



**Local Agency Formation Commission of Napa County**  
Subdivision of the State of California

1030 Seminary Street, Suite B  
Napa, California 94559  
Phone: (707) 259-8645  
Fax: (707) 251-1053  
www.napa.lafco.ca.gov

---

*We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture*

---

**Agenda Item 5e (Consent/Information)**

**TO:** Local Agency Formation Commission

**PREPARED BY:** Brendon Freeman, Executive Officer

**MEETING DATE:** December 4, 2017

**SUBJECT:** Progress Report on General Plan Updates and Housing

---

**BACKGROUND**

At its strategic planning workshops on March 6, 2017 and May 1, 2017, the Commission provided direction to staff to increase its engagement in General Plan updates for the six local land use authorities; the County of Napa and the five cities/town. This activity also involves staff returning with information about the housing needs for each local land use authority. This information will support the Commission's future decision making as it relates to ensuring logical and orderly growth and development in Napa County.

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and projected housing needs of people at all income levels. Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research and the Housing and Community Development by April 1 of each year. Only charter cities are exempt from the requirement to prepare Annual Progress Reports unless the charter stipulates otherwise (Government Code Section 65700).

The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. As part of this process, the California Department of Housing and Community Development (HCD) identifies the total housing need for the San Francisco Bay Area for an eight-year period (in this cycle, from 2014 to 2022). The Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) must then develop a methodology to distribute this need to local governments in a manner that is consistent with the development pattern included in the Sustainable Communities Strategy (SCS). Once a local government has received its final RHNA, it must revise its Housing Element to show how it plans to accommodate its portion of the region's housing need.

---

Vacant, Commissioner  
Councilmember, City of Napa

Margie Mohler, Commissioner  
Councilmember, Town of Yountville

Kenneth Leary, Alternate Commissioner  
Councilmember, City of American Canyon

Brad Wagenknecht, Chair  
County of Napa Supervisor, 1st District

Diane Dillon, Commissioner  
County of Napa Supervisor, 3rd District

Ryan Gregory, Alternate Commissioner  
County of Napa Supervisor, 2nd District

Brian J. Kelly, Vice Chair  
Representative of the General Public

Gregory Rodeno, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
Executive Officer

As part of the RHNA process, local jurisdictions within a county have the opportunity to form a subregion to develop their own methodology and carry out their own allocation process. For the 2014-2022 RHNA, subregions were formed in Napa, San Mateo, and Solano Counties.

For the Bay Area, the "projection period" or the time period for which the Regional Housing Need is calculated is January 1, 2014 to October 31, 2022. The "planning period" for the Bay Area, or the timeframe between the due date for one housing element and the due date for the next housing element, is January 31, 2015 to January 31, 2023.

On October 2, 2017, the Commission considered receiving an informational report that summarizes the most recent Annual Progress Reports from the County of Napa and each local city/town. The Annual Progress Reports include information about the number of housing units permitted and constructed within each of the six land use jurisdictions. Notably, this includes each local land use authority's progress with respect to issuing housing permits at the various income levels. The October 2<sup>nd</sup> report also compares each local land use authority's Annual Progress Report to the respective RHNA identified by ABAG and MTC.

The October 2<sup>nd</sup> report was pulled from the consent calendar by the Commission and continued to today's meeting due to the need for additional clarification regarding the housing-related obligations of local land use authorities. The October 2<sup>nd</sup> report includes all relevant reference materials as attachments and is available online at:

[http://www.napa.lafco.ca.gov/uploads/documents/10-2-17\\_5e\\_GeneralPlans.pdf](http://www.napa.lafco.ca.gov/uploads/documents/10-2-17_5e_GeneralPlans.pdf)

## **SUMMARY**

This report is presented for information purposes only. No formal action will be taken as part of this item. This report is substantively similar to the October 2<sup>nd</sup> report. Changes from the October 2<sup>nd</sup> report include the addition of background information about the RHNA process, clarification regarding actions that are *required* versus *advisory* in nature, and new tables that show the number of housing units permitted by the local land use authorities at each income level during the current planning period. Unless otherwise directed by the Commission, staff will annually return with similar reports for purposes of increasing the Commission's engagement in General Plan updates for the six local land use authorities.

It is important to highlight that the October 2<sup>nd</sup> report did not distinguish between the actions that are *required* of the local land use authorities versus actions that are *advisory* with respect to the RHNAs identified by ABAG and MTC. Specifically, jurisdictions are *required* to zone a sufficient amount of land to accommodate their respective RHNA totals. However, it is only *advised* that each of these agencies issue housing permits to accommodate their respective RHNA totals.

