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Change Memo

Revisions to the Housing Element Amendment of the Napa County General Plan for the Sixth Cycle Planning Period



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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Napa, CA 94559
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Brian D. Bordona
Director

MEMORANDUM

To:	Planning Commission	From:	Trevor Hawkes, Supervising Planner
Date:	Wednesday, December 6, 2023	Re:	Proposed General Plan Amendment: 2023 – 2031 Housing Element Update Item 7B

Staff Requests the Following Changes to Attachment *Revised Adopted Housing Element (Clean Version)*:

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Document Page 52 Revised Adopted Housing Element (Clean Version)

Redline Version (Page 71 in PDF):

Program H-2d: Through a Notice of Funds Availability (NOFA) process, notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases.	Objective H-2d: Provide the public with notice of available assistance programs at least every other year during the planning period. <u>Target at least 50 percent of new units assisted for either new construction of affordable units (e.g., to provide housing mobility) or rehabilitation assistance for housing for lower-income households (e.g., for displacement prevention) in high resource areas, areas with median income above the countywide median, and in RCAAs. Target at least 60 new lower-income units assisted in the 6th Cycle.</u>	Annually, through NOFA process	CEO, Housing and Homeless Services Division
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Clean Version (Page 63 in PDF):

Program H-2d: Through a Notice of Funds Availability (NOFA) process, notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases.	Objective H-2d: Provide the public with notice of available assistance programs at least every other year during the planning period. <u>Target at least 50 percent of units for either new construction of affordable units (e.g., to provide housing mobility) or rehabilitation assistance for housing for lower-income households (e.g., for displacement prevention) in high resource areas, areas with median income above the countywide median, and in RCAAs. Target at least 60 new lower-income units assisted in the 6th Cycle.</u>	Annually, through NOFA process	CEO, Housing and Homeless Services Division
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Redline Version (Page 85 in PDF):

Program H-5f: Update County Code to Align with State Housing Laws	Objective H-5f: -Modify Zoning Code to remove CUP requirement for residential care facilities (medium) in residential zones and make further modifications to ensure that residential care facilities (medium) and residential care facilities (large) <u>group homes for seven or more persons permitted in all zones allowing residential uses in addition to permitting the use</u> be treated the same as other residential structures of the same type in the same zone.	<u>Complete</u> <u>community/stakeholder outreach by July, 2024.</u> Complete <u>all necessary</u> Code updates by December, 2024	PBES
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Clean Version (Page 77 in PDF):

Program H-5f: Update County Code to Align with State Housing Laws	Objective H-5f: -Modify Zoning Code to remove CUP requirement for residential care facilities (medium) in residential zones and make further modifications to ensure that residential care facilities (medium) and residential care facilities (large) <u>group homes for seven or more persons permitted in all zones allowing residential uses in addition to permitting the use</u> the same as other residential structures of the same type in the same zone.	<u>Complete</u> <u>community/stakeholder outreach by July, 2024.</u> Complete <u>all necessary</u> Code updates by December, 2024	PBES
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Redline Version (Page 83 in PDF):

<p>Program H-4n: Foster Road Annexation</p>	<p><u>Objective H-4n: Work with City of Napa for annexation of all property currently within the SOI on the east side of Foster Road south of Snow School to allow provision of City water services and for development to occur at the site. The timing of the annexation will be such that housing development at the site consistent with the Housing Element can proceed and be completed to allow occupancy within the 6th Cycle Planning period. If the County finds that substantial progress towards annexation has not occurred, such that housing development at the site cannot be completed by the end of the 6th Cycle Planning period, the County will immediately initiate efforts to identify and rezone a replacement housing site, if necessary to ensure that the County can fully accommodate its 6th Cycle RHNA.</u></p>	<p><u>By July 1, 2024, initiate negotiations with City of Napa to establish an annexation agreement between City and County for annexation of the property within the SOI and generally bordered by Foster Rd. on the east, Snow School to the north, Golden Gate Ave. to the east, and the RUL to the south, to allow planning of a comprehensive mixed use housing development consistent with City of Napa General Plan for for terms by which the County will obtain RHNA credit in the Sixth Cycle Housing Element for a 5-acre portion of within the overall annexation area for a 5-acre portion or similar portion with equivalent overall housing densities. It is expected that, by June 30, 2025, the City of Napa will initiate an annexation application with LAFCo. If annexation approval is not granted by LAFCo by December, 2027, the County will, if necessary, identify and rezone a replacement property to allow multifamily housing and ensure that the County can fully accommodate its 6th Cycle RHNA, with any necessary rezoning actions to be completed by June, 2029.</u></p>	<p><u>PBES</u></p>
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<p>Program H-4n: Foster Road Annexation</p>	<p>Objective H-4n: Work with City of Napa for annexation of all property currently within the SOI on the east side of Foster Road south of Snow School to allow provision of City water services and for development to occur at the site. The timing of the annexation will be such that housing development at the site consistent with the Housing Element can proceed and be completed to allow occupancy within the 6th Cycle Planning period. If the County finds that substantial progress towards annexation has not occurred, such that housing development at the site cannot be completed by the end of the 6th Cycle Planning period, the County will immediately initiate efforts to identify and rezone a replacement housing site, if necessary to ensure that the County can fully accommodate its 6th Cycle RHNA.</p>	<p>By July 1, 2024, initiate negotiations with City of Napa to establish an annexation agreement between City and County for annexation of the property within the SOI and generally bordered by Foster Rd. on the east, Snow School to the north, Golden Gate Ave. to the east, and the RUL to the south, to allow planning of a comprehensive mixed use housing development consistent with City of Napa General Plan for terms by which the County will obtain RHNA credit in the Sixth Cycle Housing Element within the overall annexation area for a 5-acre portion or similar portion with equivalent overall housing densities. It is expected that, by June 30, 2025, the City of Napa will initiate an annexation application with LAFCo. If annexation approval is not granted by LAFCo by December 2027, the County will, if necessary, identify and rezone a replacement property to allow multifamily housing and ensure that the County can fully accommodate its 6th Cycle RHNA, with any necessary rezoning actions to be completed by June 2029.</p>	<p>PBES</p>
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Redline Version (Page 337 in PDF):

