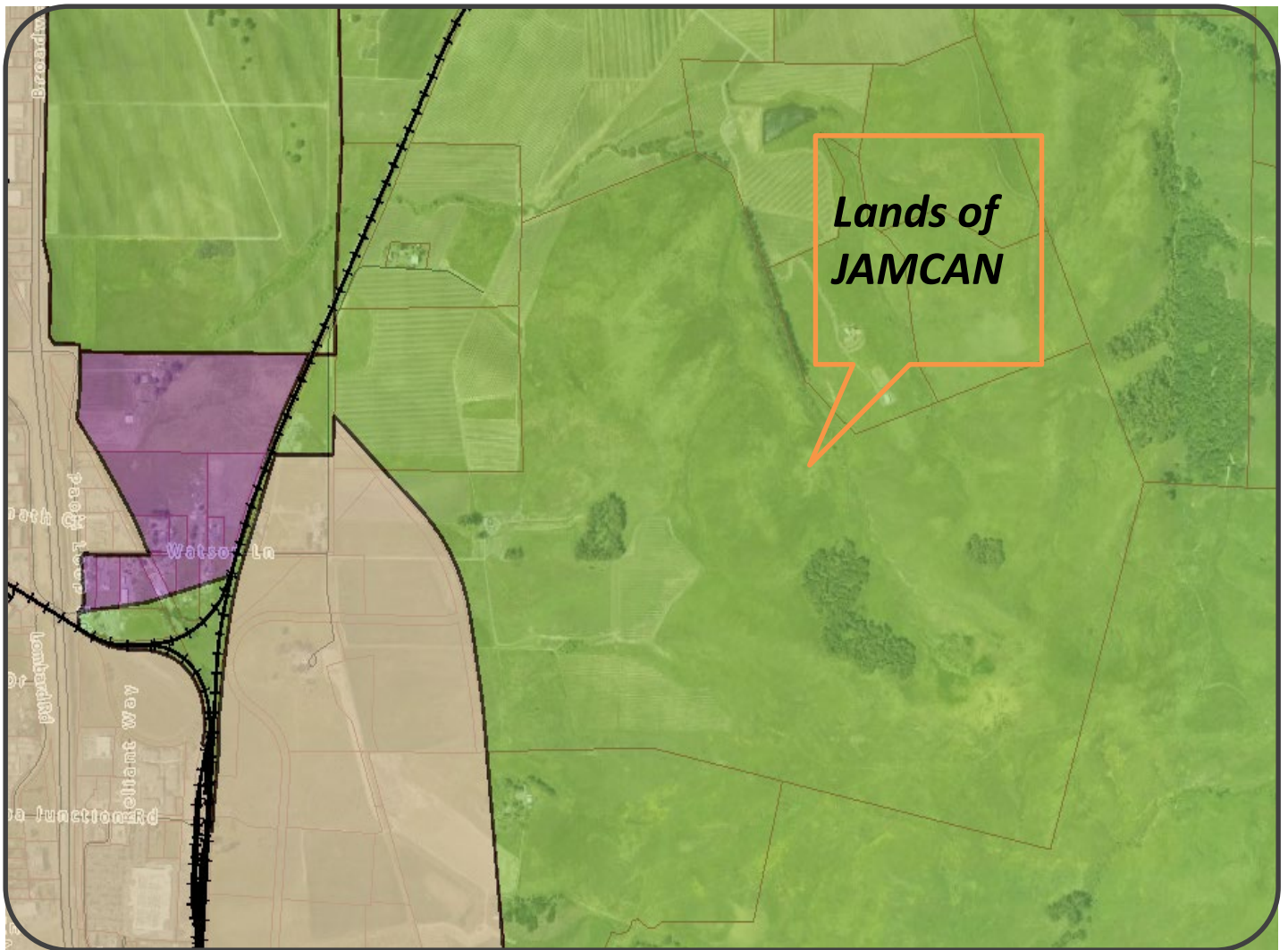


“G”

