Conservation, Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
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Main: (707) 253-4417
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Hillary Gitelman
Director

A Tradition of Stewardship
A Commitment to Service

March 31, 2011

HOUSING POLICY
DEVELOPMENT, HCD
APR 01 2011

Ms. Cathy Creswell, Acting Director
California Department of Housing & Community Development
1800 Third St.
P.O. Box 952050
Sacramento, CA 94252-2050

Dear Ms. Creswell,

Attached, please find the annual report for the year 2010, using the format provided by the Department of Housing and Community Development and a matrix of implementation action items for other elements of the General Plan that was adopted by the Board of Supervisors in 2008.

Despite the bleak economic forecast for the state of California, the County of Napa has made significant progress in implementing the programs outlined in the Housing Element and in getting Affordable Housing Funds out to the market through issuance of a NOFA for five million dollars. From the NOFA process, three projects were chosen to be funded, which will add another 130 units of affordable housing to the existing stock. In addition to the aforementioned developments, the County is actively evaluating a project that could provide an additional 2,500 housing units with a mix of affordability levels. During the current planning period, the County continues to count the transfer of 82 units of their RHNA to the City of Napa as part of an agreement on the South Napa Redevelopment Area.

The General Plan contains a variety of policies and programs that are inherently mitigative and their implementation fulfills requirements of the General Plan EIR certified in June 2008

The Conservation, Development and Planning Department will continue to provide annual progress reports on the updated Housing Element adopted in June 2009 and will continue our ongoing efforts to implement the action items of the General Plan. Should you have any questions, please contact me at hillary.gitelman@countyofnapa.org or by phone at (707)253-4417, or Nancy Johnson at nancy.johnson@countyofnapa.org or by phone at (707)299-1352.

Sincerely,

Hillary Gitelman
Director

Cc: Office of Planning and Research-State Clearinghouse
Board of Supervisors
Nancy Watt
Larry Florin
Silva Darbinian
Nancy Johnson

Sincerely,

Hillary Gitelman
Director

Cc: Office of Planning and Research-State Clearinghouse
Board of Supervisors
Nancy Watt
Larry Florin
Silva Darbinian
Nancy Johnson

Annual Housing Element and General Plan Report
01/01/10 to 12/31/10

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Napa County

Reporting Period 01/01/2010 - 31-Dec-10

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Unit	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
S. Napa Trans/Supportive**	5+	R	24				24		Other	24	County code for use of Affordable Housing Funds
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					2	45	24				
(10) Total by income Table A/A3 ► ►			24		2	24	48				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary, ** **Note: see attached for further information**

Resolution
County of Napa
Transition/Supportive Housing Project
Initial Reservation of Funds
$800,000
Additional Commitment of Funding
$400,000

The above mentioned project is located in the incorporated portion of Napa County, and while the County does not receive credit for the construction of units, development of the project would not have been possible without financial assistance provided by Napa County through the Affordable Housing Fund. The project was anticipated to be completed by fall of 2010, but financial constraints delayed construction. The County of Napa committed another $400,000 for a total of $1,200,000, to ensure completion of the project which is due late summer of 2011. The reservation of the additional funding is currently in process.

RESOLUTION NO. 09-16

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA APPROVING A $800,000 LOAN FROM THE COUNTY OF NAPA AFFORDABLE HOUSING FUND TO PROGRESS FOUNDATION TO ASSIST IN THE ACQUISITION OF TRANSITIONAL HOUSING FOR YOUTH AT RISK OF HOMELESSNESS AND SUPPORTIVE HOUSING FOR HOMELESS OR AT RISK HOMELESS ADULTS FOR THE 30 UNITS CALLED THE SOUTH NAPA TRANSITIONAL/SUPPORTIVE HOUSING PROJECT LOCATED IN THE CITY OF NAPA, ON A PORTION OF APN# 046-691-002

WHEREAS, the Napa County Affordable Housing Trust Fund received a request for funding from Progress Foundation for a loan in the amount of $800,000 to assist with the acquisition costs for the South Napa Transitional/Supportive Housing Project (the "Project") in the City of Napa, located on a portion of APN 046-691-002; and

WHEREAS, the Project will include six units (12 beds) of transitional housing for homeless transition-aged youth between the ages of 18-24 with mental illnesses, and 18 units of permanent supportive housing for homeless or at risk of homeless adults with mental illnesses; and

WHEREAS, Progress Foundation will acquire the Project after its construction by the Gasser Foundation, utilizing a variety of funding sources; and

WHEREAS, the Project will meet high priority community needs as determined by the Napa Homeless Continuum of Care Plan, the Napa 10-Year Plan to End Homelessness, the Housing Element of the Napa County General Plan, and the Napa Mental Health Services Act.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Napa hereby approves a loan in the amount of $800,000 from the County of Napa's Affordable Housing Trust Fund for the above referenced Project acquisition subject to the following terms and conditions:

1. The County's contribution shall be structured as a non-recourse zero percent, fully deferred loan for a term of 55 years.
2. The loan shall be secured by a Deed of Trust and a Regulatory Agreement recorded against the property. All agreements shall be in a form acceptable to County Counsel.
3. Progress Foundation shall pay the County of Napa a loan origination fee of .75% in the amount of $6,000.
4. Progress Foundation shall pay the County's reasonable attorney fees for preparation and review of the Loan Documents, not to exceed $1,000.
5. The Housing Trust Fund loan may be subordinated to additional financing being obtained by Progress Foundation from the Federal Home Loan Bank of San

Francisco sponsored by Charter Oak Bank, the Emergency Housing Assistance Program (EHAP), and the Mental Health Services Act (Prop. 63).

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of Napa hereby authorize the Chair to execute all necessary loan documents to effect the loan and regulatory requirements as approved by County Counsel and further authorize the Chair to sign all necessary related loan transaction documents as required for ongoing future maintenance and monitoring responsibilities as approved by County Counsel.

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 the Board held on the 3rd day of February, 2009, by the following vote:

AYES:	SUPERVISORS	DILLON, WAGENKNECHT, CALDWELL and LUCE
NOES:	SUPERVISORS	NONE
ABSENT:	SUPERVISORS	DODD

MARK LUCE, Chair
Napa County Board of Supervisors

ATTEST: GLADYS I. COIL
Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM
Office of County Counsel

By: Rob Paul, Deputy (by e-signature)

Date: January 22, 2009

APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS

Date: February 3, 2009

Processed by:

Deputy Clerk of the Board

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Napa County

Reporting Period 01/01/2010 - 31-Dec-10

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**				**2**		2	
No. of Units Permitted for **Above Moderate**	38	0		3	4	45	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Napa County

Reporting Period 01/01/2010 - 31-Dec-10

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	158									8	150
	Non-deed restricted											
Low	Deed Restricted	101									6	95
	Non-deed restricted											
Moderate	Deed Restricted	114									22	68
	Non-deed restricted		7	9	7	1					24	
Above Moderate		196	63	58	31	47					183	-3
Total RHNA by COG. Enter allocation number:		569	70	67	38	48					243	310
Total Units ► ► ►												
Remaining Need for RHNA Period *Note: 82 unit transfer to City of Napa includes a total of 23 very low, 15 low, 16 moderate and 28 above moderate												

Unit totals from the City of Napa included for above moderate. Fractional units not accepted in this format. See attached for details

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Napa County

Reporting Period 01/01/2010 - 31-Dec-10

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	158									8	150
	Non-deed restricted											
Low	Deed Restricted	101									6	95
	Non-deed restricted											
Moderate	Deed Restricted	114									22	68
	Non-deed restricted		7	9	7	3					26	
Above Moderate		196	63	58	31	47					183	-3
Total RHNA by COG. Enter allocation number:		569	70	67	38	50					245	310
Total Units ► ► ►												
Remaining Need for RHNA Period *Note: 82 unit transfer to City of Napa includes a total of 23 very low, 15 low, 16 moderate and 28 above moderate												

Unit totals from the City of Napa included for above moderate. Fractional units not accepted in this format. See attached for details

Memorandum of Agreement
between the County of Napa
and the City of Napa
for the transfer of 82 units

2007-14 City/County Agreement regarding distribution of RHNA units.*

Entity	Very Low	Low	Moderate	Above Mod	Total
County	23 (5%)	15 (4%)	16 (4%)	28 (3%)	82
City	466	381	381	882	2,110
Total City Agre.	489	396	397	910	2,192

City Issuance of Building Permits 2007-2010

	Very Low	Low	Moderate	Above Mod
2007	1 Second Unit (SU)	1 SU	3 Duplex	175 SFDs, SF Attached, Multi Family -Riverfront
2008	1 SU	0	1 SU, 20 condos at Silverado Villa	55 SFDs, SF attached
2009		4 restricted duplex units- Hickory St.	0	16 SFDs
2010	1 SU	1 SU	0	45 SFDs, SF attached
Total	3	6	25	291

County Share of City Building Permits 2007-2010

	Very Low	Low	Moderate	Above Moderate
Total City building permits	3	6	25	291
County Multiplier	5%	4%	4%	3%
County unit share per Agreement	**.15**	**.24**	**1**	**8.73=9**

*City agreed to provide sites for 82 units at various income levels (City Agreement 8428-A. County gets credit as units are built in each income category based on the proportion of county to city units.

