

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Tesseron New Winery Use Permit (P22-00309)

Lead Agency: County of Napa

Contact Name: Dana Morrison, Supervising Planner

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Project Location: St Helena Napa  
*City County*

Project Description (Proposed actions, location, and/or consequences).

Request for 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; (b) Excavation of ~20,000 cubic yards of spoils associated with the cave and construction of structure pads; c) Onsite parking for three (3) vehicles; (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; (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 within the holding;(j) Road improvement to meet Napa County Road and Street Standards. No Tours and Tastings, or Visitations are proposed or approved.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project has the potential to impact Biological Resources, 7 mitigation measures are included to ensure impacts to sensitive plant and animal species are less than significant and are detailed in the IS/MND:

(1) Mitigation Measure BIO-1: The owner/permittee shall implement measures to minimize impacts associated with the potential loss and disturbance to bent-flowered fiddleneck, congested-head hayfield tarweed and jepson's leptosiphon. (2) Mitigation Measure BIO-2: The owner/permittee shall implement measures to minimize impacts associated with the potential loss and disturbance to narrow-anthered brodiaea and cobb mountain lupine. (3) Mitigation Measure BIO-3: The owner/permittee shall implement measures to minimize impacts associated with the potential loss and disturbance to crotch bumble bees. (4) Mitigation Measure BIO-4: The owner/permittee shall implement measures to minimize impacts associated with the potential loss and disturbance Swainson's Hawks. (5) Mitigation Measure BIO-5: The owner/permittee shall implement the measures to minimize impacts associated with the potential loss and disturbance nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5: (6) Mitigation Measure BIO-6: The owner/permittee shall implement measures to minimize impacts associated with the potential loss and disturbance of roosting bats consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5: (7) Mitigation Measure BIO-7: The owner/permittee shall implement measures to minimize impacts associated with the potential loss and disturbance to Northern Spotted Owl.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known issues that have been raised as of the drafting of this form (3/12/2025).

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW) - Region 3  
Air Resources Board  
Regional Water Quality Control Board (Regional Water Board) - Region 2  
California Department of Forestry and Fire Protection  
State Water Resources Control Board, Division of Water Rights  
Department of Water Resources  
County of Sonoma