Graphics
JAMCAN Tentative Parcel Map
P19-00456-TPM

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

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

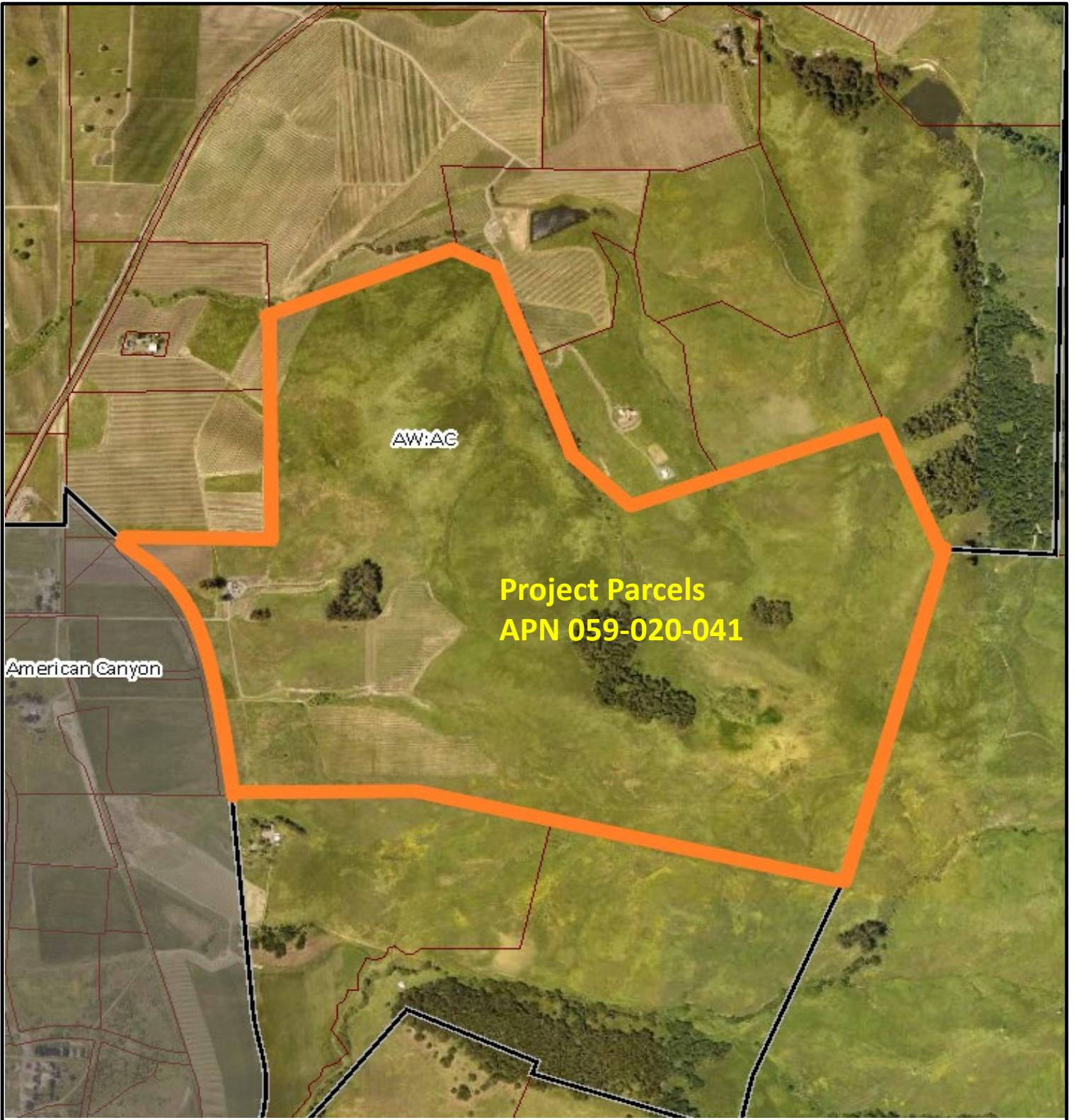
OPEN SPACE

- 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

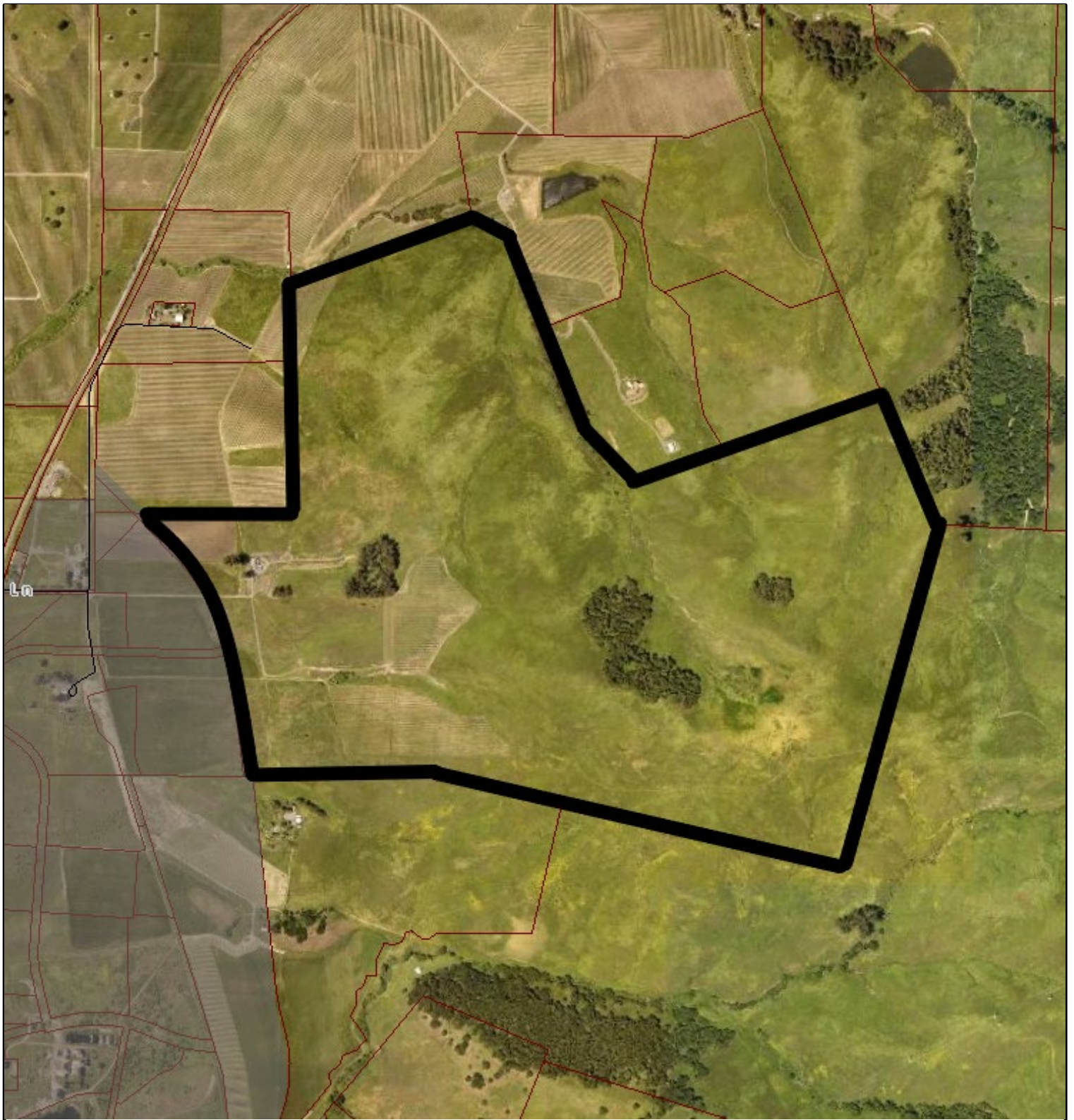


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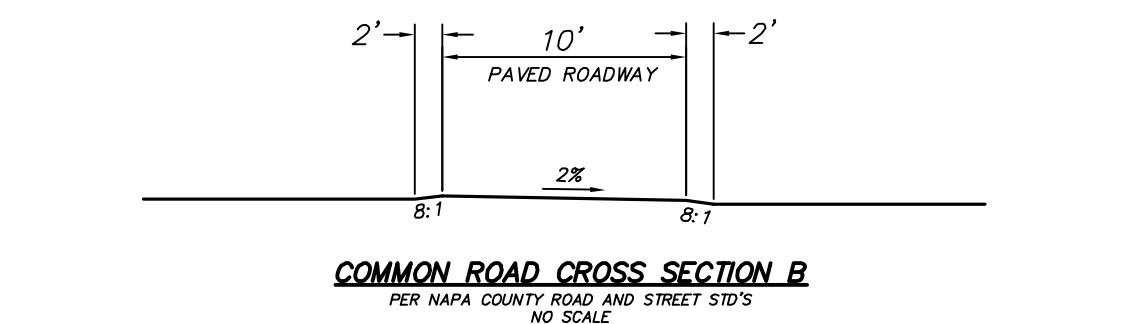
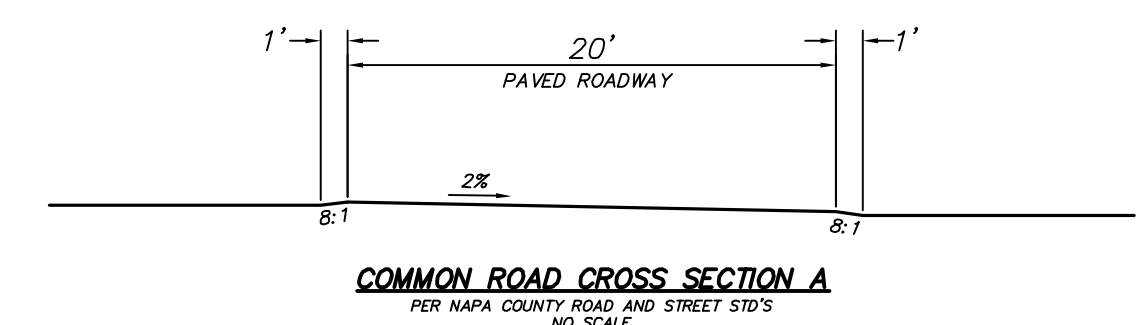
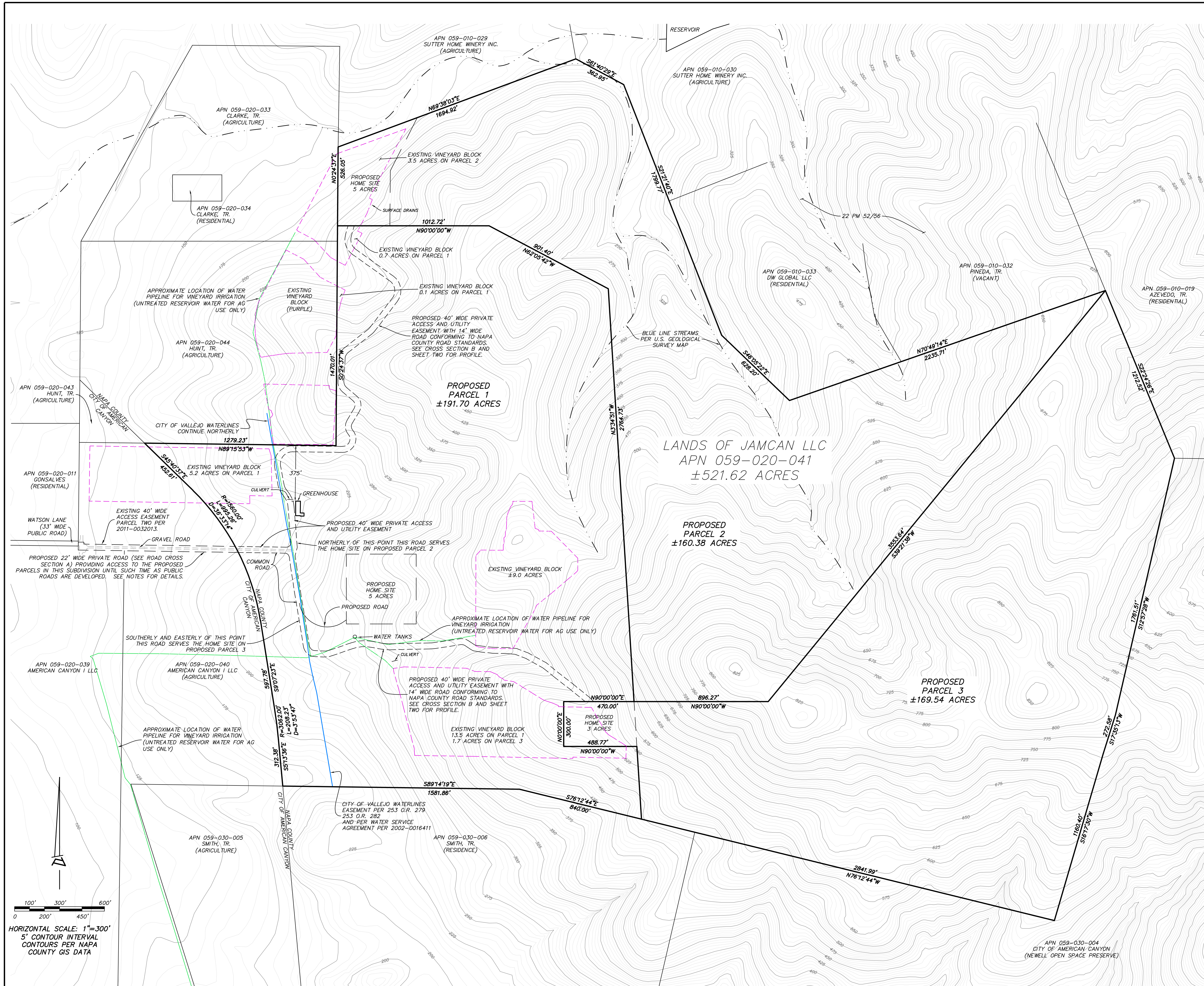
- Zoning
- Parcels



ZONING MAP



Existing Conditions



LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE ADJOINER PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- CITY OF VALLEJO WATER LINE
- WATER LINE FOR AG USE
- - - EDGE OF VINEYARD
- - - PROPOSED PUBLIC ROAD PER THE WATSON RANCH SPECIFIC PLAN (NOT A PART OF THIS SUBDIVISION)

APPLICATION INFORMATION

OWNER: JAMCAN LLC
APN 059-020-041
OWNER'S CONTACT ADDRESS: 2180 OAK KNOLL AVENUE, NAPA, CA 94958

