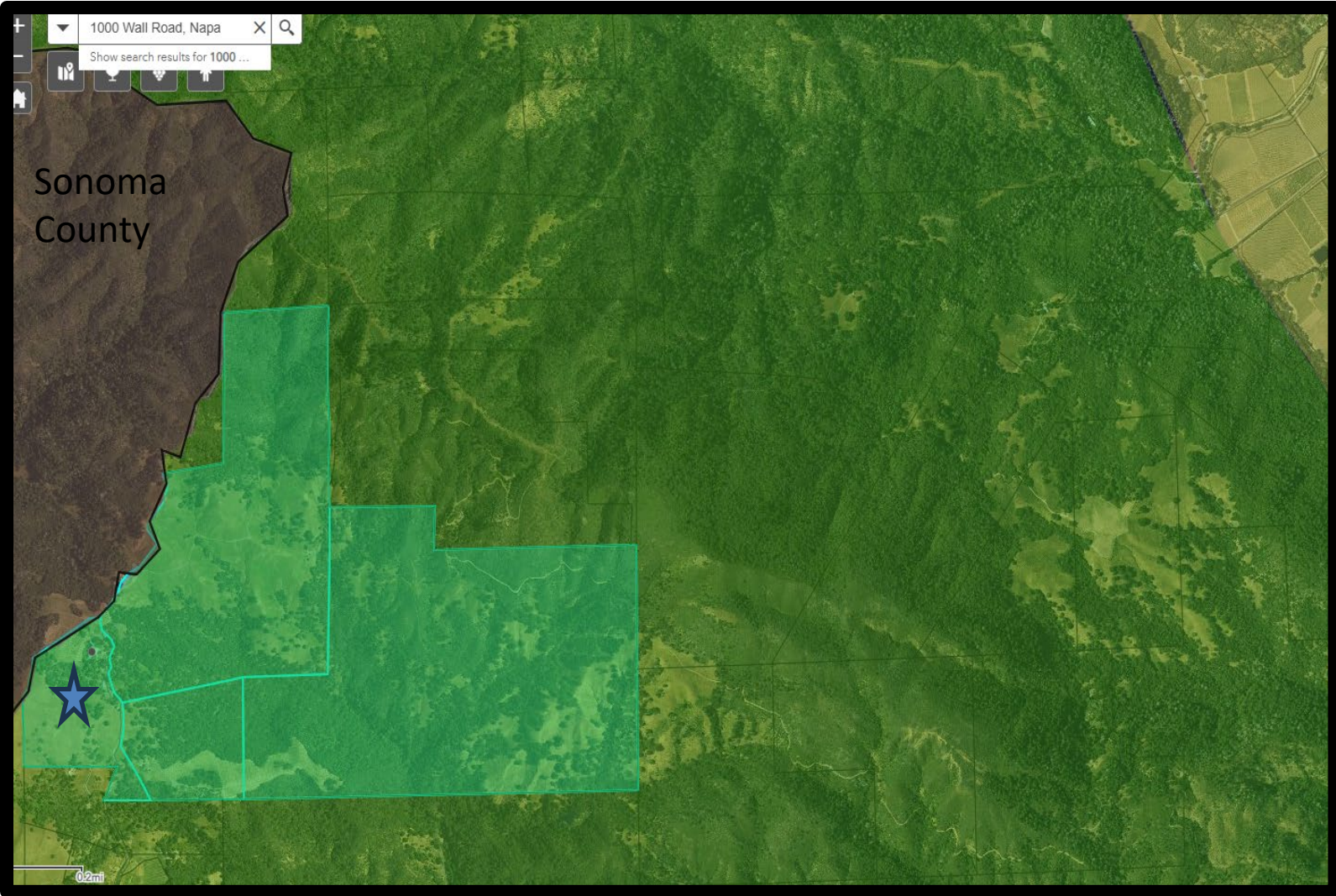


# NAPA COUNTY LAND USE PLAN 2008 – 2030



## 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**

Sonoma  
County

**Project Parcel**  
**APN 027-060-022-000 (winery parcel)**

AW

