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Planning, Building & Environmental Services

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Hillary Gitelman
Director

Housing Policy Department
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Ken Alex, Director
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PO Box 3044
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Acting Director
Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

RE: Napa County General Plan: Annual Report

Dear Mr. Alex,

This letter and attachments constitute this agency's 2012 annual report regarding the Napa County General Plan, prepared and submitted pursuant to Government Code Section 65400. This report has been provided to the Napa County Board of Supervisors, as the County's legislative body, and was considered by them at a public meeting on March 19, 2013, where members of the public were allowed to provide oral testimony and written comments.

The Napa County General Plan was comprehensively updated in June 2008 and includes the following elements: Agricultural Preservation & Land Use, Circulation, Community Character (including Noise), Conservation, Economic Development, Housing, Recreation and Open Space, and Safety. The County's Housing Element was updated and adopted in June 2009.

The goals, policies, objectives, and implementation actions contained within all elements of the General Plan collectively express the County's values and priorities related to land use and conservation. Many also address mitigation measures identified during the updating processes. The goals, policies, and objectives are effectively implemented by ensuring that County decisions regarding land use/development and capital improvements are consistent with the Plan. Implementation actions are programmed and undertaken as indicated in the Plan or (where no schedule is identified) as resources permit.

The attached form developed by the Department of Housing and Community Development indicates the status of the implementation "programs" in the Housing Element, and the companion matrix indicates the status of "action items" in the other elements of the Plan.

I would be pleased to answer any questions you have,

Hillary Gitelman

Hillary Gitelman
Director of Planning

cc. Napa County Board of Supervisors

NAPA COUNTY GENERAL PLAN UPDATE
IMPLEMENTATION ACTION ITEMS
(Updated: March 2013)

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 $	PBES	Changes to "marketing" adopted 2010; changes to "agriculture" not yet complete
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 $	PBES	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 $	PBES	Database maintained as ongoing part of PBES 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 $→$$$	PBES	Not yet programmed
Action Item AG/LU-16.1	Consider amendments to the Zoning Ordinance defining "small wineries," a "small quantity of wine," "small marketing events," and "mostly grown on site," and establishing a streamlined permitting process for small wineries which retains the requirement for a use permit when the winery is in proximity to urban areas.	A $	PBES	Not yet programmed
Action Item AG/LU-30.1	Develop a Workforce Housing Ordinance, including revisions to the current Inclusionary Housing Ordinance, to define workforce housing and establish additional workforce and inclusionary housing requirements for all multi-family housing proposals consisting of eight or more units constructed in the unincorporated County. Such an ordinance could also require on-site workforce housing in place of in-lieu fees for any large commercial or institutional projects constructed outside of areas where housing would be inconsistent with the applicable airport land use compatibility plan.	Concurrent with 2008-09 Housing Element Update $→$$$	PBES CIA	Pilot program adopted 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 $$	PBES	First part addressed by ordinance adopted Dec. 2009. Will consider higher standards for large homes as part of building code adoption in 2013.
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 $	PBES	Deferred until BOR makes progress on concession agreements.
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 $	PBES	Accessory dwellings now permitted in CL and CN. Additional uses not yet programmed

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Action Item AG/LU-48.1	Review zoning code requirements for Home Occupation permits, and update those 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.	B $	PBES	Not yet programmed however cottage food ordinance adopted in early 2013 will allow one employee.
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 $	PBES	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 $	PBES	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 $	PBES	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 $$$	PBES	Not yet programmed
Action Item AG/LU-114.1	Undertake a planning effort to re-evaluate areas of Angwin designated Urban Residential after June 2010, with the objective of re-designating areas to better reflect land uses existing or authorized at that time.	A $$$	PBES	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 $	PBES 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 $	PBES	Programmed for 2012 but deferred due to other priorities.
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 $	PBES PW NCTPA	Ongoing as a part of regular planning process; consultation with experts as needed.

