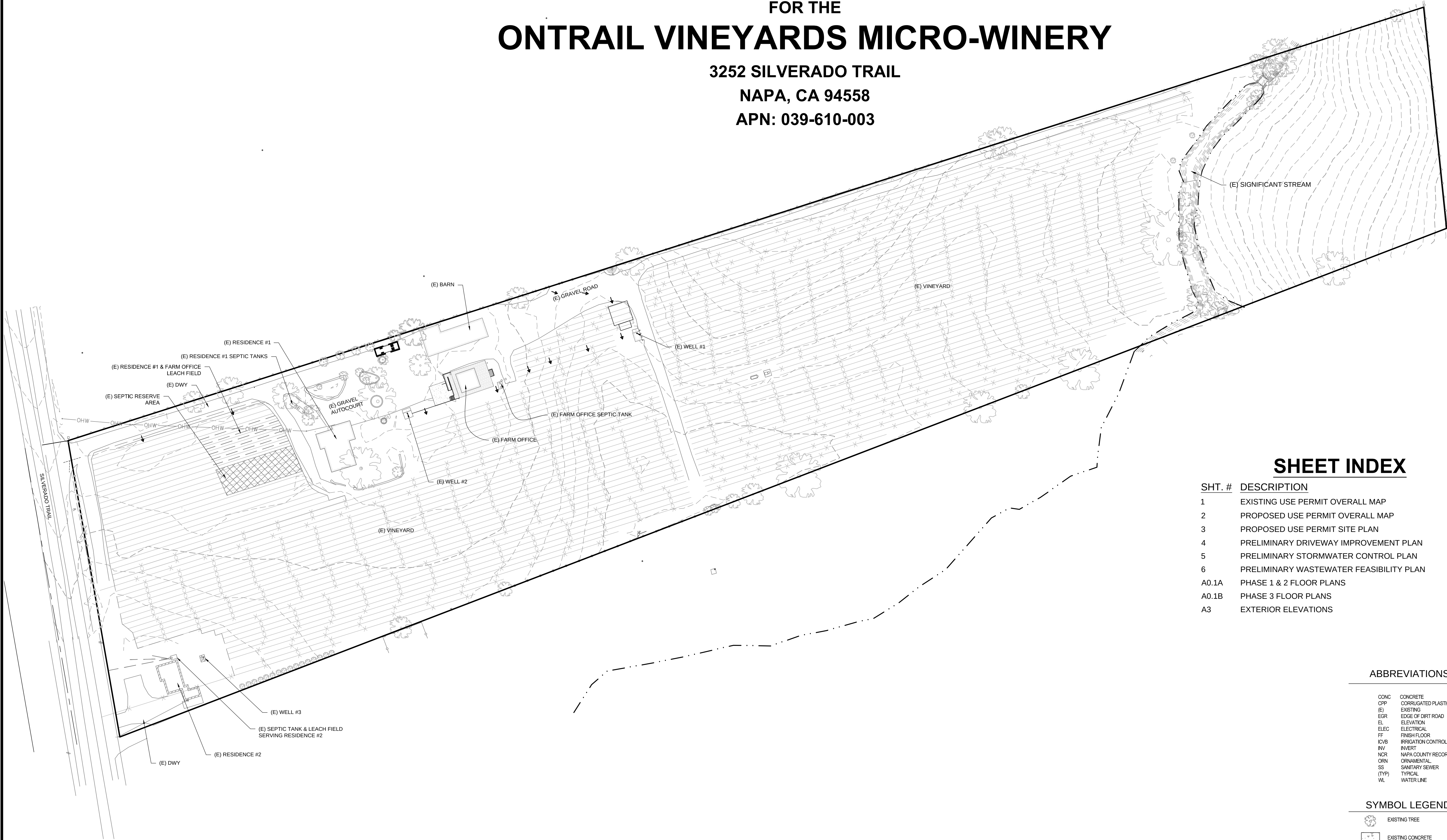
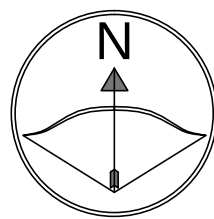


MICRO WINERY USE PERMIT SITE MAP
FOR THE
ONTRAIL VINEYARDS MICRO-WINERY

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.

