

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, TO REZONE CERTAIN PARCELS WITHIN THE UNINCORPORATED AREA OF THE COUNTY, REMOVING THEM FROM THE AFFORDABLE HOUSING COMBINATION DISTRICT AND AMENDING THE OFFICIAL ZONING MAP

The Board of Supervisors of the County of Napa, State of California, ordains as follows:

SECTION 1. As part of the 2009 Housing Element Update, it has been determined that some potential housing sites previously zoned and included within the Affordable Housing (:AH) Combination District (Chapter 18.82 of the Napa County Code) should be removed from the :AH Combination District

SECTION 2. The following parcel is included within the Planned Development (PD) Zoning District and is hereby removed from the :AH Combination Zoning District. The parcel is therefore rezoned in its entirety from PD:AH to PD:

039-320-016

SECTION 3. The following parcels are included within the Residential Country (RC) Zoning District and are therefore rezoned in their entirety from RC:AH to RC:

039-320-006

049-110-005

SECTION 4. The amendments set forth above shall be entered on the official zoning map described in section 18.12.020 through 18.12.050.

SECTION 5. The amendments set forth in this Ordinance implement programs in the 2009 Housing Element Update. An Environmental Impact Report, which contemplated the amendments set forth herein, was prepared as part of the 2009 Housing Element Update process.

SECTION 6. Pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Ordinance is consistent with the following policy AG/LU-30 of the General Plan and Program H-2j of the 2009 Housing Element Update.

SECTION 7. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors of the County of Napa hereby declares it would have passed and adopted this Ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid.

SECTION 8. This Ordinance shall be effective thirty (30) days from and after the date of its passage.

SECTION 9. A summary of this Ordinance shall be published at least once 5 days before adoption and at least once before the expiration of 15 days after its passage in the Napa Valley Register, a newspaper of general circulation published in the County of Napa, together with the names of members voting for and against the same.

The foregoing Ordinance was introduced and public hearing held thereon before the Napa County Conservation, Development and Planning Commission at a regular meeting of the Commission on the ____ day of _____, 2009, and was passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the _____ day of _____, 2009, by the following vote:

AYES:	SUPERVISORS	_____

NOES:	SUPERVISORS	_____
ABSTAIN:	SUPERVISORS	_____
ABSENT:	SUPERVISORS	_____

MARK LUCE, CHAIR

Napa County Board of Supervisors

ATTEST: GLADYS I. COIL
Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM Office of County Counsel
By: _____ Chief Deputy County Counsel
By: _____ County Code Services
Date: _____

APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS
Date: _____
Processed by: _____ Deputy Clerk of the Board

I HEREBY CERTIFY THAT THE ORDINANCE ABOVE WAS POSTED IN THE OFFICE OF THE CLERK OF THE BOARD IN THE ADMINISTRATIVE BUILDING, 1195 THIRD STREET ROOM 310, NAPA, CALIFORNIA ON _____.

_____, DEPUTY
GLADYS I. COIL, CLERK OF THE BOARD