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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-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.	Ongoing $	PW PBES NC Fire	The road and street standards were recently reviewed and modified; staff will examine potential for additional changes in 2013.
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 PBES NCTPA: Cities of: Am Cyn, Calistoga Napa, St. Helena, and Town of Yountville	Travel behavior survey will be completed in 2013 and serve as a basis for further planning.
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 PBES NCTPA all cities referenced in CIR-2.9.1	Ongoing; highway 29 corridor study underway w/NCTPA leadership.
.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 PBES NCTPA as part of its Strategic Trans. Plan Update	Target for 2020 will be inherent in the final Climate Action Plan (draft is being revised) and progress will be monitored as GHG emissions are monitored. (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 PBES NCTPA	Ongoing

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Action Item CIR-32.1 *(MM 4.4.1e)*	Update the County Zoning Code to include requirements and standards related to carpooling, bicycling, and transit amenities in development projects.	A $	PBES	Not yet programmed, however "best practices" for GHG reductions are being developed and will address this issue.
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 $	PBES	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 $	PBES	Initial 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 $→$$$	PBES 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 $	PBES	Action Item completed 2012. Additional incentives may be pursued in future years.
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 $	PBES	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 $	PBES	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 $→$$$	PBES	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	Ongoing	PW (Airport) PBES	Ongoing: a requirement of adopted ALUC Compatibility Plans implemented by staff during project

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	creating current and future noise.	$		reviews
Action Item CC-53.1	Work with the BAAQMD to disseminate information regarding regulations, monitoring, and enforcement for noxious odors.	Ongoing $	PW PBES EH	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 $→$$$	PBES	Not yet programmed, although some Conservation Regulation amendments may be undertaken in 2013 to clarify (not change) requirements.
Action Item CON NR-2 *(MM 4.6.1a)*	The County shall seek grant funding and other support and establish a fisheries monitoring program(s) consistent with the efforts of the Watershed Information Center and Conservancy of Napa County in order to track the current condition of special-status fisheries and associated habitats in the County's watersheds. Programs will include tracking the effectiveness of BMPs, mitigation measures and ongoing restoration efforts for individual projects in the watersheds and the implementation of corrective actions for identified water quality issues that are identified as adversely impacting fisheries. Monitoring programs shall be conducted in coordination with the State and Regional Water Boards, California Department of Fish and Game, U.S. Fish and Wildlife Service, and National Oceanic and Atmospheric Administration National Marine Fisheries Service to the extent necessary.	Ongoing $→$$$	PBES WICC	State funding has been obtained by the Napa County RCD to continue a local fisheries monitoring program through Spring 2013. Partial base-funding for the work is supported directly by the County through a JPA with the RCD with the use of WICC funds. The State funding for the program recently expired as of February 2013. Future funding to support the program is needed. With financial help from a grant received through the SF Bay Water Quality Improvement Fund, Public Works and FCWCD staff are working with a consultant to develop a BMP tracking tool (also see b above). That work should be completed in June 2014.
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 $	PBES	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 $	PBES	Not yet programmed, however objective is effectively accomplished via State and federal regulatory requirements.
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;	As needed $	PBES	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 (CA Fish & Wildlife) 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

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	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.			on vegetation and land-cover data (primarily the ICE Vegetation layer). A limited update of the ICE vegetation coverage data was completed in January 2012 using 2010 imagery from the NRCS's NAIP program in conjunction with previous imagery acquired by the county. Updated oak woodland mapping (c) was completed as part of the Voluntary Oak Woodland Management Plan. A PBES GIS intern program has been in place since June 2011.
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 $→$$$	PBES	The SWRCB and RWQCB are developing a wetland/riparian area protection policy (scoping/NOP prepared) and assessment methodology for stream-riparian/wetland buffers. Protective buffers for discretionary projects are currently established via biological studies and consultant recommendations.
Action Item CON NR-7	The County shall adopt a voluntary Oak Woodland Management Plan to identify and mitigate significant direct and indirect impacts to oak woodlands. Mitigation may be accomplished through a combination of the following measures: a) Conservation easement and land dedication for habitat preservation; b) Payment of in-lieu fees; c) Replacement planting of appropriate size, species, area, and ratio.	B $	PBES	Voluntary Oak Woodland Management Plan was adopted in 2010.
Action Item CON WR-1	Develop basin-level watershed management plans for each of the three major watersheds in Napa County (Napa River, Putah Creek, and Suisun Creek). Support each basin-level plan with focused sub-basin (drainage-level) or evaluation area-level implementation strategies, specifically adapted and scaled to address identified water resource problems and restoration opportunities. Plan development and implementation shall utilize a flexible watershed approach to manage water resource quality and quantity. The watershed planning process should be an iterative, holistic, and collaborative approach, identifying specific drainage areas or watersheds, eliciting stakeholder involvement, and developing management actions supported by sound science that can be easily implemented.	B $$$	PBES	Tiering from regional water management watershed plans (IRWM Plans) currently under development, local basin-level plans for the Napa River, Putah Creek, and Suisun Creek basins could be developed as staffing resources and funding allow. The County continues to seek opportunities to support these planning objectives, limited grant funding is presently available from federal and state sources to support watershed management planning. Identification of additional local funding would be needed to achieve these objectives in the near-term.
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	A	PBES	Initial analysis completed; can be addressed with next amendment to