Tables summarizing the RHNA for the current planning period and number of permits issued at each income level for the six local land use authorities are provided below. Additionally, current activities relating to each local land use authority's General Plan are summarized if applicable.

**County of Napa**

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	51	30	32	67	180
Permits Issued	21	22	10	54	107
Difference	(30)	(8)	(22)	(13)	(73)

The County is in the process of updating various General Plan Elements. A chart with all County General Plan Update implementation action items is included as Attachment One.

**City of American Canyon**

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	116	54	58	164	392
Permits Issued	0	9	140	0	149
Difference	(116)	(45)	82	(164)	(243)

American Canyon is in the process of updating the City's General Plan Housing Element. Current programs are described in American Canyon's Annual Housing Element Progress Report included as part of Attachment Two to the October 2<sup>nd</sup> report.

**City of Calistoga**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	3	3	2	4	15	27
Permits Issued	6	28	13	1	4	52
Difference	3	25	11	(3)	(11)	25

Calistoga is currently updating the Infrastructure Element of its General Plan. This update will reflect some of the background information contained in the recent Municipal Service Review for Calistoga adopted in December 2016. This activity will be limited to updating Calistoga's 15-year old Infrastructure Element to reflect current circumstances. No significant changes are anticipated with respect to Calistoga's policies or programs.

**City of Napa**

	Very Low	Low	Moderate	Above Moderate	Accessory Dwelling Units	Total
RHNA	185	106	141	403	0	835
Permits Issued	0	6	2	228	6	242
Difference	(185)	(100)	(139)	(175)	6	(593)

In September 2017, Napa circulated a Request for Proposals (RFP) to select a firm to complete a comprehensive General Plan Update and associated Environmental Impact Report (EIR). Five consultants submitted proposals in response to the RFP. Napa anticipates selecting a consultant in early 2018. Napa will also form a General Plan Committee to guide policy development and visioning. It is anticipated that the overall update will be a two to three year process.

**City of St. Helena**

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	8	5	5	13	31
Permits Issued	0	0	0	3	3
Difference	(8)	(5)	(5)	(10)	(28)

In 2007, St. Helena initiated a comprehensive update to its General Plan (2035 General Plan Update). However, St. Helena recently determined the draft EIR for the City’s General Plan update is inadequate due to the need for significant updates to previous technical studies as well as the need for new technical analysis in order for the document to be deemed adequate under the California Environmental Quality Act (CEQA). St. Helena is currently in the process of retaining a qualified CEQA consultant to assist with drafting a new EIR for the 2035 General Plan Update.

**Town of Yountville**

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	4	2	3	8	17
Permits Issued	0	0	0	4	4
Difference	(4)	(2)	(3)	(4)	(13)

In June 2016, Yountville updated the Town’s General Plan Open Space / Parks Element and Land Use Element. These updates were specific to limiting the Town’s future residential growth, discouraging annexation of agricultural lands, adding a map of the Town’s Planning Area, and maintaining the existing relationship and boundary between Yountville and the County relating to agricultural lands. No other notable updates are expected in the foreseeable future.

**ATTACHMENT**

- 1) Napa County General Plan Update Implementation Action Items

**NAPA COUNTY GENERAL PLAN UPDATE  
IMPLEMENTATION ACTION ITEMS**  
(Updated: March 2017)

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
<b>Agricultural Preservation and Land Use Element</b>				
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” to be updated as part of the APAC/PC/BOS work effort in progress. Updating WDO regulations will occur in FY 2016-2017 and FY 2017-2018
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	To be developed as part of the APAC/PC/BOS work effort in progress. Updating WDO regulations will occur in FY 2016-2017 and FY 2017-2018
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. Second part programmed with Zoning Ordinance Update which will occur in FY 2016-2017 and FY 2017-2018
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	B	PBES	Accessory dwellings now permitted in

## Attachment One

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	neighborhood-serving commercial uses and new limited accessory dwellings where appropriate.	\$		CL and CN. Additional uses not yet programmed
Action Item AG/LU-48.1	Review zoning code requirements for Home Occupation permits, and update those 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; Design Guidelines for the Napa Pipe Project adopted in 2015.
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	Commenced in FY 2016-2017 and programmed for FY 2017-2018
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; General Plan & Zoning Amendment commenced in FY 2016-2017 and programmed for FY 2017-2018
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 2014 Housing Element Update \$	PBES CIA	Completed with Housing Element adoption January 2014
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	Commenced in FY 2016-2017 and programmed for FY 2017-2018
<b>Circulation Element</b>				
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. Circulation Element Update programmed for completion in FY 2017-2018

