

NAPA COUNTY TO HOLD COMMUNITY OUTREACH MEETING ON THE PROPOSED RESIDENTIAL DEVELOPMENT ORDINANCE

Dear Stakeholders,

Following up on a public hearing that was conducted at the Planning Commission Meeting of November 2, 2022, the Napa County Planning, Building and Environmental Services Department is continuing to solicit comments on the draft Residential Development Ordinance and exhibits presented to date prior to returning to the Napa County Board of Supervisors in January or February for further consideration.

The purpose of the proposed ordinance is to limit new residential development and accessory structures on lands in the Agricultural Preserve (AP) Zoning District to one contiguous acre and allow limited administrative exceptions for non-contiguous envelopes not exceeding one-acre in aggregate area when warranted by certain environmental or legal constraints. For development envelopes that do not meet the administrative standards or that exceed the one-acre administrative threshold, the proposed ordinance enables the Zoning Administrator (ZA) to approve use permits if, after a public hearing, the ZA makes the typical use permit findings (e.g., public safety, health, and welfare) plus additional findings addressing farmland protection, environmental impacts, and visual effects. The proposed ordinance also addresses legally established preexisting residential structures that pre-date the ordinance by allowing these legal conformities to be maintained, rearranged, and redesigned provided that such uses do not expand or relocate beyond the existing envelope. Expansion or relocation beyond a preexisting envelope would be allowed upon grant of use permit by the Zoning Administrator. Lastly, the ordinance would require that the development

envelope be documented by recordation of an easement or deed restriction.

A copy of Staff Report and Proposed Draft Ordinance presented to the Planning Commission on November 2, 2022 can be found at the following link: [Agenda \(legistar1.com\)](#)

WHEN AND WHERE:

Wednesday, December 14, 2022

10:00 AM – 11:00 AM

In-Person Attendance:

Napa County Administration Building – Board of Supervisors
Chambers
1195 Third Street, Third Floor
Napa, California 94559

Virtual/Telephonic Attendance:

1 Listen on your cell phone – via ZOOM at 1-669-900-6833 Enter Meeting ID 897-0313-2987

2 Watch via the Internet – View the live stream via ZOOM by <https://countyofnapa.zoom.us/j/89703132987>

You may submit public comment as follows:

Via Mail - Napa County Department of Planning, Building, and Environmental Services, 1195 Third Street, Second Floor, Napa, California 94559; Attn: Charlene Gallina, Supervising Planner.

Via Email – Send your comment to the following email address:
Charlene.gallina@countyofnapa.org.

Online - Use the ZOOM attendee link
<https://countyofnapa.zoom.us/j/89703132987>. Make sure your browser is up-to-date. Raise your hand and the comments will be heard in the order received.

By Phone – Call the ZOOM phone number at 1-669-900-6833
Enter Meeting ID 897-0131-2987. Press *9 to raise your hand.
Please note that phone numbers in their entirety will be visible online while speakers are speaking

If you have any questions, please do not hesitate to contact me.

Charlene Gallina
Supervising Planner
Napa County Planning, Building, & Environmental Services
Department
(707) 299-1355