

“D”

Use Permit Application Packet

CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**APPLICATION FOR USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS**

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: 7/31/2017
 TYPE OF APPLICATION: _____ Date Published: _____
 REQUEST: _____ Date Complete: JUL 31 2017

RECEIVED
Napa County Planning, Building & Environmental Services

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

PROJECT NAME: Schramsberg Entry Gate

Assessor's Parcel #: 020-300-014 (winery)/020-230-001 Existing Parcel Size: 73.5 acres (Winery)

Site Address/Location: 1400 Schramsberg Road, Calistoga CA. 94515
No. Street City State Zip

Property Owner's Name: Schramsberg Vineyard Company (winery)/Villa Amorosa, Inc. (location of entry gate)

Mailing Address: 1400 Schramsberg Road Calistoga, CA. 94515/3999 St. Helena Hwy. Calistoga, CA. 94515 No.
Street City State Zip

Telephone #: (707) 942- 2427 Fax #: (707) 942- 5943 E-Mail: fzammataro@schramsberg.com

Applicant's Name: Fred Zammataro c/o Schramsberg Vineyard Company

Mailing Address: 1400 Schramsberg Road Calistoga, CA. 94515
No. Street City State Zip

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

Status of Applicant's Interest in Property: Easement Beneficiary

Representative Name: Same as applicant above

Mailing Address: Same as above
No. Street City State Zip

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

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. 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.

Fred Zammataro 7/28/17 See attached easement document
Signature of Applicant Date Signature of Property Owner Date

Fred Zammataro _____
Print Name Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

* Application Fee Deposit: \$ 5000. - Receipt No.: 122055 Received by: TA Date: 7/31/2017

*Total fees to be based on time and material

SUPPLEMENTAL APPLICATION FORM
USE PERMIT EXCEPTION TO CONSERVATION REGULATION

1. Please explain the reason for the exception request.

In order to provide security to the winery during non-work hours, Schramsberg desires to construct an automatic gated entry to access the winery. The access to the Schramsberg Winery is via an existing driveway that crosses the adjacent property owned by Villa Amorosa and is located within an existing 30' easement granted to Schramsberg by Villa Amorosa (See attached easement document). The current driveway alignment and width was approved in 2004 and improved pursuant to permit # 02643-MOD. No change to the existing road is proposed nor required as the proposal does not result in any change to activity that would generate additional traffic.

The existing access driveway, which is the sole access to the Winery, is located within the setback of an unnamed creek. As such, the location of the two gate pillars need to be constructed within the creek setback. This application is a request for exception from Napa County Code Section 18.108 Conservation Regulations in order to construct two gate pillars consisting of 6" square posts with 1/4" thick walls which will be set in 18" diameter concrete footings (round) which will be 48" in depth. Each pillar will have a corresponding concrete pad (24"x24"x12") constructed on which the gate operators will be placed. In addition, a narrow/shallow trench (6"-12" wide x 24" deep) will need to be excavated in order to provide power to the operator motors at each pillar. The combined area of disturbance for the construction is approximately 30-35 square feet within the creek setback. The access driveway commences at the Cal-Trans right-of-way where it crosses a portion of the adjoining parcel 020-230-001 via an access and gate easement (attached to this application).

2. Are there any alternatives to the project which would not require an exception? Please explain.

No, the fact that the alignment runs parallel with the unnamed creek and the steep cross slopes/native vegetation, realignment of the access driveway is not an option. In addition, this portion of the access road lies within a 30 foot wide access easement and specific 'gate' easement granted to the applicant by the owner of the occupied parcel (020-230-001). This driveway provides sole access to the winery.

3. Describe how the project can meet the findings described in Section 18.104.040 A (structural or road project), or Section 18.108.040B (agricultural project).

N/A

Section 18.108.040.A. Structural/road development projects

a. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading: (Please describe).

