

Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

June 30, 2025

RE: Letter of Support for Tesson Vineyards
Winery Permit Application

Dear Napa County Planning Commissioners:

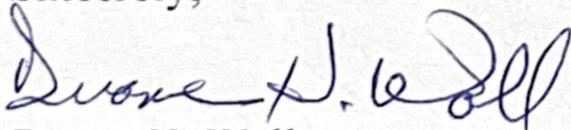
I am writing to offer my full support for the Tesson Vineyards winery permit application. My family has called Wall Road home for nearly a century, and I have watched this community evolve. In the Tesson family, I see a continuation of the thoughtful, responsible land stewardship that has defined our neighborhood for decades.

As a long-time resident, I am particularly supportive of their proposed winery permit, which would allow them to produce wine on the same property where their grapes are grown. By having a winery on their existing vineyard site, the Tessons will actually reduce traffic on Wall Road, minimizing the impact on our quiet, agricultural neighborhood.

The Tesson family has been an exceptional addition to our community. They have shown the deepest respect for the land, demonstrated by their use of dry farming, as well as organic and biodynamic certifications.

I strongly recommend approving the Tesson Vineyards permit application. Their approach demonstrates a deep commitment to preserve the agricultural traditions that make Napa Valley special.

Sincerely,



Duane H. Wall
647 Wall Road, Lifelong Resident
Napa, CA 94558

From: [Morrison, Dana](#)
To: [Ramirez Vega, Angelica](#); [MeetingClerk](#)
Cc: [Quackenbush, Alexandria](#)
Subject: FW: Tesseron Winery Project
Date: Tuesday, July 1, 2025 8:27:54 AM
Attachments: [image001.png](#)

Good morning!

Please find another “letter” (email of support) from John Boich for the Tesseron item tomorrow.

Cheers,



A Tradition of Stewardship
A Commitment to Service

Dana Morrison (she | her | hers)

Supervising Planner - Conservation
Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4437

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Jon Webb <jwebb@albionsurveys.com>
Sent: Monday, June 30, 2025 3:32 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Rob Anglin <anglin@htralaw.com>
Subject: Fwd: Tesseron Winery Project

[External Email - Use Caution]

Dana

Below is a letter from neighbor John Boich

He sent it to the County but it's not in the packet, can you please add this letter

Thank You

Sent from my iPhone

Jon M Webb

Begin forwarded message:

From: Meaghan Becker <mb@invinoveritasllc.com>

Date: June 30, 2025 at 3:15:21 PM PDT

To: Jon Webb <jwebb@albionsurveys.com>

Cc: Jerome LEDIT <jledit@pym-rae.com>, Annouck MOREL <amorel@pym-rae.com>

Subject: Fwd: Tesseron Winery Project

Hey Jon, here is the letter from John Boich. Do we need a real signature or is this ok? Thanks!

Meaghan

Begin forwarded message:

From: John Boich <john@boichfamilycellar.com>

Date: June 30, 2025 at 2:56:16 PM PDT

To: Jerome Ledit <jledit@pym-rae.com>, Meaghan Becker <mb@invinoveritasllc.com>

Cc: Annouck MOREL D'ARLEUX <amorel@pym-rae.com>

Subject: Re: Tesseron Winery Project

Jerome & Meaghan,

Here is a copy of the letter. For the hard copy, please let me know where to send it.

Thank you and Best of Luch with the county!

John

From: Jerome Ledit <jledit@pym-rae.com>

Sent: Monday, June 30, 2025 9:36 AM

To: John Boich <john@boichfamilycellar.com>; Meaghan Becker <mb@invinoveritasllc.com>

Cc: Annouck MOREL D'ARLEUX <amorel@pym-rae.com>

Subject: Re: Tesseron Winery Project

Hi John,

Yes please, it would be great to have a hard copy of the Letter as well if you don't mind.

