



Agenda Date: 8/22/2006  
Agenda Placement: 6R

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Susan Ingalls for Robert Westmeyer - County Counsel  
County Counsel  
**REPORT BY:** Susan Ingalls, Paralegal, 259-8152  
**SUBJECT:** Second Reading and Adoption of a Rezone Ordinance and Approval of a Parcel Map (Moskowite Property)

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### **RECOMMENDATION**

County Counsel requests the Board of Supervisors take the following actions regarding the 41.60 acre parcel located at 6015 Steele Canyon Road, Napa, Assessor's Parcel No. 032-150-003 (Moskowite Parcel):

1. Second reading and adoption of the ordinance (File No. P06-0094-RZG) rezoning a 20.20 acre portion of a 41.60 acre parcel from a combination Agricultural Watershed:Affordable Housing (AW:AH) zoning district to a Residential Country:Affordable Housing (RC:AH) combination zoning district, and .40 acres from a Commercial Limited (CL) zoning district to a Residential Country:Affordable Housing (RC:AH) combination zoning district; and
2. Approve the tentative parcel map (File No. P06-0096-PM) subdividing the 41.60 acre parcel into two new parcels of 10.10 acres each with a remaining parcel of 21.40 acres based on the findings contained in the staff report presented to the Planning Commission on July 19, 2006. The two 10.10 acre parcels will be zoned RC:AH and the 21.40 acre parcel will remain zoned CL.

**ENVIRONMENTAL DETERMINATION:** Pursuant to Section 15162 of the State CEQA Guidelines, a Subsequent Mitigated Negative Declaration was adopted by the Board on August 15, 2006.

### **EXECUTIVE SUMMARY**

Second reading and adoption of the ordinance regarding the 41.60 acre parcel located at 6015 Steele Canyon Road, Napa, Assessor's Parcel No. 032-150-003 (Moskowite Parcel) and approval of the tentative parcel map are scheduled for today. If approved, the ordinance would rezone the two new 10.10 acre parcels from Agriculture Watershed:Affordable Housing (AW:AH) to Residential Country:Affordable Housing (RC:AH) and the parcel map would subdivide the project site into two 10.10 acre parcels and one 21.40 acre parcel. The tentative map would become effective upon the effective date of the ordinance approving the rezone.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: Pursuant to Section 15162 of the State CEQA Guidelines, a Subsequent Mitigated Negative Declaration was adopted by the Board on August 15, 2006.

**BACKGROUND AND DISCUSSION**

On August 15, 2006 the Board of Supervisors took the following actions in connection with the 41.60 acre parcel located at 6015 Steele Canyon Road, Napa, APN 032-150-003 (Moskowite Property):

1. Adopted the Subsequent Mitigated Negative Declaration;
2. Adopted the Mitigation Monitoring and Reporting Program;
3. Opened the public hearing and introduced the ordinance, read the title, waived reading the balance of the ordinance and declared its intention to adopt the ordinance on August 22, 2006; and
4. Declared its intent to approve tentative parcel map (File No. P06-0096-PM) on August 22, 2006.

The tentative parcel map and the ordinance are now before the Board for formal adoption.

County Counsel recommends adoption of the Ordinance and approval of the Parcel Map (which is already on file with the Clerk of the Board).

**SUPPORTING DOCUMENTS**

- A . Ordinance Rezoning the Property
- B . Map Attachment to Ordinance

CEO Recommendation: Approve  
Reviewed By: Maiko Klieman