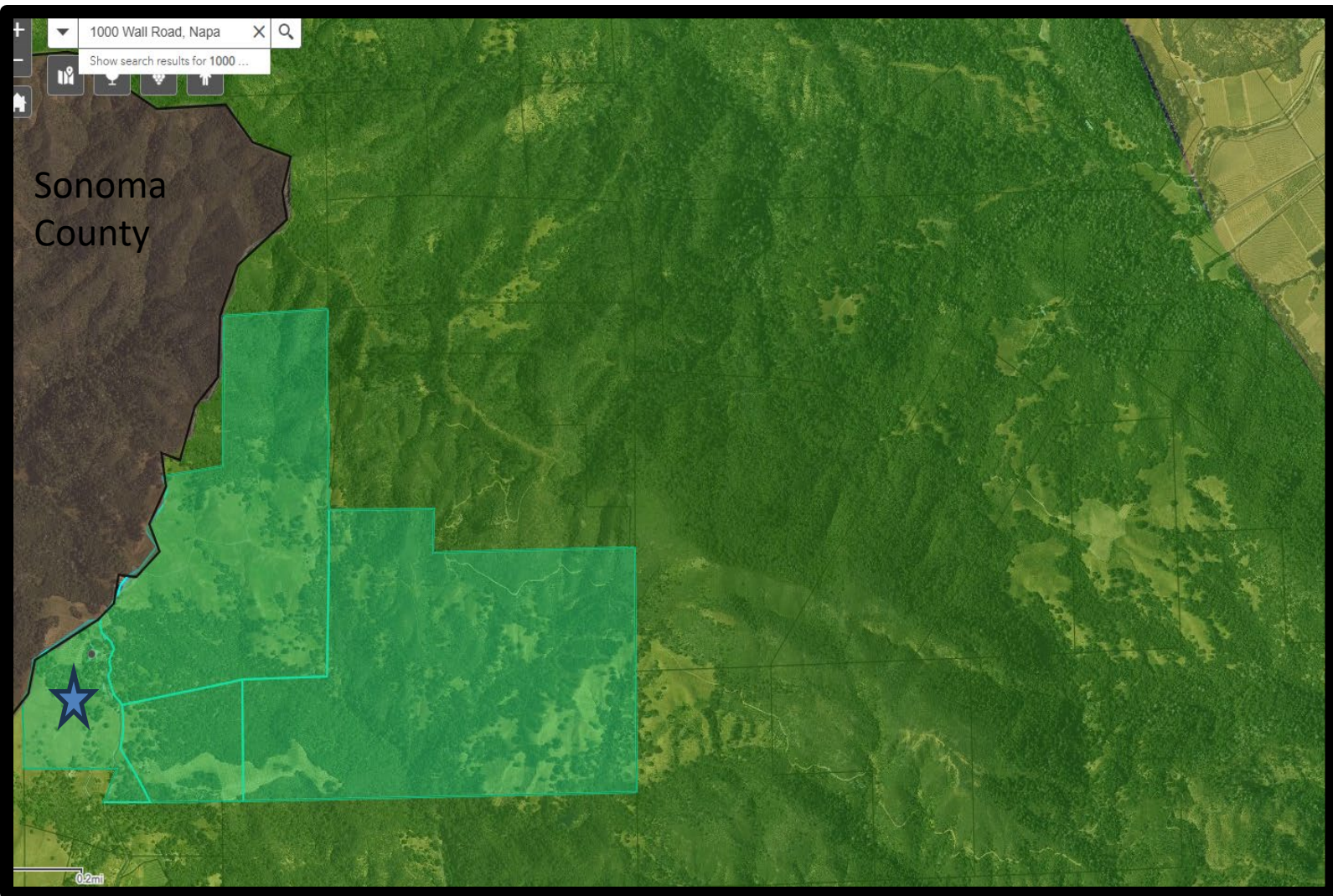


“M”

GRAPHICS

Tesseron Winery P22-00309
Planning Commission Hearing Date
July 2, 2025

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN: 027-060-022 (winery parcel), -020, -023, -24
Map Date: 2022 Aerial, 3/12/2025

