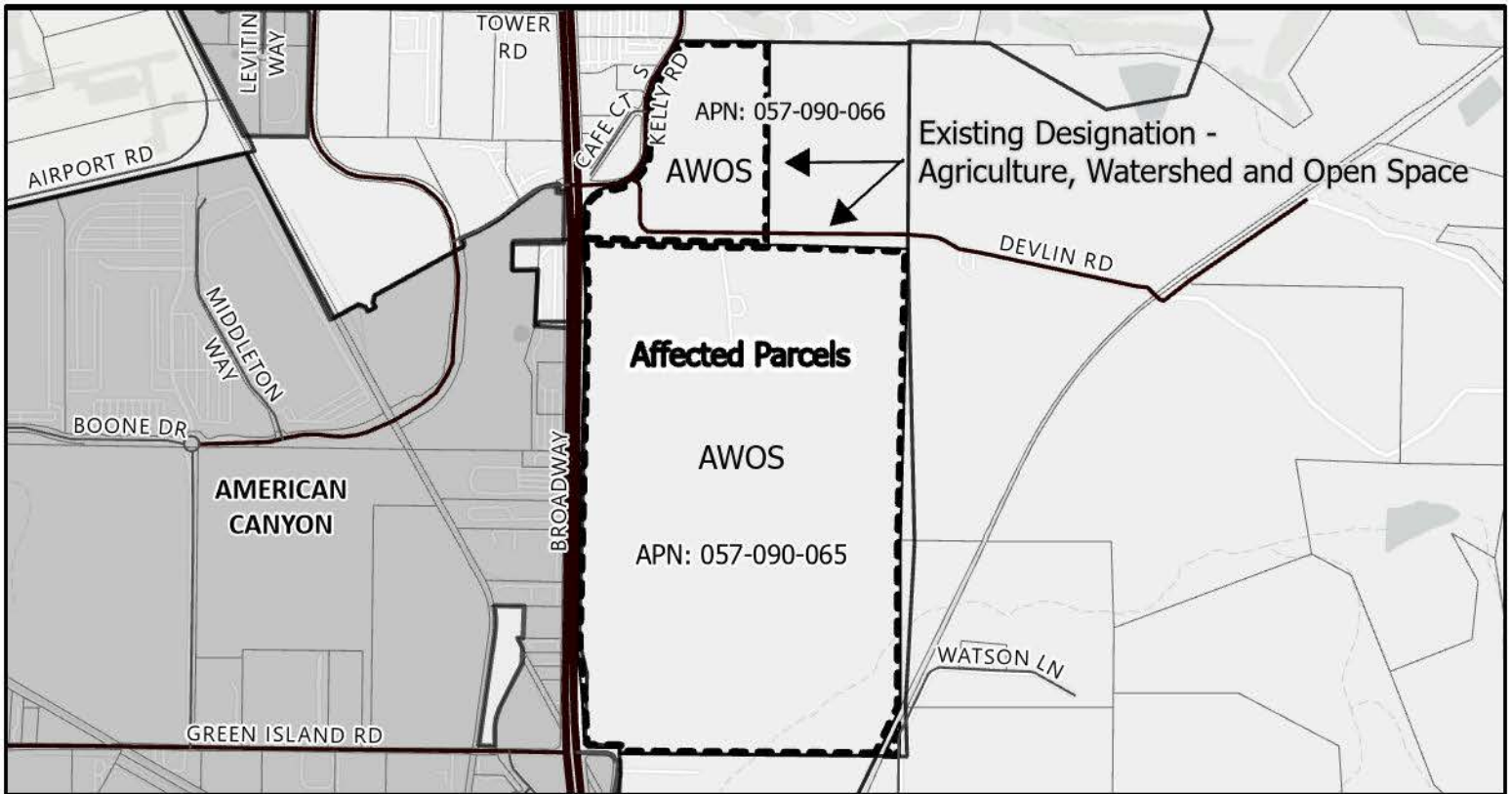
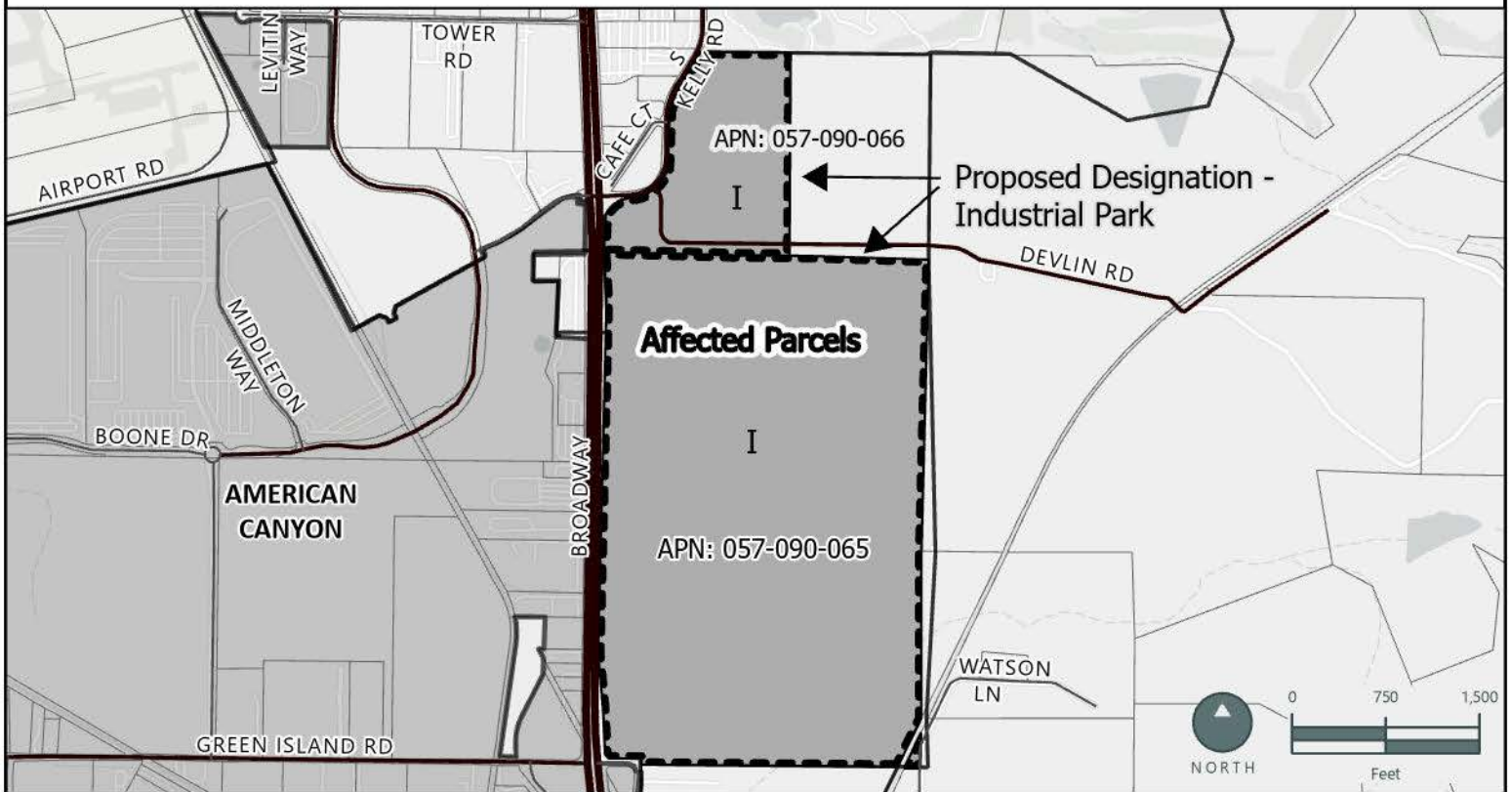