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	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.	$		the Conservation Regulations.
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 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.	B $→$$$	PBES PW WICC	Napa County Public Works, FCWCD and partner agency staff are currently focused on the development of a tracking and accounting system to effectively coordinate and report on TMDL compliance and stream habitat conditions. This work builds upon prior assessment work and data from past and current monitoring efforts, and it is funded by a grant from the EPA through June 2014. Long-term funding to support TMDL compliance tracking and long-term monitoring of watershed conditions will be necessary to address current and upcoming State regulatory requirements and inform effective local management actions. Out-migration fisheries monitoring also continues with support from the RCD JPA and grants.
Action Item CON WR-5 *(MM 4.13.3.1a)*	Identify, map, and disseminate information on groundwater recharge areas, to the extent feasible, and provide educational materials and resource information on ways of reducing and limiting the development of non-pervious surfaces in those areas.	A $→$$$	PW FCWCD PBES	Groundwater consultant studies completed & presented to the Board in February 2011. Follow-up analysis of recharge completed in 2012/13.
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 $→$$$	EH PW PBES	Planned for development by the groundwater resources advisory committee (GRAC) in 2013.
Action Item CON WR-7	The County, in cooperation with local municipalities and districts, shall perform surface water and groundwater resources studies and analyses, and work towards the development and implementation of an integrated water resources management plan (IRWMP) that covers the entirety of Napa County and addresses local and state water resource goals, including the identification of surface water protection and restoration projects, establishment of countywide groundwater management objectives and programs for the purpose of meeting those objectives, funding and implementation.	B $$$	PBES PW EH FCWCD	The County completed the Napa County Groundwater Monitoring Plan (Jan 2013/LSCE) and a Report on Updated Hydrogeologic Conceptualization and Characterization of Conditions (Jan 2013/LSCE), as well as the Napa County CASGEM Plan (Sept 2011). Community outreach efforts are currently underway to expanding the groundwater monitoring network and a grant is also being pursued for

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				additional dedicated monitoring wells. An updated IRWM Plan for the Napa River and Suisun Creek basins is scheduled for completion by Fall 2013. A new IRWM Plan for the Putah Creek basin will be completed in June 2013. Water resource projects that benefit Napa County are included in both plans. Grant applications for Round 2 Prop 84 funding are currently being prepared with assistance from staff and regional partners for eligible projects listed in both IRWM Plans. Applications will be submitted to the State in late March 2013. If requests are fully funded, over $4 million in funding for programs and projects would directly and indirectly benefit communities in Napa County. The IRWMP process and plans establish a long-term management strategy for water resource in the County. To fulfill the objectives in the plans, staff from PW, PBES & FCWCD will continue to coordinate at a local level to effectively contribute to this and other regional efforts in the Bay Area and Sacramento River IRWMP Funding Areas.
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 EHonstrated 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 EH PBES	Groundwater consultant studies completed and presented to the Board in February 2011. The groundwater resources advisory committee has adopted and will assist with implementation of a monitoring program in 2013. State funding is being sought for new wells.
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 $	PBES 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	Ongoing	PW PBES	See CON WR-8 above.

