

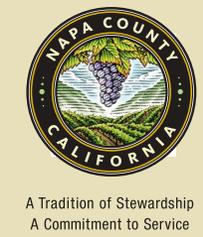


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Napa County Board of Supervisors

Amendment to the Napa County General Plan: 2023 – 2031 Housing Element Update

January 24, 2023



Napa County Board of Supervisors

Previous 6th Cycle Housing Element Update items before the Board of Supervisors

September 28, 2021 – The Board appointed 13 members to the Housing Element Advisory Committee

November 16, 2021 – The Board adopted by-laws for the Housing Element Advisory Committee.

December 12, 2021 – The Board held a public meeting for discussion and to provide direction to Staff on (1) the percentage of the County's 6th Cycle RHNA transferred to cities through RHNA sharing agreements and (2) the selection criteria for multi-family housing site identification.

May 3, 2022 – The Board held a public meeting to discuss Staff's initial Draft Housing Sites Inventory and to provide direction on Staff prior to preparing the Draft Housing Element Update



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Timeline of actions since the May 3, 2022 Meeting

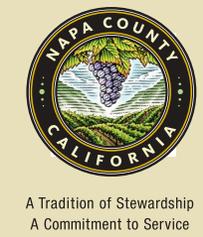
6th Cycle Housing Element Update (Policy Document)

- June 10, 2022 – July 25, 2022; public review of the Draft Housing Element Update (HEU)
- July 6, 2022; Planning Commission public meeting on the Draft HEU
- July 14, 2022; Housing Element Advisory Committee (HEAC) meeting on the Draft HEU
- July 26, 2022 – August 8, 2022; Staff revises Draft HEU based on comments received
- August 9, 2022; Draft HEU is submitted to California Department of Housing and Community Development (HCD) for a 90-day review
- November 7, 2022; County receives HCD review letter of the Draft HEU
- December 12, 2022; HEAC meeting on proposed changes in response to HCD letter and recommendation to the Planning Commission and Board.
- January 11, 2023; Planning Commission public hearing on resolutions recommending adoption of the Final Draft HEU and certification of the FEIR

Environmental Review for the Housing Element & Safety Element Updates*

- August 23, 2022 – October 7, 2022; Public Review of the Draft Environmental Impact Report (DEIR)
- October 5, 2022; Planning Commission public meeting to on the DEIR
- October 6, 2022 – December 29, 2022; Staff prepares Final Environmental Impact Report (FEIR)
- January 11, 2023; Planning Commission public hearing on resolutions recommending adoption of the Final Draft HEU and certification of the FEIR

- The FEIR has been prepared for the both the Housing Element and Safety Element Updates, but the Safety Element update will be brought to the Board at a later date for adoption. The Draft Safety Element was approved by the California Board of Forestry on January 17, 2023.



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Revisions to the Draft HEU prior to HCD Submittal

Sites Inventory

- Big Ranch Corner removed from inventory due to property owner request.
- Clarifications and revisions to discussion of water service extensions and annexation procedures for sites identified for City of Napa water service or within City of Napa SOI.
- Expanded the area under consideration for the 5-acre Foster Road site (includes the 84.6-acre site directly to the south).
- Included Program H-4k in response letters received from LAFCO.

Goals, Policies & Programs

- Program H-2j was refined to call for study on modifying land use controls and exploring funding to preserve mobile homes.
- Program H-4b modified to include priority for senior and farmworker housing.