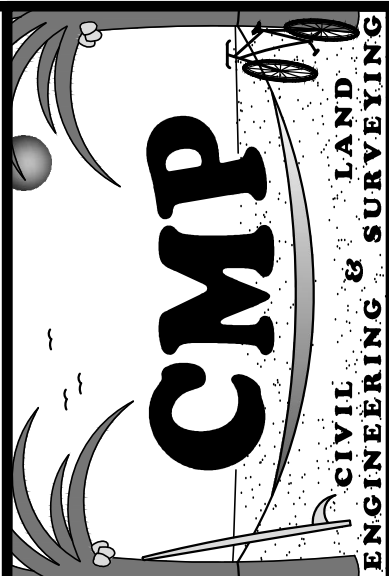
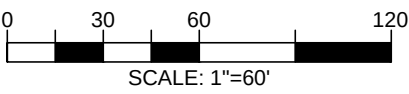
PROPERTY LINES:

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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CAMERON@CMPENGINEERING.COM
PROJECT #: 01171 DATE: 5/22/2025

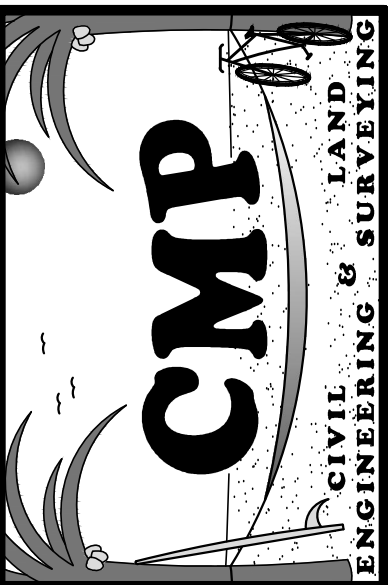
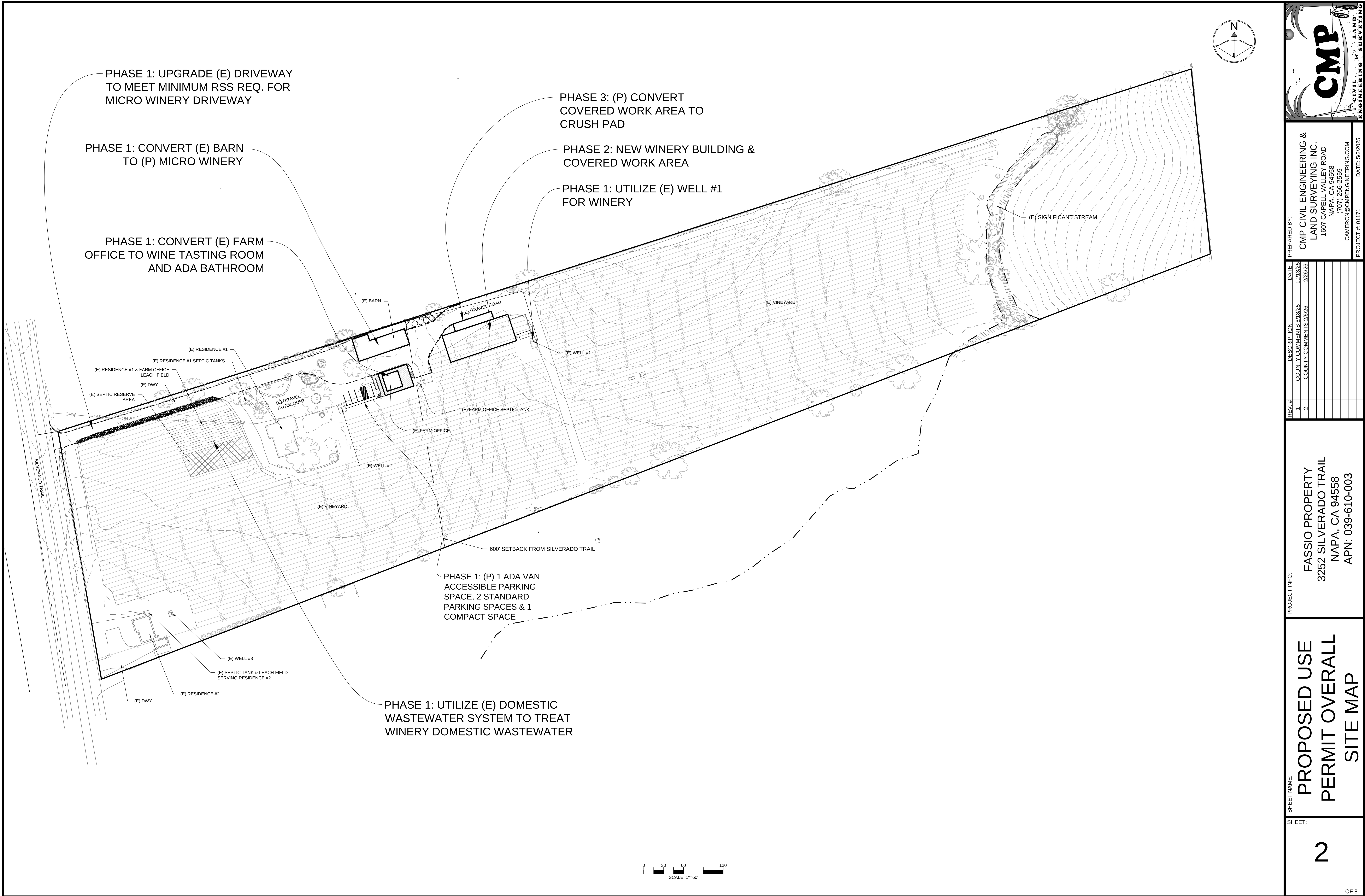
REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS 6/18/25	10/13/25
2	COUNTY COMMENTS 7/6/26	2/26/26