2007 -2014 City/County Agreement regarding distribution of RHNA units reflects:

Entity	Very Low	Low	Moderate	Above Moderate
County	(23) 5%	(15) 4%	(16) 4%	(28) 3%
City	(466) 95%	(381) 96%	(381) 96%	(882) 97%

City Issuance of Building Permits 2007 – 2009:

	Very Low	Low	Moderate	Above Moderate
2007	-	-	3 duplex Units 3 Second Units	175 SFDs, SF Attached, Multifamily (Riverfront)
2008	-	-	3 Second Units	75 SFDs, Townhouses
2009	-	4 restricted duplex units	-	11 SFDs
TOTAL	-	4	9	261

County Share of City Building Permits 2007 – 2009

	Very Low	Low	Moderate	Above Moderate
TOTAL City Building Permits	-	4	9	261
County Multiplier	5%	4%	4%	3%
County Share	**0**	**0.16**	**0.35**	**7.83**

Napa County Agreement No 6903
City of Napa Agreement No. ____

RECEIVED
OCT 12 2007
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

CITY OF NAPA AND COUNTY OF NAPA MEMORANDUM OF AGREEMENT CONCERNING HOUSING AND REDEVELOPMENT

This Memorandum of Agreement ("Agreement") is made and entered into as of 10-9-07, 2007 by and between the County of Napa, a political subdivision of the state of California ("County") and the City of Napa, a municipal corporation ("City").

RECITALS:

A. The City and the County share a mutual commitment to encourage land use policies that preserve agricultural uses and that focus new development in urbanized areas.

B. The City and the County also share a mutual commitment to cooperate toward pooling available resources in order to meet the housing needs generated within the County, including the regional housing need allocations ("RHNA") identified by the State Department of Housing and Community Development ("HCD") and the Association of Bay Area Governments ("ABAG").

C. The City and the County have mutual interests in reducing blight, encouraging economic development in distressed areas, and encouraging affordable housing development.

D. The City and the Napa Community Redevelopment Agency ("NCRA") will consider adoption of the Soscol Gateway Redevelopment Project Area (as summarized during a staff presentation of the Draft Redevelopment Plan at the NCRA meeting of September 18, 2007). The goals of the Soscol Gateway Redevelopment Project Area include, among other goals, providing infill housing along the Soscol Corridor to assist in meeting the housing needs of the City and the County.

E. On October 7, 2003, the parties entered into a Memorandum of Understanding ("MOU") identified as Napa County Agreement No. 6148, and City of Napa Agreement No. 8428. The MOU identified a range of actions the City and the County agreed to take in order to achieve, among other goals, many of the issues identified in these recitals. While this Agreement is intended to update and supplement some of the terms of the MOU, the parties intend the provisions of the MOU to remain in full force and effect unless specifically modified by this or another Agreement.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. Support for Soscol Gateway Redevelopment Project Area. The County hereby supports the City's and NCRA's efforts to provide for needed infrastructure upgrades, economic development, and infill housing in areas subject to flooding by establishing the Soscol Gateway Redevelopment Project Area as described in the Draft Redevelopment Project Plan.

2. Repeal of Paragraph 4 of MOU. Paragraph 4 of the MOU relating to Revenue Sharing is hereby deleted in its entirety. The County shall have no obligation to make revenue sharing payments to the City as initially contemplated by Paragraph 4 of the MOU. The deletion of Paragraph 4 from the MOU shall survive any termination of this Memorandum of Agreement.

3. Allocation of City Housing Units to the County.

a. The parties agree to work together to obtain ABAG approval for the City to identify sites to accommodate 164 housing units to be allocated to the County's RHNA over two HCD planning periods; 82 housing units during the 2007-2014 planning period, and 82 housing units during the subsequent planning period. As soon as ABAG issues a letter accepting the allocation of housing units from the City to the County as set forth in this Agreement, the parties will begin the process of updating their respective Housing Elements in compliance with all laws, including conducting any public hearings, environmental reviews, and related requirements as may be set forth in federal, state, and local laws and regulations.

b. After the City Council and the County Board of Supervisors approve the respective update to each party's Housing Element consistent with this Agreement, and after HCD certifies the Housing Elements, the City agrees to allocate built housing units to the County for the life of the Soscol Gateway Redevelopment Plan, up to a maximum of 164 housing units, consistent with the approach described on Exhibit "A," attached hereto and incorporated herein by reference.

c. The parties acknowledge and agree that this Agreement is not intended to and shall not in any manner be used to change the baseline for the City's future RHNA determinations by ABAG (other than those specifically identified herein for the planning periods of 2007-2014 and the subsequent period).

4. Notices. All notices required or contemplated by this Agreement shall be in writing and shall be delivered to the respective party as set forth in this section. Communications shall be deemed to be effective upon the first to occur of: (a) actual receipt by a party's Authorized Representative, or (b) actual receipt at the address designated below, or (c) three working days following deposit in the United States Mail of registered or certified mail sent to the address designated below. The Authorized Representative of either party may modify their respective contact information identified in this section by providing notice to the other party. The Authorized Representative of each party shall be identified on the "Attn" line, below:

City of Napa:

Attn: City Manager
P.O. Box 660
Napa, California 94559-0660

Copy: City Attorney
P.O. Box 660
Napa, California 94559-0660

County of Napa:

Attn: Napa County Executive Officer
1195 Third Street, Suite 310
Napa, California 94559

Copy: County Counsel
1195 Third Street
Napa, California 94559

5. Governing Law, Jurisdiction, and Venue. The interpretation, validity, and enforcement of this Agreement shall be governed and interpreted in accordance with the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Napa.

6. Severability. If any term of this Agreement (including any phrase, provision, covenant, or condition) is held by a court of competent jurisdiction to be invalid or unenforceable, this Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect; provided, however, this paragraph shall not be applied to the extent that it would result in a frustration of the parties' intent under this Agreement.

7. Attorney's Fees. In the event any legal action is commenced to enforce or interpret this Agreement, the prevailing party is entitled to recover reasonable attorney's fees, costs, and expenses incurred, whether or not such action proceeds to judgment.

8. Modifications. This Agreement may not be modified orally or in any manner other than an agreement in writing signed by both parties.

9. Waivers. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.

10. Entire Agreement. This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the parties concerning the matters described herein. This Agreement supersedes all prior negotiations, agreements, and understandings regarding this matter, whether written or oral. The documents incorporated by reference into this Agreement are complementary; what is called for in one is binding as if called for in all.

11. Each Party's Role in Drafting this Agreement. Each party to this Agreement has had an opportunity to review this Agreement, confer with legal counsel regarding the meaning of this Agreement, and negotiate revisions to this Agreement. Accordingly, neither party shall rely upon Civil Code section 1654 in order to interpret any uncertainty in the meaning of this Agreement.

12. Signatures. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and execute this Agreement on behalf of the respective legal entities of County and City.

13. Exercise of Discretion. The parties recognize and agree that nothing in this Agreement is intended to nor shall be interpreted to limit the ability of the individual members of the City Council and the Board of Supervisors to exercise their discretion in whatever manner appropriate.

IN WITNESS WHEREOF, this Agreement was executed by the parties hereto as of the date first above written.

COUNTY OF NAPA

By: Jill Techel

Jill Techel, Mayor

ATTEST:
GLADYS COIL
Clerk of the Board of Supervisors

By: Gladys I. Coil

APPROVED AS TO FORM:
ROBERT WESTMEYER,
County Counsel

By: Robert Parry

CITY OF NAPA

By: Harold Moskowitz

Chair, Board of Supervisors

ATTEST:
SARA COX
City Clerk

By: Sara J. Cox

APPROVED AS TO FORM:
MICHAEL W. BARRETT
City Attorney

By:

10-9-07

SUPERVISORS
COUNTY OF NAPA

GLADYS I COIL
CLERK OF THE BOARD

By: Deputy

EXHIBIT "A"

1. For ABAG's RHNA planning period for 2007 – 2014, the City will allocate up to 82 housing units to the County. The total number of 82 housing units will be allocated to each income category (very-low, low, moderate, and above moderate) using a percentage distribution equal to the percentage allocated by ABAG to the unincorporated area of the County in the final RHNA allocation for the 2007 – 2014 planning period. Using ABAG's draft RHNA allocation dated June 29, 2007, it is anticipated that the 82 housing units will be allocated to each income category as follows:

Dates	Very-low	Low	Moderate	Above Moderate	Total
2007-2014	23	15	16	28	82

2. As each certificate of occupancy is issued for housing units in the City during the ABAG RHNA planning period of 2007-2014, the City will report to HCD the total number of housing units in each income category, and the City will credit the City and the County (respectively) in each income category based on the percentages set forth in the final RHNA allocation for the 2007-2014 planning period. Using ABAG's draft RHNA allocation dated June 29, 2007, it is anticipated that the credits will be distributed based on the percentages set forth below (based on the parenthetical number of units for each entity in each income category):

Entity	Very-low	Low	Moderate	Above Moderate
County	(23) 5%	(15) 4%	(16) 4%	(28) 3%
City	(466) 95%	(381) 96%	(381) 96%	(882) 97%

For example, if (in year one) the City issued certificates of occupancy for 20 very low income housing units, and 5 low income housing units; the City would credit the County with 1 very low income unit (5% of 20) and 0 low income units, and the City would credit the City with 19 very low income units and 5 low income units. If (in year two) the City issued certificates of occupancy for 10 very low income housing units, and 20 low income housing units; the City would credit the County with 0 very low income unit and 1 low income units (4% of 25), and the City would credit the City with 10 very low income units and 19 low income units.

3. For ABAG's subsequent RHNA planning period, the City will allocate up to 82 housing units to the County. The total number of 82 housing units will be allocated to each income category (very-low, low, moderate, and above moderate) using a percentage distribution equal to the percentage allocated by ABAG to the unincorporated area of the County in the final RHNA allocation for the planning period. The housing units allocated to the County will be credited to the City and the County in each income category annually for the life of the Soscol Gateway Redevelopment Plan based on the percentages set forth in the final RHNA allocations for the applicable planning period.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Napa County

Reporting Period 01/01/2010 - 31-Dec-10

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-5a: County will continue its program to provide fee waivers to non profit developers.	encourage development of affordable housing.	Ongoing	The County has waived fees for building permits and approved a plan for payment of affordable housing fees allowing the construction of an affordable unit instead.
H-5b: County will expedite permit processing for affordable housing projects	remove constraint-encourage development	Ongoing	No projects have applied to date, but a NOFA for use of County Affordable Housing Funds was released in 2010 to help stimulate development.
H-4b: The County will continue its program allocating Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ord. and criteria.	encourage development of affordable housing	ongoing	A NOFA was released for 5 million dollars, 2 projects were chosen and a third is being considered for funding.
H-5d: County will simplify Growth Management System to allow indefinite accrual of affordable housing permits.		adoption with Housing Element 06/09	Program adopted as part of implementing ordinances with Housing Element Update--June 2009.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Napa County		
Reporting Period	01/01/2010	-	31-Dec-10

General Comments:

Please see attached for the status on all Housing Element programs

Housing Element Programs
2010

Program	Due date	Status
Program H-1a: The County will continue to inspect housing in response to complaints and work with property owners to bring units up to current housing code standards		Ongoing
Program H-1b: To the extent permitted by law, the County will modify the Affordable Housing Ordinance to enable non-profit organizations to apply for the use of up to 10 percents of new funds annually to fund projects and programs designed to correct health and safety hazards in owner-occupied and renter-occupied housing that is reserved for low, very low, or extremely low-income households.		Ordinance amendment complete June 2009
Program H-1c: In addition to the priorities identified in Policy AG/LU-118, the County's code enforcement program will assign high priority to abatement of illegal vacation rentals, ensuring that existing dwelling units are used as residences, rather than tourist accommodations.		Ongoing
Program H-2a: The County shall amend its Affordable Housing Ordinance to prioritize the use of funds for development of Affordable Housing Combination District (AHCD) sites, and will continue to work with interested parties to encourage their development of the sites under the AHCD provisions. The County will see to work with a developer to process a development application on at least one AHCD site during the planning period. By undergoing this process, the County will be better able to evaluate the effectiveness of the AHCD and determine whether regulatory adjustments are necessary to best encourage development of affordable housing at these sites.	Ordinance amendment and Notice of Funds Availability (NOFA) issued 2010	Board of Supervisors review April 2010, NOFA release May 2010
Program H-2b: If development occurs on parcels within the :AH Combination District that does not achieve the densities or the level of affordability associated with the :AH Combination District zoning provisions, the County will work to identify new sites to accommodate the shortfall in units originally anticipated when the :AH Combination District was applied to the parcel(s).		Ongoing
Program H-2c: The County will encourage greater provision of affordable housing units in conjunction with market rate projects by modifying the Affordable Housing Ordinance to increase the inclusionary percentage from 10 percent up to 20 percent and by allowing the payment of in-lieu fees only for housing		Ordinance amendment complete December 2009

projects of four or fewer units.		
Program H-2d: The County will update the Affordable Housing Ordinance to adjust the commercial housing impact fee not less frequently than every time the Housing Element is updated.		Ordinance amendment complete December 2009
Program H-2e: Through a Notice of Funds Availability (NOFA) process, the County will notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases.		Annually
Program H-2f: The County will continue its program of exempting all secondary residential units from the Growth Management System.		Ongoing
Program H-2g: The County will facilitate new affordable housing unit production by completing an inventory of surplus County owned land and, when appropriate, offering surplus land that is suitable for housing production to be used for affordable housing projects.	Inventory complete December 31, 2011	
Program H-2h: The County will require projects receiving Affordable Housing Fund monies or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted units for a minimum of 40 years.		Ongoing
Program H-2i: The County will continue to use the Affordable Housing (:AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations, as described in Appendix H-1.		Ongoing
Program H-2j: The County will remove the Affordable Housing (:AH) Combination District zoning form the three Monticello Road/Atlas Peak sites illustrated in Figure H-1 below.		Ordinance amendment complete December 2009
Program H-2k: The County will allow redevelopment of existing mobile home parks to provide 25 percent more units than the number of existing units consistent with their Planned Development (PD) zoning, if the existing number of affordable housing units is maintained and if the mobile home park owners provide current mobile home park residents with relocation assistance consistent with applicable state law.		Ongoing
Program H-2l: The County will ensure that infrastructure improvements are an eligible cost	December 31, 2009	Ordinance Amendment

projects of four or fewer units.		
Program H-2d: The County will amend the Affordable Housing Ordinance to adjust the commercial housing impact fee not less frequently than every time the Housing Element is updated.		Ordinance amendment complete December 2009
Program H-2e: Through a Notice of Funds Availability (NOFA) process, the County will notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases.		Annually
Program H-2f: The County will continue its program of exempting all secondary residential units from the Growth Management System.		Ongoing
Program H-2g: The County will facilitate new affordable housing unit production by completing an inventory of surplus County owned land and, when appropriate, offering surplus land that is suitable for housing production to be used for affordable housing projects.	Inventory complete December 31, 2011	
Program H-2h: The County will require projects receiving Affordable Housing Fund monies or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted units for a minimum of 40 years.		Ongoing
Program H-2i: The County will continue to use the Affordable Housing (:AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations, as described in Appendix H-1.		Ongoing
Program H-2j: The County will remove the Affordable Housing (:AH) Combination District zoning form the three Monticello Road/Atlas Peak sites illustrated in Figure H-1 below.		Ordinance amendment complete December 2009
Program H-2k: The County will allow redevelopment of existing mobile home parks to provide 25 percent more units than the number of existing units consistent with their Planned Development (PD) zoning, if the existing number of affordable housing units is maintained and if the mobile home park owners provide current mobile home park residents with relocation assistance consistent with applicable state law.		Ongoing
Program H-2l: The County will ensure that infrastructure improvements are an eligible cost	December 31, 2009	Ordinance Amendment

under the Affordable Housing Ordinance and will work with affected agencies to pursue grant money to improve water and sewer infrastructure on the Angwin, Moskowite Corner, and Spanish Flat sites to facilitate the affordable housing development on these sites.		complete January 2010
Program H-3a: The County Department of Environmental Health will continue its program of inspecting migrant farm labor camps to ensure compliance with state standards. Efforts will be made to seek compliance to avoid closure of such facilities.		Annually
Program H-3b: The County will continue to contract with Greater Napa Fair Housing Center or another capable organization that will review housing discrimination complaints, attempt to facilitate equitable resolution of complaints and, where necessary, refer complaintants to the appropriate County, State, or Federal authorities for further investigation and action. The County's contract with Greater Napa Fair Housing Center will call for public outreach about housing discrimination, including dissemination of informational brochures.		Ongoing
Program H-3c: The County will continue to contribute towards the annual operating costs of local emergency shelters and transitional housing where such funds are available and their use legally permissible.		Ongoing
Program H-3d: The County will amend the zoning ordinance to allow for the development of emergency shelters as a permitted use without a use permit or other discretionary action in areas zoned "Industrial" recognizing that these areas are better served by transit than other areas of the unincorporated County. The County may develop written, objective standards as permitted by state law.		Ordinance amendment complete December 2009
Program H-3e: The County will amend the zoning ordinance to clarify that transitional and supportive housing are considered a residential use, and are subject to the same restrictions as other residential dwellings of the same type in the same zoning district.		Ordinance amendment complete December 2009
Program H-3f: To the extent permitted by law, the County will amend its Affordable Housing Ordinance to require a preference for local workers, including farm worker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farm worker		Ordinance amendment complete December 2009, monitoring ongoing

households in at least 10 percent of the units assisted with Affordable Housing Fund money. The County will monitor the percentage of farm worker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units.		
Program H-3g: The County will facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farm worker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farm worker housing owners about working together at the time it becomes aware of a potential closure of a private farm worker housing facility. The County Department of Environmental Management monitors the status of private farm worker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost.		Ongoing
Program H-3h: The County will continue to monitor the unmet need for farm worker housing throughout the harvest season.		Annually
Program H-3i: The County will clarify the zoning ordinance so that all sections uniformly conform with California Health and Safety Codes 17021.5 and 17021.6.		Ordinance amendment complete December 2009
Program H-3j: The County will amend the zoning ordinance to remove the spacing requirements for medium and large residential care facilities, and relax the requirements that large residential care facilities be located within ½ mile of a hospital, to allow large residential care facilities within 5 miles of a hospital.		Ordinance amendment complete June 2009
Program H-4a: Consistent with Conservation Element Policy Con-66, the County will establish local worker or "proximity" preferences in new affordable housing projects and will explore the extent to which such preferences may be applied to market rate projects.		Ongoing
Program H-4b: The County will continue its program allocating Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ordinance and criteria.	Establish criteria by December 2010	Complete: Board review April 2010, NOFA release May 2010

households in at least 10 percent of the units assisted with Affordable Housing Fund money. The County will monitor the percentage of farm worker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units.		
Program H-3g: The County will facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farm worker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farm worker housing owners about working together at the time it becomes aware of a potential closure of a private farm worker housing facility. The County Department of Environmental Management monitors the status of private farm worker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost.		Ongoing
Program H-3h: The County will continue to monitor the unmet need for farm worker housing throughout the harvest season.		Annually
Program H-3i: The County will clarify the zoning ordinance so that all sections uniformly conform with California Health and Safety Codes 17021.5 and 17021.6.		Ordinance amendment complete December 2009
Program H-3j: The County will amend the zoning ordinance to remove the spacing requirements for medium and large residential care facilities, and relax the requirements that large residential care facilities be located within ½ mile of a hospital, to allow large residential care facilities within 5 miles of a hospital.		Ordinance amendment complete June 2009
Program H-4a: Consistent with Conservation Element Policy Con-66, the County will establish local worker or "proximity" preferences in new affordable housing projects and will explore the extent to which such preferences may be applied to market rate projects.		Ongoing
Program H-4b: The County will continue its program allocating Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ordinance and criteria.	Establish criteria by December 2010	Complete: Board review April 2010, NOFA release May 2010

The County will work with the cities to establish a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies, with a priority for projects that serve extremely low-income households. Once these criteria have been established, the County will use a NOFA process to solicit applications on an annual basis.		
Program H-4c: Consistent with Agriculture and Land Use Policy AG/LU-15.5, staff of the County Department of Conservation, Development and Planning will review and recommend to the Planning Commission and the Board of Supervisors appropriate changes to planning and zoning standards that minimize any conflicts between housing and agriculture.		Ongoing
Program H-4d: The County will amend the zoning ordinance to allow accessory residential units affordable to households with moderate incomes and below in commercial zones where compatible with the neighboring land uses, and where infrastructure is available to support the residential units.		Ordinance amendment complete December 2009
Program H-4e: By June 30, 2011, the County will rezone 20 acres of the Napa Pipe property to allow housing development at a minimum density of 20 dwelling units per acres for 304 dwelling units with associated public open space and neighborhood serving retail. The new zoning designation will allow between 152 and 202 owner-occupied or rental dwelling units by right (i.e., without a use permit or other discretionary approval except subdivision approval if required), consistent with development standards that will be established as part of the new zoning, and that will incorporate mitigation measures identified in the 2009 Housing Element Update programmatic environmental impact report that are adopted to address potential impacts of the proposed rezoning and development.	Rezone complete by June 2011	
Program H-4f: The County will amend the zoning ordinance to allow development of Single Room Occupancy (SRO) Units in all zones that allow multifamily housing. The zoning ordinance will also provide development standards for SRO units		Ordinance amendment complete December 2009
Program H-5a: The County will continue its program to provide fee waivers for non-profit affordable housing developers.		Ongoing
Program H-5b: The County will expedite permit processing for housing projects that will serve very		Ongoing

low-, low-, and moderate-income households when such projects provide adequate assurances of long-term affordability.		
Program H-5c: The County will exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.		Ongoing
Program H-5d: The County shall implement and simplify its Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating implementation of Category 1-3 permits except when a lottery is required; and (iv) simplifying periodic updates to the permit limit. Updates to the permit limit may occur on an annual basis, but in no case less frequently than this Housing Element is updated, and shall be calculated based on the population in unincorporated Napa County times one percent (0.01), divided by the estimated household size and shall be adjusted to reflect the average annual growth rate of the nine Bay Area counties over the last 5-7 years (if less than 1%). In no instance shall the new permit limit be lower than the previous permit limit, if the units are required to meet the County's Regional Housing Needs Allocation, except as needed to adjust for annexations within the planning period.		Ordinance amendment complete December 2009 Also see Policy Ag/LU-119 in the Agricultural Preservation and Land Use Element
Program H-6a: As part of the development review process for major projects, the County will encourage mixed-use development, where appropriate.		Ongoing
Program H-6b: The County will continue to provide energy conservation assistance to homeowners, architects, developers, and contractors applying for building permits.		Ongoing
Program H-6c: The County will continue to enforce current state-mandated standards governing the use of energy efficient construction, and shall update its building code to incorporate green building standards.		Ordinance amendment complete December 2009

low-, low-, and moderate-income households when such projects provide adequate assurances of long-term affordability.		
Program H-5c: The County will exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.		Ongoing
Program H-5d: The County shall implement and simplify its Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating implementation of Category 1-3 permits except when a lottery is required; and (iv) simplifying periodic updates to the permit limit. Updates to the permit limit may occur on an annual basis, but in no case less frequently than this Housing Element is updated, and shall be calculated based on the population in unincorporated Napa County times one percent (0.01), divided by the estimated household size and shall be adjusted to reflect the average annual growth rate of the nine Bay Area counties over the last 5-7 years (if less than 1%). In no instance shall the new permit limit be lower than the previous permit limit, if the units are required to meet the County's Regional Housing Needs Allocation, except as needed to adjust for annexations within the planning period.		Ordinance amendment complete December 2009 Also see Policy Ag/LU-119 in the Agricultural Preservation and Land Use Element
Program H-6a: As part of the development review process for major projects, the County will encourage mixed-use development, where appropriate.		Ongoing
Program H-6b: The County will continue to provide energy conservation assistance to homeowners, architects, developers, and contractors applying for building permits.		Ongoing
Program H-6c: The County will continue to enforce current state-mandated standards governing the use of energy efficient construction, and shall update its building code to incorporate green building standards.		Ordinance amendment complete December 2009

General Plan Implementation
2010

NAPA COUNTY GENERAL PLAN UPDATE
IMPLEMENTATION ACTION ITEMS
(Updated: March 22, 2011)

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Agricultural Preservation and Land Use Element				
Action Item AG/LU-2.1	Amend County Code to reflect the definition of "agriculture" as set forth within this Plan ensuring that wineries and other production facilities remain as conditional uses except as provided for in Policy AG/LU-16, and that marketing activities and other accessory uses remain incidental and subordinate to the main use.	A $	CDPD	Deferred to 2011 or 2012 due to other priorities
Action Item AG/LU-7.1	Work with interested stakeholders to undertake an evaluation of new voluntary approaches to protecting agriculture, including implementation of a "Super Williamson Act" program, a conservation easement program or other permanent protections, and programs promoting the economic viability of agriculture.	Ongoing $	CDPD	Ongoing
Action Item AG/LU-10.1	Maintain a data base of all wineries including their production capacity, marketing events and other characteristics that could influence analysis of cumulative effects or the winery's effect on neighbors.	A $	CDPD	Database maintained as ongoing part of CDPD work program
Action Item AG/LU-15.5.1	The County will prepare and adopt guidelines and regulations to assist in the determination of the appropriate type and scope of agricultural buffer areas needed in circumstances that warrant the creation of such buffer.	A $→$$$	CDPD	Not yet programmed
Action Item AG/LU-16.1	Consider amendments to the Zoning Ordinance defining "small wineries," a "small quantity of wine," "small marketing events," and "mostly grown on site," and establishing a streamlined permitting process for small wineries which retains the requirement for a use permit when the winery is in proximity to urban areas.	A $	CDPD	Not yet programmed
Action Item AG/LU-30.1	Develop a Workforce Housing Ordinance, including revisions to the current Inclusionary Housing Ordinance, to define workforce housing and establish additional workforce and inclusionary housing requirements for all multi-family housing proposals consisting of eight or more units constructed in the unincorporated County. Such an ordinance could also require on-site workforce housing in place of in-lieu fees for any large commercial or institutional projects constructed outside of areas where housing would be inconsistent with the applicable airport land use compatibility plan.	Concurrent with 2008-09 Housing Element Update $→$$$	CDPD CIA	Pilot program completed in 2010
Action Item AG/LU-33.1	Adopt local guidelines or zoning code definitions to clarify the distinction between single-family residences and commercial short-term guest accommodations, specifying the uses and ownership or rental arrangements associated with each. Also, analyze the prevalence of extremely large residences, and determine whether single family residences above a certain size should require environmental analysis.	A $$	CDPD	First part addressed by ordinance adopted Dec. 2009; second part not yet programmed.
Action Item AG/LU-43.1	Consider amendments to the Zoning Code to allow additional commercial, residential, and mixed uses in the areas currently zoned for commercial use in the Spanish Flat, Moskowite Corner, and southern Pope Creek areas in order to complement recreation activities at Lake Berryessa.	B $	CDPD	Deferred to 2012 after BOR completes plans.
Action Item AG/LU-45.1	Review and revise sections of the Napa County Code that provide the list of land uses permitted on existing commercially zoned parcels to encourage neighborhood-serving commercial uses and new limited accessory dwellings where appropriate.	B $	CDPD	Accessory dwellings now permitted in CL and CN. Additional uses not yet programmed
Action Item AG/LU-48.1	Review zoning code requirements for Home Occupation permits, and update those	B		

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	requirements to provide greater flexibility in situations where there will be no off-site impacts. For example, consider situations in which the use of legal, accessory structures could be permitted, or where home occupations could employ workers other than a single owner/proprietor.	$	CDPD	Not yet programmed
Action Item AG/LU-49.1	Refer General Plan land use changes, proposed rezonings, and proposed developments in Airport Approach Zones to the Napa County Airport Land Use Commission for review and comment.	Ongoing $	CDPD	Ongoing: This referral is routinely accomplished by staff and required by State law
Action Item AG/LU-54.5.1	Develop a definition of 'formula businesses' and amend County Code to ensure compatibility with ordinances related to this issue in Calistoga and St. Helena.	B $	CDPD	Not yet programmed
Action Item AG/LU-94.1 *(MM 4.2.1)*	Prior to approving non-industrial development, the County shall adopt development standards for the Pacific Coast/Boca and Napa Pipe sites which shall include, but may not be limited to, buffering and visual screening from existing industrial uses and Syar Quarry, design features that include physical buffers (e.g., vegetation, landscape features, or walls in unique circumstances), building placement and orientation in a manner that physically separates these sites from incompatible operations of adjacent uses (e.g., truck traffic, odors, stationary noise sources), and implementation of other measures to address noise and vibration. Standards for the Napa Pipe site shall ensure conformance with the Napa County Airport Land Use Compatibility Plan.	A $	CDPD	Standards will be developed as part of site specific planning and prior to approval of non-industrial uses on these sites
Action Item AG/LU-107.1	Undertake revisions to the zoning ordinance (County Code Title 18), simplifying and reorganizing to the extent feasible so that members of the public, applicants, planners, and decision makers can more easily access information and understand code requirements.	C $$$	CDPD	Not yet programmed
Action Item AG/LU-114.1	Undertake a planning effort to re-evaluate areas of Angwin designated Urban Residential after June 2010, with the objective of re-designating areas to better reflect land uses existing or authorized at that time.	A $$$	CDPD	Some map changes in 2009; planning for future changes not yet programmed
Action Item AG/LU-119.1	Complete the Review Following Census called for in Section (3) of Policy AG/LU-119 during each update to the Housing Element required by State law.	Concurrent with 2008-09 Housing Element Update $	CDPD CIA	Completed with Housing Element adoption June 2009.
Action Item AG/LU-125.1	Consider amendments to the Zoning Code that would reduce the number of zoning districts in which new churches and religious institutions may be located and provide siting criteria as part of the use permit process.	B $	CDPD	Expected to be completed in 2011 or 2012
Circulation Element				
Action Item CIR-10.1	County staff shall participate in the periodic updates of the Napa County Transportation and Planning Agency's Strategic Transportation Plan (STP), and use that forum for consideration and development of innovative strategies related to the movement of people and services without increasing the use of private vehicles. The County shall seek input from experts in sustainability, smart growth, and land use planning in developing potential new strategies.	Ongoing $	CDPD PW NCTPA	Ongoing as a part of regular planning process; consultation with experts as needed.
Action Item CIR-11.1	The County shall adopt, periodically review, and revise as appropriate specific road and street standards for County roads. These standards shall include overall right-	Ongoing	PW	The road and street standards

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	requirements to provide greater flexibility in situations where there will be no off-site impacts. For example, consider situations in which the use of legal, accessory structures could be permitted, or where home occupations could employ workers other than a single owner/proprietor.	$	CDPD	Not yet programmed
ction Item A J-49.1	Refer General Plan land use changes, proposed rezonings, and proposed developments in Airport Approach Zones to the Napa County Airport Land Use Commission for review and comment.	Ongoing $	CDPD	Ongoing: This referral is routinely accomplished by staff and required by State law
ction Item A J-4.5.1	Develop a definition of 'formula businesses' and amend County Code to ensure compatibility with ordinances related to this issue in Calistoga and St. Helena.	B $	CDPD	Not yet programmed
ction Item A J-94.1 *IM 4.2.1)*	Prior to approving non-industrial development, the County shall adopt development standards for the Pacific Coast/Boca and Napa Pipe sites which shall include, but may not be limited to, buffering and visual screening from existing industrial uses and Syar Quarry, design features that include physical buffers (e.g., vegetation, landscape features, or walls in unique circumstances), building placement and orientation in a manner that physically separates these sites from incompatible operations of adjacent uses (e.g., truck traffic, odors, stationary noise sources), and implementation of other measures to address noise and vibration. Standards for the Napa Pipe site shall ensure conformance with the Napa County Airport Land Use Compatibility Plan.	A $	CDPD	Standards will be developed as part of site specific planning and prior to approval of non-industrial uses on these sites
ction Item A J-97.1	Undertake revisions to the zoning ordinance (County Code Title 18), simplifying and reorganizing to the extent feasible so that members of the public, applicants, planners, and decision makers can more easily access information and understand code requirements.	C $$$	CDPD	Not yet programmed
ction Item A U-4.1	Undertake a planning effort to re-evaluate areas of Angwin designated Urban Residential after June 2010, with the objective of re-designating areas to better reflect land uses existing or authorized at that time.	A $$$	CDPD	Some map changes in 2009; planning for future changes not yet programmed
ction Item A U-9.1	Complete the Review Following Census called for in Section (3) of Policy AG/LU-119 during each update to the Housing Element required by State law.	Concurrent with 2008-09 Housing Element Update $	CDPD CIA	Completed with Housing Element adoption June 2009.
ction Item A U-25.1	Consider amendments to the Zoning Code that would reduce the number of zoning districts in which new churches and religious institutions may be located and provide siting criteria as part of the use permit process.	B $	CDPD	Expected to be completed in 2011 or 2012
Circulation Element				
ction Item C 0.1	County staff shall participate in the periodic updates of the Napa County Transportation and Planning Agency's Strategic Transportation Plan (STP), and use that forum for consideration and development of innovative strategies related to the movement of people and services without increasing the use of private vehicles. The County shall seek input from experts in sustainability, smart growth, and land use planning in developing potential new strategies.	Ongoing $	CDPD PW NCTPA	Ongoing as a part of regular planning process; consultation with experts as needed.
ction Item C 1.1	The County shall adopt, periodically review, and revise as appropriate specific road and street standards for County roads. These standards shall include overall right-	Ongoing	PW	The road and street standards

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	of-way widths, pavement widths, lane and shoulder widths, and other design details. The County's roadway standards shall be developed in consultation with the County Fire Marshal, County Public Works, and others to ensure adequate widths for safety and emergency access and evacuation.	$	CDPD CalFire	were recently reviewed and modified.
Action Item CIR-13.1	Work with the Napa County Transportation and Planning Agency and other agencies to fund and implement the improvements listed in Policy CIR-13.	Ongoing $$$	PW NCTPA	Ongoing
Action Item CIR-16.1	Work with the Napa County Transportation Authority, adjacent counties, the Metropolitan Transportation Commission, and the California Department of Transportation to monitor traffic volumes and congestion on the roadway system in Napa County.	Ongoing $	PW NCTPA	Ongoing monitoring and coordination with other agencies
Action Item CIR-19.1 *(MM 4.4.1c)*	In cooperation with the Napa County Transportation and Planning Agency, develop a countywide traffic impact fee to address cumulative (i.e., not project-specific) impacts associated with new employment. Fees shall be used to pay for the cost of network improvements listed in Policy CIR-13 as well as other transportation improvements such as transit.	A $→$$$	PW CDPD NCTPA: Cities of: Am Cyn, Calistoga Napa, St. Helena, and Town of Yountville	Not yet programmed
Action Item CIR-22.1	The County shall work with the incorporated cities and town, the Napa County Transportation and Planning Agency, and Caltrans to develop a coordinated approach to roadway design to enhance driver and pedestrian safety, particularly for children and senior citizens.	Ongoing $	PW CDPD NCTPA all cities referenced in CIR-2.9.1	Ongoing
.Action Item CIR-26.1	The County will work with the Napa County Transportation and Planning Agency to conduct regular reviews of public transit use and opportunities for its expansion in Napa County.	Ongoing $	PW NCTPA	Ongoing
Action Item CIR-26.2	The County shall establish targets for interim years to enable the County to monitor progress towards its objective of reducing the percentage of work trips that are by private, single occupant vehicles to 50%.	Ongoing $	PW CDPD NCTPA as part of its Strategic Trans. Plan Update	Will be developed as part of the final Climate Action Plan (draft is currently available for public review) (see Action Item CON CPSP-2).
Action Item CIR-28.1	Work with major employers and the Napa County Transportation and Planning Agency to offer incentives for carpooling and the use of cost-efficient ground transportation alternatives to the private automobile.	A $	PW NCTPA CIA WIB	Same as Action Item CIR-26.2 above
Action Item CIR-28.2	Adopt hours of operation/schedules for County meetings (e.g., Planning Commission and Board of Supervisors) which are coordinated with public transit availability in order to make it easier for residents to use transit when doing business with the County. The County shall encourage schools and other public agencies to do the same.	Ongoing $	PW CDPD NCTPA	Ongoing
Action Item CIR-32.1	Update the County Zoning Code to include requirements and standards related to	A		

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
(MM 4.4.1e)	carpooling, bicycling, and transit amenities in development projects.	$	CDPD	Not yet programmed
Community Character Element				
Action Item CC-3.1	Examine the County's sign ordinance and determine whether changes are needed to strike an appropriate balance between sign size and legibility.	C $	CDPD	Revised ordinance adopted Oct. 2008
Action item CC-10.1	Undertake a regular review of the viewshed protection program to ensure its effectiveness and consider adding protections for views from Lake Berryessa to the program.	Ongoing $	CDPD	Cursory review completed Summer 2010
Action Item CC-19.1	In partnership with interested historic preservation organizations, seek funding to undertake a comprehensive inventory of the County's significant cultural and historic resources using the highest standard of professional practices.	Ongoing $→$$$	CDPD Stakeholders	Not yet programmed
Action Item CC-19.2	Consider amendments to the County zoning and building codes to improve the procedures and standards for property owner-initiated designation of County Landmarks, to provide for the preservation and appropriate rehabilitation of significant resources, and to incorporate incentives for historic preservation.	A $	CDPD	Draft ordinance presented to the Planning Commission in March 2011; revisions required
Action Item CC-23.1 *(MM 4.12.1)*	In areas identified in the Baseline Data Report as having a significant potential for containing significant archaeological resources, require completion of an archival study and, if warranted by the archival study, a detailed on-site survey or other work as part of the environmental review process for discretionary projects.	Ongoing $	CDPD	Ongoing implementation by staff during project review.
Action Item CC-23.2 *(MM 4.12.1)*	Impose the following conditions on all discretionary projects in areas which do not have a significant potential for containing archaeological or paleontological resources: • "The Planning Department shall be notified immediately if any prehistoric, archaeologic, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action." • "All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed."	Ongoing $	CDPD	Ongoing: implemented by staff during project review and included as a standard condition of approval.
Action Item CC-28.1	Amend the Zoning Ordinance to provide a discretionary process such as a use permit by which owners may seek approval consistent with Policy CC-28 for an additional incentive for historic preservation. The process shall preclude reuse of buildings which have lost their historical integrity and prohibit new uses that are incompatible with the historic building or that require inappropriate new construction.	A $→$$$	CDPD	Same as Action Item CC-19.2 above.
Action Item CC-32.1 *(MM 4.14.2b)*	The County shall review and update as necessary its public works standards for street lighting to require the installation of fixtures which reduce the upward or sideways spillover of light consistent with the requirements of state law.	Ongoing $	PW	Not yet programmed
Action Item CC-45.1 *(MM 4.7.7)*	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.	Ongoing $	PW (Airport) CDPD	Ongoing: a requirement of adopted ALUC Compatibility Plans implemented by staff during project reviews
Action Item CC-53.1	Work with the BAAQMD to disseminate information regarding regulations,	Ongoing	PW	

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
M 4.4.1e)	carpooling, bicycling, and transit amenities in development projects.	$	CDPD	Not yet programmed
ommunity Character Element				
tion Item CC	Examine the County's sign ordinance and determine whether changes are needed to strike an appropriate balance between sign size and legibility.	C $	CDPD	Revised ordinance adopted Oct. 2008
tion item CC .1	Undertake a regular review of the viewshed protection program to ensure its effectiveness and consider adding protections for views from Lake Berryessa to the program.	Ongoing $	CDPD	Cursory review completed Summer 2010
tion Item CC .1	In partnership with interested historic preservation organizations, seek funding to undertake a comprehensive inventory of the County's significant cultural and historic resources using the highest standard of professional practices.	Ongoing $→$$$	CDPD Stakeholders	Not yet programmed
tion Item CC .2	Consider amendments to the County zoning and building codes to improve the procedures and standards for property owner-initiated designation of County Landmarks, to provide for the preservation and appropriate rehabilitation of significant resources, and to incorporate incentives for historic preservation.	A $	CDPD	Draft ordinance presented to the Planning Commission in March 2011; revisions required
tion Item CC .1 *MM 4.12.1)*	In areas identified in the Baseline Data Report as having a significant potential for containing significant archaeological resources, require completion of an archival study and, if warranted by the archival study, a detailed on-site survey or other work as part of the environmental review process for discretionary projects.	Ongoing $	CDPD	Ongoing implementation by staff during project review.
tion Item CC .2 *M 4.12.1)*	Impose the following conditions on all discretionary projects in areas which do not have a significant potential for containing archaeological or paleontological resources: • "The Planning Department shall be notified immediately if any prehistoric, archaeologic, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action." • "All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed."	Ongoing $	CDPD	Ongoing: implemented by staff during project review and included as a standard condition of approval.
tion Item CC .1	Amend the Zoning Ordinance to provide a discretionary process such as a use permit by which owners may seek approval consistent with Policy CC-28 for an additional incentive for historic preservation. The process shall preclude reuse of buildings which have lost their historical integrity and prohibit new uses that are incompatible with the historic building or that require inappropriate new construction.	A $→$$$	CDPD	Same as Action Item CC-19.2 above.
tion Item CC .1 *MM 4.14.2b)*	The County shall review and update as necessary its public works standards for street lighting to require the installation of fixtures which reduce the upward or sideways spillover of light consistent with the requirements of state law.	Ongoing $	PW	Not yet programmed
tion Item CC .1 *MM 4.7.7)*	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.	Ongoing $	PW (Airport) CDPD	Ongoing: a requirement of adopted ALUC Compatibility Plans implemented by staff during project reviews
tion Item CC .1	Work with the BAAQMD to disseminate information regarding regulations,	Ongoing	PW	

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	monitoring, and enforcement for noxious odors.	$	CDPD DEM	Ongoing as needed
Conservation Element				
Action Item CON-NR-1	Amend the Conservation Regulations to offer incentives such as a streamlined review process for new vineyard development and other projects that incorporate environmentally sustainable practices that avoid or mitigate significant environmental impacts.	A $→$$$	CDPD	Work programmed to begin in July 2011
Action Item CON NR-2 *(MM 4.6.1a)*	The County shall seek grant funding and other support and establish a fisheries monitoring program(s) consistent with the efforts of the Watershed Information Center and Conservancy of Napa County in order to track the current condition of special-status fisheries and associated habitats in the County's watersheds. Programs will include tracking the effectiveness of BMPs, mitigation measures and ongoing restoration efforts for individual projects in the watersheds and the implementation of corrective actions for identified water quality issues that are identified as adversely impacting fisheries. Monitoring programs shall be conducted in coordination with the State and Regional Water Boards, California Department of Fish and Game, U.S. Fish and Wildlife Service, and National Oceanic and Atmospheric Administration National Marine Fisheries Service to the extent necessary.	Ongoing $→$$$	CDPD WICC	The Department completed a grant to develop a monitoring and assessment framework and received funds from the Coastal Impact Assistance Program to support out-migrant fisheries monitoring. Other limited monitoring is underway by RCD (JPA/contract).
Action Item CON NR-3 (MM 4.6.5b)	The County shall amend its Local Procedures for Implementing CEQA to require gravel removal projects to result in no net adverse effects to stream temperature, bed attributes, or habitat necessary for native fisheries health. This may include restoration and improvement of impacted habitat areas (e.g., gravel areas and pools and woody debris areas).	B $	CDPD	Not yet programmed
Action Item CON NR-4 (MM 4.6.5c)	The County shall adopt an ordinance that prohibits construction activities within the channel of any waterway identified to contain existing or potential spawning habitat for special-status fish species during limited time periods of spawning activities.	A $	CDPD	Not yet programmed
Action Item CON NR-5	The County shall maintain and update the Biological Resources and Fisheries chapters of the BDR as necessary to provide the most current data and mapping. Updates shall be provided online and made available for review at the Conservation, Development and Planning Department. The following specific data sets and maps shall be updated as needed: a) The County's Biological Database (through the use of the California Department of Fish and Game's California Natural Diversity Database (CNDDB) and information from the California Native Plant Society (CNPS)), including the addition of biological data to expand and improve the accuracy of the database and its usefulness to the public; b) Databases and mapping of sensitive biotic communities and habitats of limited distribution; c) Databases and mapping of oak woodlands and related sensitive biotic communities; d) Databases and mapping of riparian woodlands and related sensitive biotic communities; e) Databases and mapping of sloughs and tidal mudflats and related sensitive biotic communities.	As needed $	CDPD	A GIS consultant has been retained to review the Dept's data and prioritize essential updates. The biological database (a) is updated monthly with data received from CNDDB (Fish & Game) and from project bio-surveys. Updates to databases and mapping of sensitive biotic communities and habitats of limited distribution and others (b-e) are based on vegetation and land-cover data (primarily the ICE Vegetation layer). A limited update of the vegetation coverage data is programmed under current funding levels using current and planned aerial imagery and comparable data sources (NAIP,

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
				SPOT). Updated oak woodland mapping (c) was completed as part of the Voluntary Oak Woodland Management Plan. A GIS intern program is currently being developed.
Action Item CON NR-6	The County shall adopt protocols to be followed, including a methodology for analyzing the need for buffers, and establish setbacks where discretionary projects are proposed on parcels that may contain sensitive biotic communities or habitats/communities of limited distribution or sensitive natural communities	A $→$$$	CDPD	The SWRCB and RWQCB are developing a wetland/riparian area protection policy (scoping/NOP prepared) and assessment methodology for stream-riparian/wetland buffers. Protective buffers for discretionary projects are currently established via biological studies and consultant recommendations.
Action Item CON NR-7	The County shall adopt a voluntary Oak Woodland Management Plan to identify and mitigate significant direct and indirect impacts to oak woodlands. Mitigation may be accomplished through a combination of the following measures: a) Conservation easement and land dedication for habitat preservation; b) Payment of in-lieu fees; c) Replacement planting of appropriate size, species, area, and ratio.	B $	CDPD	Voluntary Oak Woodland Management Plan was adopted in 2010.
Action Item CON WR-1	Develop basin-level watershed management plans for each of the three major watersheds in Napa County (Napa River, Putah Creek, and Suisun Creek). Support each basin-level plan with focused sub-basin (drainage-level) or evaluation area-level implementation strategies, specifically adapted and scaled to address identified water resource problems and restoration opportunities. Plan development and implementation shall utilize a flexible watershed approach to manage water resource quality and quantity. The watershed planning process should be an iterative, holistic, and collaborative approach, identifying specific drainage areas or watersheds, eliciting stakeholder involvement, and developing management actions supported by sound science that can be easily implemented.	B $$$	CDPD	The Putah Creek, Napa River, and Suisun Creek basins have been recognized by DWR as IRWMP regions. Efforts by PW/Flood and CDPD have secured initial IRWM planning funds ($1.2M) that geographically includes the Putah Creek basin. Future development of focused WS management plans and updates to IRWMPs for each of the major basins will be reliant upon continued State Prop 84 funding and funding from other sources.
Action Item CON WR-3	Update the Conservation Regulations to establish an appropriate protective buffer (e.g., a special protection zone) in areas that drain toward any intake structure associated with the County's sensitive domestic water supply drainages, requiring specific development and performance measures to protect water quality and balance property owners' ability to use their land and stipulating that discretionary projects must be located outside of the protective buffer wherever this is feasible.	A $	CDPD	Initial analysis completed; stakeholder outreach and ordinance adoption planned with next amendment to the Conservation Regulations in 2011 or 2012.
Action Item CON WR-4	Implement a countywide watershed monitoring program to assess the health of the County's watersheds and track the effectiveness of management activities and related restoration efforts. Information from the monitoring program should be used to inform the development of basin-level watershed management plans as well as	B	CDPD WICC	A monitoring and assessment framework was completed in 2010 with grant funding from DWR. Program elements and data

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
				SPOT). Updated oak woodland mapping (c) was completed as part of the Voluntary Oak Woodland Management Plan. A GIS intern program is currently being developed.
ction Item C NR-6	The County shall adopt protocols to be followed, including a methodology for analyzing the need for buffers, and establish setbacks where discretionary projects are proposed on parcels that may contain sensitive biotic communities or habitats/communities of limited distribution or sensitive natural communities	A $→$$$	CDPD	The SWRCB and RWQCB are developing a wetland/riparian area protection policy (scoping/NOP prepared) and assessment methodology for stream-riparian/wetland buffers. Protective buffers for discretionary projects are currently established via biological studies and consultant recommendations.
ction Item C NR-7	The County shall adopt a voluntary Oak Woodland Management Plan to identify and mitigate significant direct and indirect impacts to oak woodlands. Mitigation may be accomplished through a combination of the following measures: a) Conservation easement and land dedication for habitat preservation; b) Payment of in-lieu fees; c) Replacement planting of appropriate size, species, area, and ratio.	B $	CDPD	Voluntary Oak Woodland Management Plan was adopted in 2010.
ction Item C WR-1	Develop basin-level watershed management plans for each of the three major watersheds in Napa County (Napa River, Putah Creek, and Suisun Creek). Support each basin-level plan with focused sub-basin (drainage-level) or evaluation area-level implementation strategies, specifically adapted and scaled to address identified water resource problems and restoration opportunities. Plan development and implementation shall utilize a flexible watershed approach to manage water resource quality and quantity. The watershed planning process should be an iterative, holistic, and collaborative approach, identifying specific drainage areas or watersheds, eliciting stakeholder involvement, and developing management actions supported by sound science that can be easily implemented.	B $$$	CDPD	The Putah Creek, Napa River, and Suisun Creek basins have been recognized by DWR as IRWMP regions. Efforts by PW/Flood and CDPD have secured initial IRWM planning funds ($1.2M) that geographically includes the Putah Creek basin. Future development of focused WS management plans and updates to IRWMPs for each of the major basins will be reliant upon continued State Prop 84 funding and funding from other sources.
ction Item ON WR-3	Update the Conservation Regulations to establish an appropriate protective buffer (e.g., a special protection zone) in areas that drain toward any intake structure associated with the County's sensitive domestic water supply drainages, requiring specific development and performance measures to protect water quality and balance property owners' ability to use their land and stipulating that discretionary projects must be located outside of the protective buffer wherever this is feasible.	A $	CDPD	Initial analysis completed; stakeholder outreach and ordinance adoption planned with next amendment to the Conservation Regulations in 2011 or 2012.
ction Item ON WR-4	Implement a countywide watershed monitoring program to assess the health of the County's watersheds and track the effectiveness of management activities and related restoration efforts. Information from the monitoring program should be used to inform the development of basin-level watershed management plans as well as	B	CDPD WICC	A monitoring and assessment framework was completed in 2010 with grant funding from DWR. Program elements and data

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	focused sub-basin (drainage-level) implementation strategies intended to address targeted water resource problems and facilitate restoration opportunities. Overtime, the monitoring data will be used to develop overall watershed health indicators, and as a basis of employing adaptive watershed management planning.	$→$$$		sources/gaps have been identified. Limited out-migrant fisheries monitoring continues with support from the RCD JPA and awarded grants from the federal Coastal Impact Assistance Program, state fish & game, and private support. Notification given in 2010 to participate in the state CASGEM groundwater monititoring program. Additional habitat and WQ monitoring will be necessary in the coming years to comply with new Phase II Construction, Industrial and Municipal NPDES permit requirements.
Action Item CON WR-5 *(MM 4.13.3.1a)*	Identify, map, and disseminate information on groundwater recharge areas, to the extent feasible, and provide educational materials and resource information on ways of reducing and limiting the development of non-pervious surfaces in those areas.	A $→$$$	PW FCWCD CDPD	Groundwater consultant studies completed & presented to the Board in February 2011.
Action Item CON WR-6 *(MM 4.13.3.1a)*	Establish and disseminate standards for well pump testing and reporting and include as a condition of discretionary projects that well owners provide to the County upon request information regarding the locations, depths, yields, drilling and well construction logs, soil data, water levels and general mineral quality of any new wells.	A $→$$$	DEM PW CDPD	Planned for development by a new groundwater advisory board to be established in 2011.
Action Item CON WR-7	The County, in cooperation with local municipalities and districts, shall perform surface water and groundwater resources studies and analyses, and work towards the development and implementation of an integrated water resources management plan (IRWMP) that covers the entirety of Napa County and addresses local and state water resource goals, including the identification of surface water protection and restoration projects, establishment of countywide groundwater management objectives and programs for the purpose of meeting those objectives, funding and implementation.	B $$$	CDPD PW DEM FCWCD	Development of a local IRWMP framework and project database has been completed. Staff from PW. CDPD & FCWCD coordinate monthly and participate in regional efforts in the Bay Area and Sacramento River IRWMP Funding Areas (also see CON WR-1).
Action Item CON WR-8 *(MM 4.11.5a)*	The County shall monitor groundwater and interrelated surface water resources, using County-owned monitoring wells and stream and precipitation gauges, data obtained from private property owners on a voluntary basis, data obtained via conditions of approval associated with discretionary projects, data from the State Department of Water Resources, other agencies and organizations. Monitoring data shall be used to determine baseline water quality conditions, track groundwater levels, and identify where problems may exist. Where there is a demonstrated need for additional management actions to address groundwater problems, the County shall work collaboratively with property owners and other stakeholders to prepare a plan for managing groundwater supplies pursuant to State Water Code Sections 10750-10755.4 or other applicable legal authorities.	Ongoing $→$$$	PW DEM CDPD	Groundwater consultant studies completed and presented to the Board in February 2011. A new groundwater advisory board will be established in 2011 to continue implementation. Additional State funding and volunteer participation will be required.

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CON WR-9 *(MM 4.11.5c)*	The County shall adopt a Water-Efficient Landscape Ordinance for multi-family residential, industrial, and commercial developments regarding the use of water-efficient landscaping consistent with AB 325.	A $	CDPD PW	State Model (WELO) Ordinance became effective Jan. 1, 2010 and is currently being implemented.
Action Item CON WR-9.5	The County shall work with the SWRCB, DWR, DPH, CalEPA, and applicable County and City agencies to seek and secure funding sources for the County to develop and expand its groundwater monitoring and assessment and undertake community-based planning efforts aimed at developing necessary management programs and enhancements.	Ongoing $	CDPD CIA CEO	See CON WR-8 above.
Action Item CON CPSP-1	The County shall develop a greenhouse gas (GHG) emissions inventory measuring baseline levels of GHGs emitted by County operations through the use of electricity, natural gas, fossil fuels in fleet vehicles and County staff commute trips, and establish reduction targets.	Ongoing $	PW	County baseline inventory and action plan was presented and accepted by the Board of Supervisors in 2010
Action Item CON CPSP-2 *(MM 4.8.7a)*	The County shall conduct a GHG emission inventory analysis of all major emission sources in the County by the end of 2008 in a manner consistent with Assembly Bill 32, and then seek reductions such that emissions are equivalent to year 1990 levels by the year 2020. Development of a reduction plan shall include consideration of a "green building" ordinance and other mechanisms that are shown to be effective at reducing emissions.	2008 $$$	PW DEM CDPD	NCTPA completed a community-wide inventory/framework in 2009. A proposed Climate Action Plan for the unincorporated county is currently being circulated for public review; adoption anticipated in 2011
Action Item CON CPSP-3	The County shall conduct an audit within the next five years of County facilities to evaluate energy use, the effectiveness of water conservation measures, production of GHGs, use of recycled and renewable products and indoor air quality to develop recommendations for performance improvement or mitigation. The County shall update the audit periodically and review progress towards implementation of its recommendations.	A $	PW	Periodic audits will follow the operational plan presented to the Board in March 2010 (See CON CPSP-1).
Action Item CON CPSP-4	The County shall map Napa County's biomass, wind, geothermal, solar photovoltaic, solar thermal, biofuel, landfill gas, and other potential renewable energy sources and partner with other organizations and industry to disseminate information about the potential for local energy generation.	B $	PW CDPD DEM	Not yet programmed
Action Item CON CPSP-5	The County shall quantify increases in locally generated energy between 2000 and 2010, and establish annual numeric targets for local production of "clean" (i.e., minimal GHG production) energy by renewable sources, including solar, wind, biofuels, waste, and geothermal.	2010 $	PW CDPD DEM	Planned as part of the Final Climate Action Plan (See Action Item CON CPSP-2 above)
Action Item CON CPSP-6 *(MM 4.8.5)*	The County shall periodically review and update the County Code to be consistent with requirements of CARB and the BAAQMD.	Ongoing $	PW CDPD DEM	Initial review completed following BAAQMD adoption of CEQA thresholds in June 2010
Economic Development Element				
Action Item E-13.1	The County Board of Supervisors will be provided with periodic updates on the state of the County's economy, in order to more effectively utilize County resources to promote countywide economic health.	Ongoing $→$$$	CEO WIB	Periodic updates accomplished during budget presentations and other public hearing items.
Recreation and Open Space Element				