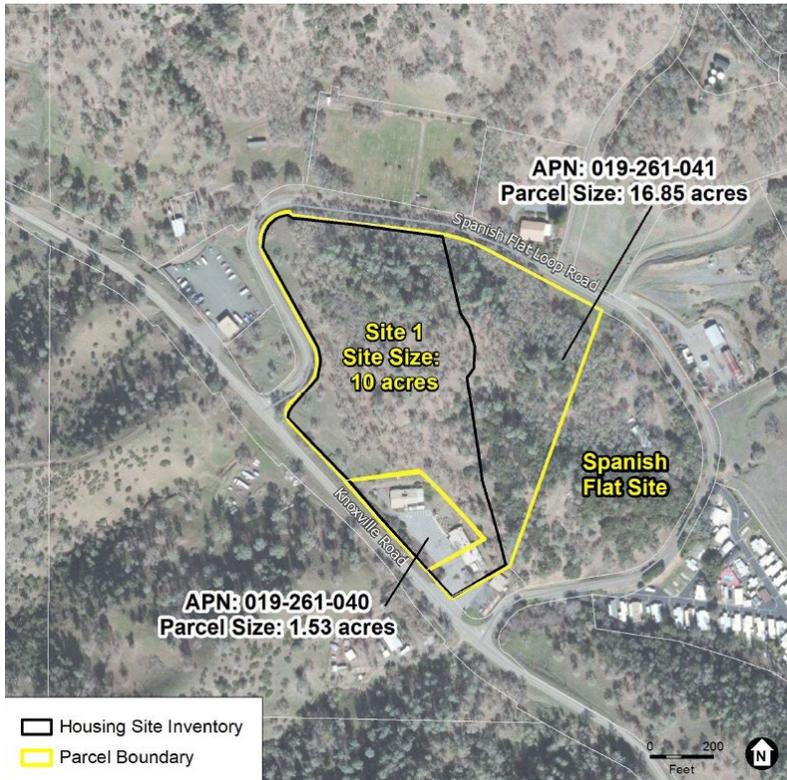


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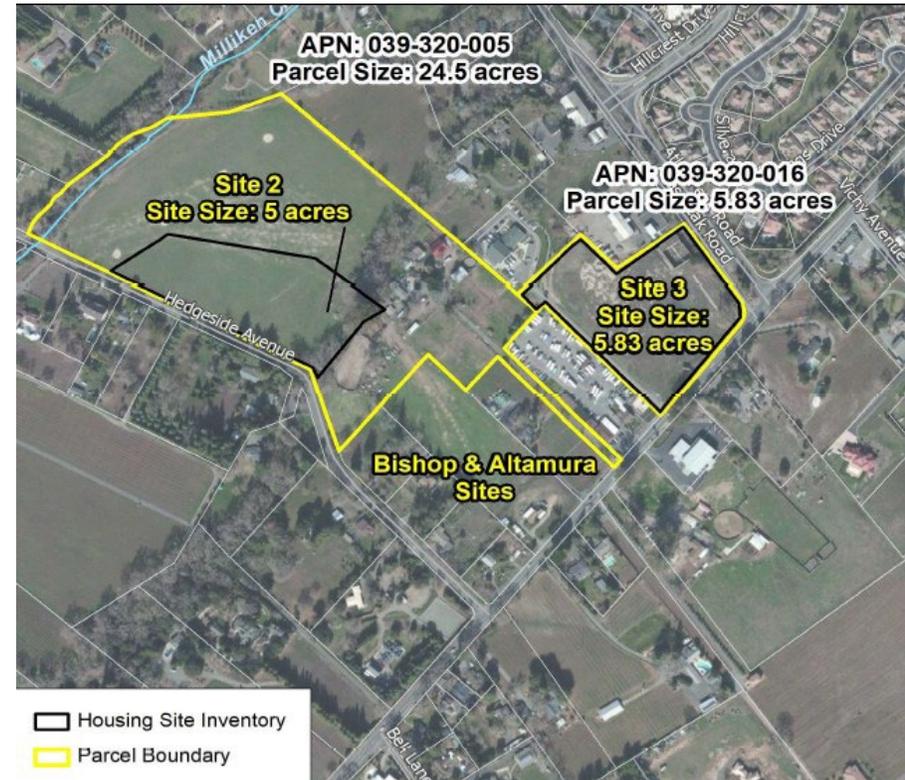
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Draft Sites Inventory