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	community-based planning efforts aimed at developing necessary management programs and enhancements.	$	CIA CEO	
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 $$$	PBES	NCTPA completed a community-wide inventory/framework in 2009. A proposed Climate Action Plan for the unincorporated county was developed and presented to the Board in 2012. Revisions were requested and are underway.
Action Item CON CPSP-3	The County shall conduct an audit within the next five years of County facilities to evaluate energy use, the effectiveness of water conservation measures, production of GHGs, use of recycled and renewable products and indoor air quality to develop recommendations for performance improvement or mitigation. The County shall update the audit periodically and review progress towards implementation of its recommendations.	A $	PW	Periodic audits will follow the operational plan presented to the Board in March 2010 (See CON CPSP-1).
Action Item CON CPSP-4	The County shall map Napa County's biomass, wind, geothermal, solar photovoltaic, solar thermal, biofuel, landfill gas, and other potential renewable energy sources and partner with other organizations and industry to disseminate information about the potential for local energy generation.	B $	PW PBES EH	Can be completed as part of revisions to the draft CAP in 2013.
Action Item CON CPSP-5	The County shall quantify increases in locally generated energy between 2000 and 2010, and establish annual numeric targets for local production of "clean" (i.e., minimal GHG production) energy by renewable sources, including solar, wind, biofuels, waste, and geothermal.	2010 $	PBES	Can be completed as part of revisions to the Draft CAP in 2013.
Action Item CON CPSP-6 *(MM 4.8.5)*	The County shall periodically review and update the County Code to be consistent with requirements of CARB and the BAAQMD.	Ongoing $	PW PBES EH	Ongoing.
Economic Development Element				
Action Item E-13.1	The County Board of Supervisors will be provided with periodic updates on the state of the County's economy, in order to more effectively utilize County resources to promote countywide economic health.	Ongoing $→$$$	CEO WIB	Periodic updates accomplished during budget presentations and other public hearing items.
Recreation and Open Space Element				
Action 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 $	PBES RPOSD	Zoning Ordinance amended in August 2009 (created Skyline Wilderness Park Combing District

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				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 PBES	Numeric goals included in the RPOS District Master Plan adopted January 2009 and updated in 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 $→$$$	RPOSD PW PBES	RPOSD Master Plan for 2008-13 adopted January 2009 and updated in 2011.
Action Item ROS-2.3	Support sufficient and stable funding for the Napa County Regional Park and Open Space District.	Ongoing $$$	RPOSD	BOS and NCRPOSD held joint meeting in May 2012 and agreed to work together to investigate the feasibility of a ballot measure to permanently fund NCRPOSD. The BOS in June 2012 approved funding for NCRPOSD until July 2017 using Special Projects Fnd.
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 June 2012 has obtained $5.35M in non-county grants, $305,400 in volunteer support, $4.7M in donations and pledges, and $1.17M in grants for project partners, matched by $3.2 M in County grants.
Safety Element				
Action Item SAF-2.1	Participate in local, regional, and state education programs regarding fire, flood, and geologic hazards.	B $	PBES PW FCWCD	An ongoing part of County and PBES 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 $	PBES PW	Map/database maintained as ongoing part of PBES 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 $	PBES	Map layers are provided as an ongoing part of the PBES work program and are available (as allowed) via the online GIS data catalogue. The Flood Zones map was updated in 2011; the Hazardous Facilities map was completely overhauled and updated in 2012;

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
				other updates related to the safety element are planned for 2013-2014.
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 $	PBES NC Fire	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 $	NC Fire PBES	Ongoing part of NC Fire 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 $	NC Fire EMS	State legislation now addresses this issue and will require GP revisions concurrent with the Housing Element update in 2014.
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 $	EH PW PBES	Required by PBES and EH 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 has not. A revision is currently being prepared for re-submittal to FEMA before the end of the fiscal year.

Abbreviations

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

BOS = Board of Supervisors
PBES = Planning, building & Environmental Services (formerly PBES)
NCTPA =Napa County Transportation & Planning Agency
FCWCD=Flood Control & Water Conservation District
CC= County Counsel WIB= Workforce Investment Board
NC Fire=Napa County Fire Dept (formerly CalFIre)

RPOSD=Reg. Parks & Open Space District
PW =Public Works Department
EH = Environmental Health (division of PBES; formerly EH)
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

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

Jurisdiction Napa County

Reporting Period 01/01/2012 - 12/01/2012

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 Units*	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	
(9) Total of **Moderate and Above Moderate** from Table A3 ▶ ▶					13	40	53				
(10) Total by income Table A/A3 ▶ ▶					13	40	53				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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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) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	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**	1			12		13	
No. of Units Permitted for **Above Moderate**	38	2				40	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Reporting Period 01/01/2012 - 12/01/2012

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	2011	2012				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 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	158											149
	Non-deed restricted		8					1				9	
Low	Deed Restricted	101											95
	Non-deed restricted		6									6	
Moderate	Deed Restricted	114	22									22	44
	Non-deed restricted		7	9	7	3	9	13				48	
Above Moderate		196	63	58	31	47	40	40				279	-83
Total RHNA by COG. Enter allocation number:		569	106	67	38	50	49	54				364	205
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