PROJECT INFO:
FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

SHEET NAME:
EXISTING USE
PERMIT OVERALL
SITE MAP

SHEET:

1



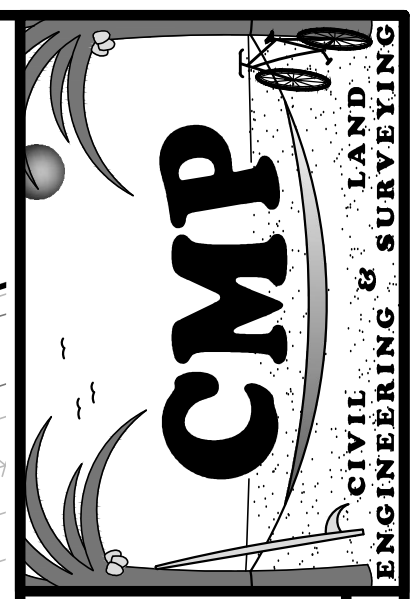
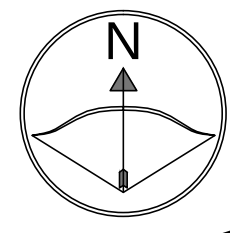
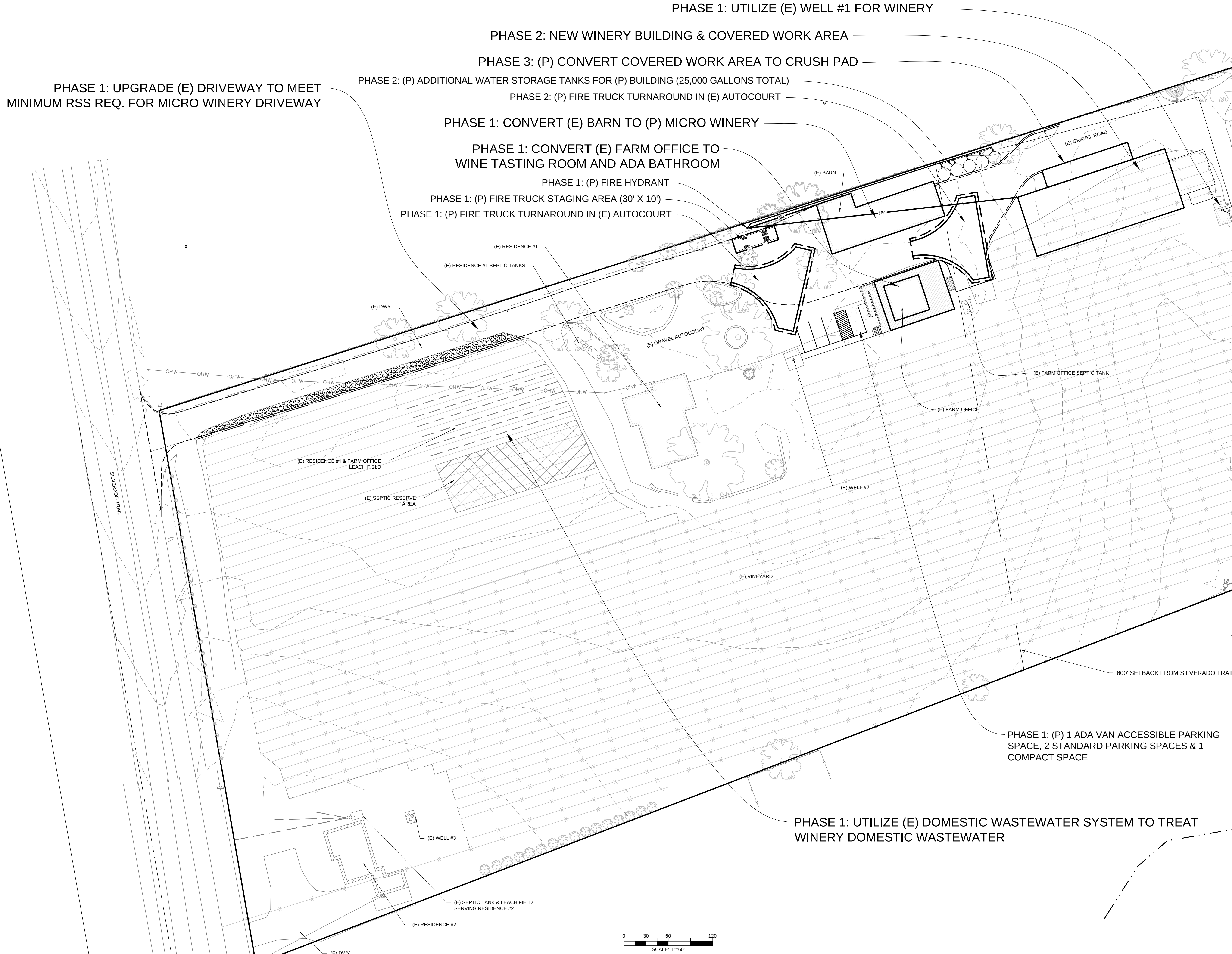
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PROJECT # 01171 DATE: 5/22/2025

