



Notice of Completion & Environmental Document Transmittal

Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal

Lead Agency

Napa County (Planning, Building and Environmental Services)

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Lead Agency Contact: Wendy Atkins, (707) 259-8757, wendy.atkins@countyofnapa.org

Project Information

Project Title: Ontrail Vineyards Micro-Winery Use Permit, P25-00139-UP

Project Location

Project APN: 039-610-003

Project Address: 3252 Silverado Trail, Napa, CA 94558,

Project Location - County: Napa

Project Location - Nearest City/Community: City of Napa

Longitude/Latitude: 38°21'18.031"N 122°17'02.337"W

Section-Township-Range-Base: 6N, 4W, 22, MDM

Acres: 13.33

Located within two (2) miles:

Silverado Trail – Dry Creek, Miliken Creek, Napa River, Sarco Creek Soda Creek

Land Use:

Zoning: Agricultural Watershed District (AW)

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

Document Type

CEQA: Mitigated Negative Declaration

Local Action Type

Use Permit

Development Type

Commercial (4,103 sq. ft., 0.9, 2).

Project Issues Discussed in Document

Hydrology/Water Quality

Noise

Septic System

Project Description

Proposal for 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.

Reviewing Agencies Checklist

Sample: California Native American Heritage Commission; California Department of Water Resources; Caltrans District 4 (DOT); Fish and Wildlife Region 3 (Bay Delta, Fairfield); ...

- Air Resources Board
- Caltrans, District 4 – Bay Area/Oakland
- Fish and Wildlife, Region 3 – Bay Delta, Fairfield
- Forestry and Fire Protection, Department of
- Native American Heritage Commission, California
- Regional Water Quality Control Board, Region 2 – San Francisco Bay, Oakland
- SWRCB, Division of Drink Water, District 25
- SWRCB, Division of Water Quality

Local Public Review Period

Starting Date: August 21 2026

Ending Date: September 21, 2026

Signature

Signature:



Signed by Lead Agency contact: Wendy Atkins, Planner

Date: August 14, 2026