



Notice of Determination

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, CA 94559

Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal
Napa County Clerk, 1127 First Street, Suite A, Napa, CA 94559

Lead Agency

Napa County (Planning, Building and Environmental Services)
Lead Agency Contact: Wendy Atkins, 707-259-8757, wendy@napacounty.gov

Project Information

Project Title: Ontrail Vineyards Micro-Winery Use Permit

County Permit(s): P25-00139-UP

State Clearinghouse Number: 2026080629

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

Project APN: 039-610-003

Project Location - County: Napa

Project Location - Nearest City: Napa, Unincorporated Area

Project Description: 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 an existing farm labor office to winery tasting and accessory uses, construction of a new winery building and covered crush pad, and associated tours and tastings by appointment only as approved by Napa County Planning Commission on October 21, 2026.

Project Applicant Name: Jim Fassio, 650-333-3155

Project Applicant Address: 501 El Cerrito Ave, Hillsborough, CA 94010

Project Representative: Cameron Pridmore, 1607 Capell Valley Road, Napa, CA 94558, 707-266-2559

Determination

This is to advise that Napa County as Lead Agency approved the above-described project on October 21, 2026, and made the following determinations:

1. The project will not have a significant effect on the environment.
2. Mitigation measures were made a condition of the approval of this project.
3. A mitigation reporting or monitoring plan was adopted for this project.
4. A statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

Signature

A handwritten signature in cursive script that reads "Wendy Atkins".

Signed by Lead Agency contact: Wendy Atkins, Planner II
Date: October 27, 2026