

# NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES  
1195 THIRD STREET; SUITE 210 NAPA CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

Napa County Clerk  
900 Coombs St  
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services

CONTACT PERSON: Dana Morrison, Supervising Planner PHONE: (707) 253-4437

STATE CLEARING HOUSE NUMBER: 2025030568

PROJECT TITLE: Tesson - New Winery Use Permit #P22-00309

PROJECT LOCATION: Dry Creek drainage of the Napa River Watershed, on one 43.26 acres parcel within a larger 6 parcel holding under the same ownership. Primary winery parcel is located at 1000 Wall Road, Napa; primary APN 027-060-022-000 (location of proposed winery and tree mitigation area, and location of some of the existing vineyard); holding also contains the following APNs which are under the ownership of the applicant – Tesson Vineyards: 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 (parcel located in Sonoma County and location of proposed water storage tank) and finally and 051-010-079 (parcel also located in Sonoma County no development or disturbance proposed) that comprises approximately. The parcel is accessed from the terminus of Wall Road from a private driveway which is 2.25 acres from the intersection of Wall Road and Dry Creek Road, and approximately 6.1 miles northwest of the Town of Yountville (Zoning: Agricultural Watershed).

PROJECT LOCATION – CITY (NEAREST): Town of Yountville

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: 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 being requested under this Use Permit; nor are Marketing events proposed.

COUNTY PERMIT (s): Use Permit #P22-00309-UP

APPLICANT NAME: Alfred Tesson  
ADDRESS: 1000 Wall Road, Napa, Ca 94558

PHONE: 707-638-2399

REPRESENTATIVE: Jon Webb  
ADDRESS: 1113 Hunt Ave, St. Helena, Ca 94574

PHONE: 707-290-6740


This is to advise that the Napa County Planning Commission as  Lead Agency  Responsible Agency has approved the above-described project on July 2, 2025 and made the following determinations:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures  were  were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:

Napa County Planning, Building, & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA 94559

SIGNATURE:   
D. Morrison for: Brian D Bordona, Director

DATE: 7/3/2025

TITLE: Supervising Planner