



Summary Form for Electronic Document Submittal

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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Project Information

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

County Permit(s): Use Permit

State Clearinghouse Number:

Project Location: 3252 Silverado Trail, Napa, CA 94558, Cross Streets: Silverado Trail and Soda Canyon Road

Project APN: 039-610-003

Project Location - County: Napa

Project Location - Nearest City: Napa

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.

Potential Impacts and Proposed Mitigation:

To reduce potential impacts to Swainson's hawk to less-than-significant and comply with CESA and Fish and Game Code section 3503.5, CDFW recommended including Mitigation Measure BIO-1 (Swainson's Hawk Surveys and Avoidance Buffer).

Areas of controversy:

None.

Responsible or trustee agencies for the project:

- 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