Spanish Flat



Bishop & Altamura



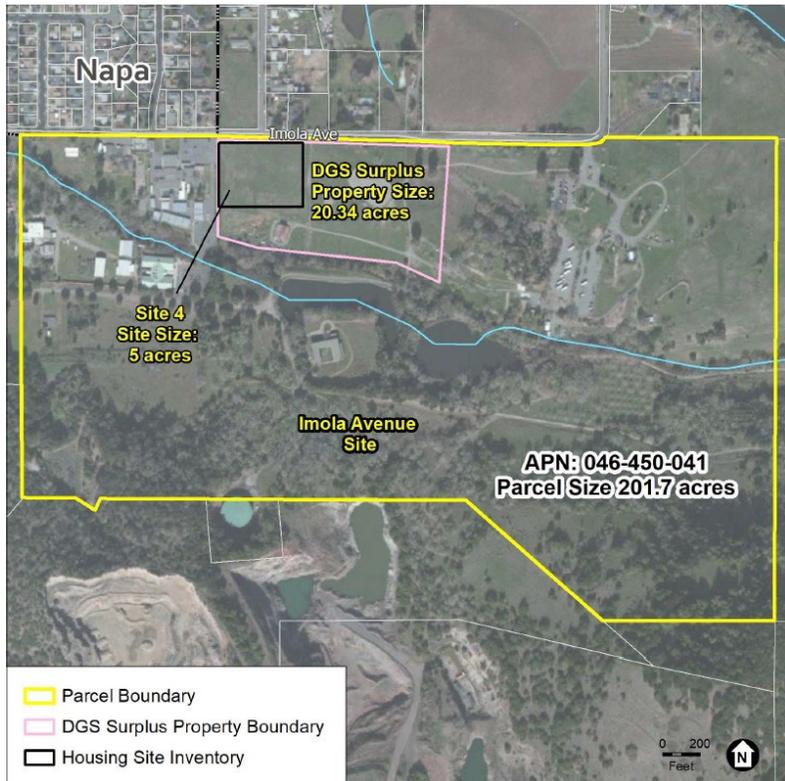


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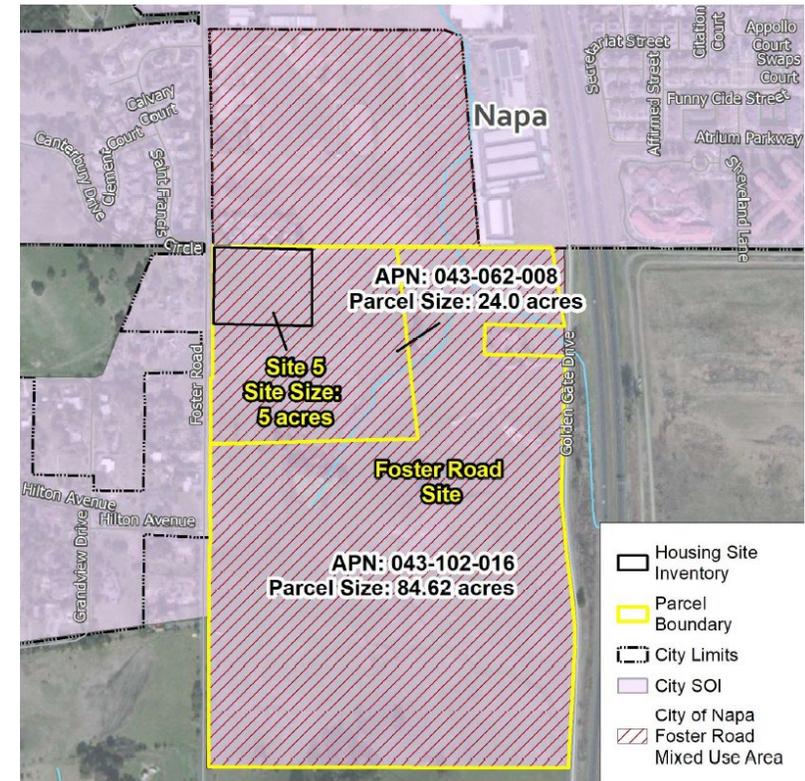
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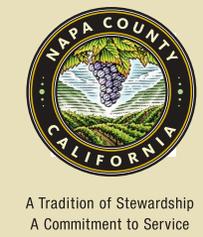
Draft Sites Inventory

