



Agenda Date: 4/5/2005
Agenda Placement: 9D

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Susan Ingalls for Robert Westmeyer - County Counsel
County Counsel

REPORT BY: Susan Ingalls, Paralegal , 259-8152

SUBJECT: Ordinance to consolidate the Planning Agency and replace references to the Building Codes Administrator and County Building Official with Chief Building Official

RECOMMENDATION

First reading and intention to adopt an ordinance adding a new Chapter 2.50 to consolidate the Planning Agency, amending Chapters 2.52 and 2.72 and Section 15.04.030 to eliminate duplication of departments contained in the new Chapter 2.50; amending Sections 1.24.020, 15.04.040, 15.08.010, 15.28.040, 15.44.050, and 17.08.080 to replace references to the Building Codes Administrator with the newly created position of Chief Building Officer.

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

EXECUTIVE SUMMARY

This ordinance consolidates into one Code Chapter the various entities that comprise the "Planning Agency" of the county that carries out local planning and zoning duties as provided in Government Code section 65100 et. seq. (the State Planning and Zoning Law). As allowed by law, the Planning Agency will be composed of the board of supervisors; the Conservation, Development and Planning Commission; the Conservation, Development and Planning Department; and now includes the Zoning Administrator within the Agency.

This ordinance creates a new position of "chief building official", consolidating certain functions of the building codes administrator and the county building official. All references in the Napa County Code to "building codes administrator" and "county building official" would be replaced with "chief building official."

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

This ordinance consolidates into one Code Chapter the various entities that comprise the "Planning Agency" of the county that carries out local planning and zoning duties as provided in Government Code section 65100 et. seq. (the State Planning and Zoning Law). As allowed by law, the Planning Agency will be composed of the board of supervisors; the Conservation, Development and Planning Commission; the Conservation, Development and Planning Department; and now includes the Zoning Administrator within the Agency. It also clarifies the structure of the Department, and makes the Director responsible for zoning enforcement, which is currently the responsibility of the county building official. The consolidation is appropriate to conform to state law and ease of administration in carrying out planning and zoning duties. Other than with respect to the Department, no substantive changes are made to the composition and duties of each participating entity within the Agency.

Section 15.04.040 of the Napa County Code ("Code") establishes the office of county building official, who is the head of the building division. The county building official supervises and enforces the building codes adopted by the county and presently is also in charge of zoning enforcement. The Code designated the Director of CDPD to be the county building official. That section also established the position of building codes administrator, who performs building inspection and enforcement duties.

This ordinance amends various sections of the Code by consolidating the functions and position of the county building official and building codes administrator into the "chief building official", as a separate position within the department. All references in the Code to "building codes administrator" and "county building official" would be replaced with "chief building official."

SUPPORTING DOCUMENTS

- A . Tracked Ordinance
- B . Clean Ordinance

CEO Recommendation: Approve

Reviewed By: Lorenzo Zíalcita