



A Tradition of Stewardship
A Commitment to Service

County Executive Office
Housing & Intergovernmental Affairs

1195 Third Street, Suite 310
Napa, CA 94559
www.countyofnapa.org

Main: (707) 259-5903
Fax: (707) 259-8681

Nancy Watt
County Executive Officer

April 1, 2014

Housing Policy Department
Received on:
APR 11 2014

Mr. Glen Camporo, Asst. Deputy Director
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 95252-2053

RE: Annual report to California Department of Housing and Community Development, Office of Planning and Research, and the Napa County Board of Supervisors

Dear Mr. Camporo,

Attached, please find the annual General Plan status report for 2013, including (a) the Housing Element report and (b) a table of implementation action items from other elements in Napa County's General Plan.

Late in 2013, the California 1st District Court of Appeals determined that the County's Housing Element substantially complied with all statutory requirements with the exception of minor changes to the density bonus requirements, which were ultimately adopted by the Board of Supervisors in December 2013. Certification from the Department of Housing and Community Development came shortly after that. Also, during the 2013 calendar year, Napa County continued to work with several developers of affordable housing that will produce at least 130 new units. In addition, the County has closed on 14 worker proximity loans totaling \$452,800 to help reduce vehicle miles traveled to employment and increase the level of homeownership by providing down payment assistance. Last, the County is moving forward with the Napa Pipe project by coordinating with the City of Napa on design and development guidelines.

Since adoption of the updated General Plan in 2008, the County has maintained a comprehensive list of implementation action items in elements other than the Housing Element. The list, included with this submittal, details each action item by element and status of implementation. The General Plan is also implemented through day to day decision making, which implements mitigation measures from the General Plan Update EIR, since many of the mitigation measures were adopted as policies within the General Plan.

The County of Napa 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 Nancy Johnson at nancy.johnson@countyofnapa.org or by phone at (707)299-1352.

Regards,

A handwritten signature in blue ink, appearing to read 'LF', is positioned above the typed name of the sender.

Larry Florin, Director
Housing and Intergovernmental Affairs

Cc: California Department of Housing and Community Development
Napa County Board of Supervisors
Napa County Planning Commission
Nancy Watt, Napa County CEO
Silva Darbinian, County Counsel
Nancy Johnson, Housing and Community Development Program Manager

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: County of Napa
 Reporting Period: 1/1/2013 - 12/29/2013

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	
			Affordability by Household Incomes									Total Units per Project
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income						
(9) Total of Moderate and Above Moderate from Table A3						4	27					
(10) Total by Income Table A/A3						4	27					
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

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

Jurisdiction County of Napa
Reporting Period 1/1/2013 - 12/29/2013

**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's housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1	subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income				
(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)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	No. of Units Permitted for Above Moderate	27		1		3	4
						27	

* Note: This field is voluntary

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

Jurisdiction County of Napa
Reporting Period 1/1/2013 - 12/29/2013

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	2013	2014	2014	2014	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 Non-deed		158					1	2				11	147
Deed			8										
Low	Deed												
	Restricted Non-deed	101										6	95
	Deed		6										
Moderate	Deed												
	Restricted Non-deed	114										22	40
	Deed		22										
Above Moderate	Deed												
	Restricted Non-deed	196										306	-110
	Deed		63	58	31	47	40	40	27				
Total RHNA by COG. Enter allocation number:		569										397	
Total Units		106	67	38	50	49	54	33					172
Remaining Need for RHNA Period													

Note: units serving extremely 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
(CCR Title 25 §6202)

Jurisdiction County of Napa
Reporting Period 1/1/2013 - 12/29/2013

General Comments:

The City of Napa and the County entered into an agreement in 2007 whereby the City would absorb a portion of the County's RHNA allocation through the 2007-2014 planning period. The agreement states that the City will take on 82 housing units spread across all economic segments of the population.

NAPA COUNTY GENERAL PLAN UPDATE IMPLEMENTATION ACTION ITEMS

(Updated: March 2014)

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Agricultural Preservation and Land Use Element				
Action Item AGLU-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 AGLU-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 AGLU-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 AGLU-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 AGLU-15.1	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 AGLU-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 AGLU-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 AGLU-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.
Action Item AGLU-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, Moskowitz 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 AGLU-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

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
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.