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



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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:
**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 A 75,000 LB FIRE TRUCK.

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')

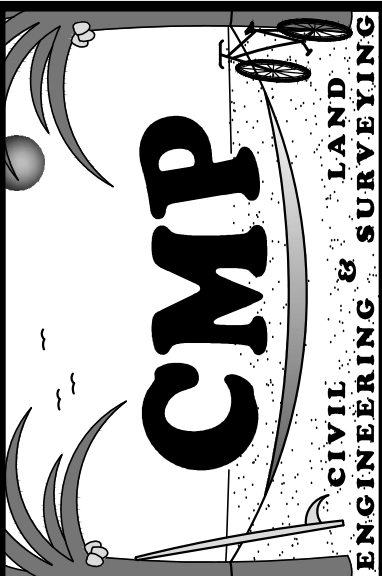
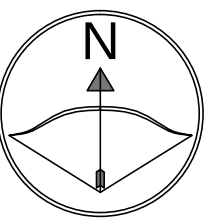
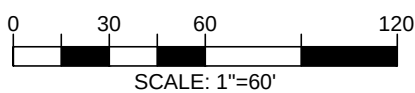
PHASE 1: (P) FIRE TRUCK TURNAROUND IN (E) AUTOCOURT

(P) AREA OF ADDITIONAL DRIVEWAY WIDTH REQ.

(E) DRIVEWAY ENTRANCE PER NCRSS DETAIL P-2

REPRESENTS MINIMUM REQ. PATH OF TRAVEL WITHIN (E) DRIVEWAY AREA (TYP)

(E) SEPARATE DRIVEWAY SERVING SECOND RESIDENCE



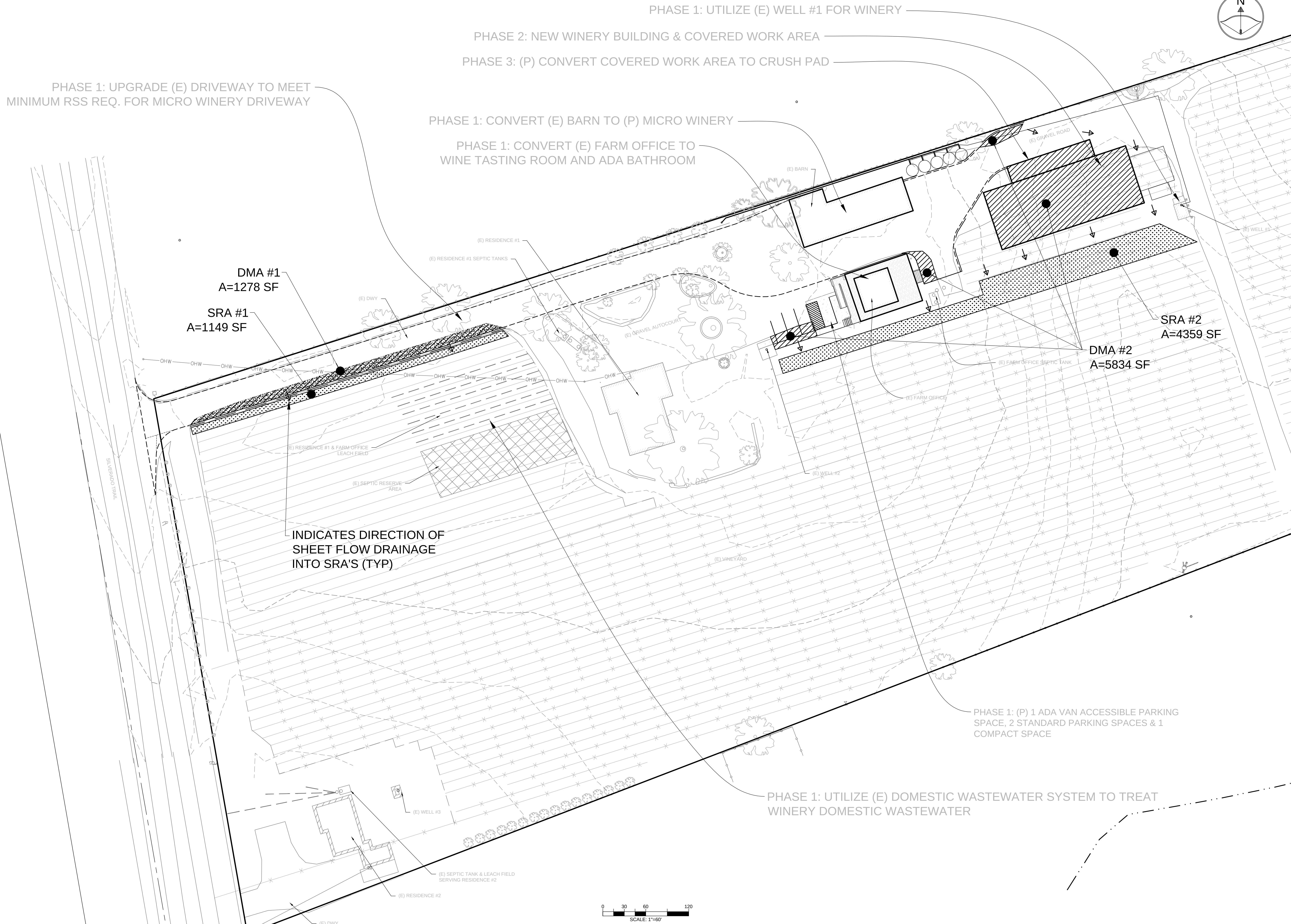
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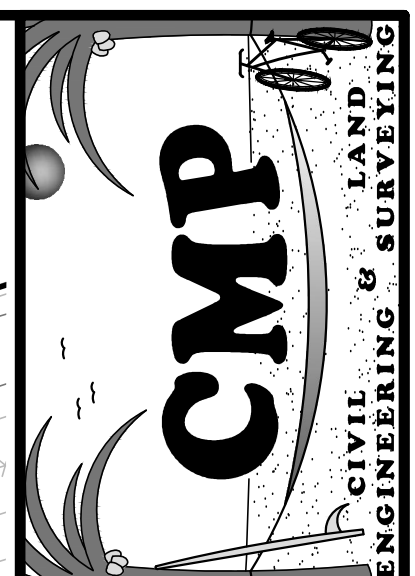
REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS 6/18/25	10/3/25
2	COUNTY COMMENTS 7/6/26	2/26/26