APPLICANT'S CONTACT ADDRESS: JEFFREY L. JAEGER, MANAGING MEMBER, 2180 OAK KNOLL AVENUE, NAPA, CA 94958
 PHONE: 707-255-4456
 EMAIL: JEFF@JAEGERVINEYARDS.COM

EXISTING LAND USE: VINEYARD
PROPOSED LAND USE: VINEYARD AND RESIDENCES

EXISTING WATER SOURCE: OFF-SITE RESERVOIR FOR AGRICULTURE USE
PROPOSED WATER SOURCE: EACH PARCEL WILL HAVE ITS OWN WELL FOR DOMESTIC USE
EXISTING AGRICULTURAL WATER: ON-SITE WELL

EXISTING SEWAGE DISPOSAL: NONE
PROPOSED SEWAGE DISPOSAL: ON-SITE SEPTIC

ZONING: AW-AC

GENERAL PLAN DESIGNATION: AWOS

AGRICULTURAL CONTRACT: NONE

NOTES

PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA CALCULATED FROM A FIELD SURVEY IN MAY AND JUNE, 2018.

THIS MAP WAS PREPARED AT THE REQUEST OF JEFFREY JAEGER.

THIS TENTATIVE PARCEL MAP SHOWS THE TRUE LOCATIONS OF GROUND FEATURES IN RELATION TO THE EXISTING PROPERTY LINES OF RECORD AND THE PROPOSED PARCEL LINES.

THE APPLICATION PARCEL IS NOT WITHIN A FEMA FLOOD ZONE.