“J”

Graphics



Existing Designation



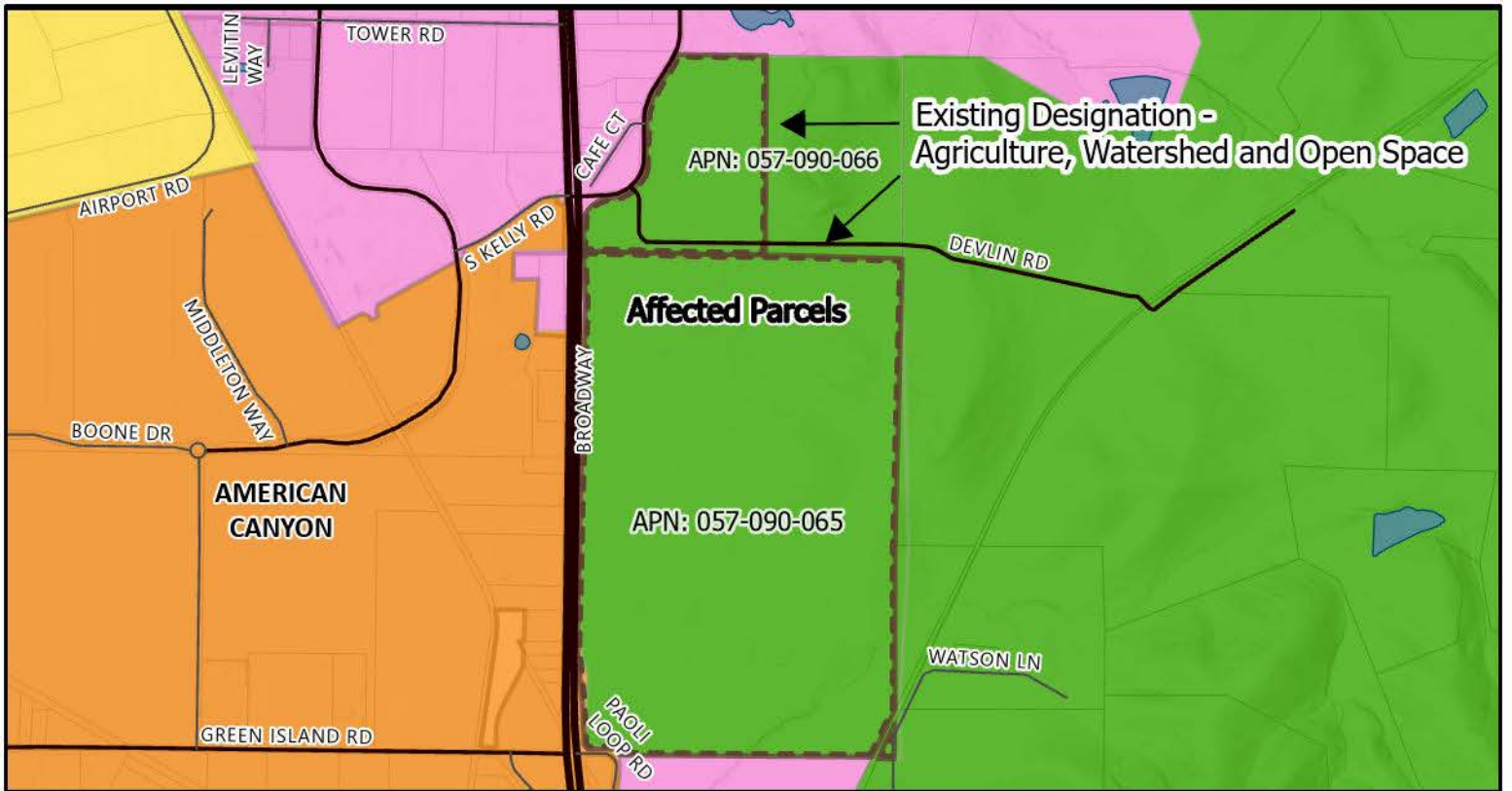
Proposed Designation

General Plan Amendment | P21-00055 Hess Collection - Laird

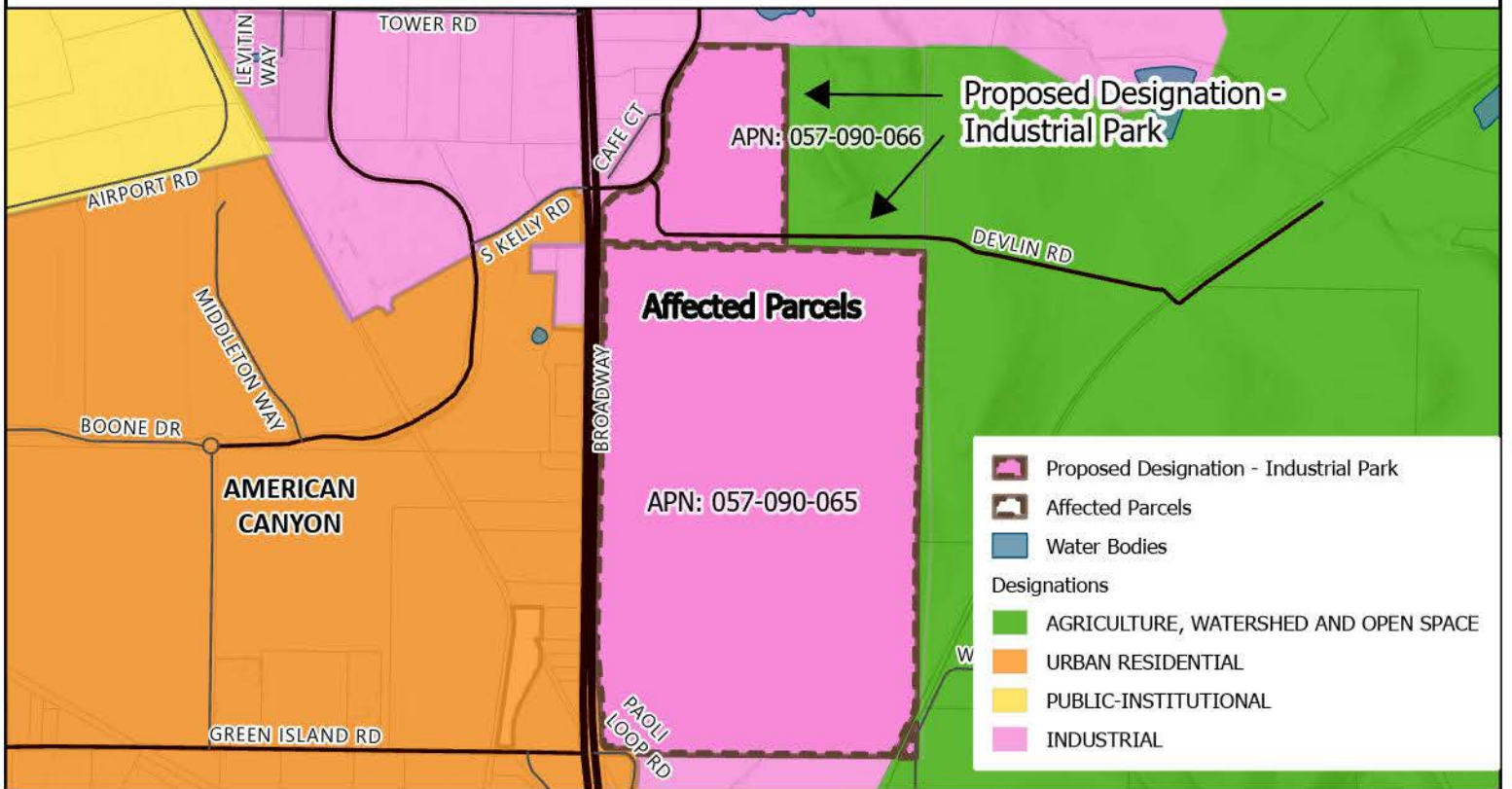
PLANNING, BUILDING & ENVIRONMENTAL SERVICES
 1195 THIRD STREET, SUITE 210
 NAPA, CA 94559
 (707) 253-4417



