



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/18/2009

Agenda Placement: 10B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: John McDowell, Deputy Director - 299-1354

SUBJECT: Annual Report on the Status of the General Plan and Implementation of the Housing Element

RECOMMENDATION

ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN AND IMPLEMENTATION OF THE HOUSING ELEMENT PURSUANT TO GOVERNMENT CODE SECTION 65400(2).

CEQA Status: 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.

Request: Staff presentation and Commission discussion regarding an annual report to the California Department of Housing and Community Development and the California Office of Planning and Research pursuant to Government Code Section 65400(2) reporting on the status of the General Plan and implementation of the Housing Element.

Staff Recommendation: That the Commission review the Annual Report and provide comments and questions to staff before the reports are submitted to the Board of Supervisors and the State.

Staff Contact: Nancy Johnson, 299-1352 njohnson@co.napa.ca.us

EXECUTIVE SUMMARY

On April 1 of each year, the County is required, pursuant to Government Code Section 65400, to report to the Department of Housing and Community Development (HCD) as well as the Office of Planning and Research (OPR) regarding reasonable and practical means for implementing the General Plan if a new plan, in total or in part, has been adopted. In addition, a separate report is required that details the progress of implementation of the Housing Element.

Since adoption of the updated General Plan in 2008, the County has prepared and maintains a comprehensive list of implementation action items referenced in the General Plan. The attached list details each action item by

element and the status of implementation. In addition, the County implements its General Plan by applying the Plan's goals and policies to individual discretionary decisions in the course of the year. For example, when the Planning Commission considers applications for rezoning or for use permits, it considers those applications in light of the General Plan and thus furthers the General Plan's implementation. Similarly, when the Board of Supervisors undertakes rezoning or considers capital expenditures, it also applies the General Plan's goals and policies. Furthering General Plan implementation through day to day decision-making is both sound public policy, and also ensures implementation of mitigation measures from the General Plan Update EIR certified June 3, 2008, since many of the mitigation measures were adopted as policies within the General Plan.

Also attached, is a report that has been updated each year since the Housing Element was certified in 2004. The Housing Element Annual Progress Report analysis the effectiveness of the policies and programs and the County's ability to meet the overall goal of the element, which is to ensure housing for each economic section of the community.

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

Each year since the certification of the Housing Element in 2004, the County has reported to the Department of Housing and Community Development and the Office of Planning and Research, a report on the effectiveness of the policies and programs in the Housing Element. The report covers the amount of building permits issued in the calendar year as well as progress in removing constraints to building affordable housing.

With the adoption of the Housing Element, the County also adopted a series of implementing ordinances that created the Affordable Housing Combination District, Density Bonus regulations and a Reasonable Accommodations Ordinance. In addition, the County has continued its practice of using Affordable Housing funds to assist in the financing of affordable housing projects in the incorporated cities and town. City centered growth has long been a goal of both the general plan and housing element, so the County continues to work with neighboring jurisdictions to ensure viable projects are able to move forward whether the County receives housing credits towards their Regional Housing Needs Allocation (RHNA) or not.

In recent years, the County has committed \$1.2 million to the Vineyard Crossings project in American Canyon, which provides 145 low, very low and extremely low income units, \$900,000 in funding for the new homeless shelter, \$1.3 million to assist in the purchase of a parcel for the development of 30 units of low and very low income units in Napa, \$800,000 for the purchase of 12 beds of transitional housing and 18 units of supportive housing, \$800,000 to assist in the construction of 36 units of low and very low income housing in Yountville and \$100,000 to finance capital improvements at the three farm worker centers. The County continues to reserve funds to assist in the development of any of the AHCD sites listed in the Housing Element.

In 2008, the County adopted an updated General Plan (with the exception of the Housing Element), and is now required to report annually on implementation of the Action Items detailed in each element. In some cases, the action items reflects current procedures that will continue, such as Action Item CC-45.1 which states:

- | The County shall use avigation easements, disclosure statements, and other appropriate measures to ensure that residents and businesses within any airport influence area are informed of the presence of the airport and its potential for creating current and future noise.

In this instance, all projects in an airport compatibility zone must meet the requirements of the ALUC Compatibility Plan, which occurs during staff review. In other instances, an Action Item is anticipated to be complete during a particular time frame such as Action Item AG/LU-43.1 which states:

- | Consider amendments to the Zoning Code to allow additional commercial, residential and mixed uses in the areas currently zoned for commercial use in Spanish Flat, Moskowite Corner, and southern Pope Creek areas in order to complement recreation activities at Lake Berryessa.

It is anticipated that this zone change will take place during 2010. Lastly, some tasks require considerable staff time, funding or must be completed by a department other than Conservation, Development and Planning, those will be addressed as time and funding permit. Those Action Items are listed with a status of "Not Yet Programmed".

The Housing Element is currently undergoing revision and due to HCD by June 30, 2009 for final certification. When complete, the Board of Supervisors can adopt the Housing Element, which will then be fully integrated into the newly updated General Plan.

SUPPORTING DOCUMENTS

- A . General Plan Implementation Action Items
- B . Housing and Community Development Annual Report

Napa County Planning Commission: Approve

Reviewed By: John McDowell