

Planning, Building & Environmental Services

Tesseron New Winery Use Permit (P22-00309)



Date: July 2, 2025

Presenter: Dana Morrison, Supervising Planner

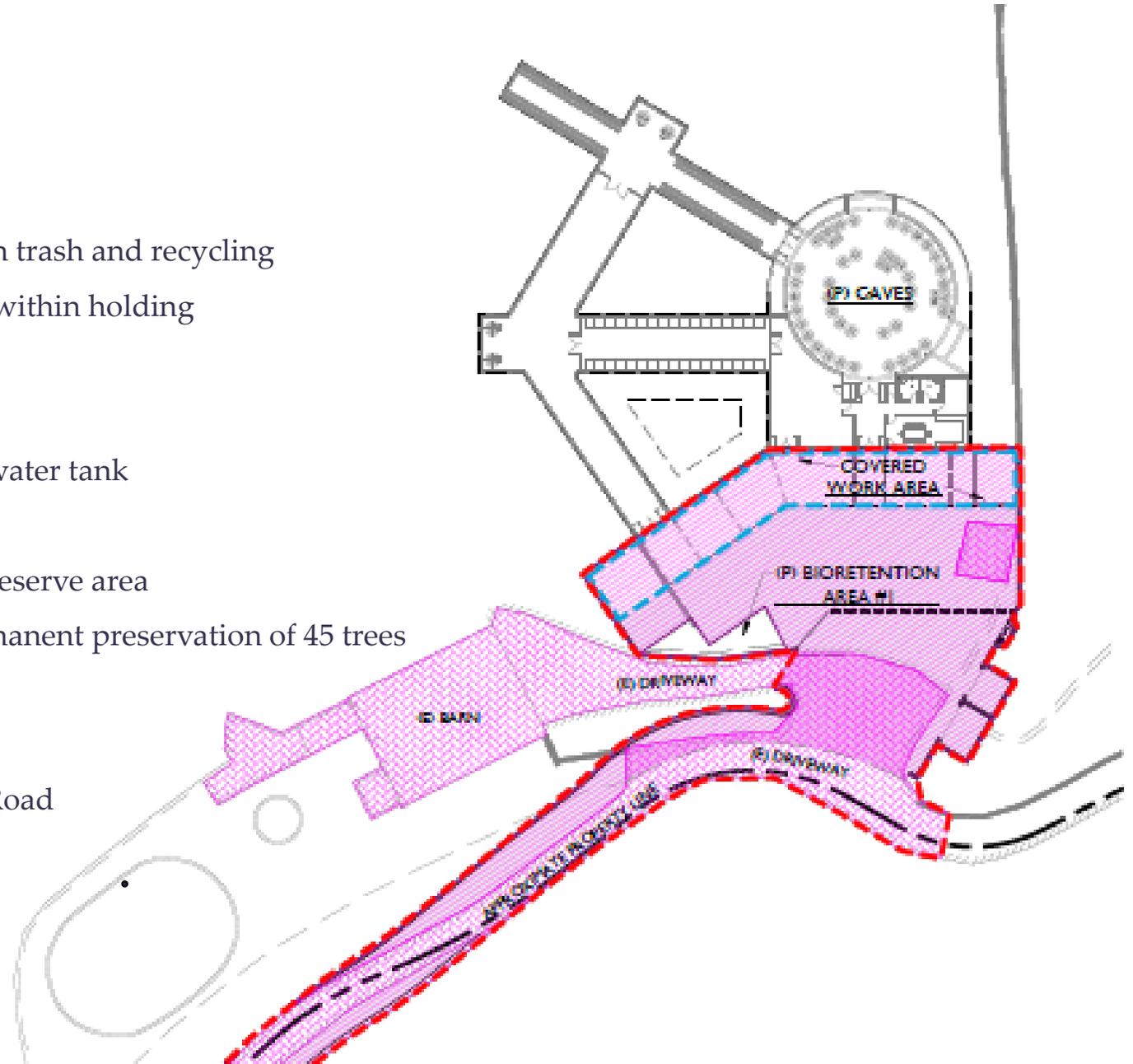


Proposed Project

- New 14,729 sf cut and cover cave
 - 2,750 sf covered crush pad
 - 348 sf covered mechanical equipment area with trash and recycling
- ~20,000 cubic yards of soil to be dispersed on parcel within holding
- Onsite parking for 3 vehicles
- 1 full-time employee and 3 part-time employees
- Installation of a 50,000-70,000 gallon fire protection water tank
- Upgrades to existing wastewater system
- New onsite septic system and identification of new reserve area
- Removal of 15 native trees, with replanting and permanent preservation of 45 trees
- Use of existing on-site spring
- Hours of operation: 9:00 am - 5:00 pm
- Driveway improvements per current Napa County Road and Street Standards (NCRSS)