**LEGEND**

— Zoning  
— Parcels

0 ½ Mile



**ZONING MAP**

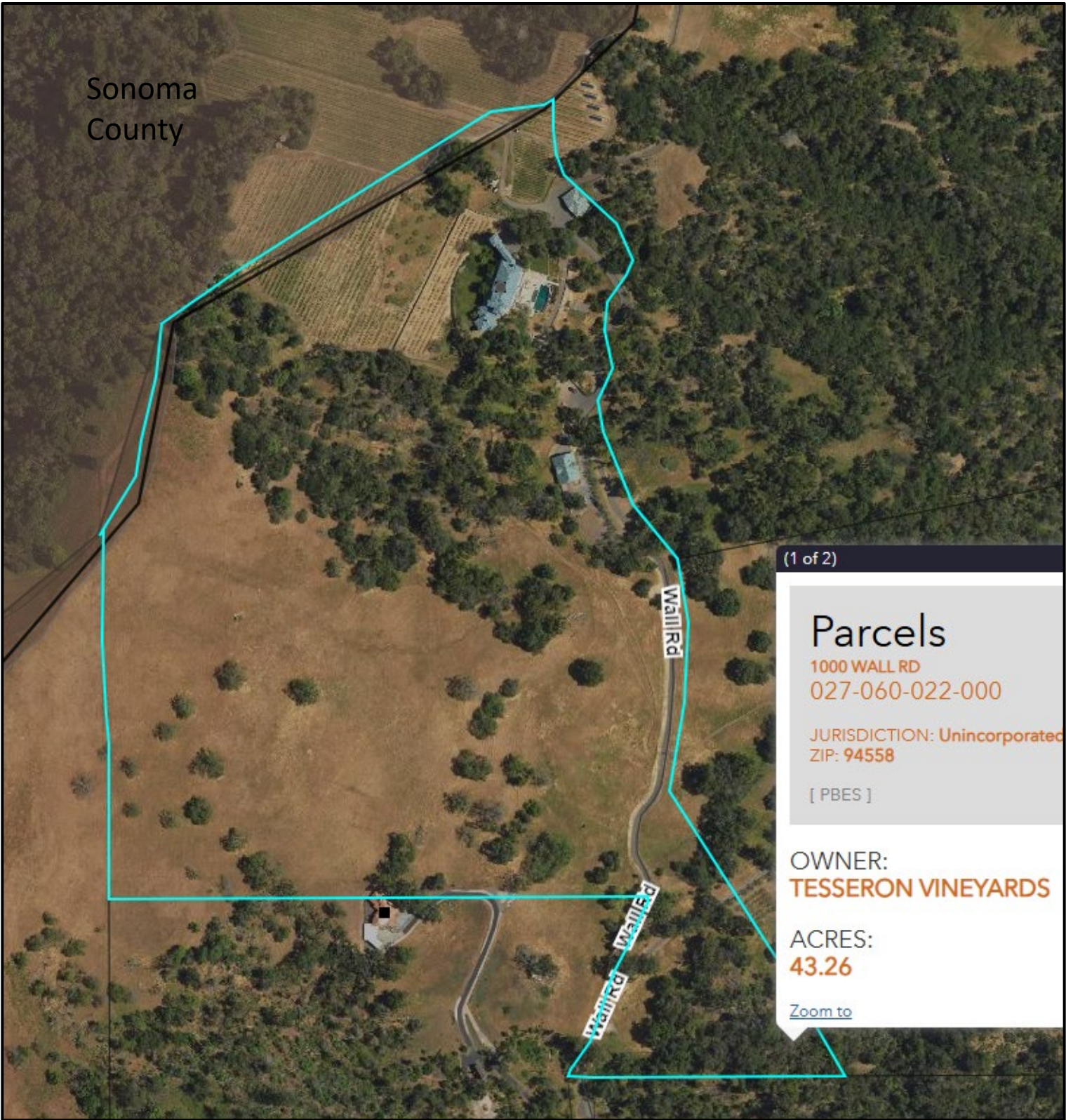


# Existing Conditions

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**