Thank you,

Jerome

Sent from [Outlook for iOS](#)

From: John Boich <john@boichfamilycellar.com>
Sent: Monday, June 30, 2025 9:21:02 AM
To: Meaghan Becker <mb@invinoveritasllc.com>
Cc: Jerome Ledit <jledit@pym-rae.com>; Annouck MOREL D'ARLEUX <amorel@pym-rae.com>
Subject: Re: Tesseron Winery Project

Meaghan & Jerome,

This is the letter and it was sent directly to the Napa County Planning Commission. Would you like a hard copy sent to you?

John Boich
647 & 651 Wall Road
Napa, CA 94559

April 7, 2025

Napa County Planning Department
1195 Third Street, Suite 210 Napa, CA 94559

RE: Support for Tesseron Vineyards Winery Permit Application

Dear Members of the Planning Commission,

As a resident of Wall Road, I am writing to express my strong support for the Tesseron Vineyards winery permit application.

I recently had the opportunity to visit the Tesseron estate and speak with their team about the proposed winery. I came away from that meeting not only reassured, but genuinely enthusiastic about their vision for the property and their thoughtful approach to development.

Their plan to produce wine on the same estate where their grapes are grown is both environmentally sound and logistically smart. It will reduce unnecessary transportation and limit commercial traffic along Wall Road, benefits that will positively impact all of us who live here.

What stood out most was their respect for our community. The Tesseron team took time to listen, to share their plans, and to engage in open dialogue. Their transparency and collaborative spirit reflect the kind of neighbors they are.

I believe the Tesseron winery will be a valuable and welcome addition to Wall Road. I respectfully urge the Commission to approve this carefully considered project.

Sincerely,
John Boich,
Wall Road Resident

From: Meaghan Becker <mb@invinoveritasllc.com>
Sent: Sunday, June 29, 2025 9:21 PM
To: John Boich <john@boichfamilycellar.com>
Cc: Jerome LEDIT <jledit@pym-rae.com>; Annouck MOREL <amorel@pym-rae.com>
Subject: Re: Tesson Winery Project

Thank you John! Apologies that I missed it. Could you send a scan or photo of the letter again? Much appreciated!

Best,
Meaghan

On Jun 29, 2025, at 9:19 PM, John Boich <john@boichfamilycellar.com> wrote:

Hello Meagan - Yes of course. I am sure I sent one but happy to resend if needed. Pls let me know how best to proceed! John
Sent from my iPhone

On Jun 29, 2025, at 7:34 PM, Meaghan Becker <mb@invinoveritasllc.com> wrote:

Dear John,

I hope you are well. I don't think we ever received a signed letter of support back from you. If you are still willing to offer your support, we would really like to include a letter from you for our hearing this

Wednesday.

Many thanks!

Meaghan

Begin forwarded message:

From: Meaghan Becker
<mb@invinoveritasllc.com>
Date: April 7, 2025 at
9:33:29 AM PDT
To: Annouck MOREL
<amorel@pym-rae.com>
Cc: John Boich
<john@boichfamilycellar.com>, Jerome LEDIT <jledit@pym-rae.com>
**Subject: Re: Tesson
Winery Project**

Dear John,

Thank you so much for your support! Please find attached a draft letter you are welcome to use as a starting point. Please feel free to make any changes as you see fit. Have a wonderful week!

Meaghan Becker
In Vino Veritas
+1 707 685 2399
invinoveritasllc.com

On Apr 7, 2025, at
7:54 AM, Annouck
MOREL D'ARLEUX

<amorel@pym-rae.com> wrote:

Good Morning
Meaghan,

Hope you had a nice
weekend.

Saturday Jérôme and
John Boich had a
nice chat about our
winery project, and
John is nicely offering
to support us and
signing a support
letter. Could you
please email him a
draft of that letter ?

Thank you,

Have a lovely day

Annouck

Annouck MOREL
d'ARLEUX
Deputy
Winemaker
M. : +1 (707) 337-3994
Email : amorel@pym-rae.com
Web : pym-rae.com
<[image001.png](#)>

<John Boich Letter of Support.docx>

<John Boich Letter of Support TESSERON.pdf>