Evaluation of Sites Location and Data:

Five acres within unincorporated Napa County along Foster Road south of Imola Avenue would be rezoned to RM, allowing development of housing at a minimum density of 20 du/ac and a maximum density of 25 du/ac. The site ~~would be~~ is within the City of Napa's Rural Urban Limit (RUL) and sphere of influence. Because the County's General Plan indicates that sites within the City's RUL will not develop without annexing to the City of Napa, the five-acre site would need to be annexed to the City prior to occupancy, subject to an agreement with the City for Napa County to claim RHNA credit for the resulting housing units, ~~similar to the arrangement between the City and the County for the Napa Pipe project.~~ With annexation, the site would have access to City water, and could connect to nearby infrastructure. Development on the site could also connect to nearby infrastructure for wastewater collection owned by the Napa Sanitation District, subject to approval of LAFCO and the District. There is a 20-foot-wide water line easement adjacent to Foster Road. The City of Napa maintains a 36-inch water transmission main within the easement. The site ultimately rezoned to support higher density housing development will not include this easement.

The site is designated as Rural Residential in the General Plan and is currently zoned Agricultural Watershed. The site is also identified within the Urban Reserve combining district which stipulates that uses or actions other than permitted uses first require an application for annexation to be processed before proceeding. Planning for housing at the site would involve collaboration between the property owner, the City and the County, and could serve as a "pilot" project, testing development standards that could apply to the broader Foster Road area. Currently, the City of Napa's ~~proposed~~ General Plan Update ~~proposes that~~ designates this area ~~would be designated~~ for a mix of uses with residential densities allowed at densities up to 10 units per acre. The County's proposal for higher residential densities conforms with the "default density" provided in Government Code Section 65583.2(c) and is intended to ensure that the site could accommodate lower income households. The site is anticipated to be located at the northeast corner of APN 043-062-008, the area adjacent to existing residential, which would have the most convenient access to services and have the shortest infrastructure extension, but the City may elect to modify the location of the site as part of the preparation of the Master or Specific Plan. Based on negotiations between the County and City of Napa, there may be a potential to annex portions of the adjacent parcel to the east, APN 043-102-016.

Foster Road Site		
Site to be Rezoned (Acres)	5	
APN(s)	Land Use Description	
043-062-008	Nonvacant	
043-102-016	Nonvacant	
	Existing	Update
Zoning	AW:UR	RM
Allowable Density (Units/Acre)	1 ^a	20 min / 25 max
Realistic Unit Capacity (With Rezoning)	100	

<p>Description of Sites and Factors Supporting Development:</p>	<p>The site is within the City of Napa RUL and SOI, which is an area of the unincorporated County long identified for annexation and development within the City of Napa. The City of Napa's ongoing General Plan Update anticipates this happening over time and proposes policies to govern planning, development, and future annexation. By identifying a relatively small site within this larger area for rezoning (which could extend across multiple parcels), the County would provide the property owner with the opportunity to advance plans for housing on a portion of their parcel, construct housing, and pursue annexation in the near term. The property owner has expressed an interest in development in the past and support for County RHNA credit from their parcel as part of the comprehensive planning and development of the site. A five-acre Five acres of the site (portion of the parcels) would be rezoned to the Residential Multiple (RM) zoning district, and Chapter 18.60 of the County Code would be amended to provide minimum densities of 20 dwelling units per acre, maximum densities of 25 dwelling units per acre, and applicable development standards. The development would connect to nearby infrastructure owned by the City of Napa (potable water) and the Napa Sanitation District (wastewater) and would annex to the City prior to occupancy. The County of Napa will cooperatively participate in the negotiation of an Annexation Agreement with the City and property owner for the Foster Road site. The agreement will include terms by which the site will be integrated into a comprehensive Master or Specific Plan consistent with the City of Napa General Plan, and terms by which the County will obtain RHNA credit in the Sixth Cycle Housing Element update for a 5-acre portion of the Master or Specific Plan area. As part of the preparation of the Master of Specific Plan, the City may elect to relocate the five acres permitting minimum densities of 20 units per acre and maximum densities of 25 units per acre to a different portion of the site. Housing Element H-4n has been added to commit the County to these actions. No annexation of the Specific Plan area by the City or rezoning of the 5-acre site by the County will occur until all good faith efforts have been exhausted in negotiating the Annexation Agreement.</p>
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