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
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 2014.
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 <i>(MM 4.4.1c)</i>	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 was begun 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

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
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, archaeological, 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 aviation 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

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CC-53.1	creating current and future noise. 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 2014 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

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CON NR-6	<p>b) Databases and mapping of sensitive biotic communities and habitats of limited distribution;</p> <p>c) Databases and mapping of oak woodlands and related sensitive biotic communities;</p> <p>d) Databases and mapping of riparian woodlands and related sensitive biotic communities;</p> <p>e) Databases and mapping of sloughs and tidal mudflats and related sensitive biotic communities.</p>	A \$→\$\$\$	PBES	<p>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.</p> <p>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.</p>
Action Item CON NR-7	<p>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:</p> <p>a) Conservation easement and land dedication for habitat preservation;</p> <p>b) Payment of in-lieu fees;</p> <p>c) Replacement planting of appropriate size, species, area, and ratio.</p>	B \$	PBES	<p>Voluntary Oak Woodland Management Plan was adopted in 2010.</p>
Action Item CON WR-1	<p>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.</p>	B \$\$\$	PBES	<p>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.</p>
Action Item CON WR-3	<p>Update the Conservation Regulations to establish an appropriate protective buffer (e.g., a special protection zone) in areas that drain toward any intake structure</p>	A	PBES	<p>Initial analysis completed; can be addressed with next amendment to</p>

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CON WR-4	<p>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.</p> <p>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.</p>	\$	PBES PW WICC	the Conservation Regulations. 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 <i>(M/M 4.13.3.1a)</i>	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 2014.
Action Item CON WR-6 <i>(M/M 4.13.3.1a)</i>	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 2014.
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

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
<p>Action Item CON WR-8 (MM/4.11.5a)</p>	<p>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.</p>	<p>Ongoing</p> <p>\$→\$\$\$</p>	<p>PW EH PBES</p>	<p>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 IRWMF 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 IRWMF Funding Areas.</p>
<p>Action Item CON WR-9 (MM/4.11.5c)</p>	<p>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.</p>	<p>A</p> <p>\$</p>	<p>PBES PW</p>	<p>State Model (WELO) Ordinance became effective Jan. 1, 2010 and is currently being implemented.</p>
<p>Action Item CON WR-9.5</p>	<p>The County shall work with the SWRCB, DWR, DPH, CALERA, 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</p>	<p>Ongoing</p>	<p>PW PBES</p>	<p>See CON WR-8 above.</p>

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item CON CPSP-1	community-based planning efforts aimed at developing necessary management programs and enhancements. 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 \$	CIA CEO	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, biofields, 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 2014
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 Sky/line Wilderness Park Combining District

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
Action Item ROS-2.1 <i>(MM 4.13.91b)</i>	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	and amended Rural Recreation and Campground provisions) Numeric goals included in the RPOSD 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 Fund.
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 RPOSD 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
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	other updates related to the safety element are planned for 2014. 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 progress this year.
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-submission 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 WMB= 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

City/County Shared RHNA Housing 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	489	396	397	910	2,192

City Issuance of Building Permits 2007-2011

	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		1 SU, 20 condos at Silverado Villa	55 SFDs, SF attached
2009		4 restricted duplex units- Hickory St.		16 SFDs
2010	1 SU	1 SU		45 SFDs, SF attached
2011	18 special needs housing			67 SFDs, SF attached
2012		1 SU		51 SFDs, SF attached
2013	27 Apts. 3 SU	2 SU	2 SU	109 Apts. 45 SFRs
Total	51	9	26	563

County Share of City Building Permits 2007-2011

	Very Low	Low	Moderate	Above Moderate
Total City building permits	51	9	26	563
County Multiplier	5%	4%	4%	3%
County unit share per Agreement	2.55	.36	1.04	16.89

*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.

Napa County Agreement No

6-963

City of Napa Agreement No

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

RECEIVED

OCT 12 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

This Memorandum of Agreement ("Agreement") is made and entered into as of 10-17-07, 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 live 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 Coil

APPROVED AS TO FORM:
ROBERT WESTMEYER,
County Counsel
By: Robert Westmeyer

CITY OF NAPA
By: Harold Moskowitz
Chairman, Board of Supervisors

ATTEST:
SARA COX
City Clerk
By: Sara J. Cox

APPROVED AS TO FORM:
MICHAEL W. BARRETT
City Attorney
By: Michael W. Barrett

[Signature]
CLERK OF SUPERVISORS
CITY OF NAPA
GLADYS COIL
CLERK OF THE BOARD
[Signature] Deputy

EXHIBIT "A"

Page 1 of 1

- 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:

<u>Dates</u>	<u>Very-low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
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):

<u>Entity</u>	<u>Very-low</u>		<u>Low</u>		<u>Moderate</u>		<u>Above Moderate</u>	
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.