



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 5/5/2021

Agenda Placement: 8A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** John McDowell, Supervising Planner - 299-1354  
**SUBJECT:** Annual Report on General Plan Implementation

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### **RECOMMENDATION**

#### **GENERAL PLAN IMPLEMENTATION ANNUAL REPORT - INFORMATIONAL ITEM**

**CEQA Status:** Not applicable; no action is requested.

**Staff Recommendation:** Receive an informational presentation about the status of General Plan implementation and the Annual Progress Report filed with the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The Commission may accept public comments, engage in discussion, and provide general direction to staff. No action is requested.

**Staff Contact:** John McDowell, (707) 299-1354 or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

### **EXECUTIVE SUMMARY**

#### **Proposed Action:**

This is a discussion item only; no action is requested.

#### **Discussion:**

Section 65400 of the Government Code requires planning agencies to provide an Annual Progress Report (APR) to their legislative body (i.e. the Board of Supervisors), the State Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR). The APR is required to address progress on residential development toward meeting Regional Housing Needs Allocation (RHNA), and status on Housing Element Policy implementation and General Plan Action Item implementation. The report is filed with

State agencies by April 1st of each year. The attachments to this report comprise the bulk of materials filed with State agencies. While no action is requested, staff would be happy to answer questions.

### **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

### **ENVIRONMENTAL IMPACT**

Not applicable; no action is requested.

### **BACKGROUND AND DISCUSSION**

The Napa County General Plan was comprehensively updated in June 2008 and the County's Housing Element was last updated in December 2014 in accordance with Government Code Sections 65580 et seq. The Elements of the General Plan include goals, policies, and implementation tasks ("action items" and "programs") that collectively guide land use decision making for unincorporated Napa County.

Section 65400 of the Government Code requires planning agencies to prepare an annual report regarding the status of their general plan and its implementation, and to provide copies of the report to their legislative body (i.e. the Board of Supervisors), the State Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR). HCD provides a form that must be used for the Housing Element portion of the report which contains a Regional Housing Needs Allocation (RHNA) progress report section, and a section on implementation of Housing Element programs. Also required, but contained in a separate table, is a progress report on all other action items in the General Plan.

#### **Regional Housing Needs Allocation Progress Report**

In 2014, HCD certified the County's Housing Element commencing with implementation of the Fifth Cycle of the RHNA program, with the reporting period running from 2015 to 2023 (the 'planning period' is 2014-2022). During this period the County has been assigned a RHNA of 180 total housing units divided among four income categories as follows: 51 very low income units; 30 low income units; 32 moderate income units; and 67 above moderate income units.

The County issued 18 building permits in 2020, down from 23 in 2019. The 18 permits consisted of 10 primary (or main) dwellings, of which 7 are traditional site built custom residences, and three are for modular or pre-manufactured homes. The three modular homes qualify for the 'moderate' income category for RHNA reporting. The standard-construction homes fall within the 'above moderate' income category. Eight of the 18 permits were for Accessory Dwelling Units (ADU's). For the 8 ADU permits issued this year, 3 qualify as 'very low', 0 qualify as 'low', 2 qualify as 'moderate', and 3 qualify as 'above moderate'.

The current RHNA reporting period is for the Fifth Cycle, occurring between 2015 through 2023. Based on the survey results and corresponding revised totals, the County has met the RHNA goal in the above moderate category, and is making progress in the three lower income categories as follows:

- Above Moderate: 67 units assigned – 125 permits issued; 0 units remaining
- Moderate: 32 units assigned – 20 permits issued; 12 units remaining
- Low: 30 units assigned – 8 permits issued; 22 units remaining
- Very Low: 51 units assigned – 22 permits issued; 29 units remaining

The Annual Progress Report (APR) also includes a section for reporting status on Housing Element policies, which are attached to this report as the Housing Programs Implementation Report.

Filing of the report with HCD and OPR occurred on March 24, 2021, prior to the April 1 deadline as required. Starting in 2018, data is submitted electronically to the State.

#### General Plan Implementation

The attached General Plan Implementation Table reports on status on the 76 action items that are separate from Housing Element programs. The majority of these action items are either completed, ongoing, or in progress.

#### Public Input

Government Code Section 65400(a)(2)(B) requires the report to be considered at a public meeting where members of the public are allowed to provide oral testimony and written comments. The Board should accept oral and written comments from the public, and Staff would be happy to answer questions.

#### **SUPPORTING DOCUMENTS**

- A . 2020 Annual Report Cover Letter
- B . 2020 Annual Report General Plan Implementation Report
- C . 2020 Annual Report Housing Program Report

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina