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Application Submittal Materials



FILE # 18-60172

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

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APPLICATION FOR USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS

County Planning, Building
& Environmental Services

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: 5-4-18
TYPE OF APPLICATION: Cons Reg Use Exception Date Published:
REQUEST: Creek Stream Encroachment Date Complete:
Backyard Improvements

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

PROJECT NAME: Avina Landscape and Pool
Assessor's Parcel #: 039-112-011 Existing Parcel Size: .39
Site Address/Location: 1115 Petra Dr. Napa Ca 94558
Property Owner's Name: Christopher and Gabrielle Avina
Mailing Address: 1115 Petra Dr. Napa Ca, 94558
Telephone #: (707) 486-3553 Fax #: E-Mail: gabrielle.avina@fire.ca.gov
Applicant's Name: Christopher and Gabrielle Avina
Mailing Address: 1115 Petra Dr. Napa Ca, 94558
Telephone #: (707) 486-3553 Fax #: E-Mail: gabrielle.avina@fire.ca.gov
Status of Applicant's Interest in Property: Owner
Representative Name: None
Mailing Address:
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.

Signature of Applicant Date 5-4-18
Gabrielle Avina
Print Name

Signature of Property Owner Date
Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: \$ 500 Receipt No.: 127511 Received by: Date: 5/4/18

SUPPLEMENTAL APPLICATION FORM
USE PERMIT EXCEPTION TO CONSERVATION REGULATION

1. Please explain the reason for the exception request.

This is a single-family residence (2350 sq. feet) on a small lot (.39 acre) built in the 1950's. The residence backs to Soda Creek to the South which is a seasonal creek that runs only after rainfall. The creek is completely dry during the summer months. The lot is flat but almost the entire back yard falls within the County Stream Setback of 35 feet from top of bank.

The current yard is comprised primarily of lawn and redwood decking. The redwood decking structural members are starting to rot and fail. We would like to replace our existing landscaping with a pool, concrete patio, covered patio for shade, BBQ area and planting areas.

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

The only other location for a pool on the property is the front yard. The septic system and leech field are located in the front yard and cover the majority of useable space in the front yard.

2. 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).

The proposed landscape plan will occur within the footprint of an existing landscaped yard. Soil disturbing activities will only be completed between June 15th and October 15th. In addition, the proposed project will not disturb Soda Creek.

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 parcel is flat with slopes less than 1%. All proposed work will occur within the footprint of an existing landscaped yard, soil disturbing activities will occur only between June 15th and October 15th.

The proposed pool has been situated to be as far from the top of bank as possible within the small yard.

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- 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.

Proposed improvements will occur within the footprint of an existing landscaped yard. A planting plan will replace deck footings and fencing currently at the top of bank.

- 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.

Existing ornamental vegetation will be removed and replaced. The proposed planting plan will blend with the terrain far better than the existing landscaping.

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

This project enhances fire safety because water from the pool can be utilized for fire protection in the event of a structure or wildland fire. In the October 2017 wildland fires, pool water was the only source of fire protection available to the residents on Petra Dr.

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

All components of the proposed project fall within the existing footprint of the landscaped yard. Soil disturbing activities will occur between June 15th and October 15th.

- 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 Department of Fish and Wildlife has visited the site and determined that because some of our proposed project falls within the tree drip line this project will require a Lake and Streambed Alteration per Fish and Game Code section 16.02. We have completed the 16.02 notification and the CDFW has determined that our project will not substantially adversely affect an existing fish and wildlife resource. . In addition, the Regional Water Quality Board has reviewed our project and as proposed they have indicated they do not have jurisdiction over the 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;

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