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A Commitment to Service

## PUBLIC NOTICE

### NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 16th day of April 2025, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

#### **Tesseron New Winery Use Permit #P22-00309**

**Location:** The project is located on an approximately 43.26-acre site within the AW (Agricultura Watershed) zoning district located at the terminus of Wall Road, approximately 2.0 miles from the intersection of Wall Road and Dry Creek Road; primary APN: 027-060-022-000 (location of proposed winery) and APNs within the same holding and under the same ownership: 027-060-020-000 (location of spoils dispersal areas), 027-060-023-000, 027-060-024, 051-200-016 (parcel located in Sonoma County and location of proposed fire water storage tank) and 051-010-079 (also located in Sonoma County).

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area(s): Biological Resources. 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 NO TOURS and TASTINGS, and NO VISITATIONS 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;
- 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 on neighboring parcels under the same ownership, with spoils specifically occurring on APN 027-060-020 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 (APN: 051-200-016-000) 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;
- j. Improvements to the existing paved driveway from Wall Road to ensure it meets Napa County Road and Street Standards.

The proposed Mitigated Negative Declaration is available for inspection, along with copies of all documents which relate to the above-described project, between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California.

Application materials are available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Services Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and comment regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments or appointment requests to review documents should be directed to Dana Morrison, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4437 or [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org). Comment period runs from March 13thst, 2025 through April 15th, 2025.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: March 13, 2025

Brian D Bordona  
Director of Planning, Building, & Environmental Services

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PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

**PUBLISH: Thursday March 13, 2025 - Napa Valley Register**

**Bill to: Planning, Building & Environmental Services  
1195 Third Street, Ste 210  
Napa, Ca. 94559  
Invoice #**