Note: previous credits have been entered in aggregate under 2007 column for very low non-deed restricted, low non-deed restricted, and moderate deed restricted.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction Napa County

Reporting Period 01/01/2012 - 12/01/2012

Table C

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**
PLEASE SEE ATTACHED DOCUMENT			

Table H-G: Summary of Housing Element Programs (Page 1 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
1. Rehabilitation				
Program H-1a: Inspect housing in response to complaints and work with property owners to adhere to standards.	Continue current program	County budget	Conservation, Development, and Planning Department	Ongoing
Program H-1b: Low-interest loan program designed to correct health and safety hazards in housing reserved for low- or very low-income households.	Modify the AH Ordinance to use up to 10 percent of new funds annually to fund program	AH Fund, State, Federal, other funding sources	Conservation, Development, and Planning Department	2009, updated ordinance
Program H-1c: Ensure homes are used as residences rather than tourist accommodations.	Prioritize abatement of illegal vacation rentals	County budget	Conservation, Development, and Planning Department	Ongoing
2. Affordability				
Program H-2a: Continue to promote and market sites designated with the AH overlay zoning for development	Provide information and technical assistance for the development of AH sites; Issue NOFA for AH funds	County budget	Conservation, Development,	2009, NOFA issued; technical assistance ongoing
Program H-2b: If development in AH overlay zone does not achieve the densities or the level of affordability associated with the overlay zoning provisions, the County will work to identify new sites to accommodate the shortfall.	Monitor development of AH sites; Identify new AH overlay zones	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	Ongoing
Program H-2c: Increase the inclusionary percentage to 20 percent and by allowing the payment of in-lieu fees only for housing projects of four or fewer unites.	Modify the AH Ordinance	County budget	Conservation, Development,	2009, inclusionary program updated
Program H-2d: Update the Affordable Housing Ordinance to adjust the commercial housing impact fee.	Modify the AH Ordinance	County budget	Conservation, Development,	Deferred due to economic downturn
Program H-2e: The County will notify the public of available special assistance programs.	Issue notices of funding availability	County budget	Conservation, Development, and Planning Department	2009, NOFA issued
Program H-2f: Continue program of exempting secondary residential units from the GMS.	Continue current program	County budget	Conservation, Development, and Planning Department	Ongoing

Note:
(a) All actions must be completed by June 30, 2014

Source: BAE, 2008.

Table H-G: Summary of Housing Element Programs (Page 2 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-2g: Offer County-owned land, when appropriate, for affordable housing projects.	Complete an inventory of surplus County-owned land; issue RFP's for available sites	County budget	Conservation, Development, and Planning Department	2011, inventory complete
Program H-2h: Require projects receiving Affordable Housing Fund assistance or any other type of County assistance, as well as those unites built as part of the County's inclusionary housing requrement, to apply deed restrictions for a minimum of 40 years of affordability.	Update sample deed restrictions	County budget	Conservation, Development, and Planning Department	2011, sample deed restriction updated
Program H-2i: Continue to use the AH districts as a tool to provide specific and reasonable standards to stimulate affordable housing development.	Amend the Zoning Ordinance	County budget	Conservation, Development,	Ongoing
Program H-2j: Remove the AH combination district from the Monticello Road/Atlas Peak sites.	Amend the Zoning Ordinance	County budget	Conservation, Development, and Planning Department	2009, completed
Program H-2k: 25 percent density bonus for redevelopment of existing mobile home parks, pending certain requirements	Work with eligible property owners/applicants	County budget	Conservation, Development, and Planning Department	2010
Program H-2l: Insure infrastructure costs are an eligible cost under the Affordable Housing ordinance; work with water and sewer providers to pursue grant funding to assist with infrastructure improvements.	Amend Affordable Housing ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009, ordinance amendment completed
3. Special Needs Housing				
Program H-3a: Continue program of inspecting migrant farm labor camps. Efforts will be made to seek compliance and not closure of such facilities.	Inspect and promote code compliance of farm labor camps	County budget	Department of Environmental Health	Annually
Program H-3b: Continue to contract with Greater Napa Fair Housing Center or another capable organization that will review and act upon housing discrimination complaints.	If the severity of the problem warrants, the County will initiate an educational campaign through a partnership.	County budget	Greater Napa Fair Housing Center County, the media, the Board of Realtors and the Chamber of Commerce	Ongoing
Program H-3c: Contribute funds towards the annual operating costs of local emergency shelters and transitional housing.	Continue to contribute funds	County budget, the Gasser Foundation, and the Progress Foundation	BOS	Ongoing

Program H-3d: Allow homeless shelters as a permitted use in areas zoned "Industrial" or explore the possibility of entering into a multi-jurisdictional agreement that will accommodate the County's unmet need.	Amend Zoning Ordinance or establish a multi-jurisdictional agreement	County budget	Conservation, Development, and Planning Department	2009, ordinance amended

Note:
(a) All actions must be completed by June 30, 2014

Sources: BAE, 2008.

