



CITY of NAPA

January 26, 2010

COMMUNITY DEVELOPMENT DEPT.
PLANNING DIVISION
1600 First Street
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John McDowell
Deputy Planning Director
Napa County Conservation, Development and Planning
1195 Third Street, Suite 210
Napa, CA 94559

**RE: Piner's Ambulance Service, Use Permit P09-00536-UP
2020 Imola Avenue (APN 046-311-012)**

Dear Mr. McDowell:

This is to confirm the Napa County Conservation, Development and Planning Department's intent to process a Use Permit for the Piner's Ambulance Service as a public serving use at 2020 Imola Avenue. Based on a review of the application materials it appears that Piner's proposes to use the smaller of the two residences as a staging location for the ambulance service. Piner's employees would occupy the residence while on-call using the residence for sleeping and the cooking of meals. With the exception of the parking of an ambulance on the site, it does not appear that the application proposes any changes to the residential building that would significantly modify the residential use or character of the building or site. This determination is based on the general concept of application information presented in your memo of January 19, 2010.

In regard to your question concerning the required findings under County Code Section 18.100.030.A.1 (:UR-Urban Reserve Combination District) staff offers the following analysis:

- a. *The proposed development is consistent with the general plan and zoning policies of the city that would be applicable were the same development proposed to be located within the city; and*

The subject property has a General Plan and Zoning designation of Single Family Infill, which allows for quasi-public uses such as ambulance staging facilities subject to the approval of a Use Permit.

- b. *A reasonable annexation request has been made and denied within one year of the use permit application being filed; and*

To date the City of Napa has not received an annexation request for any of the 19 parcels that make up the county island in which the subject property is located. However, because of the unique time constraints associated with the application and the rather lengthy annexation process, City staff is comfortable with the condition of approval requiring a non objection agreement for any future annexation request.

- c. *No reasonable use of the property exists should the uses that require the issuance of a use permit in the primary zone continue to be prohibited.*

Not applicable

Please call or email if you have any questions or comments at 257-9530 or sklingbe@cityofnapa.org.

Sincerely,

Scott Klingbeil
Senior Planner