**No Tours and Tastings, Visitations,
or Marketing Events proposed**



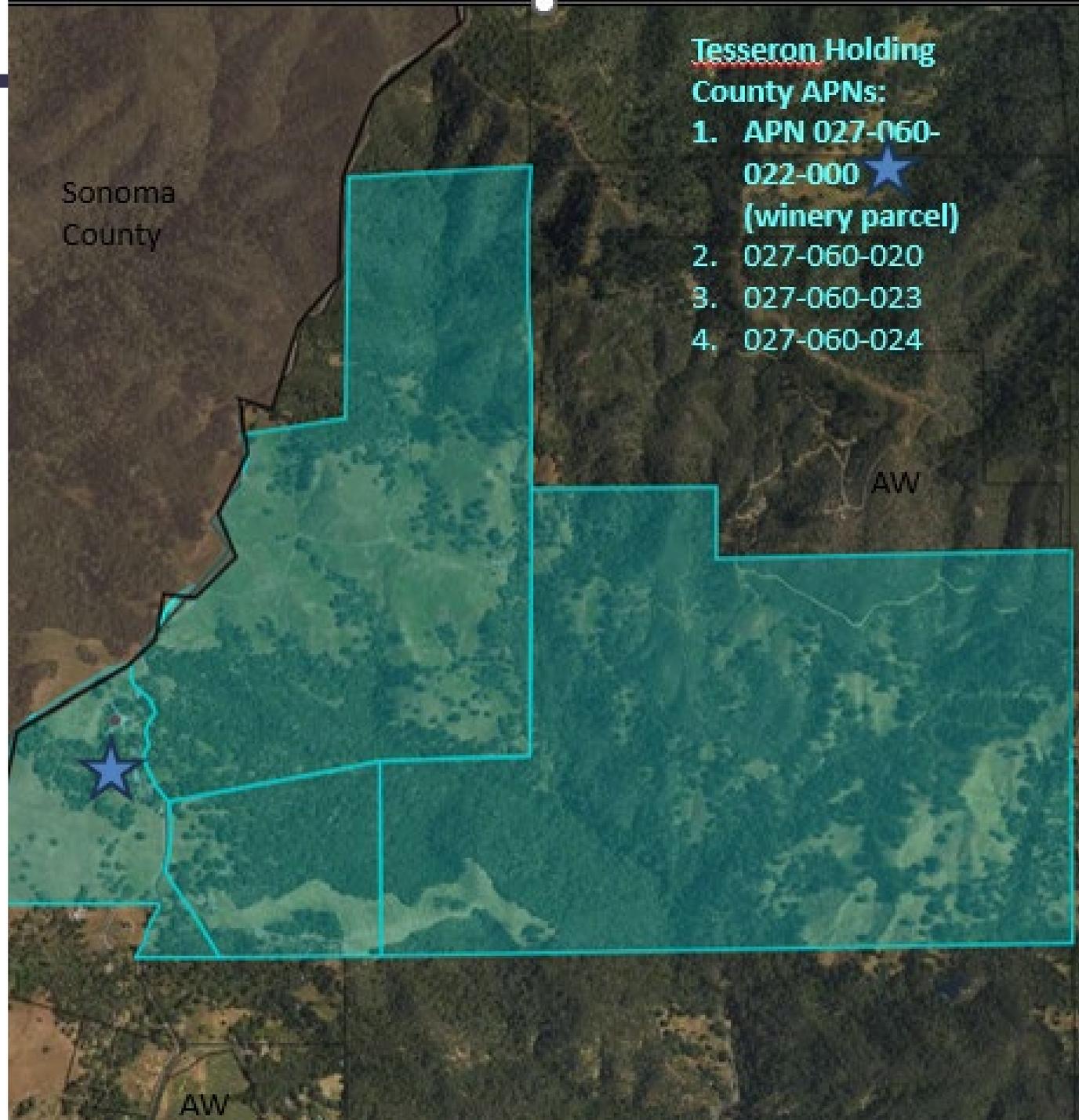
Project Setting



- 43.26-acre parcel (primary winery parcel)
- Address: 1000 Wall Road
- APN: 027-060-022-000
- Zoning: Agricultural Watershed (AW)
- General Plan: Agricultural Resource (AR)
- Residential and Agricultural Development

Project Setting Continued

- APN -020 (Napa County): open space, access roads, solar panels and a well;
- APN -023 (Napa County): a primary residence, accessory structures, access roads, and ~5.74 acres of vineyard;
- APN -024 (Napa County): access roads and ~6.03 acres of vineyard;
- APN -016 (Sonoma County): access roads and ~5.37 acres of vineyard; and
- APN -079 (Sonoma County): solar panels; primarily open space

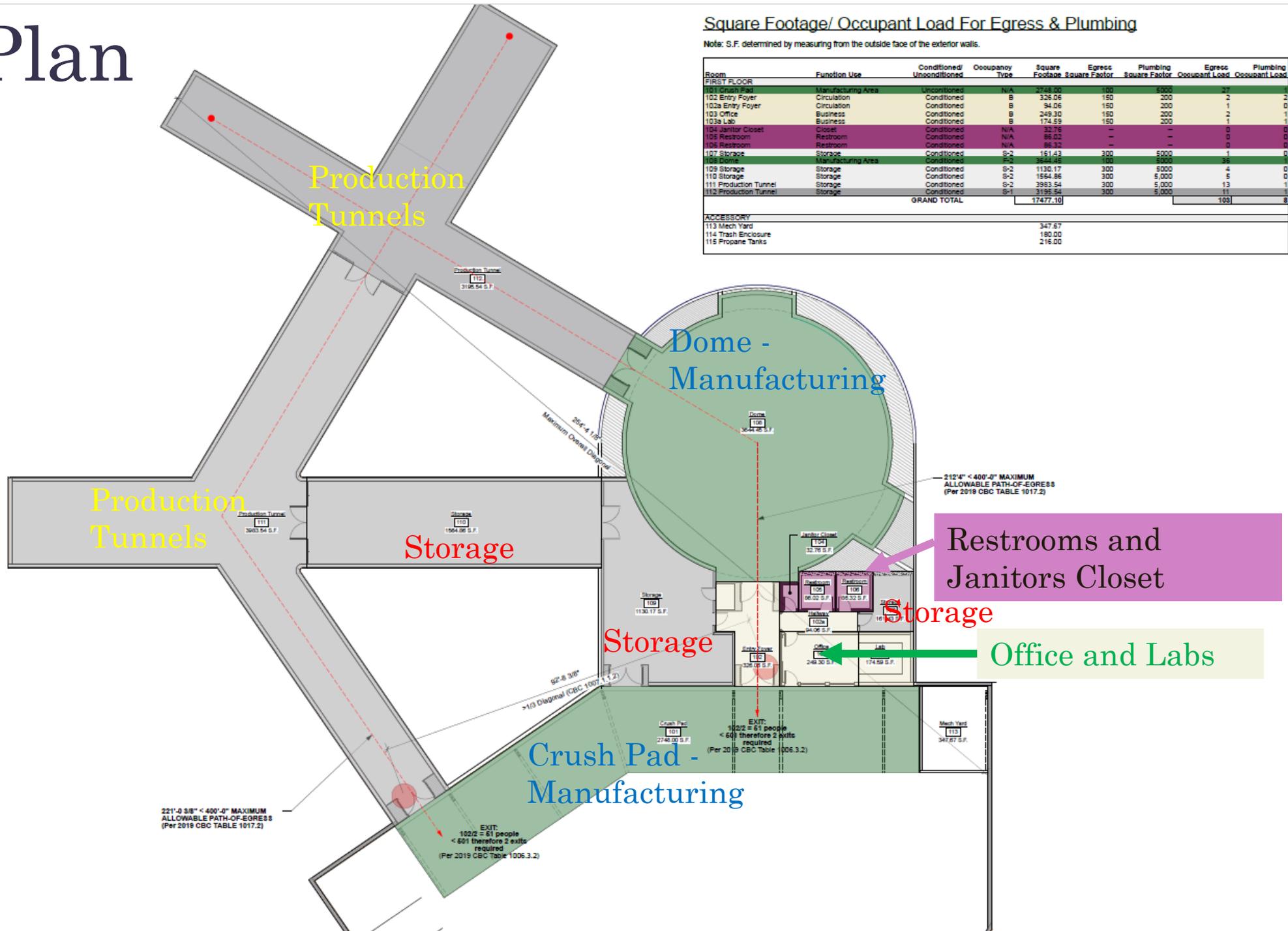


Floor Plan

Square Footage/ Occupant Load For Egress & Plumbing

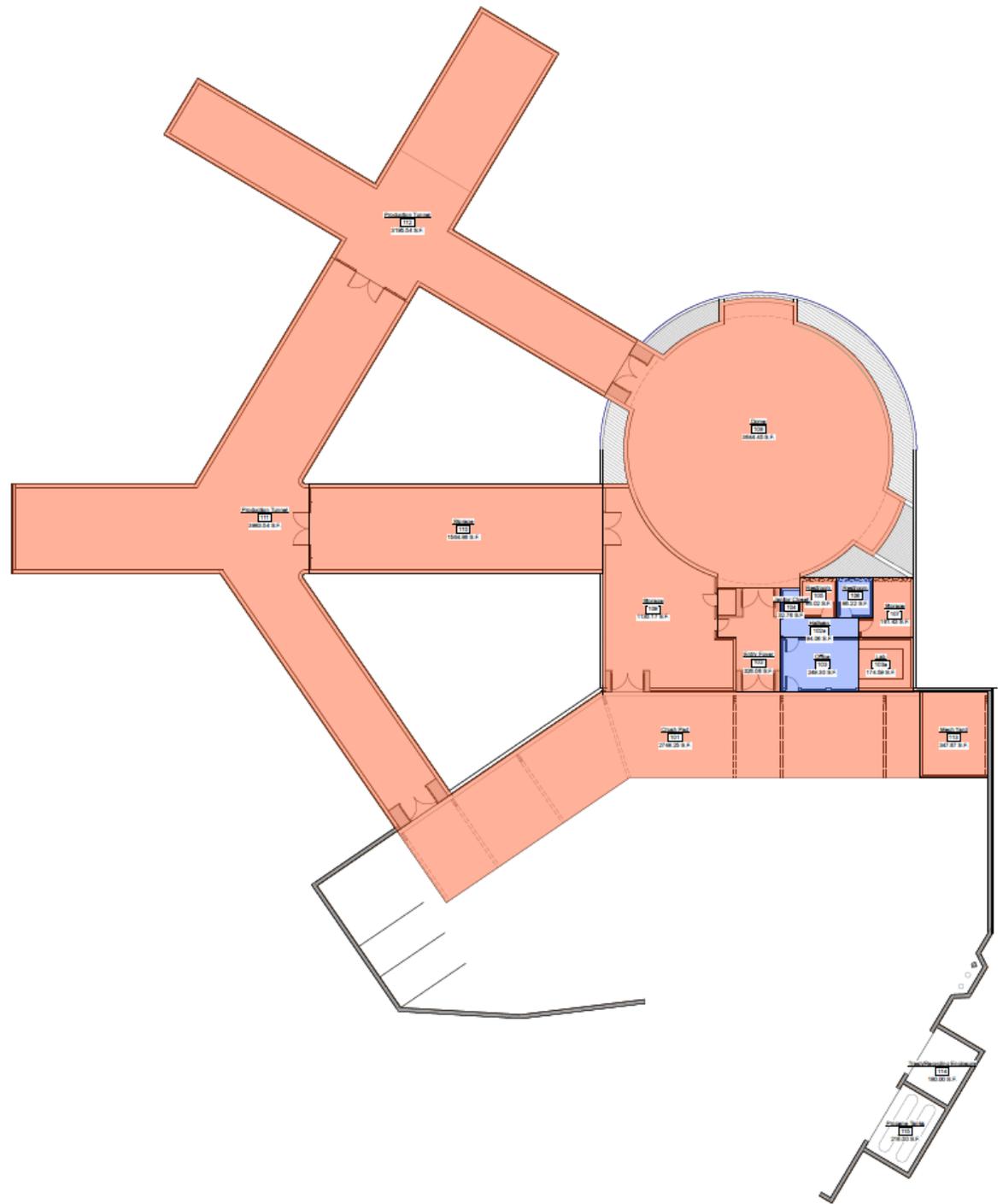
Note: S.F. determined by measuring from the outside face of the exterior walls.

