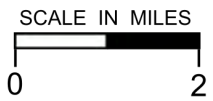
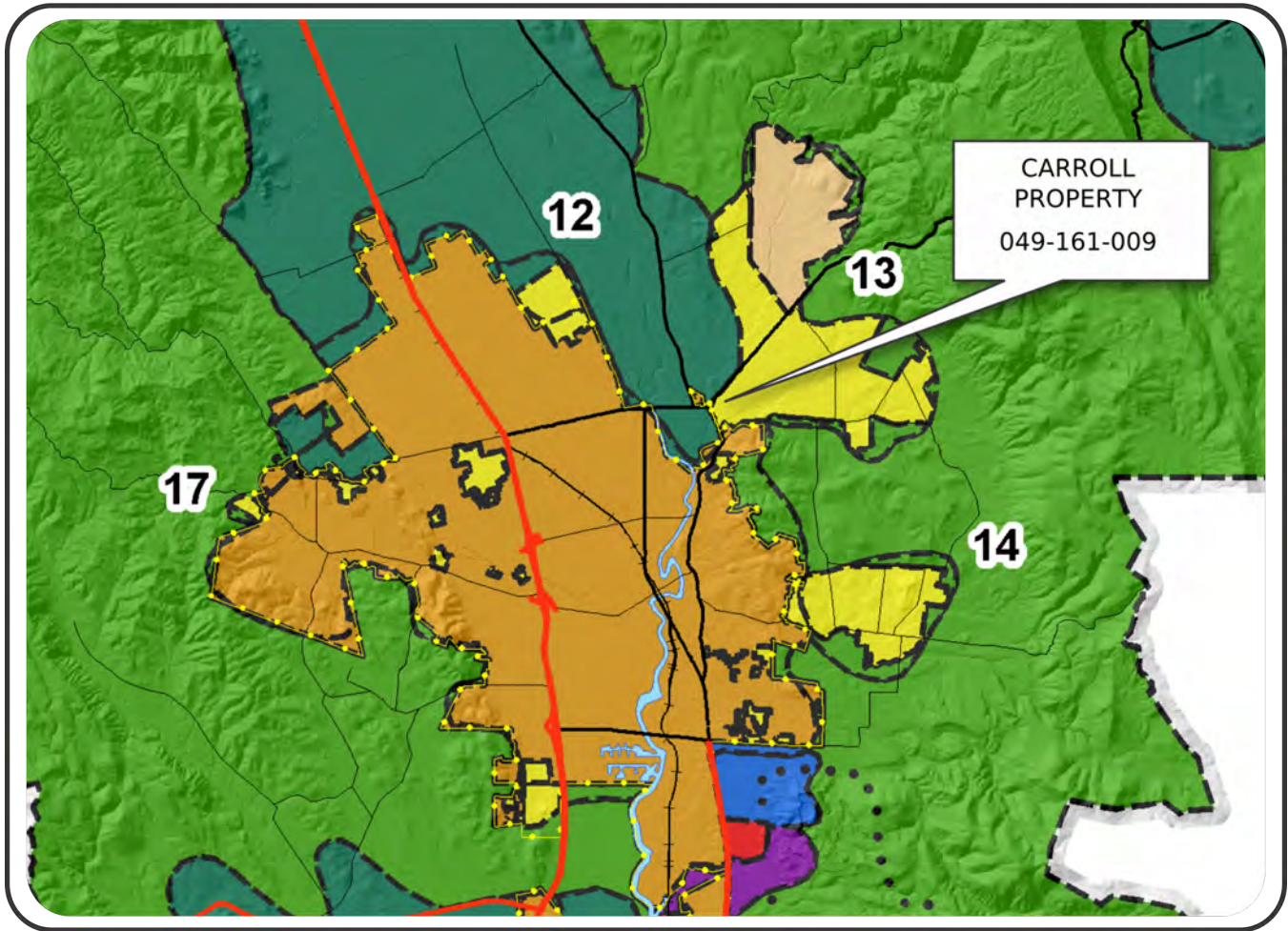