Table H-G: Summary of Housing Element Programs (Page 3 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-3e: Amend zoning ordinance to clarify that transitional and supportive housing facilities subject to the same restrictions as other residential dwellings	Amend zoning ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009, completed
Program H-3f: Require a preference for farmworker households in affordable housing developments assisted with Affordable Housing Fund monies.	Amend Affordable Housing ordinance	n.a.	Housing Trust Fund Board	2009, ongoing
Program H-3g: Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately0owned farmworker housing facilities.	Form partnerships and allocate funds to preserve farmworker housing	Affordable Housing Fund	Conservation, Development, and Planning Department	Ongoing
Program H3h: Monitor the unmet need for farmworker housing throughout the harvest season.	Continue current program	County budget	Conservation, Development, and Planning Department	Annually
Program H3i: Clarify the zoning ordinance to conform to 17021.5 and 17021.6	Amend zoning ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009, completed
Program H3j: Remove spacing requirements for medium and large residential care facilities. Relax location requirements for large residential care facilities.	Amend zoning ordinance	County budget	BOS	Ongoing
4. Housing Development				
Program H-4a: Establish local worker preferences in new affordable housing projects within the Unincorporated Area and explore application to market rate projects.	Amend Municipal Code	County budget	BOS	Ongoing
Program H-4b: Continue allocating Affordable Housing Fund monies toward affordable housing developments in the cities, when available and appropriate.	Work with cities to establish a list of funding criteria	Affordable Housing Fund	Housing Trust Fund Board	NOFA released in 2010

Program H-4c: Recommend appropriate changes to planning and zoning standards that minimize the conflicts between housing and agriculture as needed.	Continue to monitor for conflicts	County budget	Conservation, Development,	Ongoing
Program H-4d: Amend the zoning ordinance to allow accessory residential units in commercial zones for moderate income and below households in commercial zones where applicable.	Amend Zoning Ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009, ordinance amended
Program H-4e: Rezone the Napa Pipe property for a minimum density of 20 dua on at least 20 ac., subject to development and design standards.	Amend Zoning Ordinance	Development application fee	Conservation, Development, and Planning Department; Planning Commission; BOS	In process
Program H-4f: Amend the zoning ordinance to allow SRO units in all zones that allow multi-family housing	Amend Zoning Ordinance	County budget	BOS	Ongoing
5. Removal of Government Constraints				
Program H-5a: Continue to provide fee waivers for non-profit affordable housing developers.	Continue issuing waivers	n.a.	BOS	Ongoing
Program H-5b: Expedite permit processing for long-term affordable housing projects	Fast-track affordable housing applications	County budget	Conservation, Development, and Planning Department	Ongoing

Note:
(a) All action must be completed by June 30, 2014

Sources: BAE, 2008.

Table H-G: Summary of Housing Element Programs (Page 4 of 4)

Plan Program	Action Step	Source of Financing	Action Agency	Action Date (a)
Program H-5c: Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.	Amend the Zoning Ordinance	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
Program H-5d: The County shall implement and simplify its Growth Management System.	Amend Municipal Code	County budget	Conservation, Development, and Planning Department; Planning Commission; BOS	2009
6. Energy and Water Conservation				
Program H-6a: Encourage mixed-use development, where appropriate.	Provide technical assistance to project applicants	County budget	Conservation, Development, and Planning Department	Ongoing
Program H-6b: Continue to provide energy conservation assistance to homeowners, architects, developers, and contractors.	Provide technical assistance to project applications	County budget	Conservation, Development, and Planning Department	Ongoing

Program H-6c: Enforce current state-mandated standards governing the use of energy efficient construction, and update building code to incorporate green building standards.	Enforce and update building codes	County budget	Conservation, Development, and Planning Department	2009

Note:
(a) All action must be completed by June 30, 2014

Source: BAE, 2008.

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