



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 10/14/2008

Agenda Placement: 10A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** John McDowell for Hillary Gitelman - Director  
Conservation, Development & Planning  
**REPORT BY:** Hillary Gitelman, Director - 253-4805  
**SUBJECT:** Special Joint Meeting with the Board

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### **RECOMMENDATION**

Joint Meeting of the Board of Supervisors and the Planning Commission, with discussion and possible direction to staff concerning the following topics:

2009 Housing Element Update;  
Assessment of Cumulative Impacts on Roads; and  
Other Supervisor/Commissioner comments or concerns.

### **EXECUTIVE SUMMARY**

The Conservation, Development and Planning Commission meets periodically with the Board of Supervisors to discuss items of a planning nature. The last such meeting occurred this past summer with the beginning of the Proposed Land Use Map Amendment (PLUMA) process. The current meeting is intended to provide both the Commission and the Board with a report regarding the status and scope of the Housing Element Update, and to allow discussion of other matters of interest to the Commission and the Board. Supervisor Dodd recently expressed his desire to discuss cumulative impacts on County roads.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

## **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

## **BACKGROUND AND DISCUSSION**

Pursuant to State law, Napa County is required to adopt an updated Housing Element and submit it to the State (HCD) for certification prior to July 1, 2009. The Housing Element is the only piece of the County's General Plan that was not updated June 3, 2008, and is the only piece that must be approved by the State. Also, there are specific requirements in State law regarding the process and content of Housing Element updates.

Napa County's Housing Element update is well underway, and there have been three public workshops to guide the process thus far. At present, County staff and consultant are working on a draft of the Housing Element for submittal to HCD for preliminary review in early November. A copy of the current draft is being provided for review and discussion. (See attached.) Staff and consultant are also working on a Draft EIR, which will be released for public and agency comment in early 2009 concurrent with any revisions to the draft Housing Element necessary to address HCD comments. Components of the draft Housing Element can be summarized as follows:

### Housing Needs Assessment

The Housing Element summarizes and incorporates by reference a lengthy analysis of housing and employment trends, and projected housing needs during the next five year period. Attention is given to "special needs" populations such as farmworkers and the homeless.

### Housing Sites Inventory

The Housing Element also summarizes a housing sites investigation and inventory intended to address State requirements that the County zone sufficient housing sites to accommodate its Regional Housing Needs Allocation (RHNA). The current draft element includes sites zoned for affordable housing (:AH) in Angwin, Moskowitz Corner, and Spanish Flat within the inventory, along with a 50-acre site at Napa Pipe sufficient for accommodating 850 units. Consistent with past practice, the County must zone sites for more units than its RHNA, because the State has the discretion to reject sites, or require a "buffer" of additional units. Also, within the past several years, a new requirement was established that sites provide for densities of at least 20 units to the acre, a criterion that the Angwin, Moskowitz Corner and Spanish Flat sites cannot meet.

### Housing Programs

The Housing Element also include goals, policies, programs and objectives related to housing in the County. Programs are specific actions that will be taken by the County to meet quantified objectives. The current draft element includes programs to aid the rehabilitation and development of affordable housing, programs to update the County's housing-related ordinances, programs to re-zone the 50-acre Napa Pipe site included in the sites inventory, and programs to address constraints on the production of housing.

### Other Concurrent Actions/Other General Plan Changes

Concurrent with adoption of the Housing Element Update in June 2009, County Planning staff will be requesting adoption of conforming General Plan amendments. For example, if the Housing Element includes a program related to simplifying the permit allocation system derived from Measure A (1980) and included in General Plan Policy AG/LU-119, Planning staff would recommend adjustments to that policy and related provisions of County Code. Also, pursuant to California Government Code Section 65302(g), the County is required to address certain

specified topics via revisions to its Safety Element concurrent with the Housing Element update.

**SUPPORTING DOCUMENTS**

A . October 14, 2008 Draft Housing Element Update

Napa County Planning Commission: Approve

Reviewed By: John McDowell