

Certificate of Legal Non-Conformity Application

Theodore & Judith Tamagni P20-00195 Zoning Administrator Hearing Date 27th day of January 2021

NAPA COUNTY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417
A Tradition of Stewardship A Commitment to Service ACOMMITY
ZONING DISTRICT: FOR OFFICE USE ONLY Date Submitted: 711 2020 TYPE OF APPLICATION: Certificate 1000 1000 Date Submitted: 711 2020 REQUEST: Lequest to Record iffer IUL of 2020 Date Complete: A Second dwelling Napa County Planning: Building Building
TO BE COMPLETED BY APPLICANT (Please type or print legibly) PROJECT NAME: Immagrid Assessor's Parcel #: 020370038000 Existing Parcel Size: 21.9ACress Site Address/Location: 4397 Silverado Trail Calistogr 4945/5 Site Address/Location: 4397 Silverado Trail Calistogr 4945/5 Property Owner's Name: Impediate B Molth Talmagrid 210 Mailing Address: 4397 Silverado Trail Calistogr 945/5 Telephone #: 707.) 494-4324 Fax #: 707.) 942-2201 E-Mail: Trails: be 0.01. com Applicant's Name: Impediate Fax #: 707.) 942-2201 E-Mail: 117.01/51/56. 0.001. com Mailing Address: 4397 Silverado Tr Calistogr Chail: 117.01/51/56. 0.001. com Street 50.000 Fax #: 707.) 942.2201 E-Mail: 110.1/51/56. 0.001. com Status of Applicant's Interest in property: OWNER' E-Mail: 110.1/51/56. 0.001. com Status of Applicant's Interest in property: OWNER' E-Mail:<
No. Street City State Zip Telephone # (Fax #: (E-Mail:
TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES, Application Fee \$_5371. 6 Date: 7.8.2010

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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, 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.

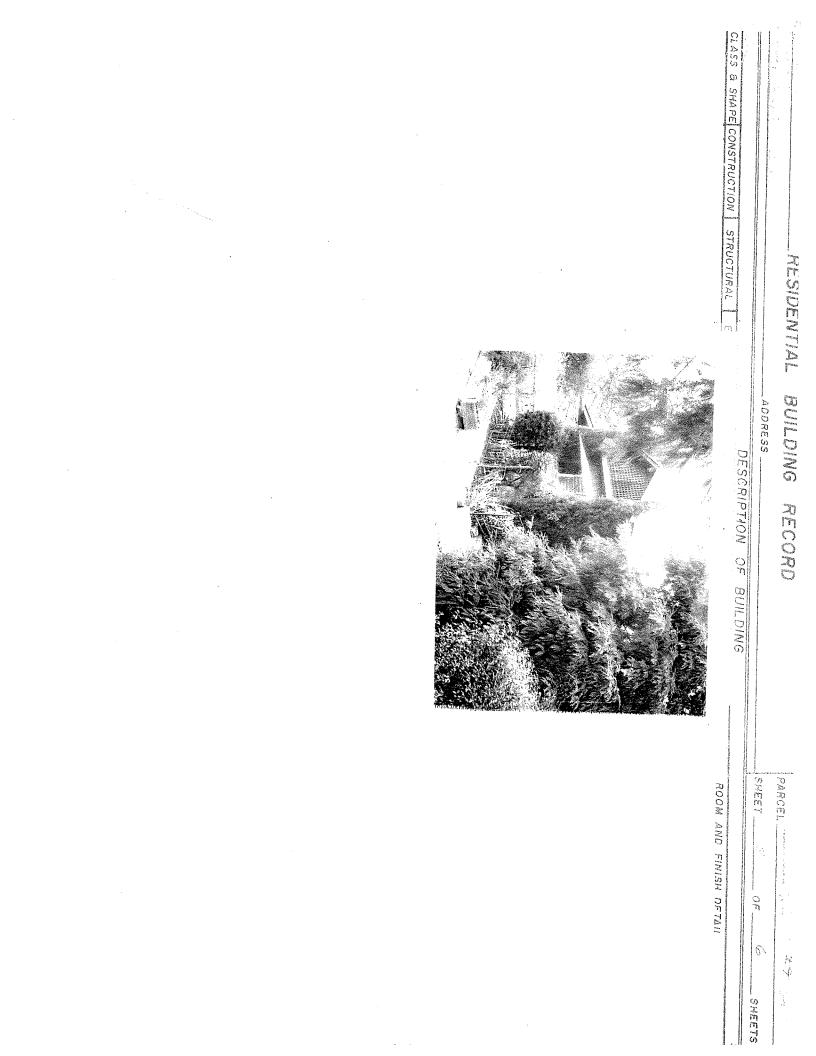
Property Owner (if other than Applicant)

Project Identification

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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 d'Carline living in house by Dig Panch house He Rembers 1962. Charlie was hading Milic for Tanggois TO STHELENA HOSIPITAL Chanho U/allen

7.8.2000

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

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

Tamagni,Judith

From: Sent: To: Subject:

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trailsibe@aol.com Wednesday, June 24, 2020 12:00 PM Tamagni,Judith 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.

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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,

Dan Farris