

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF NAPA, STATE OF CALIFORNIA, ADOPTING AN
AFFORDABLE HOUSING AND COMMERCIAL LINKAGE IMPACT
FEE STUDY AND FINANCIAL FEASIBILITY ANALYSIS AND
MODIFYING HOUSING FEES FOR CERTAIN RESIDENTIAL AND
NONRESIDENTIAL DEVELOPMENT PROJECTS**

WHEREAS, to mitigate the impact of nonresidential development on the need for affordable housing within its boundaries, the County has, since 1993, imposed commercial housing impact fees on nonresidential development projects, which fees were increased in 2004 and 2010; and

WHEREAS, during that same period of time, the County has also imposed an inclusionary requirement on residential development projects, requiring either the construction of affordable units in connection with the project or the payment of in lieu fees; and

WHEREAS, in January 2010, the Board adopted Resolution No. 2010-08, modifying and adopting housing fees for residential development projects and continuing to impose housing fees for nonresidential development projects; and

WHEREAS, on January 24, 2023, the Napa County Board of Supervisors adopted its 2023 Housing Element Update which contemplates, among other things, modification to the County's existing affordable housing in lieu and commercial housing impact fees; and

WHEREAS, to further implement the affordable housing goals, objectives, policies and programs of the County's 2023 Housing Element Update that, among other things, require a new nexus analysis to update inclusionary in lieu and commercial housing impact fees, and to ensure that the housing fees adopted hereunder do not exceed the actual affordable housing impacts attributable to the development projects to which the fees relate, the County received and considered reports from Wildan Financial Services dated April 23, 2025 entitled "Napa County Affordable Housing and Commercial Linkage Impact Fee Study," and dated September 11, 2025 entitled "Napa County Affordable Housing and Commercial Linkage Fee Financial Feasibility Analysis" (collectively the "Nexus Study"); and

WHEREAS the Board now desires to modify housing fees for residential and certain nonresidential development projects as authorized by Sections 18.107.050(B) and 18.107.090(B) of the Napa County Code, which fees do not exceed the justified fees needed to mitigate the actual affordable housing impacts attributable to the development projects to which the fees relate, as determined by the Nexus Study; and

WHEREAS notice of the hearing on the proposed fees was published in the manner set forth in Section 66016.5, subdivision (a) and Section 6062a as required by Section 66018, subdivision (a) of the Government Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Napa as follows:

1. The Board hereby finds that the adoption of the Nexus Study and fee increase set forth in this Resolution implement programs within the 2023 Housing Element Update. An Environmental

Impact Report, which contemplated the amendments set forth herein, was prepared as part of the 2023 Housing Element Update process that was certified by the Board of Supervisors on January 24, 2023 (SCH Number 2022010309). No substantial evidence, as required by the CEQA Guidelines, section 15162, has been submitted that would require preparation of a subsequent or supplemental EIR, based on the following:

- a. No substantial changes have been proposed in the project.
 - b. No evidence of changed circumstances, or new information of substantial importance to the project, has been submitted into the record, nor has any substantial evidence been introduced into the record showing that changed circumstances or new information would result in new environmental impacts, or substantially increase the severity of those already identified, nor is there substantial evidence in the record of new feasible mitigation measures or alternatives.
2. The Board hereby adopts the Napa County Affordable Housing and Commercial Linkage Impact Fee Study and Napa County Affordable Housing and Commercial Linkage Fee Financial Feasibility Analysis attached hereto as Exhibits “A-1” and “A-2”, respectively, and incorporated by reference herein.
3. The Board hereby adopts those housing fees for residential development projects shown on Exhibit “B-1,” attached hereto and incorporated by reference herein.
4. The Board hereby adopts those housing fees for nonresidential development projects shown on Exhibit “B-2,” attached hereto and incorporated by reference herein.
5. The Board hereby adopts the “Nonresidential Land Use Matrix with Special Categorical Fee Determinations and Exemptions,” set forth in Exhibit “C,” attached hereto and incorporated by reference herein.
6. All provisions of prior Board resolutions establishing housing fees for residential and nonresidential development projects that conflict with any of the provisions herein are hereby superseded and rescinded.
7. The Board further finds that all of the housing fees adopted pursuant to this Resolution do not exceed the actual affordable housing impacts of the development projects to which those housing fees relate, as further set forth in the Nexus Study.
8. The establishment, increase or decrease of fees authorized by this Resolution shall become effective on January 16, 2026.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Board of Supervisors of the County of Napa, State of California, at a regular meeting of said Board held on the 21st day of October 2025, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

NAPA COUNTY, a political subdivision of
the State of California

By: _____
Anne Cottrell, Chair of the
Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By: <u>S. Darbinian</u> Deputy County Counsel Date: <u>October 14, 2025</u>	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____ _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By: _____
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EXHIBIT “A-1”

See attached Napa County Affordable Housing and Commercial Linkage Impact Fee Study

EXHIBIT “A-2”

See attached Napa County Affordable Housing and Commercial Linkage Fee Financial Feasibility
Analysis

Exhibit “B-1”

Housing Fees for Residential Development Projects

(Napa County Code Section 18.107.090)

Housing Fees for single-family detached dwelling units and attached single-family and common interest units in residential ownership projects shall be as follows:

Housing Fee Per Square Foot*		
0-2000	2001-3000	>3000
\$0.00	\$43.00	\$86.00

Residential ownership projects of less than 2,000 square feet are exempt from the payment of Housing Fees.

Housing Fees for dwelling units in a residential rental project shall be:

<u>Housing Fee Per Square Foot*</u>
\$0.00

*All housing fees for residential projects shall be calculated using the gross square footage of residential floor area for the dwelling unit to which the housing fee relates (see Napa County Code Sections 18.107.090 and 18.107.230), subject to those exceptions included in Napa County Code Section 18.107.120. Those fees shall be paid that are in effect at the time of issuance of the building permit for the residential development.

EXHIBIT “B-2”

Housing Fees for Nonresidential Development Projects

(Napa County Code Sections 18.107.050 and 18.107.060)

<u>Type of Use</u>	<u>Housing Fee Per Square Foot*</u>
Office	\$14.50
Hotel	\$100.00
Restaurant/Retail	\$58.40
Industrial/Manufacturing	\$7.75
Warehouse/Storage	\$7.75

*All housing fees for nonresidential projects shall be calculated using the gross square footage of nonresidential space (see Napa County Code Section 18.107.230), subject to the exceptions in Napa County Code Section 18.107.050 and pursuant to the procedures for calculation included in Napa County Code Section 18.107.060.

EXHIBIT “C”
NONRESIDENTIAL LAND USE MATRIX WITH SPECIAL CATEGORICAL FEE DETERMINATIONS AND EXEMPTIONS*

(Napa County Code Section 18.107.050)

*Marked to show changes from previous version of the matrix

NONRESIDENTIAL USE	OFFICE	RETAIL	WAREHOUSE	INDUSTRIAL	HOTEL	OTHER FEE
Agricultural uses						E
Amusement centers--Indoor only						S
Amusement enterprise—Outdoor						S
Animal or poultry slaughter				X		
Appliance repair shop		X				
Assembly plants				X		
Auto sales, service, rental storage				X		
Repair/body shop				X		
Sales/service		X				
Bakery or bakery goods store		X				
Bank--Savings and loan	X					
Barber shop, beauty shop		X				
Bed and breakfast inn					X	
Beverage bottling plant (non-wine)				X		
Boat manufacturing				X		
Bus and other transit terminals, depots, and passenger stations, public and private						S
Bus and other transit vehicle maintenance				X		
Cabinet shop				X		
Cement or clay products manufacturing				X		
Child care center						E
Christmas tree sales lots						E
Church						E
Cleaning, laundry agency		X				
Cleaning plant commercial				X		
Concrete batch plant				X		
Convenience market		X				
Dairy products processing				X		
Dance, music, voice studio		X				
Delivery service				X		
Drive-in restaurant/food stand		X				
Equipment rental		X				
Florist		X				
Food processing plant				X		

Food store/delicatessen		X				
Fuel yard						S
Furniture refinishing				X		
Furniture store		X				
Garment manufacturing shop				X		
Golf course						S
Health club and fitness facilities						
Hospital	X					
Hotel					X	
Janitorial service company				X		
Junkyard				X		
Laboratory--Medical, dental, optical				X		
Laboratory--Research and experimental				X		
Laundromat--Self service center		X				
Lumber—Retail		X				
Machine shop				X		
Major medical care facility/hospital						S
Marinas						S
Medical clinic or office	X					
Metal fabrication				X		
Monument works, stone				X		
Mortuary/crematorium						S
Motel					X	
Nonprofit organization--Food preparation for off-site consumption						E
Nonprofit organization--Food storage and distribution						E
Nonprofit organization--Meal service facility						E
Nursery for flowers and plants		X				
Offices	X					
Parking lot, garage of facility						E
Pest control company				X		
Photographic studio		X				
Prescription pharmacy/optician		X				
Printing--Non-retail				X		
Printing and copying—Retail		X				
Private club--Social center						S
Private trade schools		X				
Public utility yard						E
Railroad yard or shops						S
Recycling center--Public access				X		
Recycling plant				X		
Residential care facility--Nonprofit						E

Residential care facility---Private						
Resort					X	
Restaurant/bar		X				
Retail stores and services		X				
School—Nonprofit						E
Service station		X				
Shop for building contractor				X		
Sign shop		X				
Sports complex						S
Tire shop, including recapping		X				
Towing service				X		
Trucking terminal				X		
Truck and tractor repair				X		
Veterinary office/animal hospital or dog kennel	X					
Wholesale distribution			X			
Wine offices	X					
Wine production, including bottling				X		
Wine storage			X			
Wine tank and crush pads			X			
Wine visitor center/conference room		X				

X Project is subject to fee for nonresidential use category.

S Fee amount determined by planning director on a project-by-project basis.

E Nonresidential project is exempt from the requirement for payment of the housing fee.