THE PROPOSED BUILDING ENVELOPES AND 40' WIDE ACCESS AND UTILITY EASEMENTS ARE SHOWN.

THE PROPERTY IS CURRENTLY USED FOR AGRICULTURE. THE PLANNED USE IS AGRICULTURE AND ONE SINGLE FAMILY RESIDENCE PER PARCEL.

THE LACK OF EXISTING WATER OR SEWER SERVICES WILL BE STATED ON THE PARCEL MAP WITH THE STANDARD "BUYER BEWARE" STATEMENTS PER SECTION 17.14.230.

THE PROPOSED PARCELS CONFORM WITH THE 5:1 DEPTH/WIDTH RATIO PARCEL DESIGN REQUIREMENT PER SECTION 18.104.110.D. SEE SEPARATE SHEET FOR CALCULATIONS.

THE EXISTING AGRICULTURAL WATER SOURCE IS AN OFF-SITE RESERVOIR.

THE 40' WIDE ROAD AND UTILITY EASEMENTS WILL BE RESERVED OVER PROPOSED PARCEL 1 TO ACCOMMODATE PROPOSED PARCELS 2 AND 3 AT SUCH TIME AS PROPOSED PARCELS 2 AND 3 ARE CONVEYED TO A THIRD PARTY.

ANY FUTURE ROAD DEVELOPMENT ON THIS PROPERTY WILL CONFORM TO CURRENT NAPA COUNTY ROAD AND STREET STANDARDS AND EXISTING ROADS WILL BE IMPROVED TO SAID STANDARDS.

WITH THE EXCEPTION CULVERTS ALONG UNIMPROVED VINEYARD ROADS NO EXISTING FACILITIES EXIST FOR DRAINAGE AND CONTROL OF STORMWATER. ALL FUTURE SITE IMPROVEMENTS WILL COMPLY WITH NAPA COUNTY'S STORMWATER CONTROL REQUIREMENTS AT THE TIME OF CONSTRUCTION.

THE FINAL PARCEL MAP SHALL INDICATE MONUMENTS SET IN COMPLIANCE WITH THE NAPA COUNTY ROADS AND STREETS STANDARDS.

THE EXISTING 40' WIDE ACCESS EASEMENT (PARCEL TWO PER 2011-0032013) PROVIDES ACCESS BETWEEN THE PROPOSED PARCELS SHOWN IN THIS SUBDIVISION AND WATSON LANE, A PUBLIC ROAD. THIS ACCESS ROUTE WILL NOT BE ELIMINATED PRIOR TO THE DEVELOPMENT OF THE PROPOSED PUBLIC ROADS SHOWN ON THE WATSON RANCH SPECIFIC PLAN. SAID PROPOSED PUBLIC ROADS WILL NOT BE SHOWN ON THE PARCEL MAP.

THIS PROPERTY IS IN THE AREA SUBJECT TO OVERFLIGHTS BY AIRCRAFT USING NAPA COUNTY AIRPORT, AND AS A RESULT, RESIDENTS MAY EXPERIENCE INCONVENIENCE, ANNOYANCE OR DISCOMFORT ARISING FROM THE NOISE OF SUCH OPERATIONS. STATE LAW (PUBLIC UTILITIES CODE SECTION 21670 ET. SEQ.) ESTABLISHES THE IMPORTANCE OF PUBLIC USE AIRPORTS TO PROTECTION OF THE PUBLIC INTEREST OF THE PEOPLE OF THE STATE OF CALIFORNIA. RESIDENTS OF PROPERTY NEAR A PUBLIC USE AIRPORT SHOULD THEREFORE BE PREPARED TO ACCEPT SUCH INCONVENIENCE, ANNOYANCE OR DISCOMFORT FROM NORMAL AIRCRAFT OPERATIONS. ANY SUBSEQUENT DEED CONVEYING PARCELS OR LOTS SHALL CONTAIN A STATEMENT IN SUBSTANTIALLY THE FORM STATED ABOVE.