Room	Function Use	Conditioned/Unconditioned	Occupancy Type	Square Footage	Egress Square Factor	Plumbing Square Factor	Egress Occupant Load	Plumbing Occupant Load
FIRST FLOOR								
101 Crush Pad	Manufacturing Area	Unconditioned	N/A	2748.00	100	5000	27	27
102 Entry Foyer	Circulation	Conditioned	B	326.06	150	200	2	2
102a Entry Foyer	Circulation	Conditioned	B	94.06	150	200	1	0
103 Office	Business	Conditioned	B	249.30	150	200	2	1
103a Lab	Business	Conditioned	B	174.59	150	200	1	1
104 Janitor Closet	Closet	Conditioned	N/A	32.76	-	-	0	0
105 Restroom	Restroom	Conditioned	N/A	85.02	-	-	0	0
106 Restroom	Restroom	Conditioned	N/A	85.32	-	-	0	0
107 Storage	Storage	Conditioned	S-2	151.43	300	5000	1	0
108 Dome	Manufacturing Area	Conditioned	S-2	3644.45	100	5000	36	0
109 Storage	Storage	Conditioned	S-2	1130.17	300	5000	4	0
110 Storage	Storage	Conditioned	S-2	1564.86	300	5000	5	0
111 Production Tunnel	Storage	Conditioned	S-2	3983.54	300	5000	13	0
112 Production Tunnel	Storage	Conditioned	S-1	3195.54	300	5000	11	1
GRAND TOTAL				17477.10			108	8
ACCESSORY								
113 Mech Yard				347.67				
114 Trash Enclosure				180.00				
115 Propane Tanks				216.00				

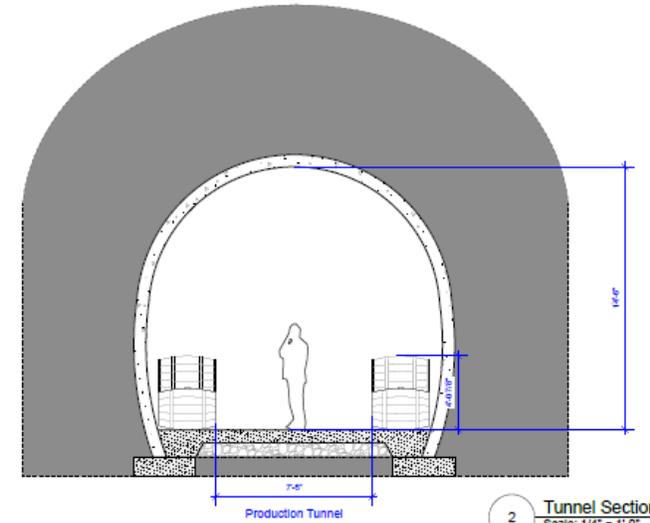
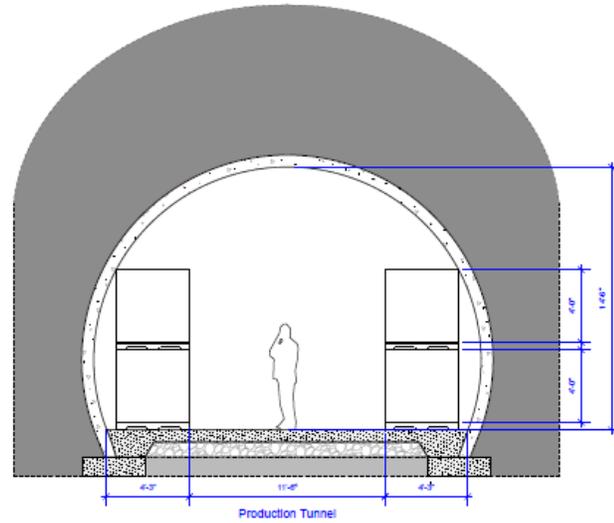