The combined area of disturbance for the construction of the two pillars, operator pads, and trenching is approximately 30-35 square feet. This minimal area of disturbance meets the requirements of Section 18.104.040A. No vegetation will be disturbed, fire access will be preserved, disturbance to stream shall be minimal (if any at all), no threatened or endangered species/plants/habitats will occur, and an erosion control plan, if required, will be submitted with the building permit submittal.

b. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project, including the following elements:

- i. Multiple-floor levels which follow existing, natural slopes;
- ii. Foundation types such as poles, piles, or stepping level which minimize cut and fill and the need for retaining walls;
- iii. Fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

See comment in Section a. immediately above

c. The development project minimizes removal of existing vegetation , incorporates existing

vegetation into final design plans, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

The location of the new pillars is within an already disturbed area, consisting of non-native vegetation. No native vegetation, or trees will be removed as part of this project.

4. Adequate fire safety measures have been incorporated into the design of the proposed development.

The width of the gate is co-terminus with the width of the existing access driveway. The driveway alignment, and width was approved in 2004 and improved pursuant to permit # 02643-MOD. No change to the existing road is proposed nor required as the proposal does not result in any change to activity that would generate additional traffic. A knox box or the equivalent will be installed to maintain existing fire department access to the winery.

5. Disturbance to streams and watercourses shall be minimized, and setbacks shall be retained as specified in Section 18.108.025.

The installation of the two supporting pillars will occur only during the time period permitted by the Conservation Regulations (between April 15th and October 15th), will require a construction period of approximately one week. The combined area of disturbance for the construction is approximately 30-35 square feet. An erosion control plan if required will be submitted as part of the building permit. In addition, the area between where the pillars will be installed and the creek is heavily vegetated. This vegetation will act as a filter to trap sediments that may result from the installation of the two pillars. As a result, no disturbance to the creek shall occur. This is a request for a use permit exception to Section 18.108.025 for constructing the gate foundation piers within the creek setbacks described in said Section.

6. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

The location of the new pillars is within an already disturbed area, consisting of non-native vegetation. No native vegetation, or trees will be removed as part of this project.

Section 18.108.040.B. Agricultural projects, or Agricultural roads as defined by Planning, Building, and Environmental Services, Engineering Division

7. The erosion rate that results two years from the completion of the proposed agricultural development does not exceed the soil tolerance factor approved by the Natural Resource Conservation Service for the soil type, topography and climatic conditions in which the project is located; (Please attach a copy of the USLE worksheet used to determine the erosion rate).