DATE PUBLISHED: 4/16/2024 DATE REVISED: AUTHOR: SC MAP SCALE: 1:18,000
 Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.



Existing Designation

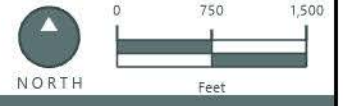


Proposed Designation

- Proposed Designation - Industrial Park
- Affected Parcels
- Water Bodies

Designations

- AGRICULTURE, WATERSHED AND OPEN SPACE
- URBAN RESIDENTIAL
- PUBLIC-INSTITUTIONAL
- INDUSTRIAL

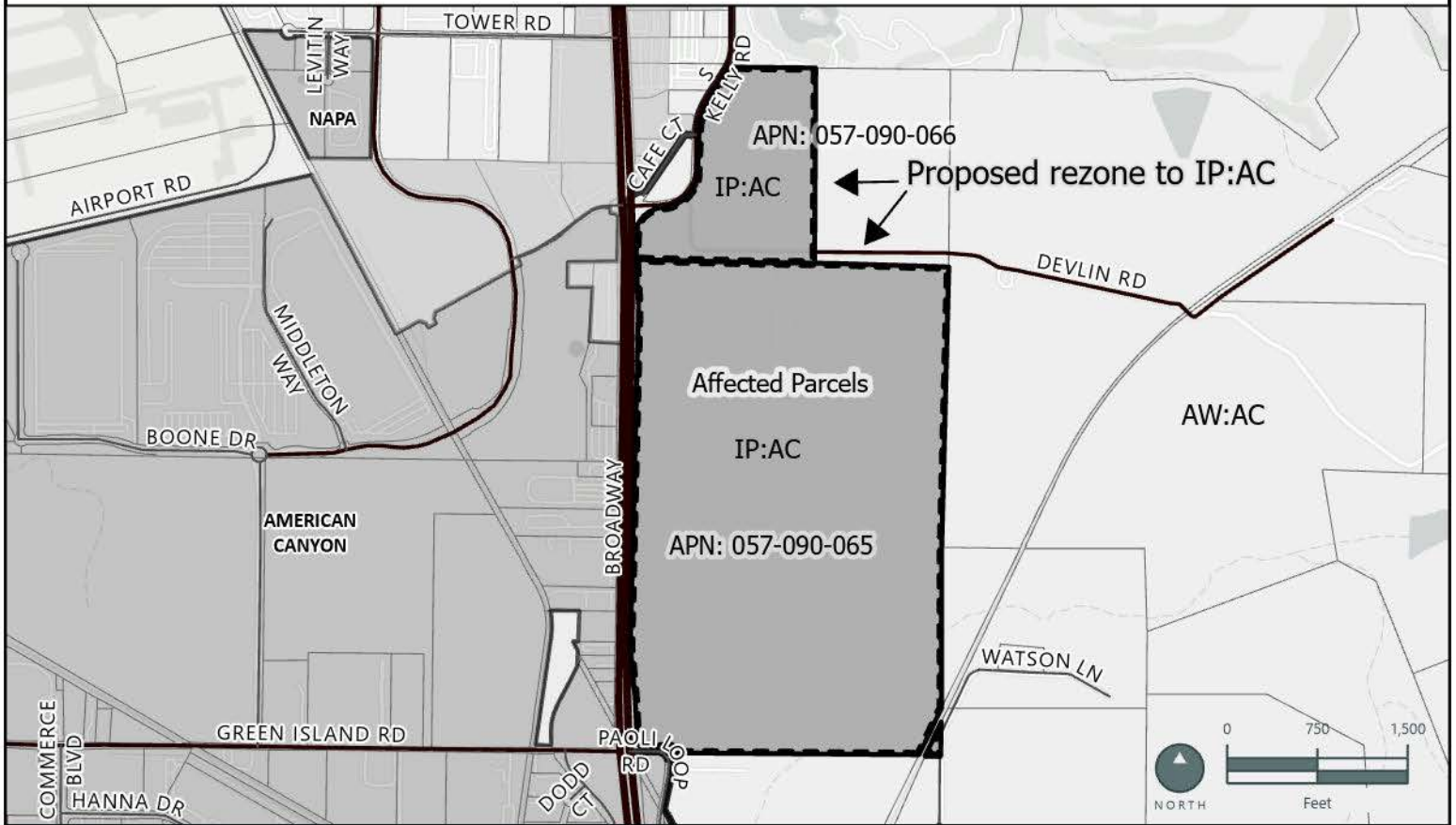
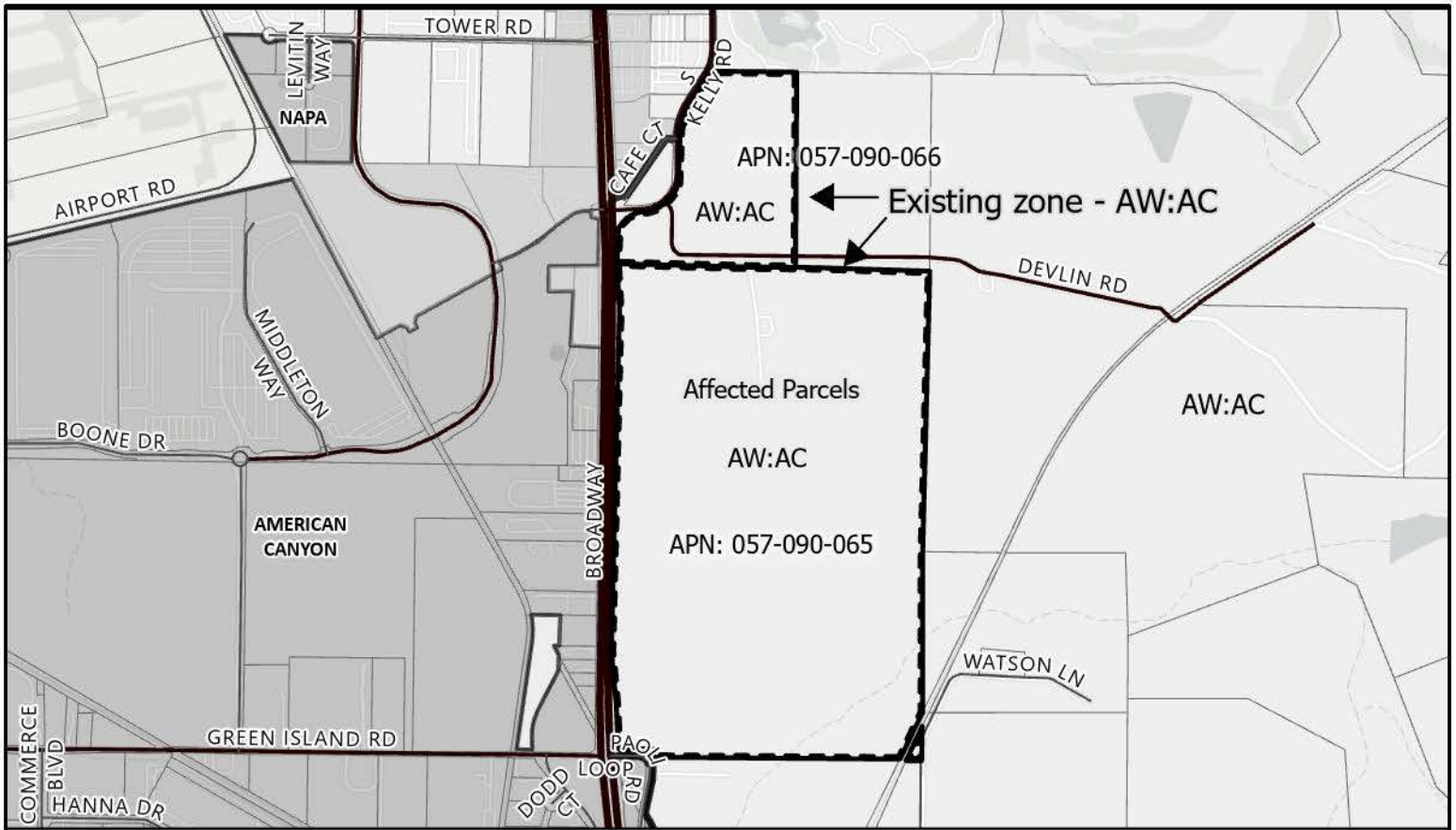


