

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

FEBRUARY 3, 2010

1. **CALL TO ORDER / ROLL CALL**
Meeting was called to order by Chair Heather Phillips.
Commissioners Scott, Basayne, Pope, Fiddaman, Phillips present.
2. **PLEDGE OF ALLEGIANCE**
Pledge conducted during prior ALUC hearing.
3. **CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)**
None.
4. **APPROVAL OF MINUTES**
Minutes for July 1, 2009 and July 15, 2009 were approved as presented.
Minutes for August 5, 2009 and August 19, 2009 were approved as presented.
Minutes for September 16, 2009 were approved as amended.
Minutes for October 7, 2009, October 21, 2009 and October 22, 2009 p.m. Special Meeting were approved as presented.
Minutes for November 18, 2009 were approved as presented.
Minutes for December 2, 2009 were approved as amended.
Minutes for December 16, 2009 and December 16, 2009 p.m. Special Meeting were approved as presented.
BF-MB-TS-MP-HP
5. **DIRECTOR'S REPORT**
Hillary Gitelman gave the report.
 - **BOARD OF SUPERVISORS ACTIONS**
 - ▶ The BOS will hear further discussions on the Winery Definition Ordinance on March 2, 2010.
 - **OTHER DEPARTMENT ACTIVITIES**
 - ▶ Comment period for Napa Pipe ends February 5, 2010.
 - ▶ Staff is circulating a draft of the voluntary Oak Woodlands Management Plan.
6. **AGENDA REVIEW**
John McDowell gave the review.
7. **DISCLOSURES**
Commissioners reported.
8. **PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY**
None.

9. PUBLIC HEARING ITEMS

A. PINER'S AMBULANCE SERVICE / GARY AND JEREMY PINER - DENNIS AND KAREN VEIEN – USE PERMIT REQUEST (#P09-00536-UP)

CEQA Status: Categorically Exempt pursuant to Section 15303 Class 3 (“New Construction or Conversion of Small Structures”) which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303.

Request: Approval of a Use Permit to establish ambulance dispatch from one of two existing residences located at 2020 Imola Avenue. Rotating two person crews will occupy the smaller of the two residences on the property on a 24 hour, 7 days a week basis while awaiting service calls. The residence will be used for sleeping, bathing, eating, cooking of meals and leisure activities between service calls. It is anticipated that 7 to 10 service calls will occur during a 24 period of time. One ambulance will be parked on site behind the existing gated driveway located between the two residences. Use of the ambulance siren will not occur until the ambulance is approximately 500 ft. from the property. The project will replace the existing ambulance dispatch substation located in a residence at 2002 Imola Avenue on Napa State Hospital property approximately 400 ft. west of this currently proposed location. The currently proposed location is an approximately .47 acre parcel on the north side Imola Avenue approximately 550 feet east of its intersection with Shurtleff Ave. within an RS:UR (Residential Single Family: Urban Reserve) zoning district. (Assessor’s Parcel #: 046-311-012) (Site address: 2020 Imola Avenue, Napa).

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve the Use Permit proposed conditions of approval.

Commission voted to Find the project Categorically Exempt from the provisions of CEQA as set forth in finding 1 of Exhibit A; and approve Use Permit #P09-00536-UP for Piner’s Ambulance Service based on findings 2-9 of Exhibit A and subject to the attached Conditions of Approval (Exhibit B) as revised.

MB-MP-TS-BF-HP

10. ADMINISTRATIVE ITEMS

A. APPOINTMENT OF TWO AD HOC SUBCOMMITTEES FOR CALENDAR YEAR 2010

Request: Appoint members of the Commission to two ad hoc subcommittees as follows:

1. Appoint two members to an ad hoc subcommittee related to the draft development standards and design guidelines for Napa Pipe; and
2. Appoint two members to an ad hoc subcommittee related to development of a climate action plan for the unincorporated Napa County.

Commission voted to appoint Terry Scott and Bob Fiddaman to the ad hoc subcommittee related to the draft development standards and design guidelines for Napa Pipe.

MP-TS-BF-MB-HP

Commission voted to appoint Matt Pope and Mike Basayne to the ad hoc subcommittee related to development of a climate action plan for the unincorporated Napa County.

TS-BF-MP-MB-HP

B. WATER EFFICIENT LANDSCAPE REGULATIONS

Request: Information item on new State mandated water efficient landscape regulations effective as of January 1, 2010.

Staff Recommendation: No action required.

John McDowell gave the report.

11. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **FEBRUARY 17, 2010 PC** MEETING
 - ▶ J Cellars - New Winery
 - ▶ Balloon Ordinance – 2 year check in
 - ▶ Planning Commission Bylaws update
- CODE COMPLIANCE REPORT
 - ▶ Caldwell Winery
- ZONING ADMINISTRATOR ACTIONS

12. COMMISSIONER COMMENTS / COMMITTEE REPORT

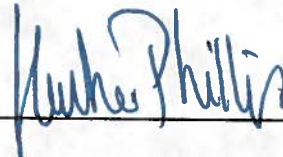
John McDowell announced the **Special Joint meeting on March 2, 2010 at 12:00 p.m. with the ALUC Commission, Board of Supervisors and the Airport Advisory Commission to be held at Jonsey's Steak House, at the Napa Valley Airport.**

13. FUTURE AGENDA ITEMS

- #00388-UP, 1 year after opening - Caldwell Winery
- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- #02082-UP, September 2010 - Alpha Omega Winery
- #P06-0102-MOD, December 2010 - Frank Family Winery

14. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission Meeting of February 17, 2010.



HEATHER PHILLIPS, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director



MELISSA GRAY, Clerk

Key

Vote: MB = Mike Basayne; MP=Matt Pope; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused