

**RESOLUTION NO. 2023- 002**

**A RESOLUTION OF THE NAPA COUNTY PLANNING COMMISSION, STATE OF CALIFORNIA, RECOMMENDING THAT THE NAPA COUNTY BOARD OF SUPERVISORS REPLACE THE EXISTING 2014 HOUSING ELEMENT OF THE GENERAL PLAN WITH THE UPDATED 2022 HOUSING ELEMENT FOR THE 2023-2031 PLANNING PERIOD, IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW**

WHEREAS, the California Legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the State’s environmental and climate objectives” (Government Code Section 65589.5); and

WHEREAS, the Legislature has further found that “Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration” (Government Code Section 65589.5); and

WHEREAS, the Legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years”; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the Napa County Board of Supervisors adopt a Housing Element for the eight-year period 2023-2031 to accommodate Napa County's ("County") regional housing need allocation ("RHNA") of, initially, 1,014 housing units, which was reduced to 106 by transfer agreements with the cities of Napa, American Canyon, and Saint Helena, approved by ABAG on March 17, 2022, in accordance with Government Code Section 65584.07; and

WHEREAS, the RHNA is comprised of 23 extremely low income units, 22 very low income units, 16 low income units, 14 moderate income units, and 31 above moderate income units; and

WHEREAS, to comply with State Housing Element Law, the County has prepared an Updated Housing Element for the 2023-2031 planning period (the "Housing Element" or “Housing Element Update”) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the County’s RHNA; and

WHEREAS, as provided in Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan Amendment; and

WHEREAS, as provided in Government Code Sections 65352 – 65352.5, the County referred the Housing Element to all California Native American tribes on the contact list provided by the Native American Heritage Commission and to other entities listed; and

WHEREAS, no California Native American tribe requested consultation; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community; and

WHEREAS, the County conducted extensive community outreach over 15 months, beginning in October 2021, as described in detail in Appendix A to the proposed Housing Element Update; and

WHEREAS, in accordance with Government Code Section 65585(b), on June 9, 2022, the County posted the draft Housing Element and requested public comment for a 30-day review period, extended the public comment period for an additional two weeks thereafter, and on August 9, 2022, after responding to public comments, the County submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on November 7, 2022, the County received a letter from HCD providing its findings regarding the draft Housing Element; and

WHEREAS, on December 30, 2022, the County published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft; and

WHEREAS, on January 11, 2023 the Planning Commission conducted a duly and properly noticed public hearing to take public testimony and consider this Resolution regarding the proposed Housing Element, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the County's response to HCD's findings, the staff report and all attachments, and oral and written public comments; and

WHEREAS, the Napa County Planning Commission has recommended that the Napa County Board of Supervisors certify the Final EIR as adequate and complete in compliance with CEQA, the State CEQA Guidelines, and the Napa County Local Procedures for Implementing the California Environmental Quality Act, and as adequate and complete for consideration in making a decision on the merits of the Project, which as defined includes the proposed Housing Element Update; and

WHEREAS, the Napa County Planning Commission recommends that the County Board of Supervisors remove the Bishop site from the potential list of affordable housing sites inventory and adopt the Housing Element Update.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The Housing Element substantially complies with State Housing Element Law.
3. Adoption of the updated Housing Element is in the public interest and is necessary for the public health, safety and welfare of Napa County and recommends that the Napa County Board of Supervisors adopt the Housing Element and replace the 2014 Housing Element with this updated Housing Element.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Planning Commission of Napa County, State of California, at a regular meeting of the Commission held on the 11th day of January, 2023, by the following vote:

AYES: COMMISSIONERS Whitmer, Mazotti  
Dameron

NOES: COMMISSIONERS \_\_\_\_\_

ABSTAIN: COMMISSIONERS \_\_\_\_\_

ABSENT: COMMISSIONERS \_\_\_\_\_

NAPA COUNTY PLANNING COMMISSION

Megan R Dameron  
 MEGAN DAMERON, Chair

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>S. Darbinian (e-sign)</u> Deputy County Counsel</p> <p>Date: January 5, 2023</p>	<p>APPROVED BY THE NAPA COUNTY PLANNING COMMISSION</p> <p>Date: <u>1/11/2023</u></p> <p>Processed By: <u>[Signature]</u></p> <p>Deputy Clerk of the Commission</p>	<p>ATTEST: ALEXANDRIA QUACKENBUSH Clerk of the Planning Commission</p> <p>By: <u>A. Quackenbush</u></p>
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