

SUPPLEMENTAL APPLICATION FORM
USE PERMIT EXCEPTION TO CONSERVATION REGULATION

1. Please explain the reason for the exception request.

The proposed project consists of the construction of a residential access road, grading of a pad, and the subsequent construction of a single family residence on Assessor's Parcel #031-050-073. The site is located on slopes which exceed 30% average cross slope. This use permit exception request is to allow the grading on slopes in excess of 30%.

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

The parcel is over 60 acres in area and a majority of the parcel slopes exceed 30%. In addition, a creek flows along the southern edge of the parcel. The creek corridor is wooded and 16% of the parcel is located on the south side of the creek. The remainder of the parcel lies north of the creek on steep terrain. The vegetation north of the creek corridor consists of grasses and chaparral brush. There is no vehicle access to the area south of the creek. County imposed creek setbacks and environmental constraints also impair the development of the area near the creek. As such, no alternatives exist where the residence may be constructed absent an exception.

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).

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:

In conjunction with the project geotechnical engineer's site investigation, the cut and fill slopes range between 2:1 and 1.5:1 (horizontal:vertical) to minimize the extent of the grading. In addition, retaining walls have been incorporated into the design to limit the grading. The residence has been designed with its long axis parallel to the contours and the short axis perpendicular to the contours. The pad and road grading design has been integrated to create a single land form after construction. The site grading has been 'balanced'. All spoils generated shall be used as fill on-site. Every effort has been made to design the site (road and pad grading) to minimize the impact to the surrounding hillside and remain within the construction/grading constraints of the California Building Code, Napa County requirements, and the geotechnical engineer's report.

- 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.

The new residence shall consist of a slab on grade foundation and floor system. The garage and wine cellar shall be 'cut and cover' construction and shall be located in the cut slope on the rear of the residence.

The access drive and the residence pad have been designed to create a single grading mass to soften the effects of the pad construction. Post-construction, once the landscaping has developed, the site will enhance, compliment, and blend into the natural slope rather than creating a vertical massing of decks and retaining walls which generally do not create a blending to the native landscape.

- 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 area where the pad for the residence is located is void of trees due to lack of top soil and the aspect of the parcel (south facing). The lower portion of the development (where the access road shall be constructed) has native live oaks and blue oaks which will be required to be removed for the construction of the road. These trees shall be replaced in a 2:1 ratio as part of the landscape plan for the road and residence.

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

Fire storage tanks are proposed to be located on the grading 'bench' located on the cut slope at the rear of the pad. The tank location shall provide gravity flow to the on-site fire hydrant. The residence shall be sprinklered per code requirements. The emergency water storage tank volume and residence construction shall meet the requirements of the fire code and local ordinances.

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

The project was specifically designed to not impact the stream which flows through the parcel.

Creek setbacks will be maintained and are not of issue with this exception request.

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.

A cultural resources evaluation of the proposed residence site, access road, and wastewater distribution area was prepared by Archaeological Resource Service dated July 8, 2011. The report found "no potentially significant cultural resources" in the area of the proposed residence and driveway, but found "a few historic resources within and near to the proposed septic area". The referenced artifacts area rock wall and a single small ceramic fragment.

A native grassland survey was prepared by Kjeldsen Biological Consulting dated June 30, 2011. The survey found "no indications of sensitive native grassland or populations of native grasses on the study area which meet the definition of Native Grass Grassland". Both reports are attached to this exception request.

Section 18.108.040.B. Agricultural projects, or Agricultural roads as defined by Napa County Department of Public Works:

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).

This item is not applicable to this project.

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

The proposed project will maintain all watercourse setbacks and will minimize the impacts to the stream via a subsurface retention and clarification system for storm water runoff. The storm water conveyance system has been designed to maintain the pre-development run-off quantities for the post-construction.

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.

See the attached botanical survey prepared by Kjeldsen Biological Consulting dated June 30, 2011. Per the survey, the project does not adversely impact sensitive, rare, threatened, or endangered plants. Animal habitats did not arise on the County's environmental sensitivity maps.