PROJECT INFO:
FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

SHEET NAME:
PRELIMINARY DRIVEWAY IMPROVEMENT PLAN

SHEET:
4
OF 8





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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

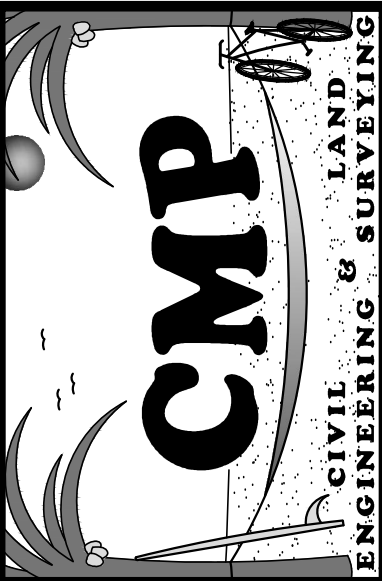
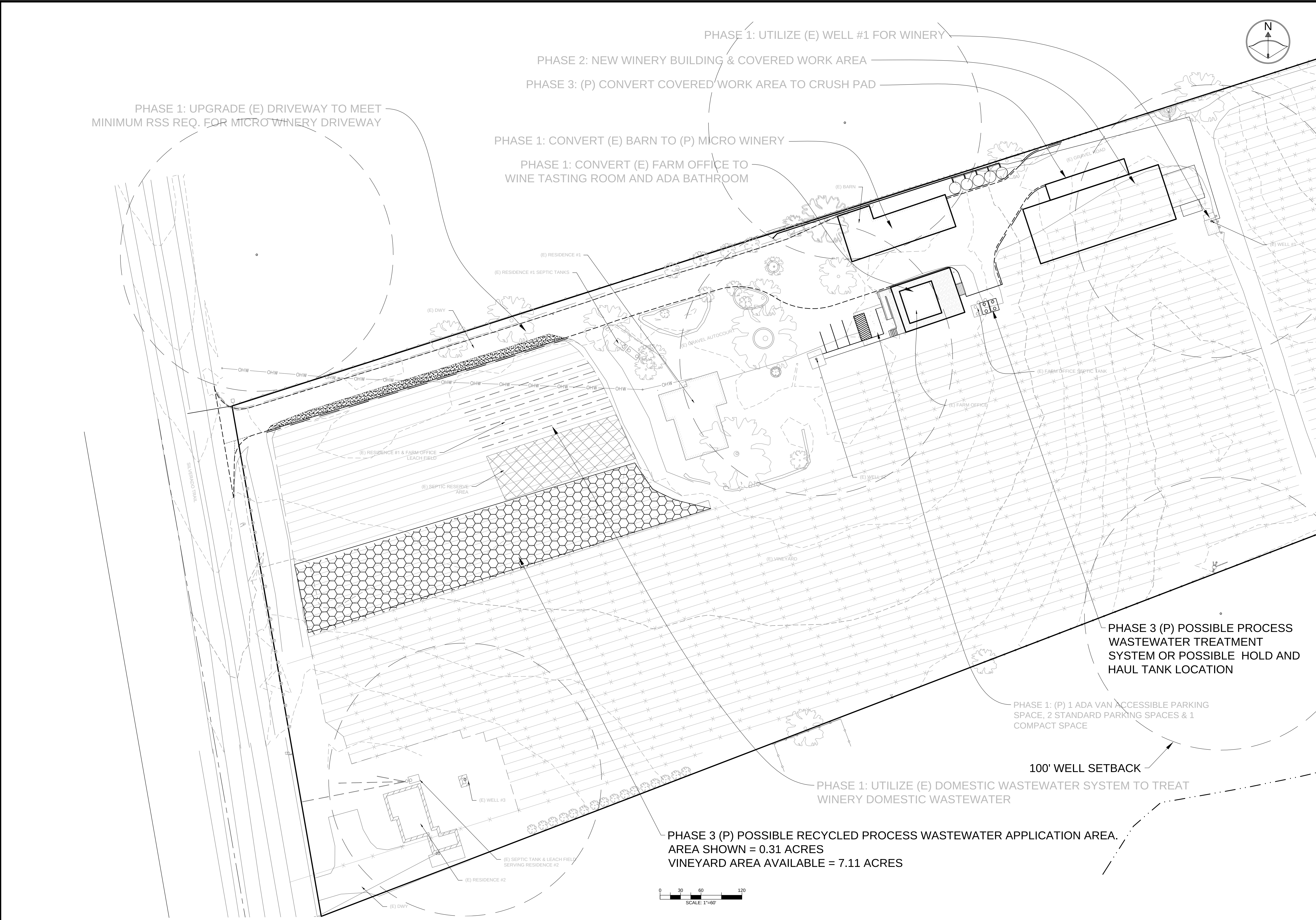
PROJECT INFO:

FASSIO PROPERTY
3252 SILVERADO TRAIL
NAPA, CA 94558
APN: 039-610-003

SHEET NAME:
**PRELIMINARY
STORMWATER
MANAGEMENT PLAN**

SHEET:
5

OF 8



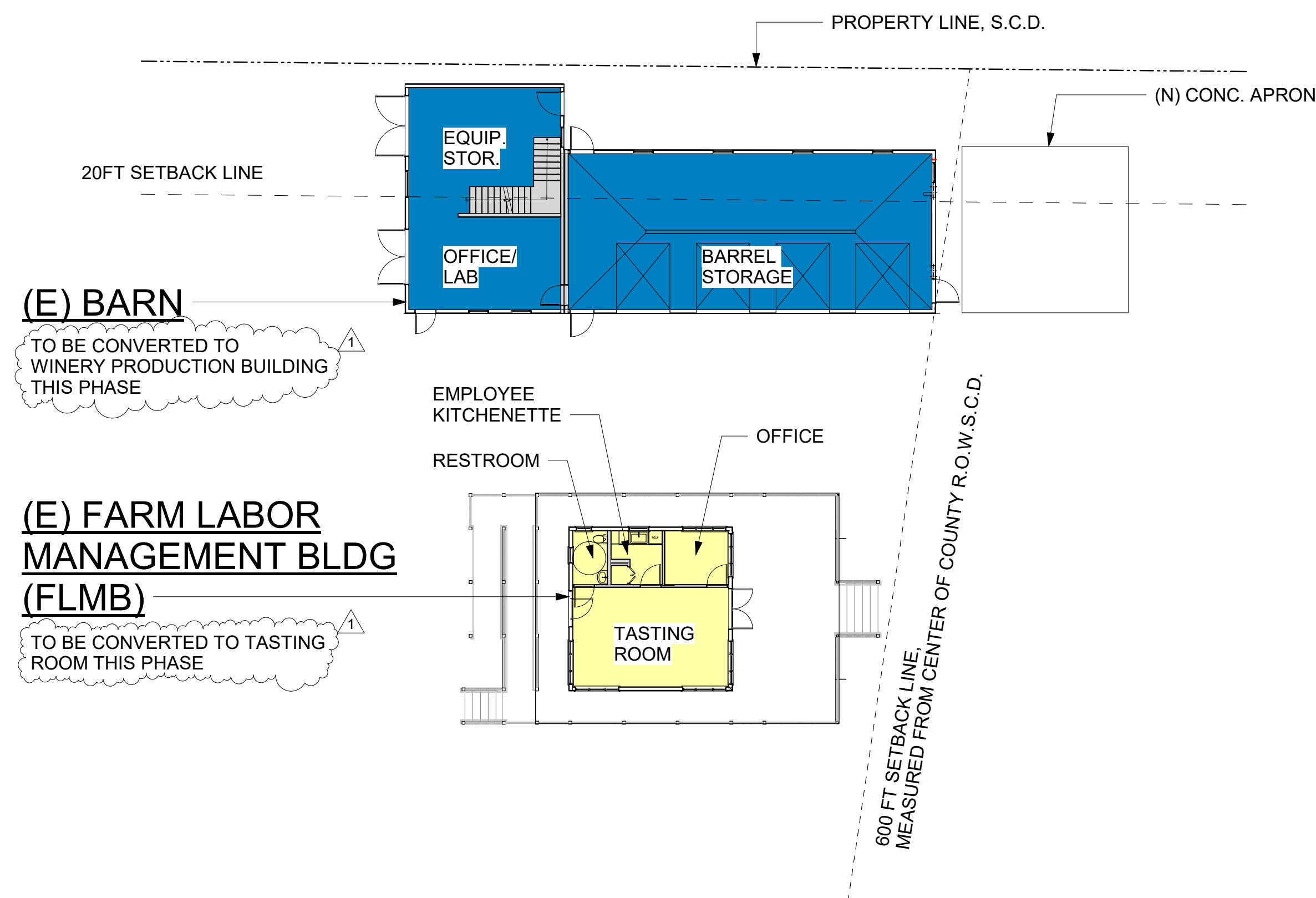
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PROJECT # 01171 DATE: 5/22/2025