Sonoma
County

**Tesseron Holding
County APNs:**

1. APN 027-060-022-000 ★
(winery parcel)
2. 027-060-020
3. 027-060-023
4. 027-060-024

AW

AW

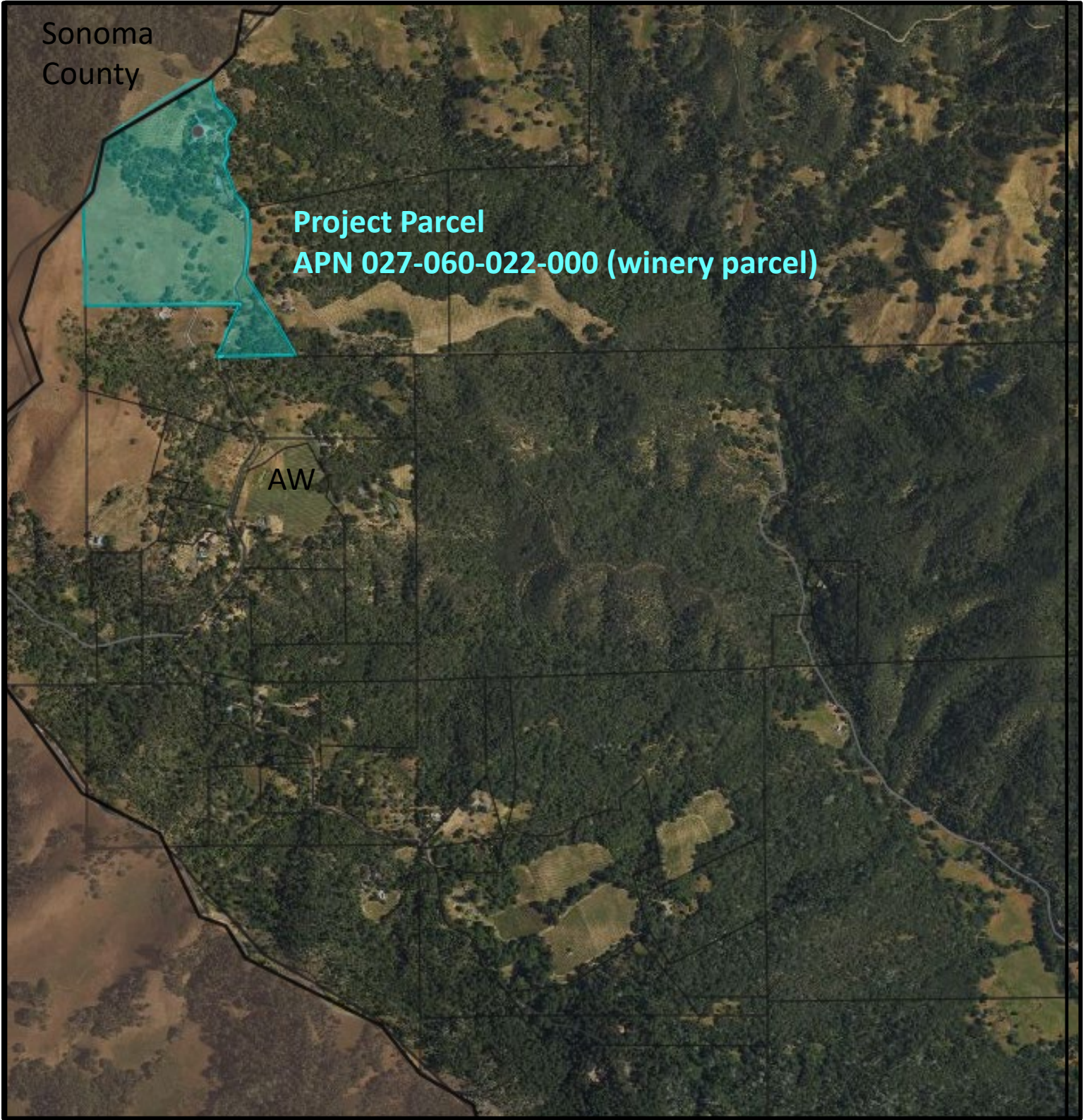
LEGEND

— Zoning
— Parcels

0 ½ Mile



ZONING MAP



LEGEND

— Zoning
— Parcels

0 ½ Mile



ZONING MAP



Existing Conditions

P22-00309 Tesseron Vineyards
Sonoma APNs: 051-200-016 and 051-010-079

Napa APNs: 027-060-022, -020, -023, -024
Map Date: 2022 Aerial (3/12/2025)

Sonoma
County

(1 of 2)

Parcels

1000 WALL RD
027-060-022-000

JURISDICTION: Unincorporated
ZIP: 94558

[PBES]

OWNER:
TESSERON VINEYARDS

ACRES:
43.26

[Zoom to](#)



Existing Conditions