General Plan Amendment | P21-00055 Hess Collection - Laird

DATE PUBLISHED: 4/18/2024 DATE REVISED: AUTHOR: SC MAP SCALE: 1:18,000
 Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.

PLANNING, BUILDING & ENVIRONMENTAL SERVICES
 1195 THIRD STREET, SUITE 210
 NAPA, CA 94559
 (707) 253-4417





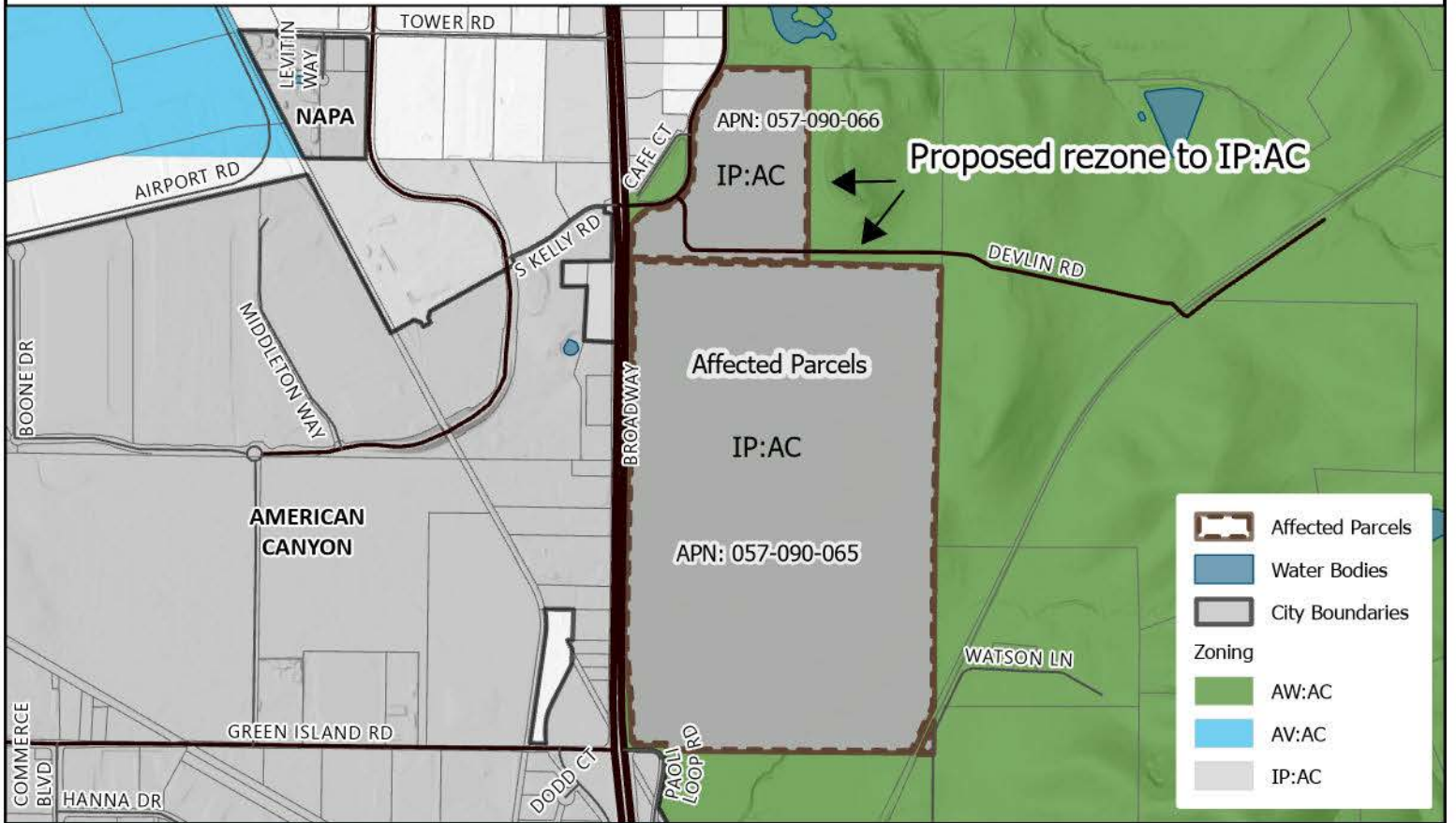
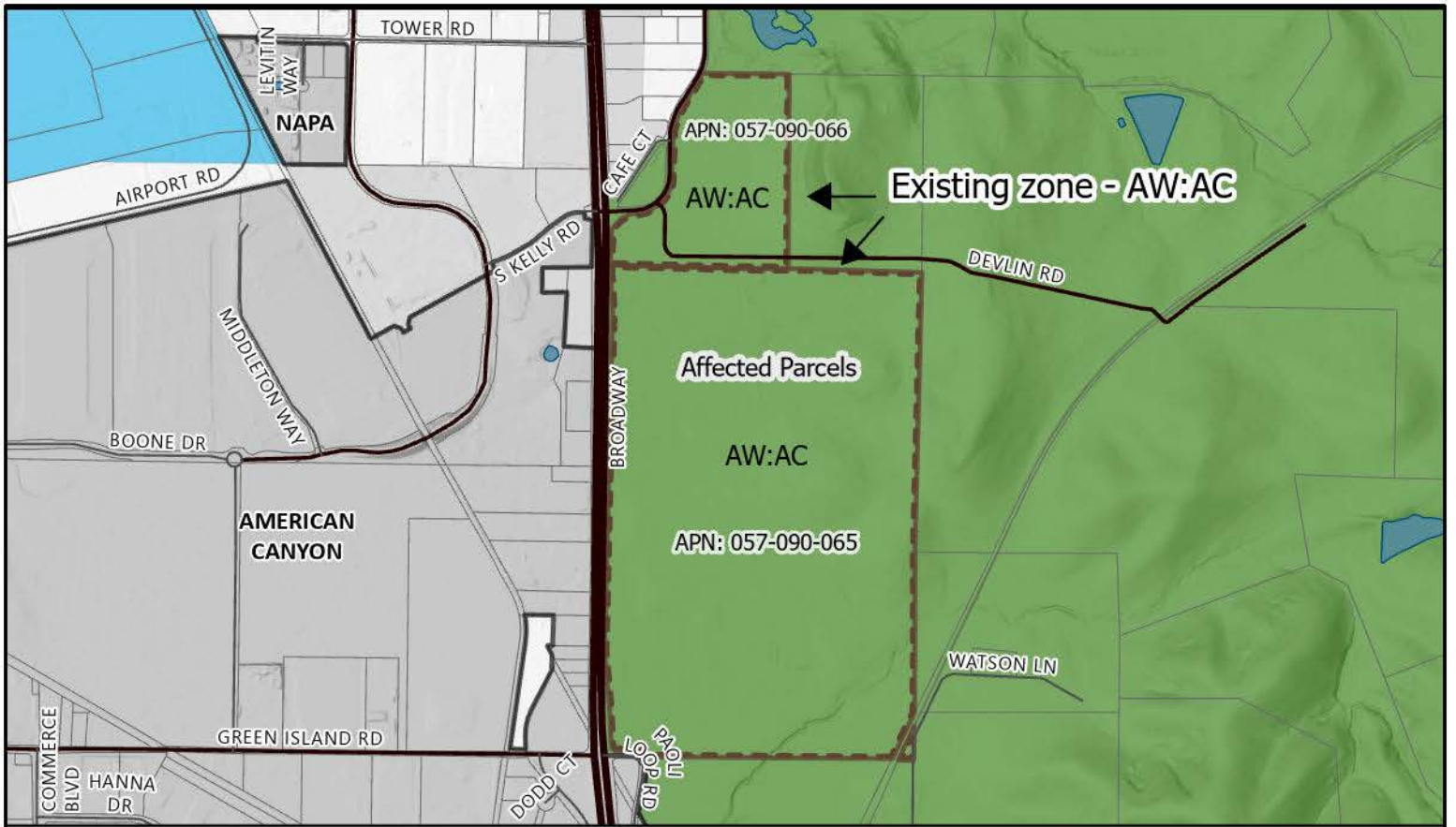
Rezoning | P21-00055 Hess Collection - Laird

PLANNING, BUILDING & ENVIRONMENTAL SERVICES
 1195 THIRD STREET, SUITE 210
 NAPA, CA 94559
 (707) 253-4417



DATE PUBLISHED: 4/16/2024
 DATE REVISED:

AUTHOR: SC
 MAP SCALE: 1:18,000



	Affected Parcels
	Water Bodies
	City Boundaries
Zoning	
	AW:AC
	AV:AC
	IP:AC

Rezoning | P21-00055 Hess Collection-Laird



PLANNING, BUILDING & ENVIRONMENTAL SERVICES
 1195 THIRD STREET, SUITE 210
 NAPA, CA 94559
 (707) 253-4417



DATE PUBLISHED: 4/17/2024
 DATE REVISED:
 AUTHOR: SC
 MAP SCALE: 1:18,000

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

FIGURE AG/LU-3: LAND USE MAP

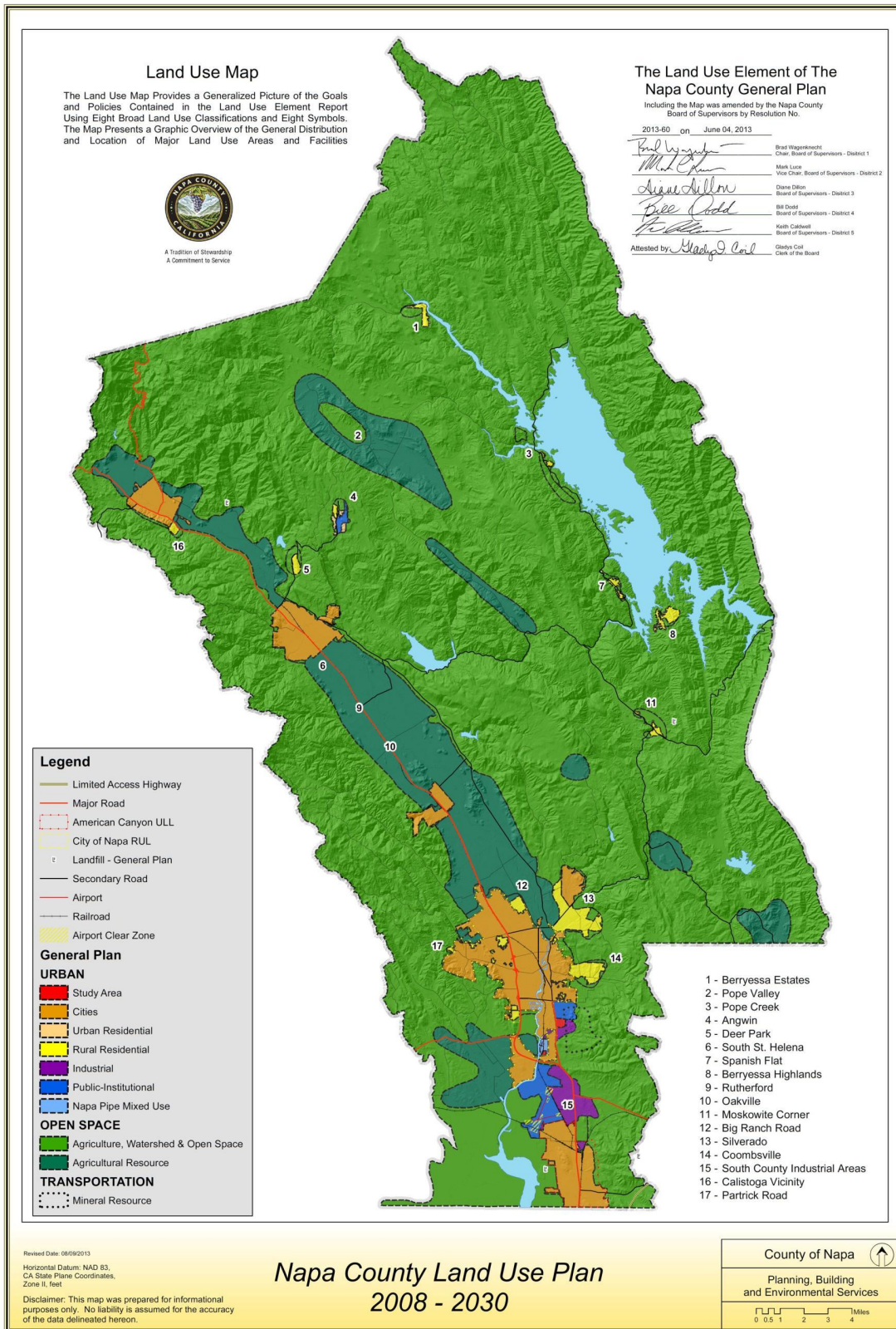


FIGURE AG/LU-3.5: AR AND AWOS LANDS NOT SUBJECT TO MEASURE J

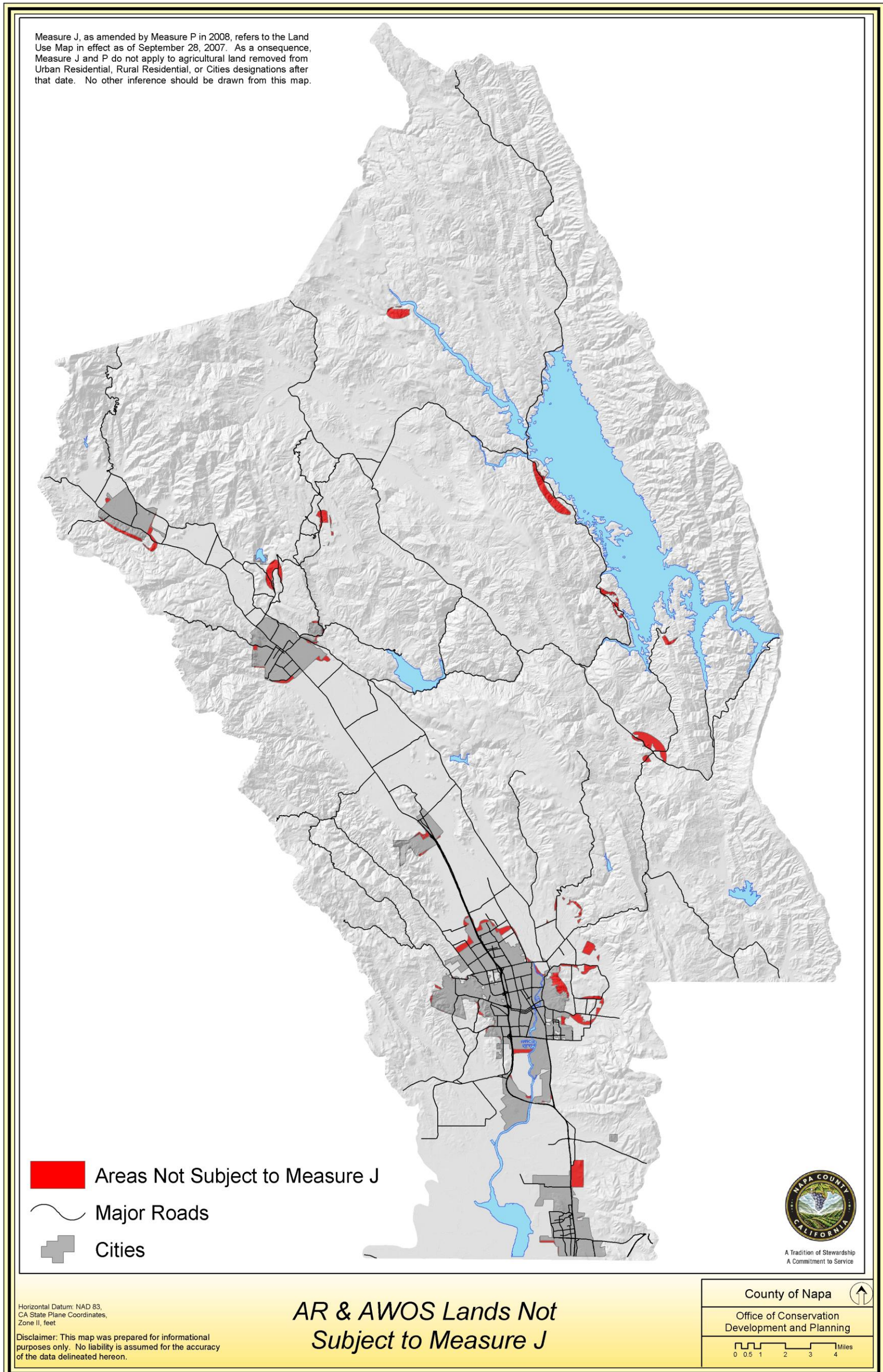
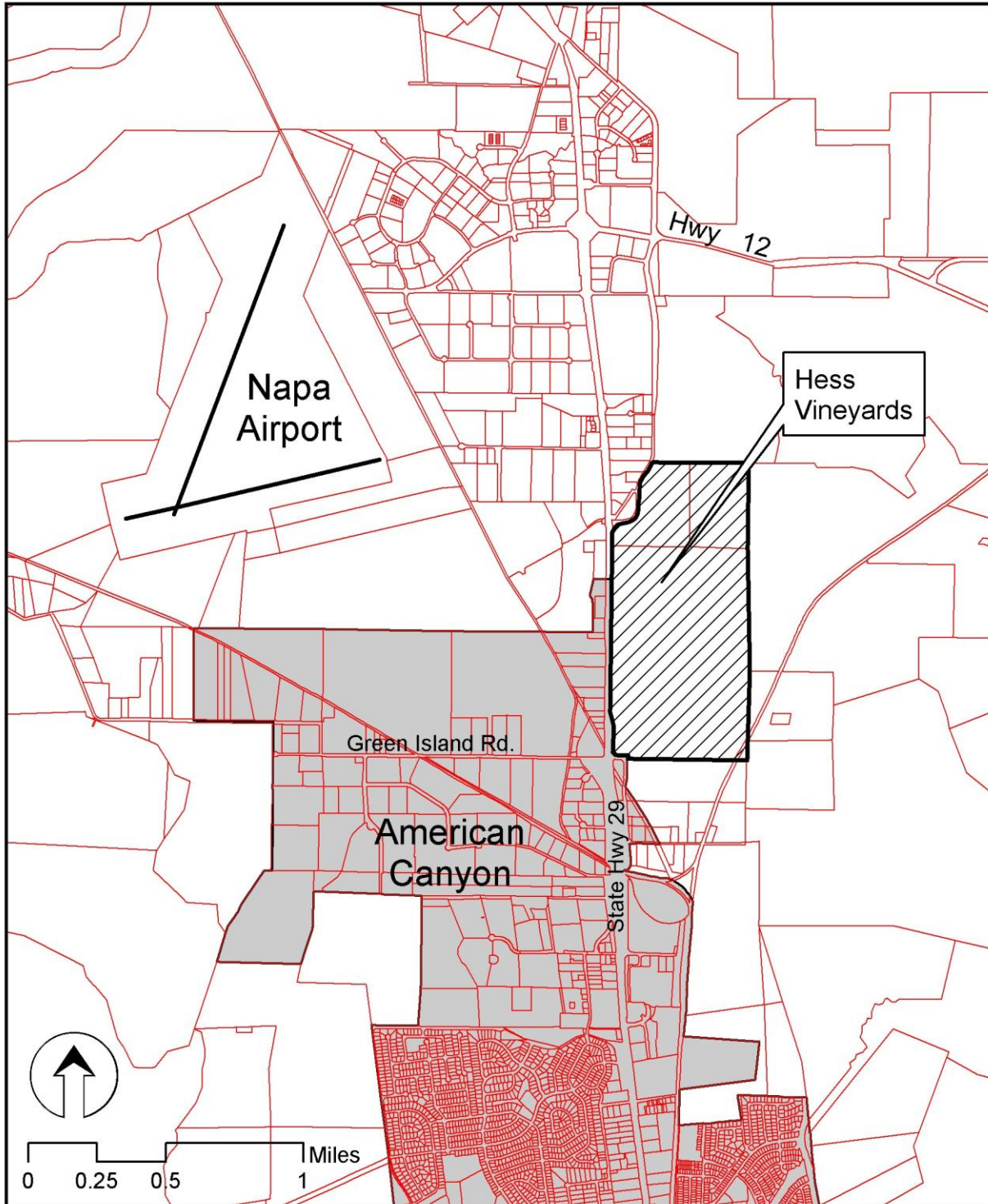




