



Meeting Minutes

Napa County 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

Wednesday, July 2, 2025

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

1. CALL TO ORDER / ROLL CALL

Commissioners Present: Megan Dameron, Kara Brunzell, Pete Richmond, Molly Moran Williams.

Commissioners Absent: Walter Brooks

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

None.

4. APPROVAL OF MINUTES

Motion by Commissioner Brunzell to approve minutes for the June 18, 2025, regular meeting as presented, seconded by Commissioner Moran Williams.

Vote: Carried 3-0-1-1

Yes: Brunzell, Moran Williams, Brunzell

No: None

Abstain: Dameron

Absent: Brooks

5. AGENDA REVIEW

Michael Parker gave the agenda review

6. DISCLOSURES

Yes: Richmond, Moran Williams, Brunzell, Dameron

No: None

Absent: Brooks

7. PUBLIC HEARING ITEMS

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

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 Tesson 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

Chair Dameron opened public comment, one comment was received, Chair Dameron closed public comment.

Motion by Commissioner Brunzell to Adopt the Mitigation, Monitoring and Reporting Plan, and Mitigated Negative Declaration based on Findings 1-7 in Attachment A; and 2. Approve the New Winery Use Permit No. P22-00309, based on recommended Findings 8-12 in Attachment A and subject to the Recommended Conditions of Approval (COA) in Attachment B., seconded by Commissioner Moran Williams

Vote: Carried 4-0-1

Yes: Brunzell, Moran Williams, Richmond, Dameron.

No: None

Absent: Brooks

8. ADMINISTRATIVE ITEMS – NONE

9. DIRECTOR OR DIRECTOR'S DESIGNEE REPORT

DISCUSSION OF ITEMS FOR THE *JULY 2, 2025 REGULAR MEETING*

Michael Parker discussed potential items for the July 16, 2025, meeting.

BOARD OF SUPERVISORS ACTIONS

OTHER DEPARTMENT ACTIVITIES

CODE COMPLIANCE REPORT

ZONING ADMINISTRATOR ACTIONS

OTHER PENDING PROJECT'S STATUS

10. COMMISSIONER COMMENTS / COMMITTEE REPORTS

Chair Dameron provided comments.

11. ADJOURNMENT

Meeting adjourned at 10:17am.

A handwritten signature in black ink, reading "A. Ramirez Vega". The signature is written in a cursive, flowing style. It is positioned above a horizontal line.

ANGIE RAMIREZ VEGA, Meeting Clerk