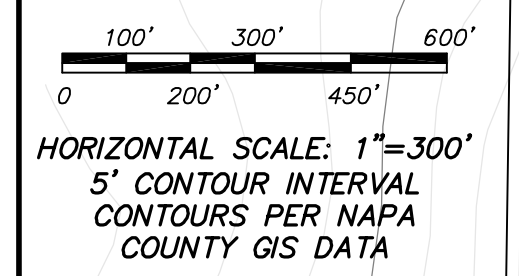
**REVISED TENTATIVE
PARCEL MAP
OF THE LANDS OF
JAMCAN LLC**

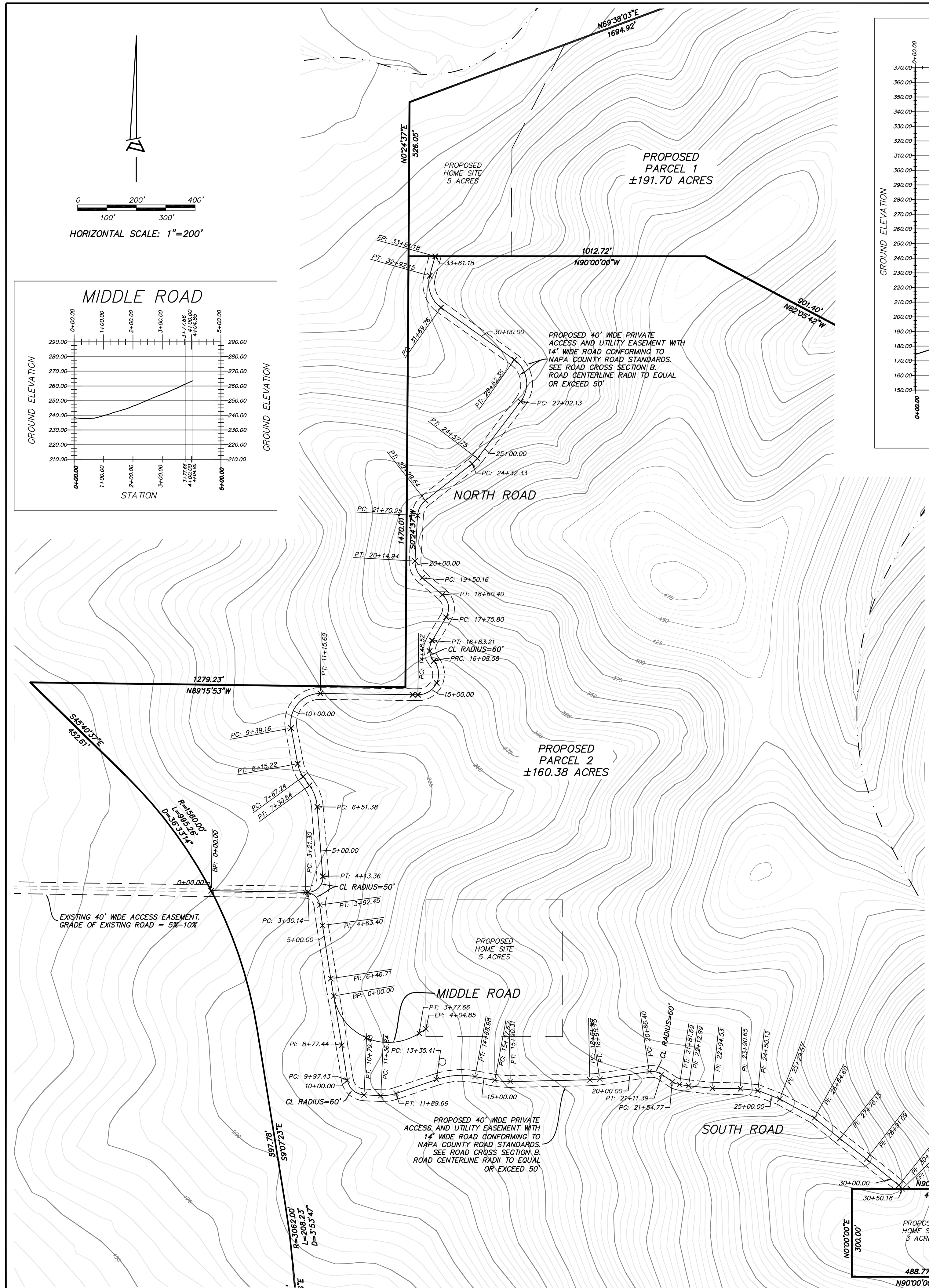
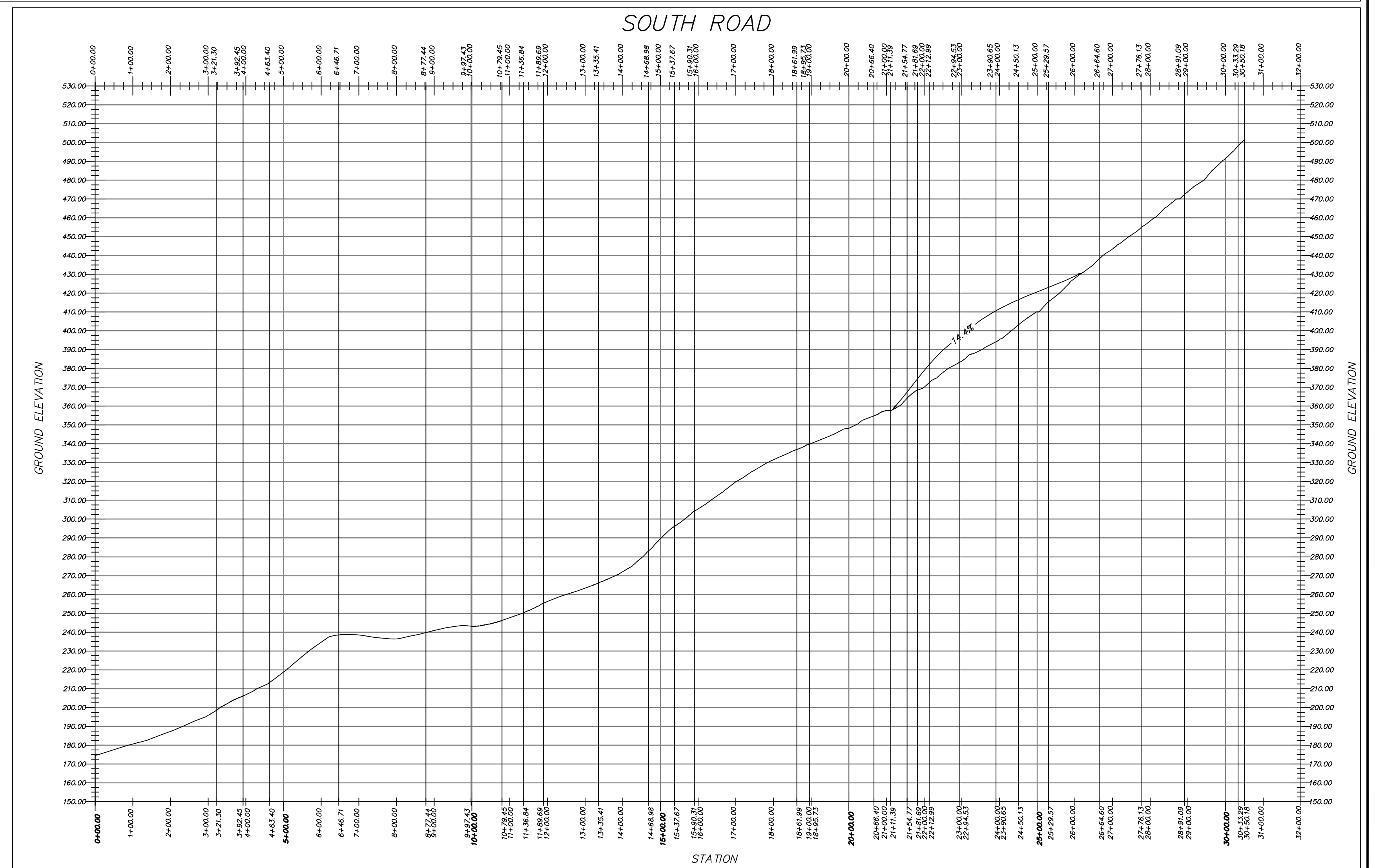