Imola Ave



Foster Road



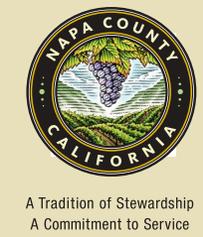


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HCD's Review Letter

- Several of HCD's comments requested additional information from, or additional analysis be added to, the Review of Prior 5th Cycle Housing Element, the Housing Needs Assessment, the Assessment of Fair Housing and the Housing Constraints sections of the Draft HEU.
- HCD's requested clarification or modifications to Section 3 (Goals, Policies & Programs) of the Draft HEU.
- HCD requested that additional information be added to the sites inventory.
- HCD requested additional information related to public participation.

Revisions to the Draft HEU discussed with the HEAC on December 12, 2022.



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Recommendations to the Board of Supervisors

Housing Element Advisory Committee Recommendation

1. The HEAC recommends that the Draft Housing Element Update be revised to exclude the Imola Site from the sites inventory
2. The HEAC recommends that the Draft Housing Element Update be revised to include a program requiring adoption of a Master Plan, which will plan for future services such as medical clinics, grocery stores, infrastructure, roads and a school site, prior to any permit issuance of the Spanish Flat in the final adopted version
3. The HEAC recommends adopting the Draft Housing Element Update as prepared with changes outlined by Staff at the December 12, 2022, HEAC meeting, and the prior recommendations passed by the HEAC for the Imola site and Spanish Flat site

Planning Commission Adopted Resolutions

1. A resolution recommending that the Board of Supervisors certify the Final Environmental Impact Report and adopting Findings under the California Environmental Quality Act for the Housing and Safety Element Amendments to the Napa County General Plan.
2. A resolution recommending that the Board of Supervisors replace the existing 2014 Housing Element with the updated Housing Element amendment to the General Plan for the period of 2023-2031, with the final sites inventory revised to exclude the Bishop site.



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Environmental Impact Report

Draft Environmental Impact Report

- Mitigation measures identified for Aesthetics, Air Quality, Biological Resources, Cultural & Tribal Resources, Geology, Soils & Paleontology, Greenhouse Gas Emissions, Noise, Transportation, and Utilities & Service Systems.
- Significant and Unavoidable Impacts identified for Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, Transportation, and Utilities & Service Systems.
- 'No Project' alternative and Reduced Project alternative analyzed. Reduced Project Alternative removes Altamura, Foster Road and Imola Avenue sites from the sites inventory. Reduces 7 of 16 significant impacts. Considered environmentally superior option.

Final Environmental Impact Report

- Includes a Roster of commenters, responses to comments received and errata to the Draft EIR in response to comments.
- In response to comments received changes were made to the following sections:
 - Project Description;
 - Biological Resources;
 - Greenhouse Gas Emissions;
 - Hydrology and Water Quality;
 - Land Use and Planning;
 - Noise and Vibration;
 - Transportation;
 - Utilities and Service Systems.
- No new significant impacts identified or changes to the project alternatives proposed.



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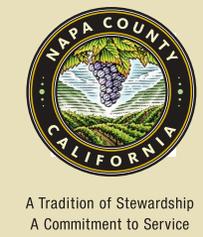
Remaining Items

Sites Inventory

- Altamura property has requested removal from the sites inventory.

Errata to the Final Draft Housing Element Update

- Narrative revisions
- Add program H-5g. This program is in the Housing Element narrative but was cut off due to pagination
- Revisions to Tables 48, 49 & 50
- Updated ADU narrative utilizing ABAG regional analysis of ADU's in the region



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Staff Recommendation

1. Certify the FEIR and adopt Findings, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program pursuant to CEQA, and
2. Adopt a resolution, removing the Bishop and Altamura sites from the sites inventory and replacing the 2014 Housing Element with the updated Housing Element amendment to the General Plan for the 2023 – 2031 planning period.

Next Steps

After the Board adopts resolutions certifying the FEIR, adopting Findings pursuant to CEQA and adopting the General Plan Amendment to the Housing Element (with amendments conforming to the Board's direction), the adopted Housing Element will be sent to HCD for certification.