“J”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

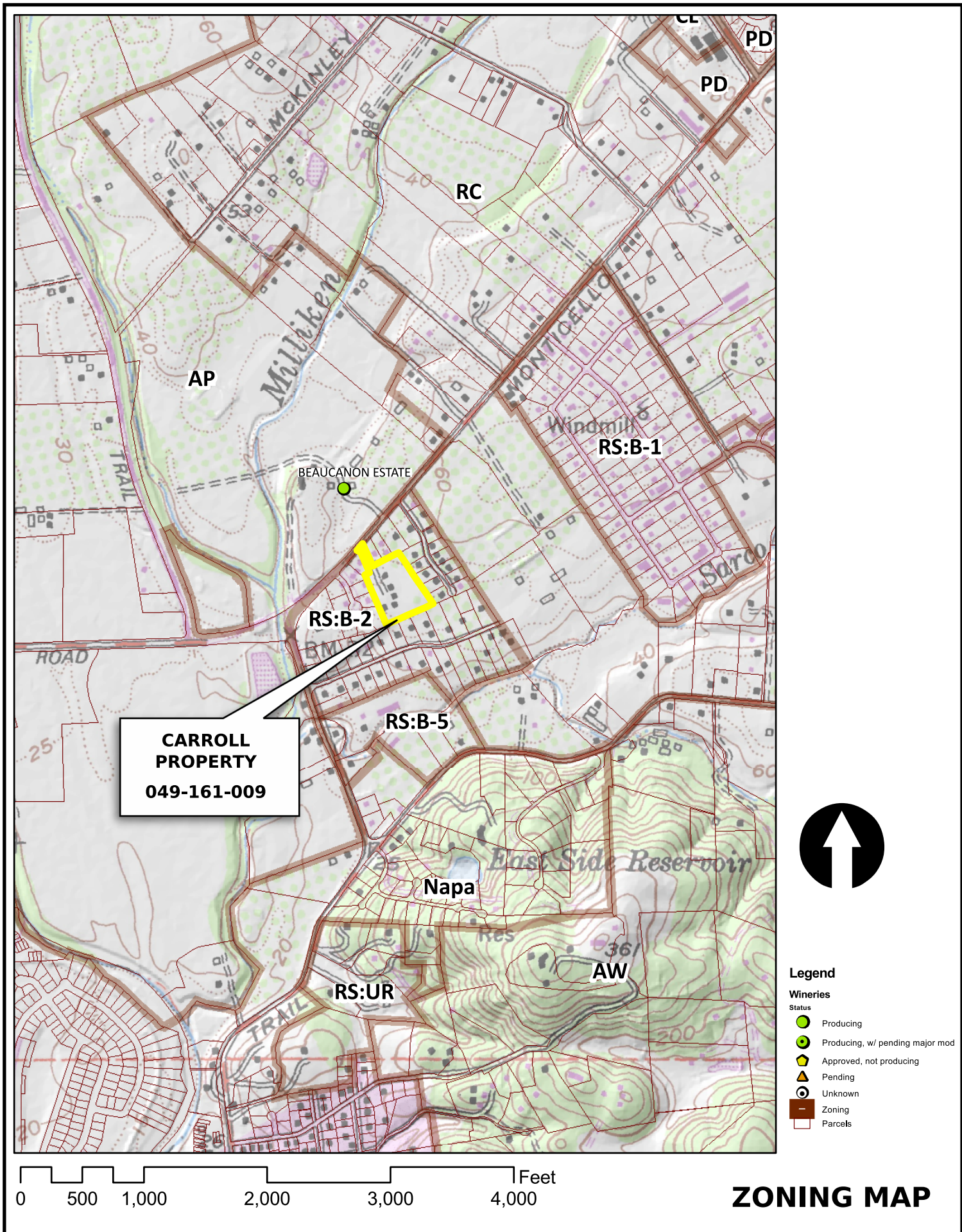
TRANSPORTATION

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

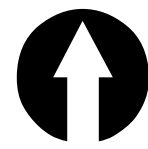
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
049-161-009
2018
RZG