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:
**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 AREA (SF)

INTERIOR WALLS AND STAIRS	121
---------------------------	-----

(E) BARN INDOOR AREA TOTALS AREA (SF)

TOTAL BARN GROSS INDOOR SPACE	2,072
TOTAL BARN NET INDOOR SPACE	1,951

(E) FLMD NON USABLE SPACE AREA (SF)

INTERIOR WALLS	21
----------------	----

(E) FLMD INDOOR AREA TOTALS AREA (SF)

TOTAL FLMD GROSS INDOOR SPACE	550
TOTAL FLMD NET INDOOR SPACE	529

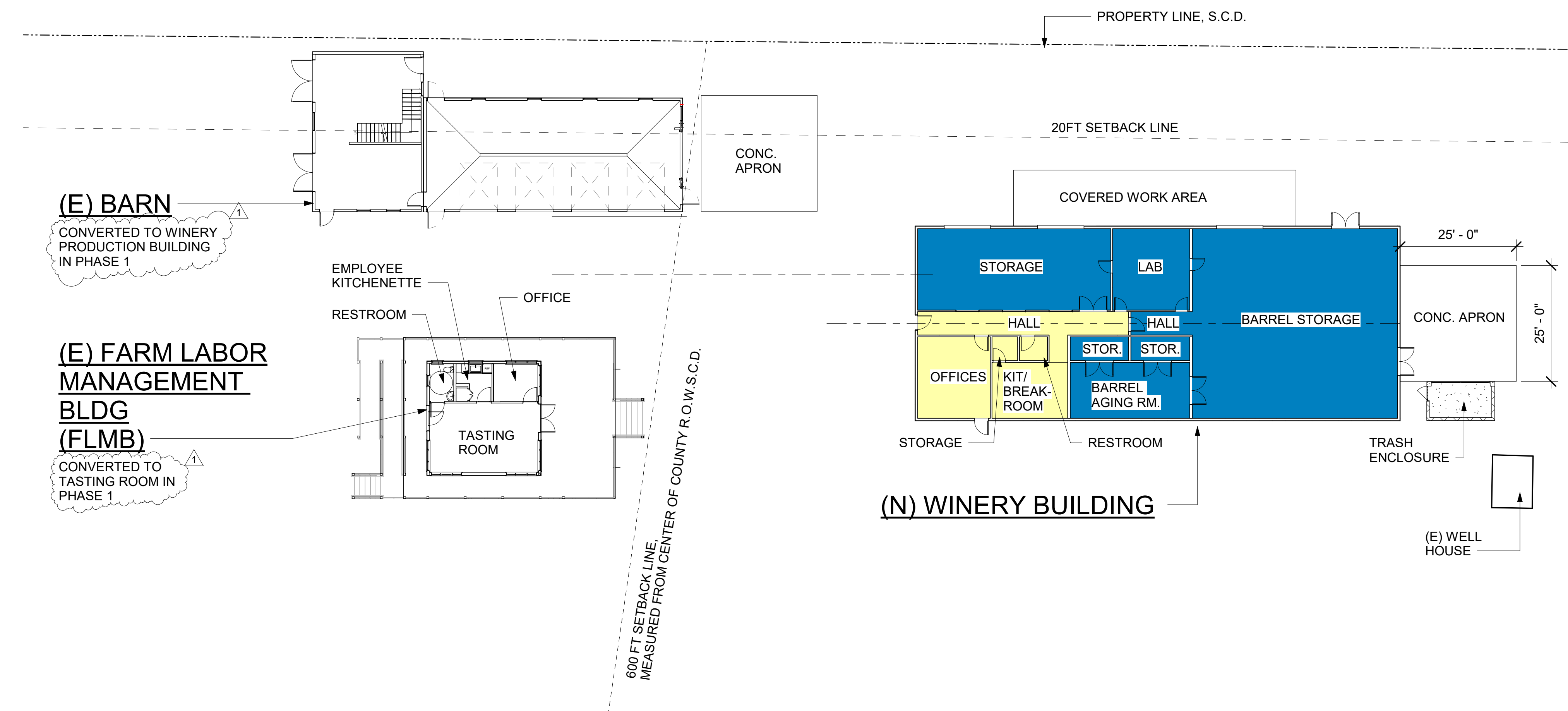
ACCESSORY TO PRODUCTION RATIO : $529 / 1951 = 27.1\%$
($<40\%$ ALLOWED)