Accessory/ Production Ratio:

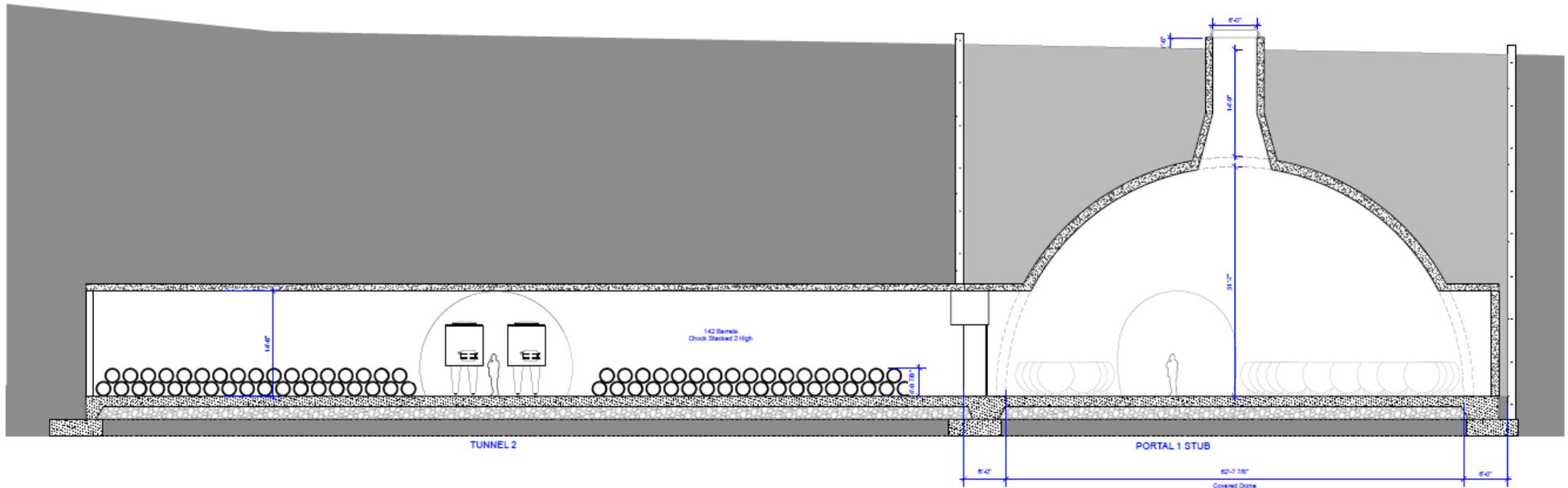
- Production = 17,363 sf
- Accessory: = 462 sf
- Ratio = 2.7%