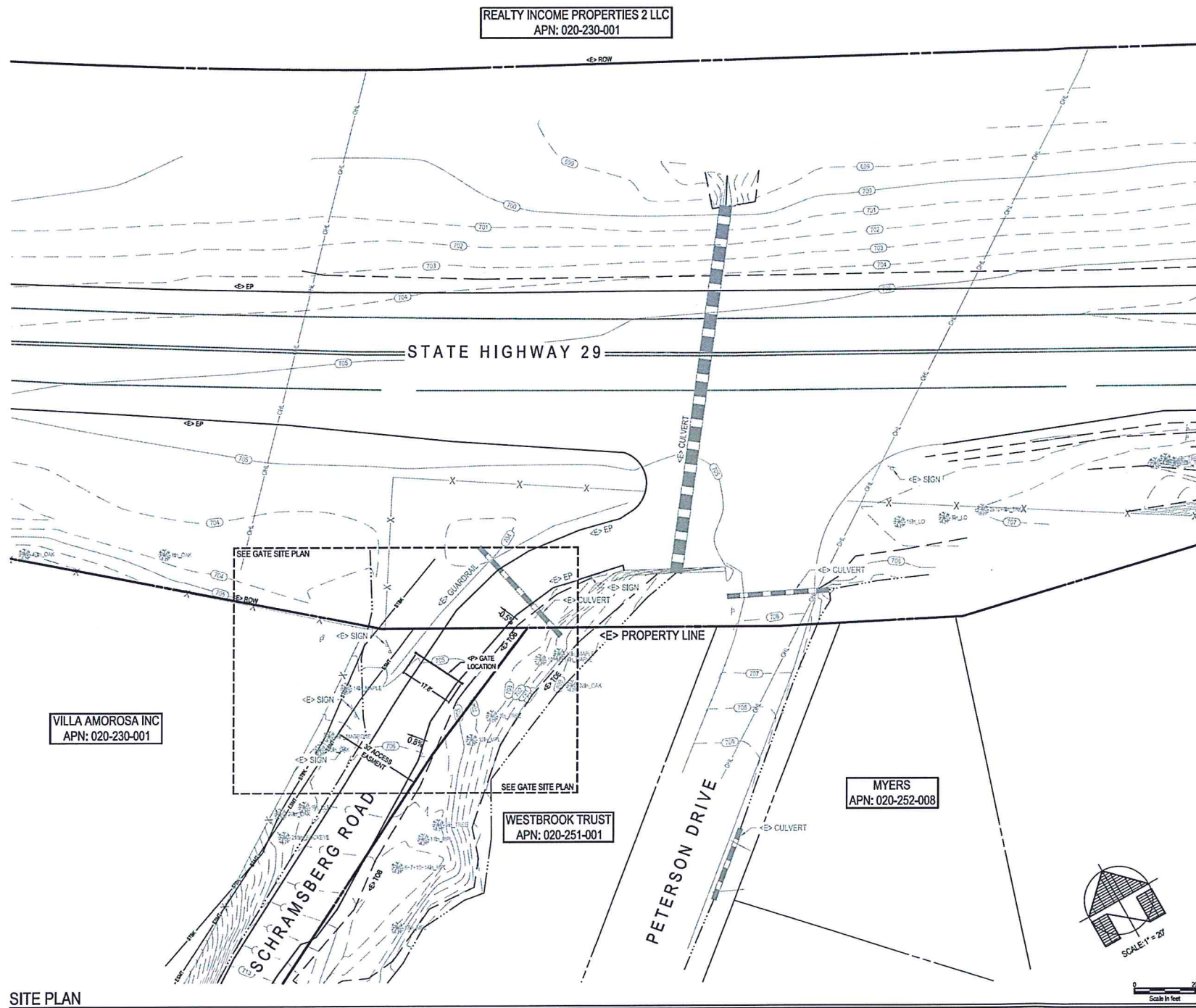
N/A

8. Impacts on streams and watercourses are minimized, and adequate setbacks along these drainageways are or will be maintained.