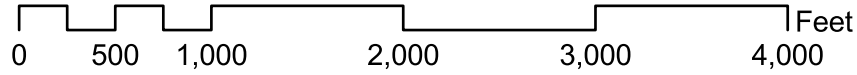




**CARROLL
PROPERTY
049-161-009**

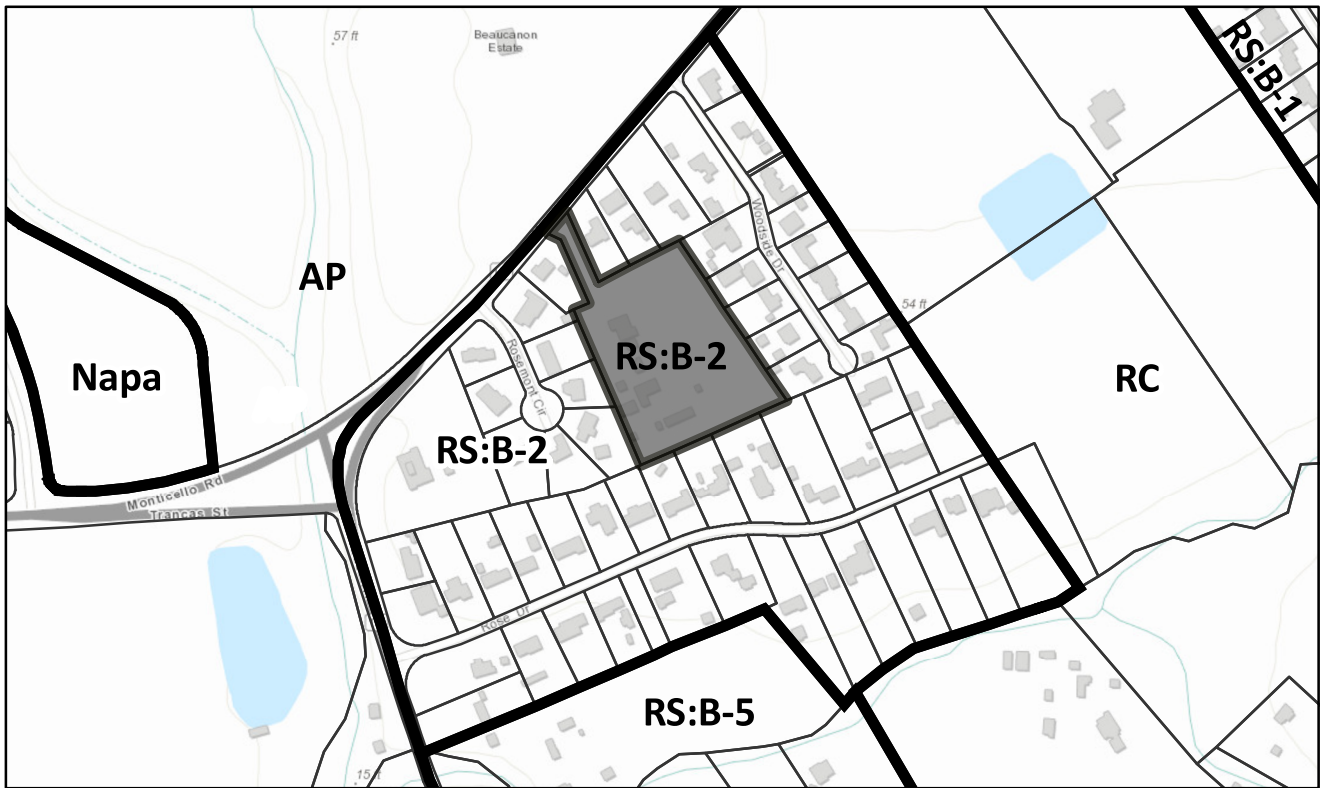


- Legend**
- Wineries**
- Status
- Producing
 - Producing, w/ pending major mod
 - ⬠ Approved, not producing
 - ⬠ Pending
 - ⊙ Unknown
- Zoning
- Parcels