Elevations

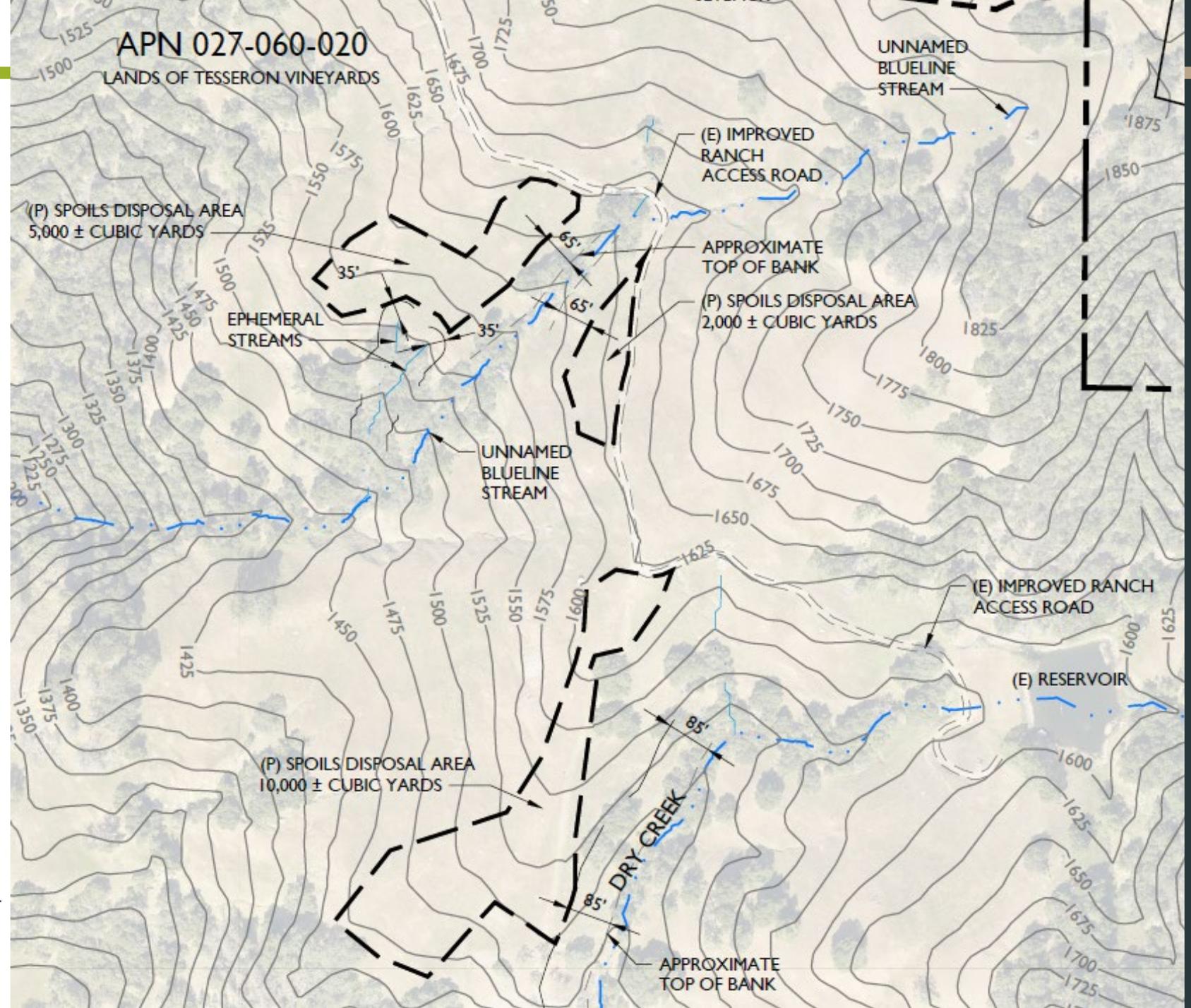


2 Tunnel Section
Scale: 1/4" = 1'-0"



Spoils

- ~20,000 cubic yards of soil
- Distributed within holding on -020
- Existing ranch access road
- Outside of stream setbacks
 - Stream protection COA



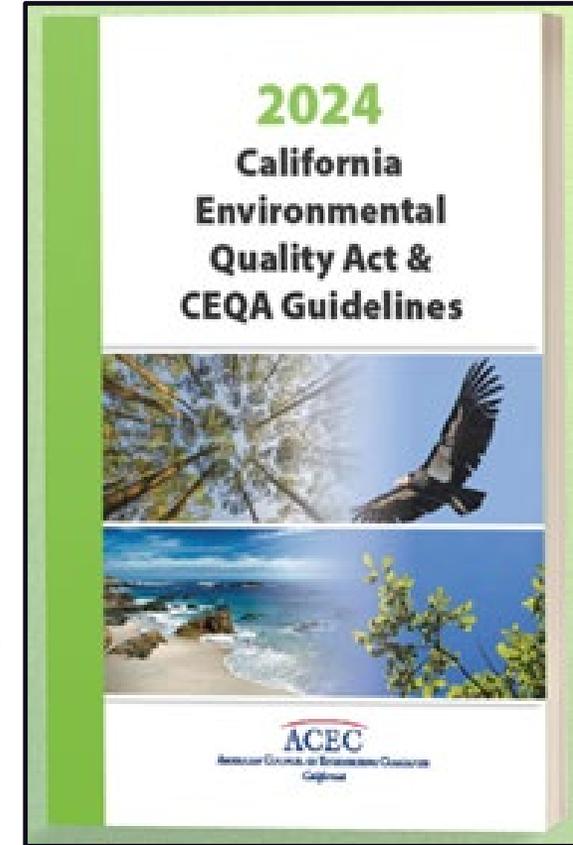
Environmental Determination

CEQA Document:

- Mitigated Negative Declaration - Circulated 3/13/2025 – 4/15/2025 (Clearinghouse No. 2025030568)

Mitigation Measures:

- Special Status Plants: bent-flowered fiddleneck, congested-head hayfield tarweed, jepson's leptosiphon, narrow-anthered brodiaea, cobb mountain lupine and clara's milk vetch
- Special Status Plants: crotch's bumble bee, Swainson's Hawk, nesting birds and raptors, roosting bats, northern spotted owl
- Streams and Riparian Areas Assessment



Environmental Determination

Conditions of Approval:

- Tree replacement and preservation
 - Plant 45 trees, 3 years of monitoring (replace as needed), 80% survival rate, permanent preservation
- Tree protection
 - Protective construction fencing at outboard drip line for all trees within 100 feet of work not slated for removal; no earthmoving, storage, parking, or work occurring therein
- Pollinator Habitat
 - Cave roof shall be reseeded with a native wildflower seed mix and maintained as pollinator habitat, reseeded as necessary, with removal of noxious weeds and non-natives



Points of Interest

- Noise:

- Temporary increase during construction
 - anticipated to be less than significant
- No noise study prepared as no events and/or tours and tastings are proposed

- Traffic:

- No TIS was prepared
- Trip Generation form provided
- Total daily trips for weekdays and weekends will be 11
- Below the 110-trip threshold

- Access

- Access off of existing driveway at terminus of Wall Road
- Original submittal proposed a only turnout improvements per 2023 RSS
- Will be widened to 22' to meet current RSS standards
 - Results in an additional 11,262 sf of disturbed area (winery coverage) or 2.8% of parcel
 - Less than the county maximum allowance of 25% of parcel

- Parking:

- Three parking spaces; one compact, one standards, one handicapped



Points of Interest

- Water Use:
 - Water Availability Analysis provided & reviewed by Engineering
 - Existing holding residential water demands met with existing spring
 - Residential uses will swap to well water sourced from well No. 2 located on APN -020:
 - Well No. 2: current demands = 0 af/yr; Future demands = 1.75 af/yr
 - Well not within 500' of neighboring wells & not within 1500' feet of a significant stream
 - Winery will utilize existing spring:
 - Spring: current demands (residential) = 1.35 af/yr; Future demands (winery) = 0.5 af/yr
 - Total water demand in holding (winery, residential, vine irrigation): 2.25 af/yr
 - Winery parcel recharge: 7 af/yr
 - Holding (Napa County) recharge: 89 af/yr



Points of Interest

- Wastewater:

- Wastewater Feasibility report provided & reviewed by Environmental Health
- Minor error in Process Wastewater section of report (utilized 30,000 gallons rather than 20,000) average daily winery process wastewater flow is **329** gallons per day (gpd) not 493
- Winery process wastewater to be collected, treated, stored, and used to irrigate existing pastures within holding
- Existing pressure distribution type septic system designed for a peak flow of 1,200 gpd for a residence with 10 potential bedrooms (a Use Permit request approved but never implemented).
- New winery and residential peak capacity demand of 1,260 gpd is more than the design capacity of the existing wastewater disposal system (1,200 gpd).
 - Extra 60 gpd capacity is proposed, by adding 5 feet to each of the existing 12 lines
- Increase capacity from 1,200 gpd to 1,272 gpd which will meet the new demands
- With water and wastewater treatment facilities provided on-site, project does not require determination of service or will serve letters

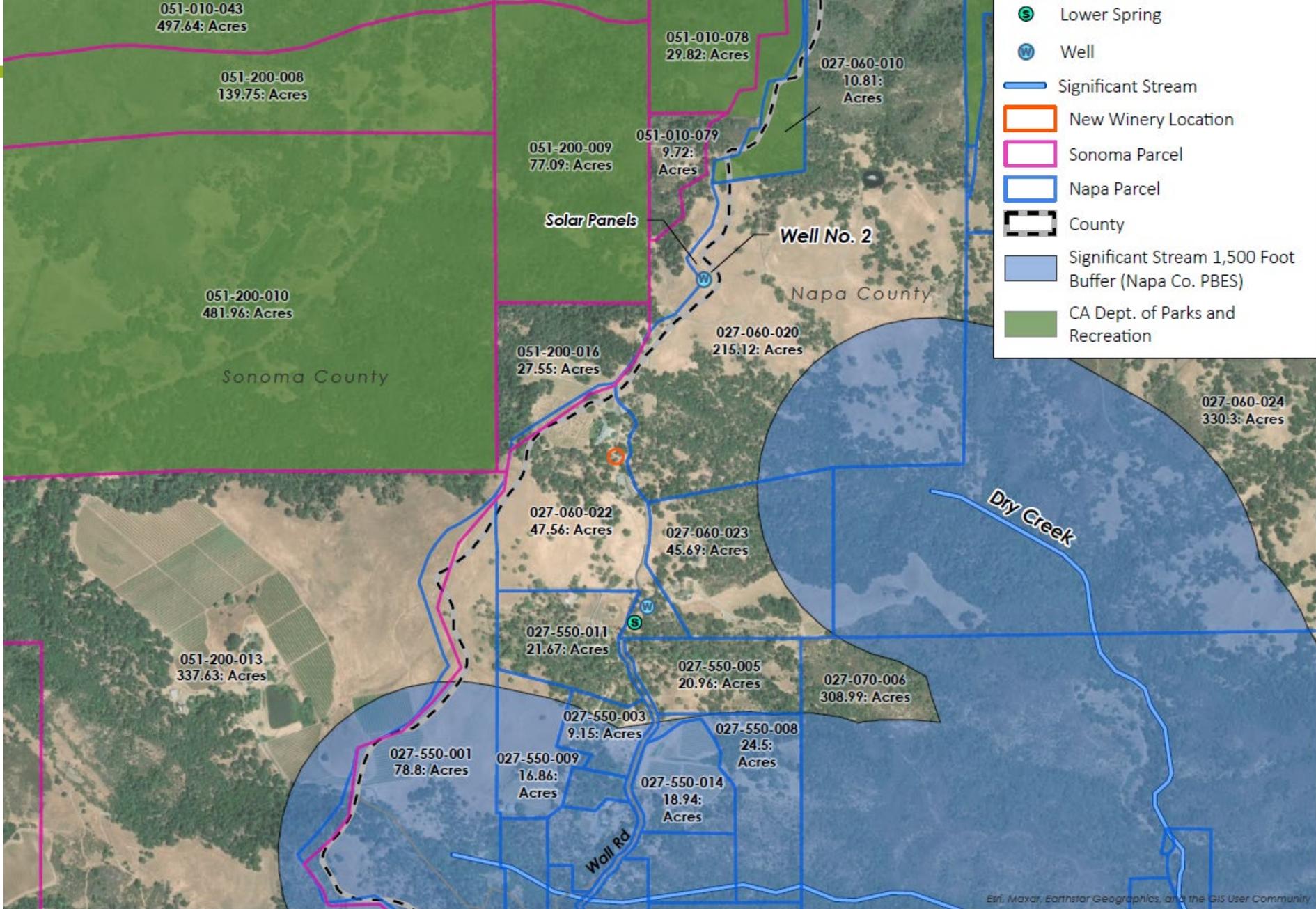


Points of Interest

Public Comments

- As of NOON on July 1, 2025, there have been:
 - 10 Comments of Support
 - 8 received prior to Agenda release
 - 2 provided post Agenda release
 - 2 Comments in Opposition
 - 1 Comment letter from CDFW