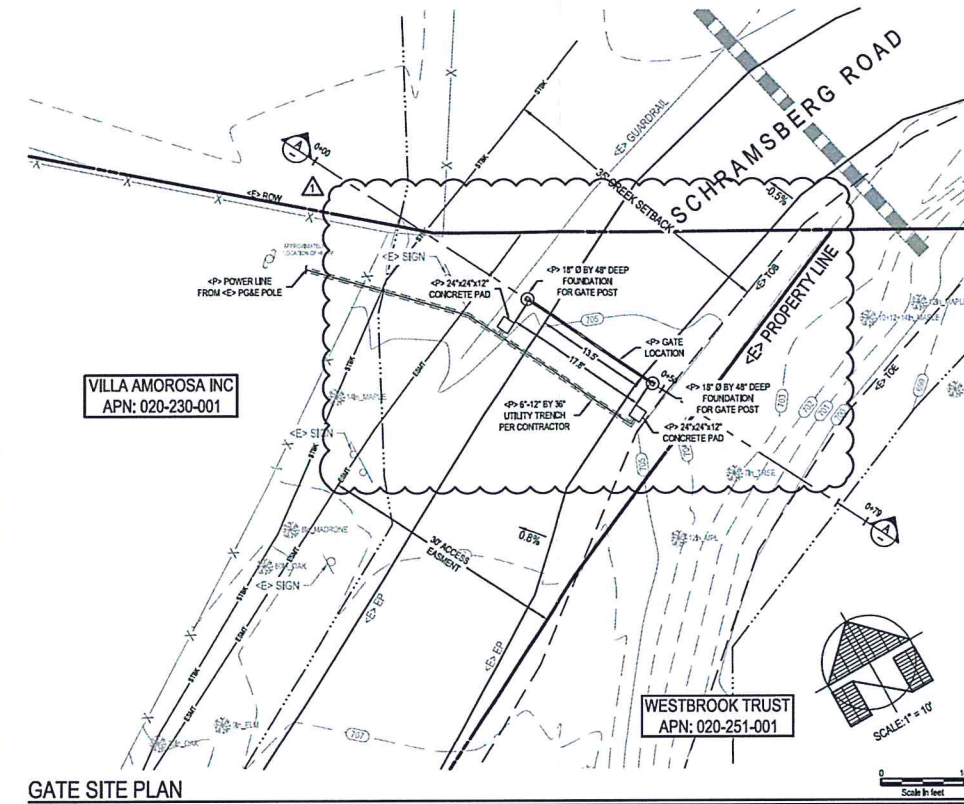
N/A

9. The project does not adversely impact sensitive, rare, threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

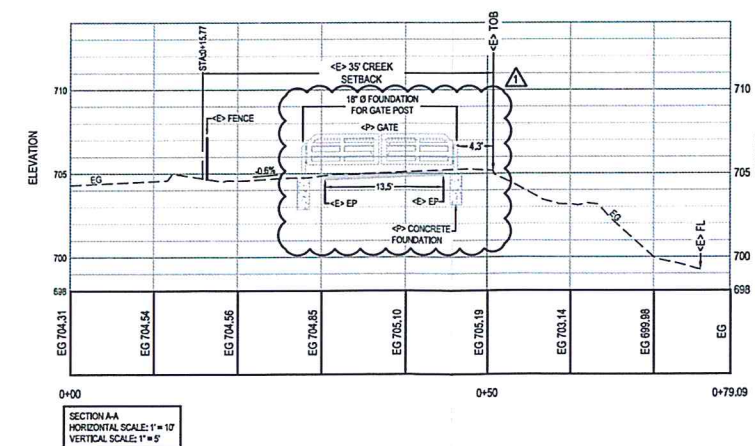
N/A



SITE PLAN



GATE SITE PLAN



CROSS SECTION A-A

REVISIONS

09/06/2017	UPDATED DIMENSION FOR PAVEMENT
------------	--------------------------------

DELTA CONSULTING & ENGINEERING
 1104 ADAMS STREET, SUITE 205 - ST. HELENA, CALIFORNIA, 94574
 707/963-9456 + 707/963-9258 FAX

USE PERMIT EXCEPTION PLANS
 SITE PLAN & CROSS SECTION

SCHRAMBERG WINERY
 1400 SCHRAMBERG ROAD
 IMPROVEMENTS ON APN: 020-230-001
 PROJECT: 0-164/01



FOR MORE INFORMATION
 SEE WWW.SANJOAQUIN.CA.GOV

DATE:	ISSUE:
07/15/17	SUBMITTAL
09/06/17	RE-SUBMITTAL

SHEET:
 UP 2.0

RECEIVED

SEP 07 2017

Napa County Planning, Building
& Environmental Services

Schramsberg Vineyard Company
1400 Schramsberg Road
Calistoga, CA. 94515

September 7, 2017

Kyra Engelberg, Planner II
Planning, Building & Environmental Services Department
County of Napa
1195 Third Street, suite 210
Napa, CA. 94559

Re: P17-00288 Schramsberg Entry Gate
1400 Schramsberg Road, Calistoga CA APN 020-230-001

Dear Ms. Engelberg:


This letter is in response to your August 30, 2017 project status letter advising us of the comments provided by the Engineering Services division. We have revised the drawings to clarify that the width of the paved driveway at the point of the proposed gate installation is a minimum of 2 feet wider than the paved surface of the driveway. We believe that the gate and paved driveway now conform to the Napa County 2016 Roads and Street Standards, D-11.

We would appreciate confirmation that our application is now complete to continue processing of our application.

Please advise us of the hearing date for our application as soon as possible.

Thanks so much for visiting the site with us last week. Please let us know if you have any additional questions.

Sincerely.


Jeffrey Redding AICP for
Fred Zammataro

CC: Client
Andrew Simpson, Delta Consulting & Engineering