

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, July 2, 2025

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559**

Planning Commission

District 1, Kara Brunzell (Vice-Chair)

District 2, Walter Brooks

District 3, Molly Moran Williams

District 4, Pete Richmond

District 5, Megan Dameron (Chair)

Brian D. Bordona, Director

Laura Anderson, County Counsel

Michael Parker, Planning Manager

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez-Vega, Meeting Clerk

How to Watch or Listen to the Napa County Planning Commission Meetings

The Napa County Planning Commission will continue to meet pursuant to the annually adopted meeting calendar available at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/35930/2025-Planning-Commission-Meeting-Calendar?bidId=>

The Napa County Planning Commission meets as specified in its adopted annual calendar on the first and third Wednesdays of the month at 9:00 A.M. at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Planning Commission. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Planning Commission's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Please watch or listen to the Planning Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Third Floor.
2. Watch online at <https://napa.legistar.com/calendar.aspx> (click the "In Progress" link in the "Video" column).
3. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date.
4. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 876-2145-7786).
5. Watch on your TV - Napa Valley TV Channel 28.

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails will not be read aloud but will still become part of the public record and shared with the Planning Commission.
2. Use the Zoom attendee link: <https://Countyofnapa.zoom.us/j/87621457786>. Make sure the browser is up-to-date. When the Chair calls for the item on which you wish to speak, click "raise hand". Please limit your remarks to three minutes.

3. Call the Zoom phone number: 1-669-900-6833. (Meeting ID: 876-2145-7786). When the Chair calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE COMMISSION:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Commission, but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Commission. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Commission from taking any action on matters raised during public comment that are not on the agenda.

- 1. CALL TO ORDER; ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

- 4. APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on: June 4, 2025 (Commissioner Dameron was excused)

- 5. AGENDA REVIEW**
- 6. DISCLOSURES**
- 7. PUBLIC HEARING ITEMS**

TESSERON NEW WINERY USE PERMIT APPLICATION NO.
P22-00309-UP

[25-1170](#)

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the Mitigated Negative Declaration, the proposed project could have potentially significant environmental impacts to Biological Resources, however, various Mitigation Measures and Conditions of Approval have been incorporated to reduce potential impacts to a less than significant level. The MND was circulated for public comment during the initial Public Hearing notice and Notice of Intent to Adopt a MND, which ran from March 13th, 2025, through April 15th, 2025; State Clearinghouse Number 2025030568. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Approval of a Use Permit to allow a new winery with an annual production capacity of 20,000 gallons per year with the following characteristics:

- a. Construction of a new 14,729 square foot (sf) cut and cover Type I cave with a 2,750-sf covered crush pad, and a 348-sf covered mechanical equipment area with an enclosed trash/recycling area:
 - i. Included in the cave is a 3,645-sf fermentation dome room with a 32-foot-high ceiling;
 - ii. The caves and domes will be used for winemaking, fermentation, aging, barrel storage, bottling, case good storage; dry good storage, as well as shipping and receiving; the cave will also contain an office, lab and two restrooms.
 - iii. A retaining wall will be constructed uphill of the cave and will be 56 feet 6 inches in height.
- b. Excavation of approximately 20,000 cubic yards of spoils associated with the cave and construction of structure pads, all of the spoils will be distributed within the subject parcel or neighboring parcels under the same ownership, with spoils specifically occurring on APN 027-060-020-000 at various locations but outside of all required stream and ephemeral setbacks;
- c. Onsite parking for three (3) vehicles; one (1) handicapped, one (1) compact and one (1) standard;
- d. Up to one (1) full-time employee, and three (3) part-time employees;
- e. Installation of a 50,000-75,000-gallon Fire Protection Water Tank located on a parcel under the same ownership but within the

- jurisdiction of the County of Sonoma (this will require the submittal and approval of building permit from Sonoma);
- f. Upgrades to the existing wastewater system - with winery wastewater being collected, treated, and stored to be reused for irrigation onsite;
 - g. Installation of a new onsite Septic System and identification of new reserve area;
 - h. Removal of 15 native tree species, with replanting and permanent preservation of 45 trees;
 - i. Use of an existing on-site spring, currently used for residential water use, that will become the water source for the winery while the residence will be served by an existing well; and
 - j. Improvements to the existing paved driveway from Wall Road to ensure it meets Napa County Road and Street Standards.

No Tours and Tastings, or Visitations are proposed or being requested under this Use Permit; nor are Marketing events proposed. The cave will be a Type I Cave. The proposed winery facility is predominantly stepped into the existing hillside and will consist of the cut and cover cave, along with the covered crush pad and mechanical equipment area.

The winery is proposed on a 43.26-acre parcel located at 1000 Wall Road, Napa, on Assessor's Parcel Number APN 027-060-022-000. This parcel is part of a larger holding under the ownership of Tesseron Vineyards, which includes the primary parcel APN 027-060-022-000, as well as APNs: 027-060-020-000 (location of proposed soils disposal areas), 027-060-023-000 (location of existing vineyard), 027-060-024-000 (location of existing vineyard), 051-200-016-000 (parcel located in Sonoma County and location of proposed water storage tank) and 051-010-079-000 (parcel also located in Sonoma County no development or disturbance proposed).

STAFF RECOMMENDATION: Adopt the Mitigated Negative Declaration and approve the New Winery Use Permit (P22-00309), as conditioned.

STAFF CONTACT: Dana Morrison, Supervising Planner, (707) 253-4437 or dana.morrison@countyofnapa.org.

APPLICANT REPRESENTATIVE CONTACT: Jon M. Webb, New Albion California, (707) 290-6740 or jwebb@albionsurveys.com.

Attachments: [Attachment A Recommended Findings](#)
[Attachment B Recommended COAs and Division Approval Memos](#)
[Attachment C Initial Study Mitigated Negative Declaration](#)
[Attachment D Project Narrative, Application Submittal, Application Signatures](#)
[Attachment E Civil and Architectural Plans](#)
[Attachment F Water Availability Analysis \(WAA\) and Addenda](#)
[Attachment G Wastewater Feasibility Study](#)
[Attachment H Biological Resources Assessment](#)
[Attachment H.1 Northern Spotted Owl Assessment](#)
[Attachment H.2 Vegetation Retention Analysis](#)
[Attachment I Approval Letter for ECP 90-48](#)
[Attachment J Mitigation, Monitoring and Reporting Plan \(MMRP\)](#)
[Attachment K Winery Comparison Charts](#)
[Attachment L Public Comment](#)
[Attachment M Graphics](#)
[Attachment N Notices, Division and Agency Memos, and Correspondence](#)
[Item 7A- Public Comment\(added after initial agenda posting\).pdf](#)
[Item 7A- Water Audit Tesson comment letter\(added after initial agenda posting\).pdf](#)
[Tesson Winery Presentation\(added after meeting\).pdf](#)

8. ADMINISTRATIVE ITEMS - NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

- DISCUSSION OF ITEMS FOR THE JULY 16, 2025 REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS/COMMITTEE REPORTS

11. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 6/20/2025 BY 10:00 AM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH(By e-signature)
Alexandria Quackenbush, Clerk of the Commission