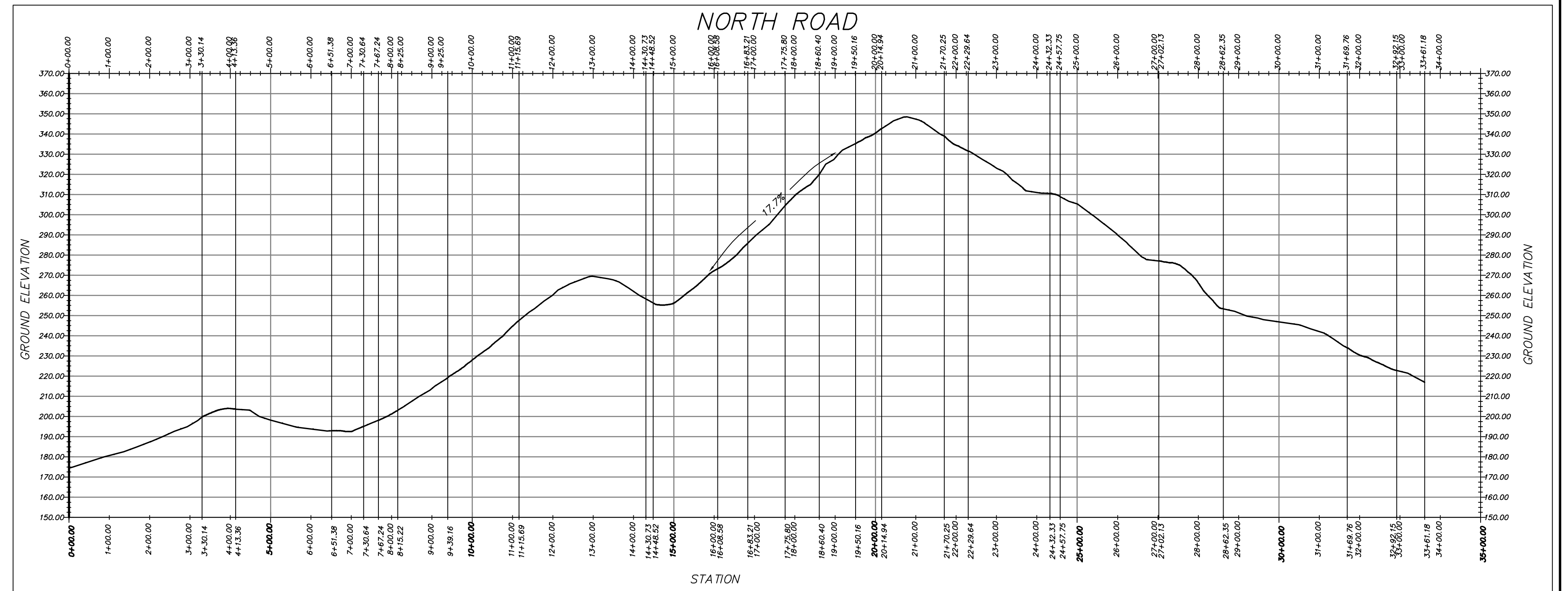
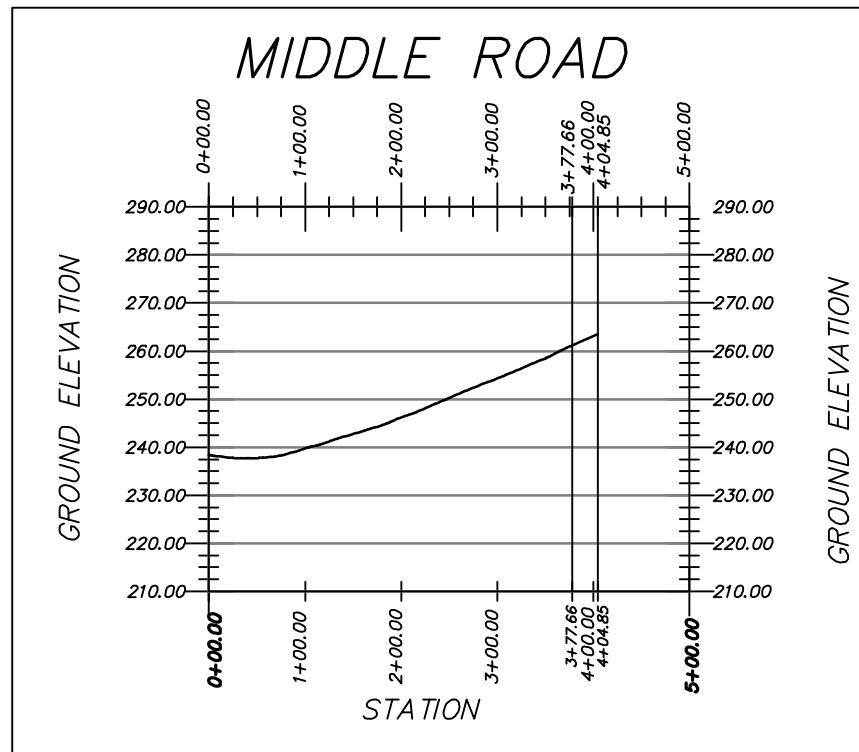
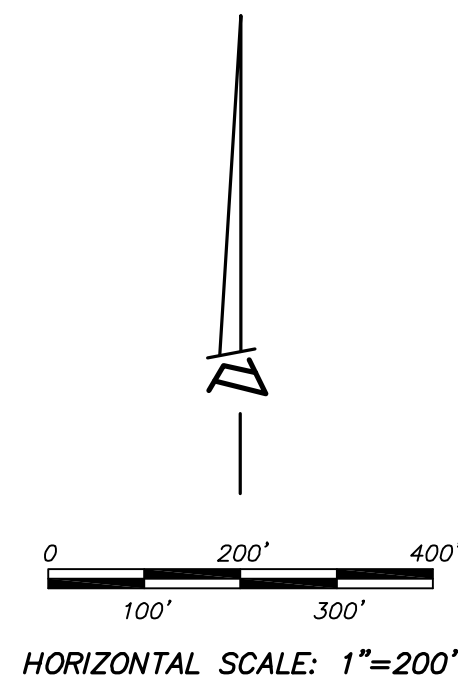
ASSESSOR'S PARCEL NO. 059-020-041
 WATSON LANE
 NAPA
 NAPA COUNTY CALIFORNIA

PREPARED BY: GREG ZELAZNY, PLS 8772
 TERRA FIRMA SURVEYS, INC.
 P.O. BOX 533
 ST. HELENA, CA 94574
 PHONE: (707) 963-7565

DATE: May 20, 2020

5/20/2020
 1650.TPM_7.dwg
 SHEET 1 OF 2





REVISED TENTATIVE PARCEL MAP
OF THE LANDS OF
JAMCAN LLC

PREPARED BY: GREG ZELAZNY, PLS 8772
TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST. HELENA CA 94574
PHONE: (707) 963-7565

DATE: January 7, 2020

ASSESSOR'S PARCEL NO. 059-020-041
WATSON LANE
NAPA
NAPA COUNTY CALIFORNIA

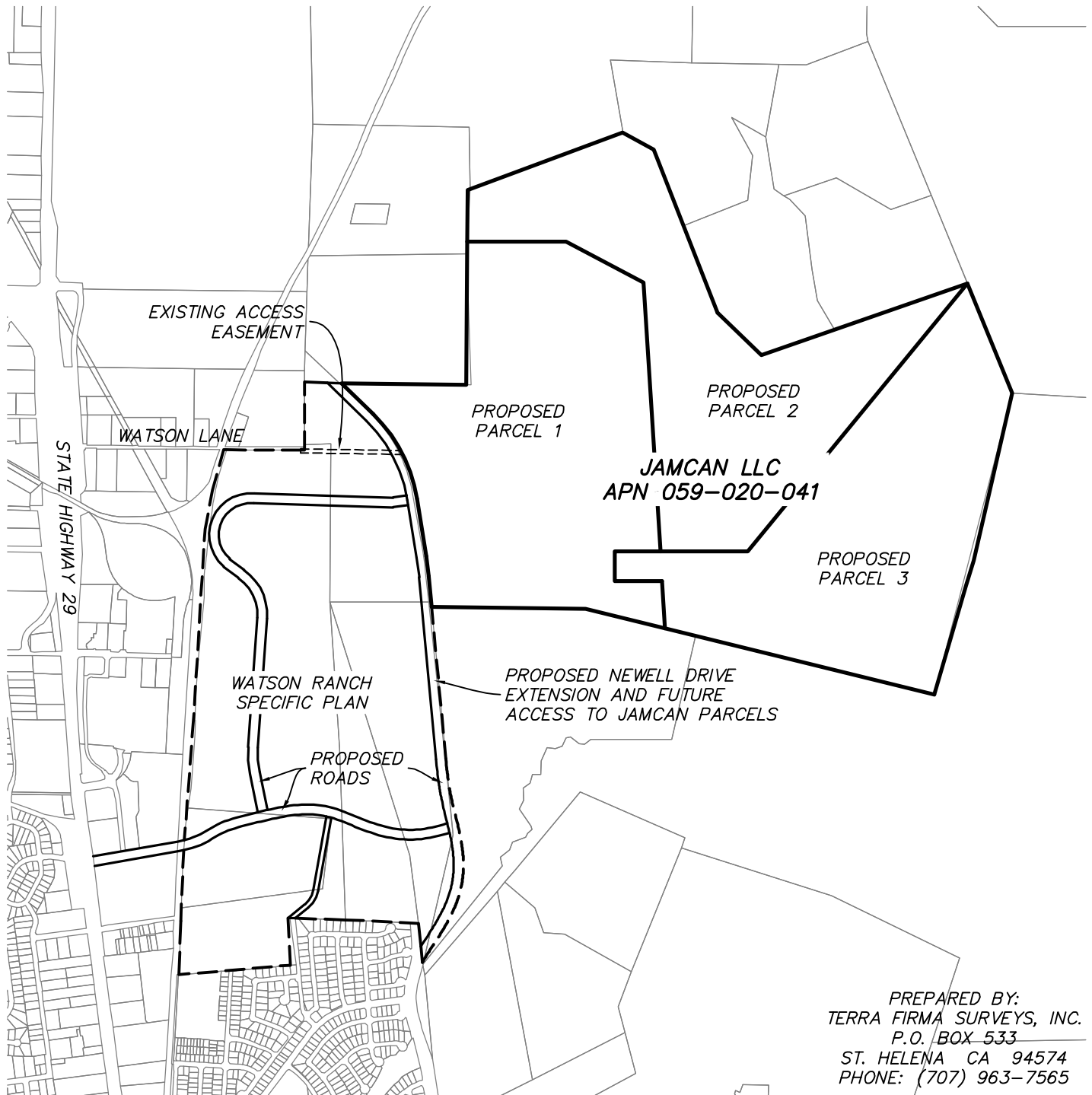
1/07/2020
1650.TM.7.dwg
SHEET 2 OF 2

ADDENDUM
TO THE JAMCAN LLC
TENTATIVE PARCEL MAP
PROJECT P19-00456

APN 059-020-041
WATSON LANE
NAPA COUNTY



SCALE 1"=1500'



PREPARED BY:
TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST. HELENA CA 94574
PHONE: (707) 963-7565