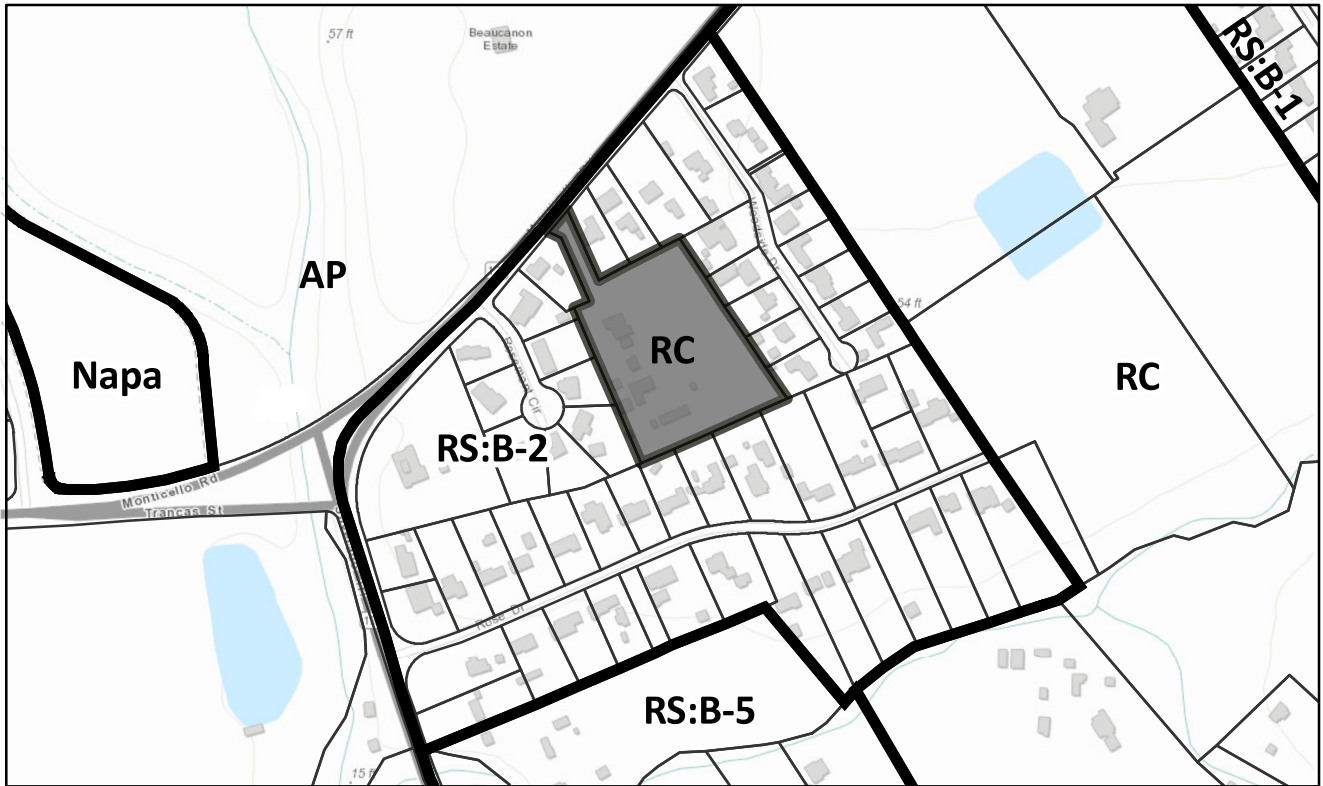


ZONING MAP



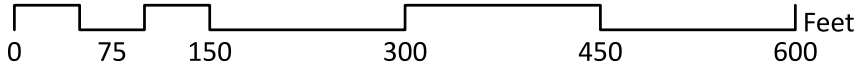
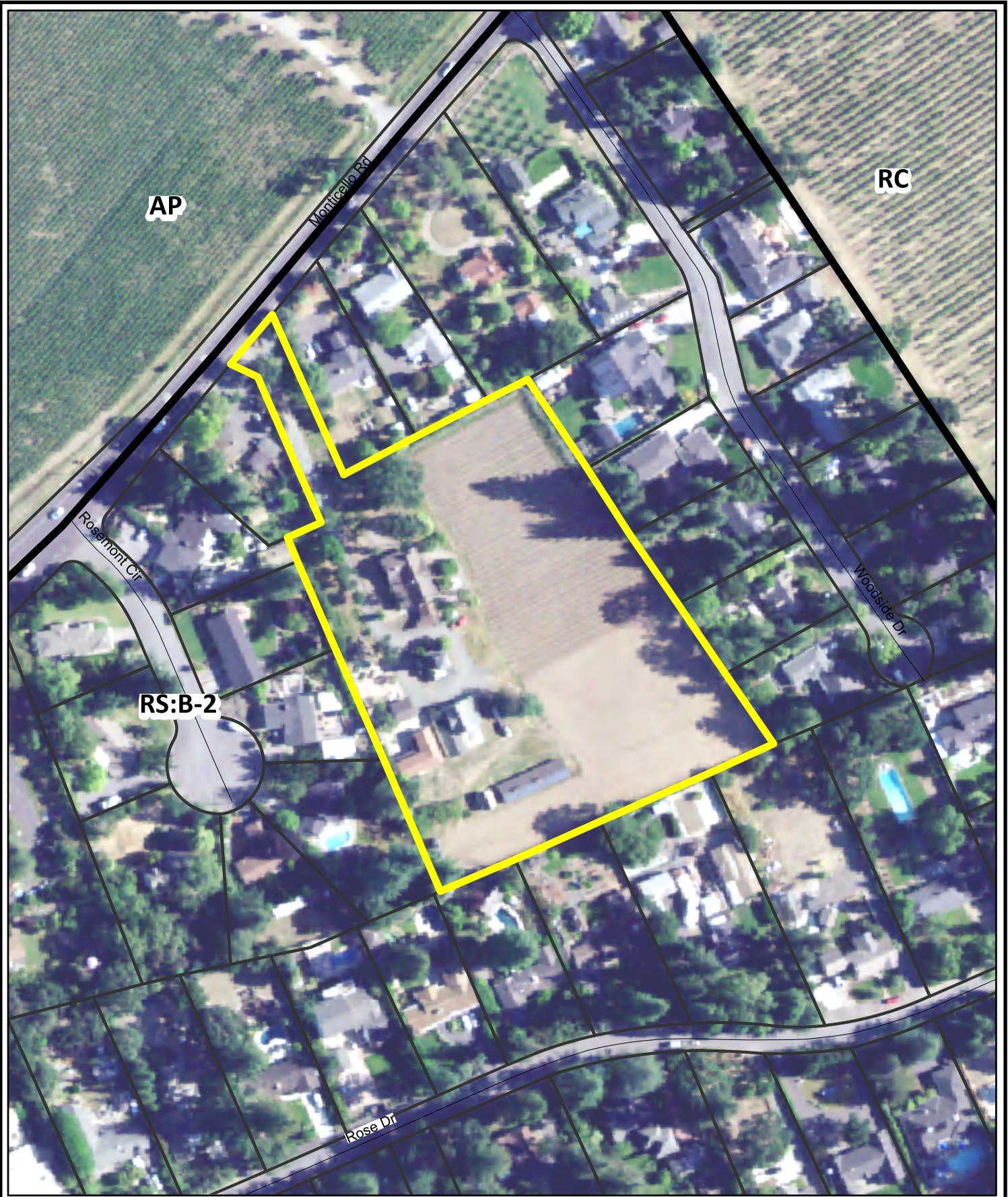


EXISTING ZONING



PROPOSED ZONING





AERIAL MAP (2016)



MONTICELLO ROAD

S 80° 00' E
20.40

14.39'

S 28° 09' E
189.50

N 24° 03' W
183.16'

S 61° 45' W
236.92' ±

S 65° 59' W
36.49

EXISTING PAVED DR.

(E) SEPTIC
SYS.

MAIN
HOUSE

N 34° 52' W
502'

S 24° 01' E
438' ±

192' ±

GRAVEL
DRIVE

267'

(E) GARAGE

(E) TANK HOUSE
W/ TOILET ON
GROUND
(USED FOR DOG
GROOMING)

(E) GARAGE
W/ REC. RM.
& TOILET

(E) GARAGE 255' ±

4'-8" ±

24' ±

22' ±

(E) GRANNY DIRT
60' IN. FT

EX.
SEPTIC
TANK

60' IN. FT

(E) BARN

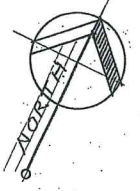
218' ±

197' ±

145' ±

72' ±

S 65° 30' W
415.05'



SITE PLAN APN: 049-161-009

1" = 50'-0"



1055 Monticello