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
ction Item CON WR-9 *(IM 4.11.5c)*	The County shall adopt a Water-Efficient Landscape Ordinance for multi-family residential, industrial, and commercial developments regarding the use of water-efficient landscaping consistent with AB 325.	A $	CDPD PW	State Model (WELO) Ordinance became effective Jan. 1, 2010 and is currently being implemented.
ction Item CON WR-9.5	The County shall work with the SWRCB, DWR, DPH, CalEPA, and applicable County and City agencies to seek and secure funding sources for the County to develop and expand its groundwater monitoring and assessment and undertake community-based planning efforts aimed at developing necessary management programs and enhancements.	Ongoing $	CDPD CIA CEO	See CON WR-8 above.
ction Item CON CPSP-1	The County shall develop a greenhouse gas (GHG) emissions inventory measuring baseline levels of GHGs emitted by County operations through the use of electricity, natural gas, fossil fuels in fleet vehicles and County staff commute trips, and establish reduction targets.	Ongoing $	PW	County baseline inventory and action plan was presented and accepted by the Board of Supervisors in 2010
ction Item CON CPSP-2 *(IM 4.8.7a)*	The County shall conduct a GHG emission inventory analysis of all major emission sources in the County by the end of 2008 in a manner consistent with Assembly Bill 32, and then seek reductions such that emissions are equivalent to year 1990 levels by the year 2020. Development of a reduction plan shall include consideration of a "green building" ordinance and other mechanisms that are shown to be effective at reducing emissions.	2008 $$$	PW DEM CDPD	NCTPA completed a community-wide inventory/framework in 2009. A proposed Climate Action Plan for the unincorporated county is currently being circulated for public review; adoption anticipated in 2011
ction Item CON CPSP-3	The County shall conduct an audit within the next five years of County facilities to evaluate energy use, the effectiveness of water conservation measures, production of GHGs, use of recycled and renewable products and indoor air quality to develop recommendations for performance improvement or mitigation. The County shall update the audit periodically and review progress towards implementation of its recommendations.	A $	PW	Periodic audits will follow the operational plan presented to the Board in March 2010 (See CON CPSP-1).
ction Item CON CPSP-4	The County shall map Napa County's biomass, wind, geothermal, solar photovoltaic, solar thermal, biofuel, landfill gas, and other potential renewable energy sources and partner with other organizations and industry to disseminate information about the potential for local energy generation.	B $	PW CDPD DEM	Not yet programmed
ction Item CON CPSP-5	The County shall quantify increases in locally generated energy between 2000 and 2010, and establish annual numeric targets for local production of "clean" (i.e., minimal GHG production) energy by renewable sources, including solar, wind, biofuels, waste, and geothermal.	2010 $	PW CDPD DEM	Planned as part of the Final Climate Action Plan (See Action Item CON CPSP-2 above)
ction Item CON CPSP-6 *(IM 4.8.5)*	The County shall periodically review and update the County Code to be consistent with requirements of CARB and the BAAQMD.	Ongoing $	PW CDPD DEM	Initial review completed following BAAQMD adoption of CEQA thresholds in June 2010
Economic Development Element				
ction Item E-[illegible]	The County Board of Supervisors will be provided with periodic updates on the state of the County's economy, in order to more effectively utilize County resources to promote countywide economic health.	Ongoing $→$$$	CEO WIB	Periodic updates accomplished during budget presentations and other public hearing items.
Recreation and Open Space Element				

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item ROS-1.1	In cooperation with other public agencies and, in particular with the Napa County Regional Park and Open Space District, maintain a comprehensive inventory of public lands, including their existing and potential resource and recreational values.	Ongoing $	RPOSD	Updated March 2011
Action Item ROS-1.2	Modify the Zoning Ordinance as necessary to reflect the policies included in this Element and provide the appropriate level of review of proposed improvements and activities.	A $	CDPD RPOSD	Zoning Ordinance amended in August 2009 (created Skyline Wilderness Park Combing District and amended Rural Recreation and Campground provisions)
Action Item ROS- 2.1 *(MM 4.13.91b)*	In partnership with the Napa County Regional Parks and Open Space District, establish numeric objectives for increased off-street trails and acreage of dedicated open space accessible to the public.	A $	RPOSD PW CDPD	Numeric goals included in the RPOS District Master Plan adopted January 2009. Reevaluation planned in 2011. Update to Master Plan underway and to be completed by summer 2011.
Action Item ROS-2.2	Support the Napa County Regional Park and Open Space District in developing, and updating at appropriate intervals, a new park and recreation master plan that identifies priorities, implementation strategies, and funding needs.	A $→$$$	RPOSD PW CDPD	RPOSD Master Plan for 2008-13 adopted January 2009. Review and update planned in 2011. Master Plan Update underway and to be completed by summer 2011.
Action Item ROS-2.3	Support sufficient and stable funding for the Napa County Regional Park and Open Space District.	Ongoing $$$	RPOSD	BOS in February 2011 approved three more years of funding using Special Projects Funds.; additional possible dedicated revenue source are currently under evaluation by NCRPOSD.
Action Item ROS-2.4	Investigate and, where feasible, transfer the ownership and/or operation of existing County park facilities to the Napa County Regional Park and Open Space District.	Ongoing $	PW RPOSD	Napa River Ecological Reserve management transferred to the RPOS District. Skyline Park transfer deferred until after it is possible to obtain fee title from the State. No current plan to transfer Cuttings Wharf.
Action Item ROS-2.5	Support the Napa County Regional Park and Open Space District in obtaining state, federal, and foundation grants, using methods such as preparing and adopting local plans and policies which may be required by various grant programs, and providing required local matching funds.	Ongoing $→$$$	RPOSD	NCRPOSD through March 2011 has obtained $5.35M in non-county grants, $163,000in volunteer support, $$57,000in in-kind donations, and $1.17 M in grants for project partners, matched by $2.4 M in County grants.
Safety Element				
Action Item SAF-2.1	Participate in local, regional, and state education programs regarding fire, flood,	B	CDPD	An ongoing part of County and

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	and geologic hazards.	$	PW FCWCD	CDPD training programs.
Action Item SAF-8.1	The County's seismic fault maps shall be reviewed regularly to ensure that they reflect the latest information available.	B $	CDPD PW	Map/database maintained as ongoing part of CDPD work program.
Action Item SAF-8.2	Updated maps should be made available to the public at County offices, on the County's Web site, and through other appropriate channels.	Ongoing $	CDPD CalFire ITS EMS	Maps provided as an ongoing part of CDPD work program and are available (as allowed) via online GIS data catalogue. Flood Zones map updated in 2011; Hazardous Facilities map updated in 2010; others planned for 2011-12.
Action Item SAF-16.1	Develop site criteria and construction standards for development in high fire hazard areas, and adopt standards to restrict urbanizing these areas as defined in Policy AG/LU-27 unless adequate fire services are provided.	Ongoing $	CDPD CalFire	Building and Fire Codes periodically updated in compliance with state law
Action Item SAF-16.2	Continue to implement "Napa Firewise" through information and education programs, community outreach, and fuel modification.	Ongoing $	CalFire CDPD	Ongoing part of CDPD and CalFire work programs.
Action Item SAF-19.1	The County will work with CalFire to develop improved methods of fire planning and firefighting for use in Napa County.	A $	CalFire EMS	Ongoing part of CDPD and CalFire work programs.
Action Item SAF-31.1 *(MM 4.9.2)*	The County shall require written confirmation from applicable local, regional, state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the County approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.	Ongoing $	DEM PW CDPD	Required by CDPD and DEM as a regular part of their review of development applications
Action Item SAF-38.1	Provide staffing and other resources as necessary to regularly update and implement the Napa Operational Area Hazard Mitigation Plan (NOAHMP). Consider new information regarding climate change and the expected severity and/or frequency of weather events in updates to the NOAHMP.	Ongoing $→$$$	EMS	NOAHMP was updated in 2009 and submitted to Cal EMA and FEMA for final approval. The State approved the plan, but FEMA didn't. Revisions have just been submitted to FEMA (early 2011).

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	and geologic hazards.	$	PW FCWCD	CDPD training programs.
Action Item S.[illegible].1	The County's seismic fault maps shall be reviewed regularly to ensure that they reflect the latest information available.	B $	CDPD PW	Map/database maintained as ongoing part of CDPD work program.
Action Item S.[illegible].2	Updated maps should be made available to the public at County offices, on the County's Web site, and through other appropriate channels.	Ongoing $	CDPD CalFire ITS EMS	Maps provided as an ongoing part of CDPD work program and are available (as allowed) via online GIS data catalogue. Flood Zones map updated in 2011; Hazardous Facilities map updated in 2010; others planned for 2011-12.
Action Item S.[illegible]6.1	Develop site criteria and construction standards for development in high fire hazard areas, and adopt standards to restrict urbanizing these areas as defined in Policy AG/LU-27 unless adequate fire services are provided.	Ongoing $	CDPD CalFire	Building and Fire Codes periodically updated in compliance with state law
Action Item S.[illegible]6.2	Continue to implement "Napa Firewise" through information and education programs, community outreach, and fuel modification.	Ongoing $	CalFire CDPD	Ongoing part of CDPD and CalFire work programs.
Action Item S.[illegible]9.1	The County will work with CalFire to develop improved methods of fire planning and firefighting for use in Napa County.	A $	CalFire EMS	Ongoing part of CDPD and CalFire work programs.
Action Item S.[illegible]31.1 *(MM 4.9.2)*	The County shall require written confirmation from applicable local, regional, state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the County approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.	Ongoing $	DEM PW CDPD	Required by CDPD and DEM as a regular part of their review of development applications
Action Item S.[illegible]38.1	Provide staffing and other resources as necessary to regularly update and implement the Napa Operational Area Hazard Mitigation Plan (NOAHMP). Consider new information regarding climate change and the expected severity and/or frequency of weather events in updates to the NOAHMP.	Ongoing $→$$$	EMS	NOAHMP was updated in 2009 and submitted to Cal EMA and FEMA for final approval. The State approved the plan, but FEMA didn't. Revisions have just been submitted to FEMA (early 2011).

Abbreviations

A= short term (1-5 years)
B= longer term (5-10 years)
C=even longer term (10+ years)

BOS = Board of Supervisors
CDPD = Conservation, Development & Planning Department
NCTPA =Napa County Transportation & Planning Agency
FCWCD=Flood Control & Water Conservation District
CC= County Counsel WIB= Workforce Investment Board
CalFire=Calif Dept of Forestry & Fire Protections

RPOSD=Reg. Parks & Open Space District
PW =Public Works Department
DEM =Department of Environmental Management
ITS=Information Technology Systems Department
WICC=Watershed Information Ctr/Conservancy
CIA = Division of Community & Intergovernmental Affairs

GIS=computerized mapping
GHG=green house gas

$ - cost & level of effort is expected to be modest for the reasons stated
$→$$$ - cost & level of effort will depend on policy direction & available resources
$$$ - cost & level of effort is expected to be substantial