

“C”

Certificate of Legal Non-Conformity
Application



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

**APPLICATION FOR CERTIFICATE OF THE EXTENT OF LEGAL
NONCONFORMITY**

A Tradition of Stewardship
A Commitment to Service

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: 7.1.2020

TYPE OF APPLICATION: Certificate of Legal Non-Conformity RECEIVED Date Published: _____

REQUEST: Request to Recognize a Second Dwelling. JUL 01 2020 Date Complete: _____

Napa County Planning, Building
& Environmental Services

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

PROJECT NAME: Tamagni

Assessor's Parcel #: 020370038000 Existing Parcel Size: 21.9 Acres

Site Address/Location: 4397 Silverado Trail Calistoga CA 94515
No. Street City State Zip

Property Owner's Name: Theodore B & Judith L Tamagni

Mailing Address: 4397 Silverado Trail Calistoga CA 94515
No. Street City State Zip

Telephone #: (707) 494-4324 Fax #: 707, 942-2201 E-Mail: Trailsibe@aol.com

Applicant's Name: Theodore B & Judith L Tamagni

Mailing Address: 4397 Silverado Tr Calistoga CA 94515
No. Street City State Zip

Telephone #: (707) 494-4324 Fax #: 707, 942-2201 E-Mail: Trailsibe@aol.com

Status of Applicant's Interest in property: OWNER

Representative Name: _____

Mailing Address: _____
No. Street City State Zip

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

If Nonconforming structure, type of nonconformity:

Structure does not conform to issued permits

Structure does not conform to zoning requirements (e.g. setbacks)

When was the non conforming use established? (year, month, if known): _____

When was the nonconforming structure build? (year, month if known): 05 1961

PLEASE ATTACH DOCUMENTATION OF CONTUOUS USE and/or CONTINUOUS EXISTENCE OF THE
NONCONFORMING STRUCTURE from the date of establishment.

I certify that all the information contained in this application 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.

Judith Tamagni 6/26/2020 Signature of Property Owner Date
Print Name

Judith Tamagni 6/26/2020 Signature of Applicant Date
Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee \$ 5371.60 Receipt No. 143373 Received by: SO Date: 7.8.2020

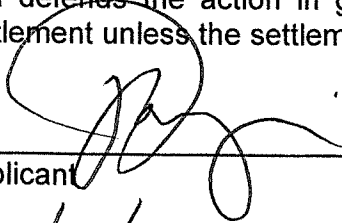
INDEMNIFICATION AGREEMENT

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.

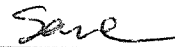
Applicant



Date

6/26/2020

Property Owner (if other than Applicant)



Project Identification

RESIDEN

PARCEL SHEET 3 OF 6 SHEETS

CLASS B SHAPE	CONSTRUCTION	STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOMS		ROOM AND FINISH DETAIL								
		Frame	X Box	Stucco	" X "	Flat	pitch	Wiring	K&T	B.X.	Heat	Cool.	B	I	2	FLR. FIN.	Gr.	Trim	INTERIOR FINISH	Walls	Gr.	Cellings
D 2 A	Light	" X "	"	Stucco	" X "	Flat	pitch	Wiring	K&T	B.X.	Heat	Cool.	B	I	2	FLR. FIN.	Gr.	Trim	INTERIOR FINISH	Walls <td>Gr.</td> <td>Cellings</td>	Gr.	Cellings
ARCHITECTURE	Sub-Standard	Sheathl	B.W.	Siding	" X "	Hip	pitch	Cable	Conduit	Conduit	Gravity	Humid.	All							Pl.	Sh.Rk.	
Stories	Above-Standard	Conc. Blk.	B & B	B & B	T&G	Shed	pitch	FIXTURES	Few	Cheep	Wall Unit	Humid.	All									
TYPE	Special	Brick	T&G	Shingle	" X "	Cut-Up	pitch	Many	Spec.	Radiant	Central	Humid.	All									
USE	FOUNDATION	Floor Joist		Brick	" X "	Boxed Eaves	pitch	Rec.	220	Elect.	Radiant	Humid.	All									
DESIGN	Concrete	Reinforced		Stone	" X "	Gutters	pitch	Spec.	220	Elect.	Radiant	Humid.	All									
Single	Reinforced	1st, 2nd, 3rd		Gd. Av.	FR	Boxed Eaves	pitch	Spec.	220	Elect.	Radiant	Humid.	All									
Double	Brick	2nd, 3rd, 4th		FR		Boxed Eaves	pitch	Spec.	220	Elect.	Radiant	Humid.	All									
Duplex	Wood	Sub-Floor		FR		Boxed Eaves	pitch	Spec.	220	Elect.	Radiant	Humid.	All									
Apartment	Plers	Conc. Floor		FR		Boxed Eaves	pitch	Spec.	220	Elect.	Radiant	Humid.	All									
Flat-Court	Plers	Conc. Floor		FR		Boxed Eaves	pitch	Spec.	220	Elect.	Radiant	Humid.	All									
Motel	Plers	Conc. Floor		FR		Boxed Eaves	pitch	Spec.	220	Elect.	Radiant	Humid.	All									
Units	Light	Heavy		Plate	S.F.	Plate	pitch	Spec.	220	Elect.	Radiant	Humid.	All									
	Insulated Ceiling	Insulated Walls		Sid. G. Dr.	S.F.	Plate	pitch	Spec.	220	Elect.	Radiant	Humid.	All									