DATE: February 12, 2020

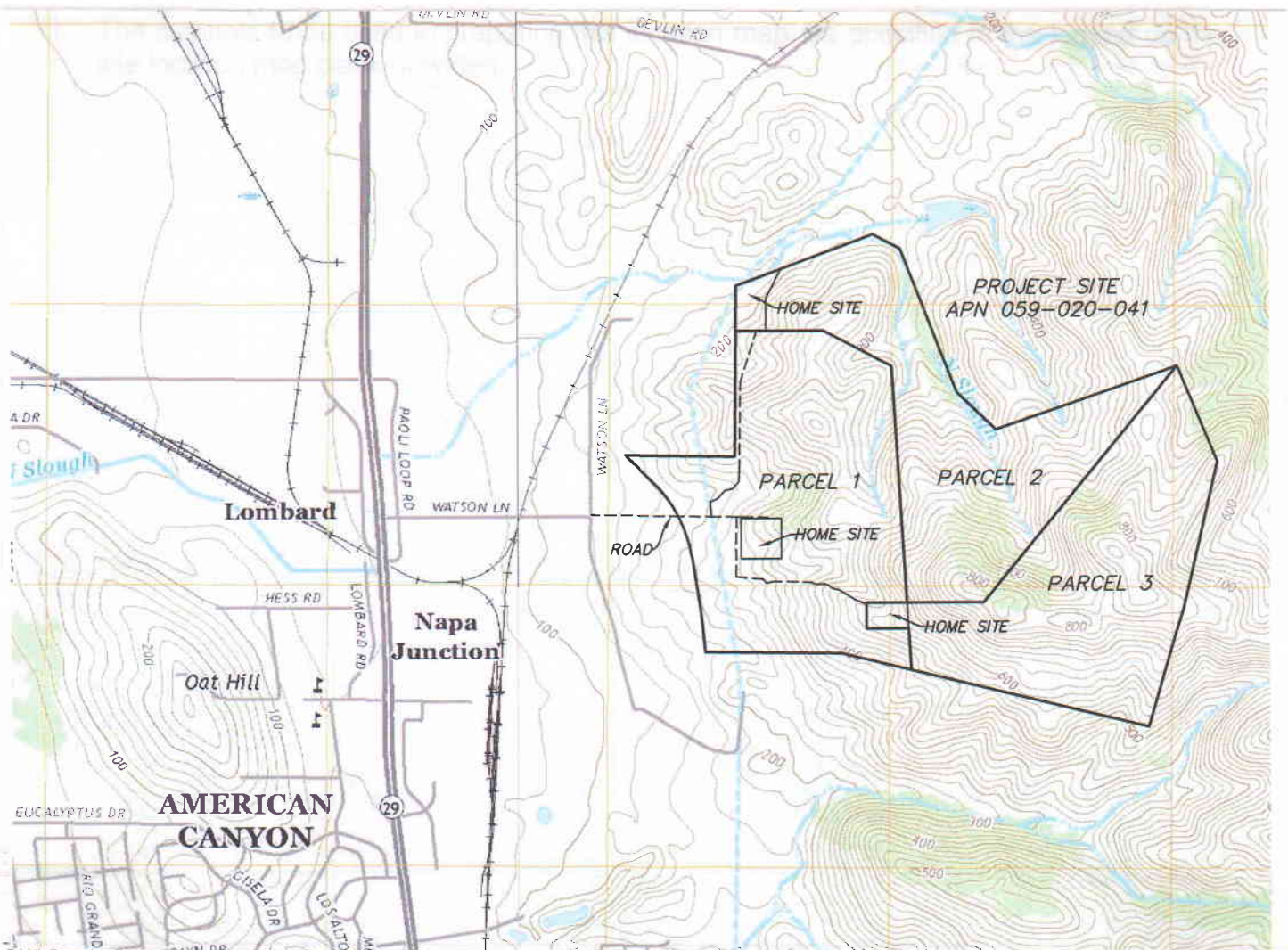
1650_Site-Map.dwg

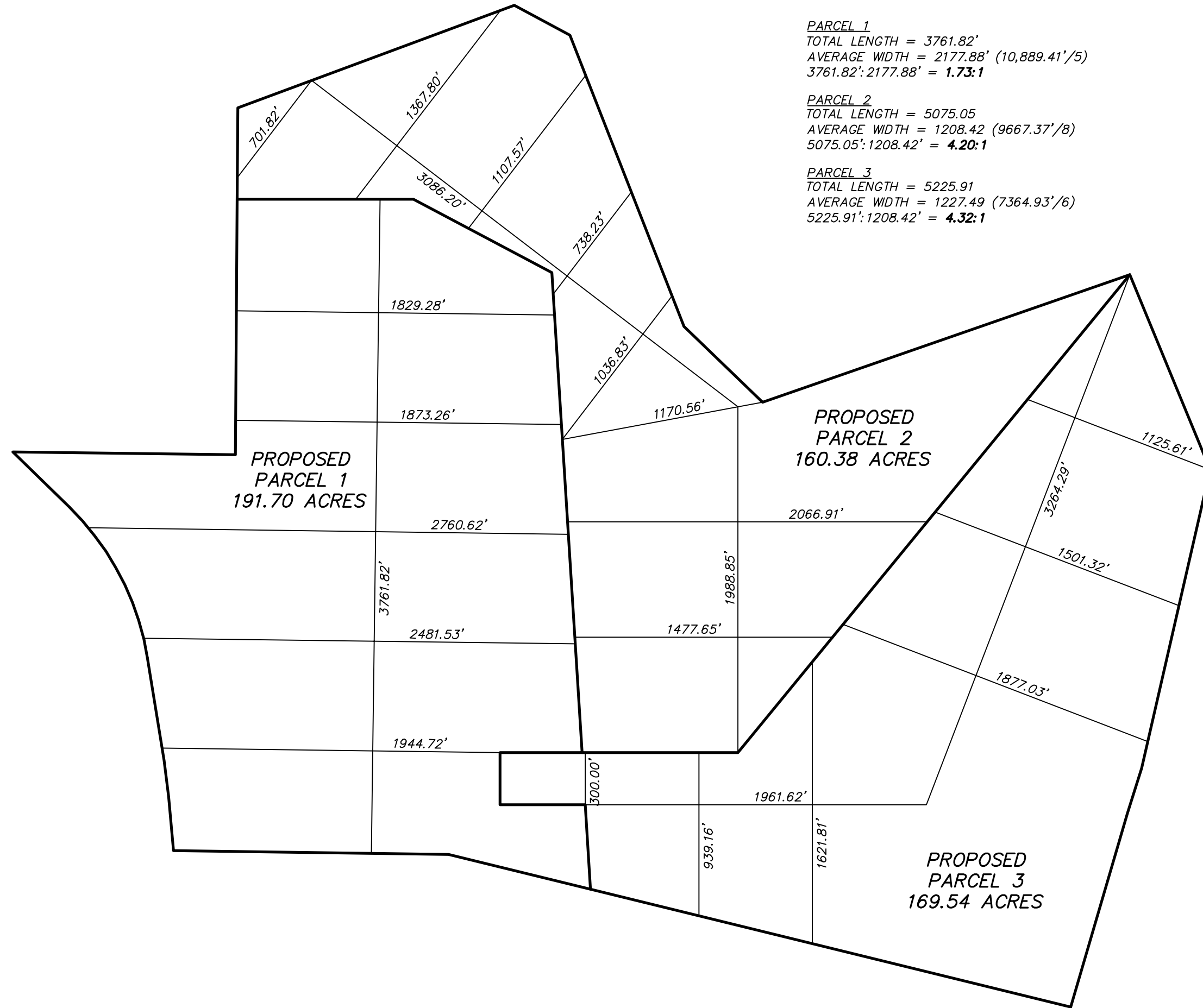
SITE LOCATION MAP REQUIREMENTS

One (1) copy of a site location map. Said map shall consist of a 7: by 5 ½" portion of the 7.5 minute U.S. Geological Survey Topographic map that covers the project vicinity or an accurate reproducible copy thereof. This map section shall be pasted or taped (not stapled) in the space provided on the site location map blank contained in this application packet. The following information shall be accurately plotted thereon:

- The location of the boundary lines of all existing parcels involved and any new parcels to be formed.
- The location of all existing improvements to be used including but not limited to existing access roads.
- The location of all new improvements proposed including but not limited to buildings and access roads/driveways. For the purpose of this section proposed building sites on parcel/subdivision maps along with all the associated improvements necessary to put a home at the location selected shall be considered as "new improvements".

The location of all boundary lines and improvements plotted must be accurate to within 50 feet (i.e., 1/20th of an inch)



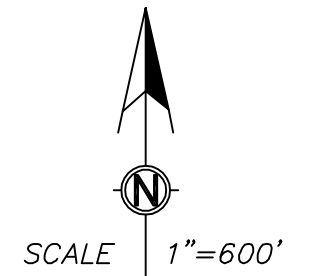


PARCEL 1
 TOTAL LENGTH = 3761.82'
 AVERAGE WIDTH = 2177.88' (10,889.41'/5)
 3761.82':2177.88' = **1.73:1**

PARCEL 2
 TOTAL LENGTH = 5075.05
 AVERAGE WIDTH = 1208.42 (9667.37'/8)
 5075.05':1208.42' = **4.20:1**

PARCEL 3
 TOTAL LENGTH = 5225.91
 AVERAGE WIDTH = 1227.49 (7364.93'/6)
 5225.91':1208.42' = **4.32:1**

TENTATIVE MAP
 OF THE LANDS OF
 JAMCAN LLC
 5:1 WIDTH TO DEPTH
 CALCULATIONS
 APN 059-020-041
 WATSON LANE
 NAPA COUNTY



PREPARED BY:
 TERRA FIRMA SURVEYS, INC.
 P.O. BOX 533
 ST. HELENA CA 94574
 PHONE: (707) 963-7565
 DATE: November 03, 2019