROOM:	196

(E) FLMB

TASTING ROOM:	350
OFFICE:	78
EMPLOYEE KITCHENETTE:	59
RESTROOM:	42

TOTAL ACCESSORY: 1,307

(N) WINERY BUILDING NON USABLE SPACE AREA (SF)

INTERIOR WALLS	112
----------------	-----

(E) FLMD NON USABLE SPACE AREA (SF)

INTERIOR WALLS	21
----------------	----

TOTAL PHASE 2 INDOOR AREA TOTALS AREA (SF)

(N) WINERY BUILDING GROSS INDOOR SPACE	4,215
(N) WINERY BUILDING NET INDOOR SPACE	*4,103
FLMD GROSS INDOOR SPACE	550
FLMD NET INDOOR SPACE	*529

TOTAL NET INDOOR SPACE: *4,632

ACCESSORY TO PRODUCTION RATIO : 1,307 / 4,056 = 32.2%
(<40% ALLOWED)

OUTDOOR BUILDING AREAS AREA (SF)

CONCRETE APRON	625
----------------	-----

GRAPHIC SCALE



ONTRAIL VINEYARDS
MICRO-WINERY
3252 SILVERADO TRAIL, NAPA CA
A.P.N. 039-060-610-003

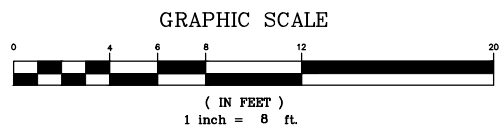
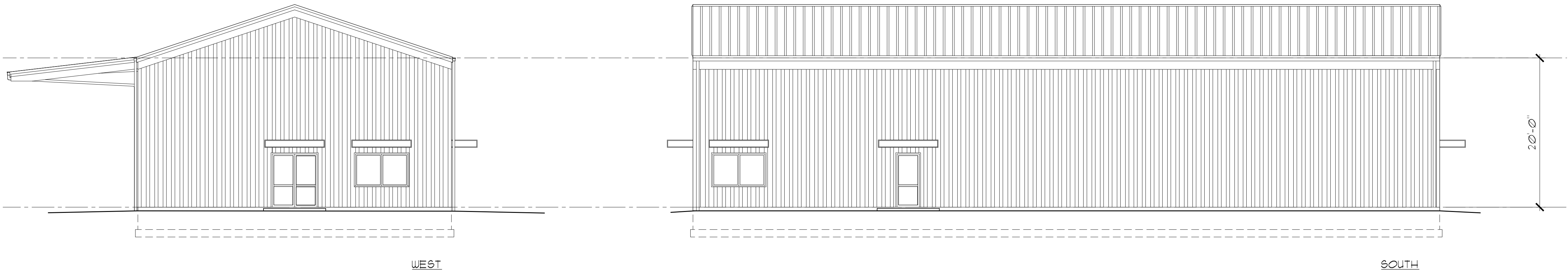
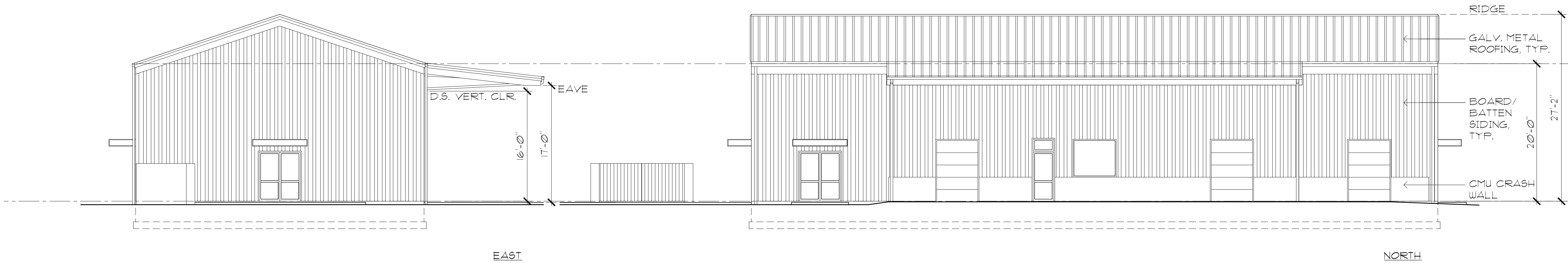
Date	2/25/2026
Drawn By	CC
Checked by	-
Project No.	2401
Rev. No.	PLANNING
Date	2/26/26