Appraiser & Date	Area	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost		
																						RC	RC
RES	800	4400	35200	10.35	8280	20.80	16700	9.98	7980	11.30	9000	11.30	12700	4.8	5910	12.80	16380	4.8	5910	12.80	16380	4.8	5910
C-SP 1/2	194	2120	4120	5.20	750	3.86	748																
AC			150		350																		
Garport	2.40	120	280	2.50	600																		
TOTAL			42800		11280		15000		9980		12700		16380		5910		16380		5910		16380		
NORMAL % GOOD			30		48		50																
R.C.L.N.D			1280		5410		11000																

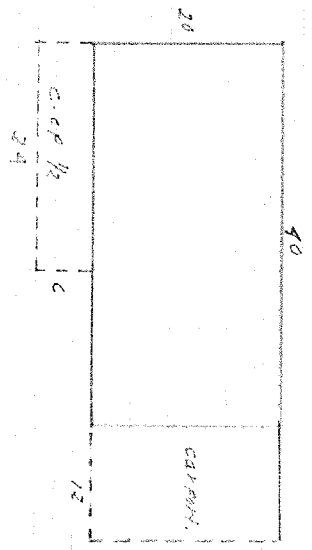
SPECIAL FEATURES

CLAYTON PIMA 4x4 12x20 180

CLAYTON PIMA 4x4 12x20 180

Ros
 $40 \times 20 = 800$

$c-cp \frac{1}{2}$
 $24 \times 6 = 144$



Scale 1/4" = 10'

MISCELLANEA

PARCEL Dairy

PARCEL SHEET 4 OF SHEETS

Bldg. No.	Structure	Size	Found.	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tot. Life Yrs.
				Type	Cover				
1	Garage (6-5)	12x16	wood	Gable	G.I.	wood			
2	Garage (6-5)	33x22	concrete	concrete	concrete	wood			
3	Gas Storage	12x16	wood	Box	Board	wood			
4	Shop	30x56	concrete	Box	C.I.	concrete			
5	Storage	30x16	concrete	Box	Board	wood			
6	Storage	12x12	wood	Box	Board	wood			

COMPUTATION

Appraiser - Date	Area	5-22-61			7-11-61								
		Unit Cost	Cost	% Good	Unit Cost	Cost	% Good	Unit Cost	Cost	% Good	Unit Cost	Cost	% Good
1	266	200	530	30									
(8)	Plumber		290	85									
2	726	190	1380	80									
3	192	140	270	80									
4	1080	7.30	1940	95									
5	480	1.40	670	30									
6	144	2.00	290	50									
Total			5370										
Appraiser - Date			3600										
Bldg. No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.
Total													

RESIDENTIAL BUILDING RECORD

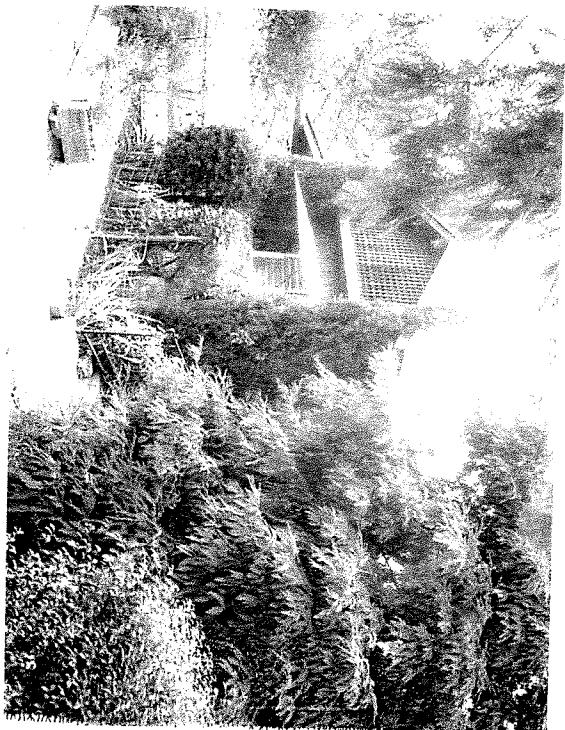
ADDRESS

PARCEL _____ OF _____ SHEETS
29

CLASS & SHAPE CONSTRUCTION STRUCTURAL

DESCRIPTION OF BUILDING

ROOM AND FINISH DETAIL



To whom it may concern,

Living on the Tamagni Dairy/Ranch my whole life (since 1958) I am familiar with the houses, outbuildings and barns that have been on the property.

The main farmhouse was torn down in order for us to build our current home which is reflected on the site map. The smaller unit that my grandparents lived in is still in its original location that is the one that we are wanting to remodel. The septic system for that home is tied into the septic that was for the original farmhouse.

When the house that we are looking to remodel was first brought in, it was immediately modified at that time to the square footage that it is currently. From my earliest memories this house has always been at the current square footage and this information had also been shared with me by my father and also my grandparents who were the ones who lived in that house.

The Tamagni family purchased the property on the Silverado Trail in 1922 having moved from the property they had in Knights Valley since around 1900 – 1905

Ted Tamagni

Charlie Remembers cub & Carlene
living in house by Big Ranch house
He Remembers 1962.

Charlie was hauling Milk for Tamagnis
to St. Helena Hospital.

Charles Waller

7.8.2020

Tamagni Property

Parcel # 020370038000

4397 Silverado Trail, Calistoga

I was born in 1958 and have lived on this property my whole life. This property was a dairy in the 50's through the early 70's and had a couple of homes on the property. There was the main ranch house and the small house (which is the one the application is being sought for) that is the one that my grandmother and grandfather lived in. There was also another very small house on the property which was on the south side of what is now the main house that we built in 2004 that Marvie Tamagni Sears and her family lived in. That small house was removed many years ago.

The way the house looks today that my grandparents lived in (other than change in landscaping) is exactly how I remember it as a child growing up here. fi

This unit that has been in continual use by various family members since it was rst built in 1961. Most recently by my daughter, Jessica and her family while rebuilding their home in Coffey Park that was lost in the Tubbs fire.

Ted Tamagni

4397 Silverado Trail
Calistoga, CA 94515
707-486-4441

Tamagni, Judith

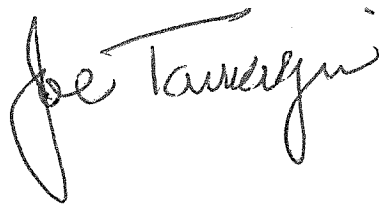
From: trailsibe@aol.com
Sent: Wednesday, June 24, 2020 12:00 PM
To: Tamagni, Judith
Subject: Pam anderson house

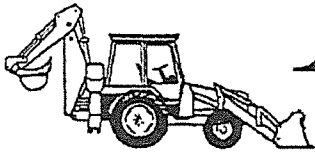
To who this may concern my name is Pam Anderson I am related to Teddy Tamagni he's my cousin as far back as I can remember as a little girl every weekend we were at the ranch every summer we were at the ranch we always stayed in my grandmas house all the holidays were done in my grandma's house I'm 60 years old and as far back as I can remember that's the house I remember always being in if you need to get a hold of me my phone number is 707-545-5488

Sent from my iPhone

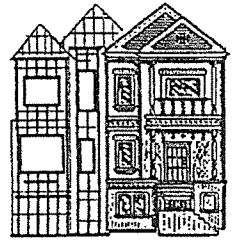
6.30.2020

My name is Joe Tamagni, I grew up on the Tamagni Dairy. I lived there from 1956 until 1975 when I moved out on my own. As long as I can remember Uncle Cub and Aunt Carolyn lived in the house there on the ranch. I was in there almost every day growing up.

A handwritten signature in cursive script that reads "Joe Tamagni". The signature is written in black ink and is centered below the typed text.



FARRIS CONSTRUCTION



1831 GREENWOOD AVENUE • CALISTOGA, CA 94515 • LICENSE NO. 513968

April 9, 2020

Judy Tamagni
4397 Silverado Trail
Calistoga, CA 94515

Dear Judy,

To eliminate concern, when I was onsite doing an inspection in 2019, I found the house to be livable at the time, but needing have some updating for comfort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Farris'. The signature is stylized and somewhat cursive.

Dan Farris