OUTDOOR BUILDING AREAS AREA (SF)

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 AREA (SF)

INTERIOR WALLS	112
----------------	-----

(E) FLMD NON USABLE SPACE AREA (SF)

INTERIOR WALLS	21
----------------	----

TOTAL PHASE 2 INDOOR AREA TOTALS AREA (SF)

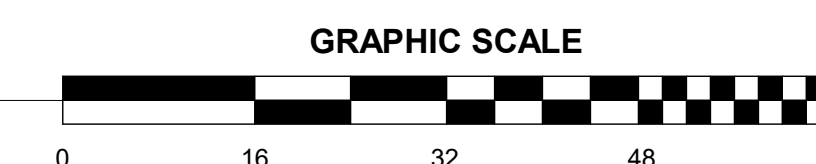
(N) WINERY BUILDING GROSS INDOOR SPACE	4,215
(N) WINERY BUILDING NET INDOOR SPACE	*4,103
FLMD GROSS INDOOR SPACE	550
FLMD NET INDOOR SPACE	*529

TOTAL NET INDOOR SPACE: *4,632

ACCESSORY TO PRODUCTION RATIO : $1,307 / 3,326 = 39.3\%$
($<40\%$ ALLOWED)

OUTDOOR BUILDING AREAS AREA (SF)

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

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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

(E) BARN

20FT SETBACK LINE

PROPERTY LINE, S.C.D.

EQUIP.
STOR.

OFFICE/
LAB

TANK FERMENTATION /
BARREL STORAGE

(N) COVERED
CRUSH PAD

20'-0"
SETBACK

EMPLOYEE
KITCHENETTE
RESTROOM

OFFICE

TASTING
ROOM

600 FT SETBACK LINE,
MEASURED FROM CENTER OF COUNTY R.O.W.S.C.D.

2 PHASE 3 OPTION WITHOUT NEW BUILDING

1/16" = 1'-0"

PHASE 3 SCOPE:

- 'COVERED WORK AREA' CONVERTS TO 'COVERED CRUSH' (+ 730 SF OF PRODUCTION).
- 'STORAGE (LARGE)' CONVERTS TO 'TANK FERMENTATION' (NO CHANGE IN SF).

(E) BARN

PROPERTY LINE, S.C.D.

20FT SETBACK LINE

EMPLOYEE
KITCHENETTE

RESTROOM

OFFICE

(E) FARM LABOR
MANAGEMENT BLDG
(FLMB)

TASTING
ROOM

600 FT SETBACK LINE,
MEASURED FROM CENTER OF COUNTY R.O.W.S.C.D.

1 PHASE 3 OPTION WITH (N) WINERY BUILDING

1/16" = 1'-0"

(N) WINERY BUILDING

PROPERTY LINE, S.C.D.

20FT SETBACK LINE

COVERED CRUSH

TANK
FERMENTATION

LAB

BARREL STORAGE

25' - 0"

25' - 0"

CONC. APRON

TRASH
ENCLOSURE

(E) WELL
HOUSE

STORAGE

HALL

OFFICES

KIT/
BREAK-
ROOM

HALL

STOR.

STOR.

BARREL
AGING RM

RESTROOM

(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

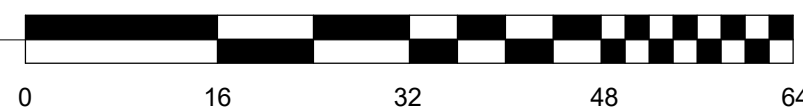
TOTAL NET INDOOR SPACE: *4,632

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