Sheet Title
EXTERIOR
ELEVATIONS

NOT FOR
CONSTRUCTION

SCALE : 1/8"=1'-0"

A3



“K”

Public Comments

From: [MeetingClerk](#)
To: [Atkins, Wendy](#)
Subject: FW: Napa County Resubmittal Courtesy Notice
Date: Thursday, November 20, 2025 9:21:41 AM
Attachments: [image001.png](#)

Please see comment below.

Kind Regards,



Napa County – Meeting Clerk - AV
Planning, Building, & Environmental Services
Napa County
Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org
1195 Third Street, Suite 210
Napa, CA 94559
www.napacounty.gov

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From: RICHARD W SVENDSEN <rsvensen@sbcglobal.net>
Sent: Thursday, November 20, 2025 8:17 AM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: Re: Napa County Resubmittal Courtesy Notice

[External Email - Use Caution]

NO MORE WINERIES. Napa County has a GKUT of wineries!!
Sent from my iPhone

On Nov 20, 2025, at 8:01 AM, MeetingClerk <MeetingClerk@countyofnapa.org> wrote:

P25-00139; ONTRAIL VINEYARDS MICRO WINERY

Kind Regards,

|

<image001.png>

Napa County – Meeting Clerk - AV
Planning, Building, & Environmental Services
Napa County
Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org
1195 Third Street, Suite 210
Napa, CA 94559
www.napacounty.gov

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<P25-00139-UP COURTESY NOTICE.pdf>

From: [MeetingClerk](#)
To: [Atkins, Wendy](#)
Subject: FW: Napa County Notice of Decision *REVISED*
Date: Friday, February 27, 2026 10:19:55 AM
Attachments: [image001.png](#)

See below.

Kind Regards,



Napa County – Meeting Clerk - AV
Planning, Building, & Environmental Services
Napa County
Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org
1195 Third Street, Suite 210
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From: RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>
Sent: Friday, February 27, 2026 9:55 AM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: Re: Napa County Notice of Decision *REVISED*

[External Email - Use Caution]

Isn't there enough winery business going on at Crystal Springs Road? Isn't this a major fire area? Needs a NO vote

Sent from my iPhone

On Feb 27, 2026, at 8:19 AM, MeetingClerk <MeetingClerk@countyofnapa.org> wrote:

**REVISED* NEIGHBORS AND INTERESTED PARTIES OF AMULET ESTATE
MINOR MODIFICATION*

Kind Regards,

<image001.png>

Napa County – Meeting Clerk - AV
Planning, Building, & Environmental Services
Napa County
Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org
1195 Third Street, Suite 210
Napa, CA 94559
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<P25-00105 Notice Final Notice of Decision_Revised.pdf>

Atkins, Wendy

From: mffeebay@napanet.net
Sent: Sunday, June 28, 2026 5:09 PM
To: Atkins, Wendy
Subject: Fassio, Jim - Use Permit Request

Categories: Planning

[External Email - Use Caution]

Mz. Atkins,

As direct neighbors, we received the Napa County letter advising us of the upcoming Use Permit Request by Jim and Kim Fassio at 3252 Silverado Trail, Napa, CA 94558.

I, Lillian Butterfield, have personally met with both Jim and Kim Fassio concerning this request. After a discussion with my husband, we are in full agreement with all of their plans. They show great appreciation for the historical value of the property and buildings in their past, present and future changes and plans. They also show us, as neighbors, respect, care and concern for the land and its use.

We have full faith and are in complete agreement with their plans for their current Use Permit Request.

Respectfully,
Lillian and Bill Butterfield
3220 Silverado Trail
Napa, CA 94558