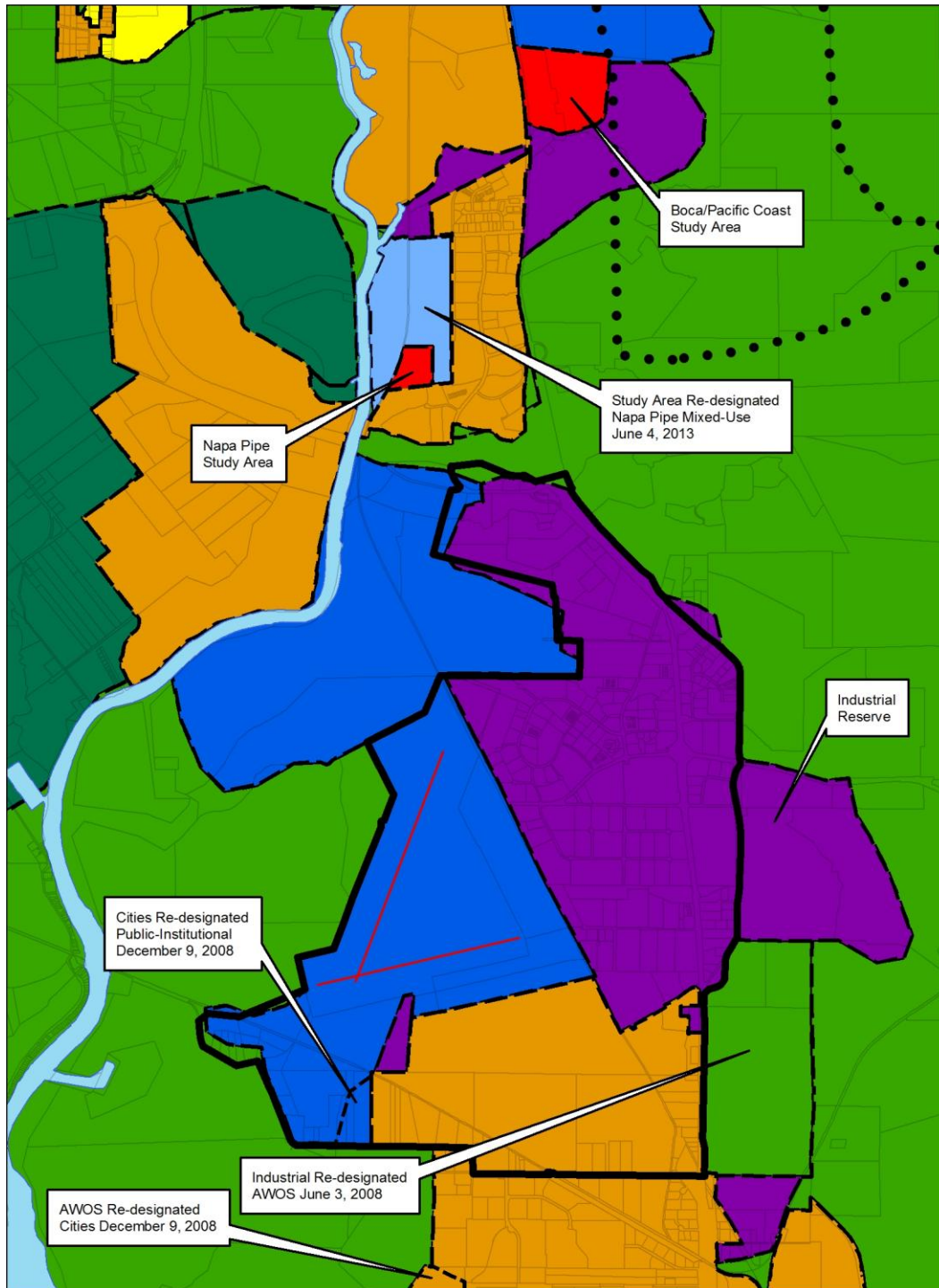
FIGURE AG/LU-1: HESS VINEYARDS LOCATION



Source: Napa County 2007



SOUTH COUNTY INDUSTRIAL AREAS



Note: See Figure AG/LU-3 on Page AG/LU-67 for the location of this area and the map legend.



