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Tentative Map Application Packet



COUNTY OF NAPA
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
 1195 Third Street, Suite 210 Napa, California 94559 (707) 253-4417

APPLICATION FOR TENTATIVE PARCEL OR TENTATIVE SUBDIVISION MAP

A Tradition of Stewardship
 A Commitment to Service

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____

TYPE OF APPLICATION: _____ Date Published: _____

REQUEST: _____ Date Complete: _____

(Please type or print legibly)

PROJECT NAME: Safe Harbor Partners Tentative Parcel Map

Assessor's Parcel #: 057-110-012 Existing Parcel Size: 12.17

Site Address/Location: 655 Napa Valley Highway, Napa
No. Street City State Zip

Property Owner's Name: Safe Harbor Partners, LLC

Mailing Address: 110 Rancheria Road, Kentfield, CA 94904
No. Street City State Zip

Telephone #: (415) 793-6577 Fax #: () E-Mail: msullivan@comcast.net

Applicant's Name: Same as Owner

Mailing Address: _____
No. Street City State Zip

Telephone #: () Fax #: () E-Mail: _____

Status of Applicant's Interest in Property: _____

Representative Name: New Albion Surveys, Inc Attn: Jon M Webb

Mailing Address: 1113 Hubt Ave, St Helena, CA 94574
No. Street City State Zip

Telephone #: (707) 963-1217 Fax #: () 963-1829 E-Mail: jwebb@albionsurveys.com

Purpose for Division: The property was divided by the extension of Devlin Road.

This application seeks to legally subdivide the road into 2 parcels using Devlin Road

Vesting Map? YES NO

I certify that all above statements are correct and that the information contained on the accompanying Parcel/Subdivision Map is accurate. I hereby authorize such investigations, including access to County Assessor's Records, as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Alan F. Sullivan 8-3-20 Alan F. Sullivan 8-3-20
Signature of Property Owner Date Signature of Applicant Date
Alan F. Sullivan Managing Partner Alan F. Sullivan Managing Partner
Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES

*Application Fee Deposit: \$ _____ Receipt No.: _____ Received by: _____ Date: _____

*Total Fees will be based on actual time and materials

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

AJA Sell - Managing Partner
Applicant

Property Owner (if other than Applicant)

8-3-20
Date

Safe Harbor Partners Tentative Parcel Map
Project Identification

PARCEL MAP APPLICATION SUPPLEMENT

DEFERRAL OF REQUIREMENT FOR PRELIMINARY GEOLOGIC/SOILS REPORT

Applicant: Safe Harbor Partners, LLC

Proposal: Tentaive Parcel Map

This acknowledges that a portion of the property proposed for division in this application is identified on the Napa County Environmental Sensitivity Maps as subject to soil and/or geologic instability.

No structures, roads or driveways, septic systems or other construction will be located in the areas of potential instability. The property owner expressly agrees that a statement will be recorded with the Final Map as follows:

NOTICE: The property divided herein is subject to soil and/or geologic instability in an "environmentally sensitive area" not disturbed as part of the land division. Prior to obtaining a permit for any structure or prior to constructing any road, driveway or septic system on any parcel created by this division, the owner must obtain a geologic/soil hazard report prepared by a qualified registered engineering geologist. Such report must be submitted to Planning, Building, and Environmental Services for review prior to application for building or grading permits.

AQTSell Managing Partner
Signature (property owner)

8-3-20
Date

PROJECT DESCRIPTION
SAFE HARBOR PARTNERS, LLC
TENTATIVE PARCEL MAP
NCAPN 057-110-012

The subject 12.17 acre parcel was recently bifurcated by the extension of Devlin Road, resulting with 9.81 acres (proposed parcel 1) on the west side of Devlin Road and 2.36 acres (Proposed Parcel 2) on the east side of Devlin Road. The owners, Safe Harbor Partners, LLC are filing this Tentative Parcel Map seeking the legal division of the property as created by the Devlin Road extension into 2 parcels.

Prepared by New Albion Surveys, Inc on behalf of Safe Harbor Partners, LLC

Jon Webb

Jon M Webb
PLS 6709