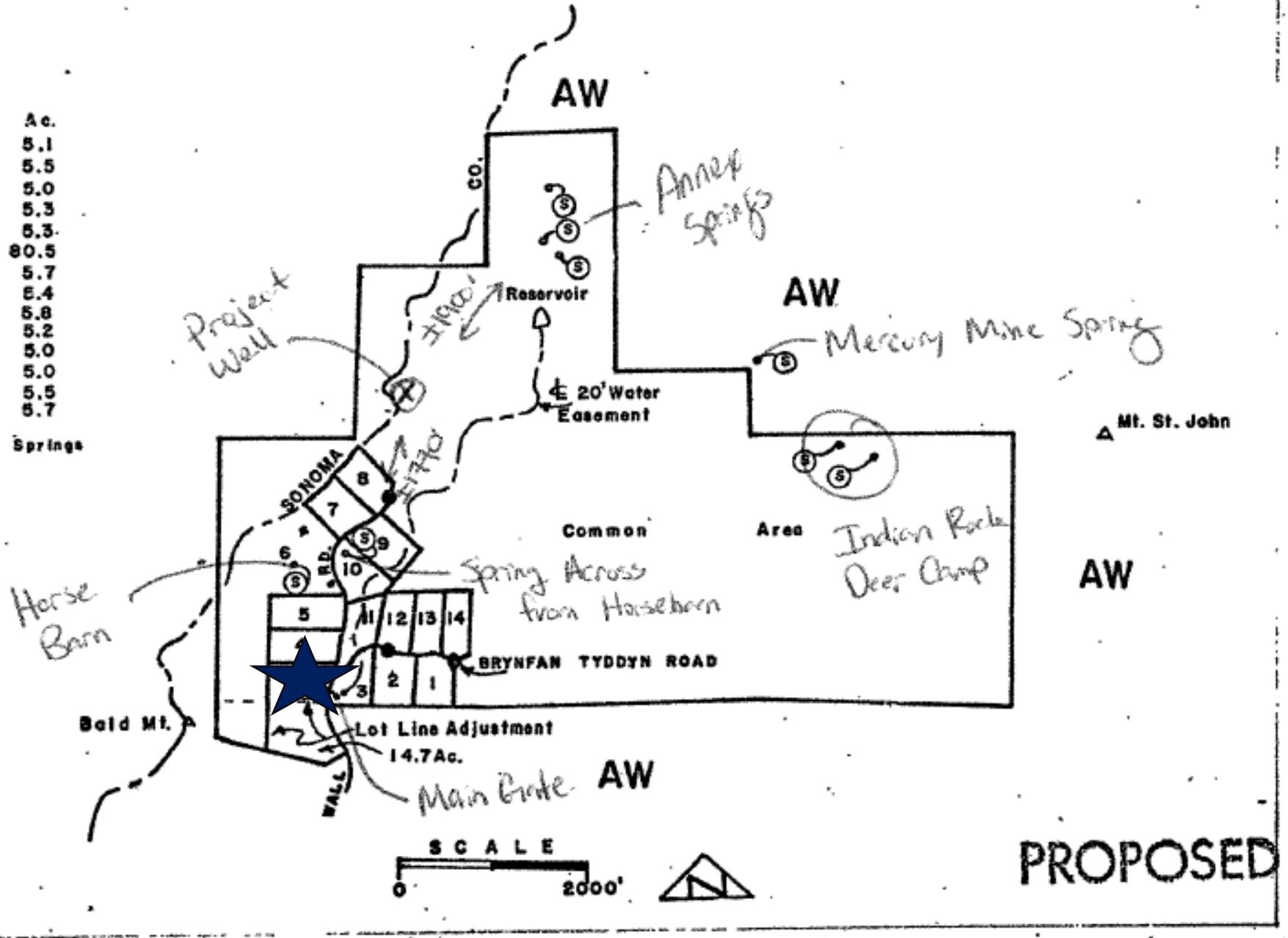
ATTACHMENT D - Significant Stream 1,500 Feet Buffer Map

Lesser Estate Water Availability Analysis – Napa County, CA

PROVOST & PRITCHARD

Lot	Ac.
1	5.1
2	5.5
3	5.0
4	5.3
5	5.3
6	80.5
7	5.7
8	5.4
9	5.8
10	5.2
11	5.0
12	5.0
13	5.5
14	5.7

⊙ Springs



9-14-79

REV 9-24-80



Project Analysis

Recommendations and Conditions

1. Certify the Mitigated Negative Declaration based on the recommended Findings 1-7 in Attachment A; and,
 2. Approve Use Permit Application No. P22-00309-UP, based on recommended Findings 8-12 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B
- If conditions of approval are to be amended, specify conditions to be amended at time motion is made



Thank you

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