Policy AG/LU-113: The Land Use Map is presented as a general illustration of the policies of the General Plan and is not intended to reflect every policy direction. Specific review of applicable policies is necessary to determine the precise land use potential of any site. Further, the information shown on the map is not intended to be parcel-specific and should not be interpreted as such. Information should be interpreted at a printed or displayed scale of one inch = 1,000 feet to ensure that the intended level of specificity is maintained.

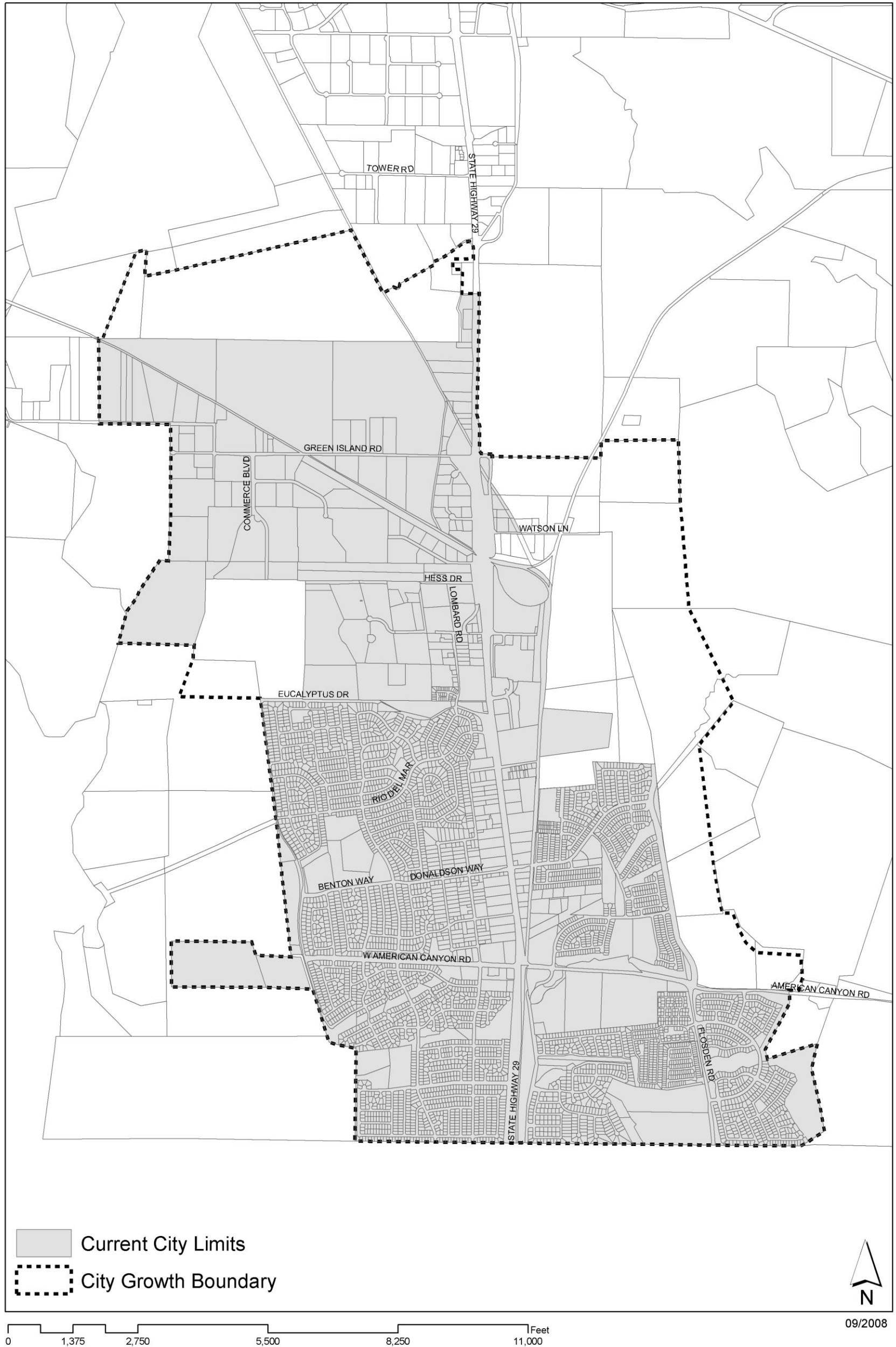
Policy AG/LU-114: Zoning shall be consistent with this General Plan. In areas where the zoning and the land use designation shown on the Land Use Map are not identical, rezoning is desirable but not mandated, since consistency is achieved by reviewing the stated policies of the General Plan in addition to the Land Use Map. Table AG/LU-B shall be used to determine consistency for rezoning applications.

**TABLE AG/LU-B:
GENERAL PLAN & ZONING: FOR USE IN CONSIDERING CHANGES IN ZONING**

General Plan Land Use Category	Appropriate Zoning Designations
Urban Residential	RC-Residential Country RS-Residential Single RM-Residential Multiple RD-Residential Double PD-Planned Development CL-Commercial Limited CN-Commercial Neighborhood
Rural Residential	RC-Residential Country
Study Area	Study area properties shall be subject to site-specific planning prior to rezoning.
Industrial	IP-Industrial Park I-Industrial GI-General Industrial
Public-Institutional	AV-Airport PL-Public Lands
Agriculture, Watershed, and Open Space	AW-Agricultural Watershed TP-Timberland Preserve
Agricultural Resource	AP-Agricultural Preserve
Napa Pipe Mixed Use	NP-MUR-W - Napa Pipe Mixed Use Residential Waterfront NP-IBP-W - Napa Pipe Industrial/Business Park Waterfront NP-IBP - Napa Pipe Industrial/Business Park I - Industrial

In addition to the zones listed above, AW-Agricultural Watershed uses and/or zoning may occur in any land use designation. Note: Multiple additional zoning designations currently exist within each General Plan Land Use Category and may remain in place. This table is not intended to constrain the legal use of property consistent with both zoning and General Plan Land Use Category. Also, in the Deer Park Rural Residential area, rezoning from residential districts shall be permitted to achieve minimum parcel sizes consistent with Policy AG/LU-35, and to develop, improve, and expand hospital related facilities through either expansion of the Planned Development zoning district or a future healthcare related zoning district that shall be deemed consistent with the Deer Park Rural Residential area. On parcel 049-160-009 in the Monticello Road area, rezoning to RS may be allowed consistent with Policy AG/LU-35.

FIGURE AG/LU-5: CITY OF AMERICAN CANYON SOI & GROWTH BOUNDARY



American Canyon City Growth Boundary