Attachment One

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 comprehensively updated in 2011; Additional updates to comply with State fire hazard standards was completed in 2016 and certified by the State
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; Circulation Element Update programmed for completion in FY 2017-2018
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; Circulation Element Update programmed for completion in FY 2017-2018
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 was completed in 2014 and will be used for the Napa County Circulation Element Update programmed for completion in FY 2017-2018
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 plan completed in 2014 by NCTPA
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; Circulation Element Update programmed for completion in FY 2017-2018
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	Ongoing	PW	Ongoing

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	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.	\$	PBES NCTPA	
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	Programmed to be evaluated with the Climate Action Plan development, Circulation Element & Zoning Ordinance Update currently in progress
<b>Community Character Element</b>				
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 October 2008; Evaluation on effectiveness to be conducted in FY 2015-2016; Any Code changes completed as part of Zoning Code update which will occur in FY 2017-2018
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; Ongoing evaluation being conducted by staff during project review; Second part not yet programmed
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: <ul style="list-style-type: none"> <li>• “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.”</li> <li>• “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.”</li> </ul>	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	A	PBES	Same as Action Item CC-19.2 above



Attachment One

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	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.	\$→\$\$\$		
Action Item CC-32.1 (MM 4.14.2b)	The County shall review and update as necessary its public works standards for street lighting to require the installation of fixtures which reduce the upward or sideways spillover of light consistent with the requirements of state law.	Ongoing \$	PW	Not yet programmed
Action Item CC-45.1 (MM 4.7.7)	The County shall use avigation easements, disclosure statements, and other appropriate measures to ensure that residents and businesses within any airport influence area are informed of the presence of the airport and its potential for creating current and future noise.	Ongoing \$	PW (Airport) PBES	Ongoing: a requirement of adopted ALUC Compatibility Plans implemented by staff during project reviews
Action Item CC-53.1	Work with the BAAQMD to disseminate information regarding regulations, monitoring, and enforcement for noxious odors.	Ongoing \$	PW PBES EH	Ongoing as needed
<b>Conservation Element</b>				
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 FY 2017-2018 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 \$→\$\$\$	PW FCWCD WICC	State and local funding has been obtained by the Napa County RCD to continue a local fisheries monitoring program. Partial base-funding for the work is supported directly by the County through a JPA with the RCD with the use of WICC funds. Other sources of local funding include the Gasser Foundation, Napa County Wildlife Conservation Commission and private donations. State funding based upon competitive grants year to year. Future long-term funding to support the program is needed. With financial help via a grant from EPA, Public Works and FCWCD staff completed development of a BMP tracking tool (ITAS) in Dec 2015 (also see b above).
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	The County shall adopt an ordinance that prohibits construction activities within	A		Not yet programmed, however objective

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
(MM 4.6.5c)	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.	\$	PBES	is effectively accomplished via State and federal regulatory requirements
Action Item CON NR-5	<p>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:</p> <p>a) The County’s Biological Database (through the use of the California Department of Fish and Game’s California Natural Diversity Database (CNDDDB) 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;</p> <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>	<p>As needed</p> <p>\$</p>	PBES	<p>County maintains biological database (a) that is updated monthly with data received from CNDDDB (CA Fish &amp; 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 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.</p>
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	<p>A</p> <p>\$→\$\$\$</p>	PBES	<p>The SWRCB and RWQCB are developing a wetland/riparian area protection policy and assessment methodology for stream-riparian/wetland buffers. As of 8/17/2011 no date has been set for public input on the policy. Protective buffers for discretionary projects are currently established via biological studies, consultant recommendations and the Clean Water Act 401 certification process for applicable projects.</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>	<p>B</p> <p>\$</p>	PBES	<p>Voluntary Oak Woodland Management Plan was adopted in 2010</p>
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	<p>B</p> <p>\$\$\$</p>	<p>PBES WICC FCWCD</p>	<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</p>

Attachment One

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	management actions supported by sound science that can be easily implemented.			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 associated with the County’s sensitive domestic water supply drainages, requiring specific development and performance measures to protect water quality and balance property owners’ ability to use their land and stipulating that discretionary projects must be located outside of the protective buffer wherever this is feasible.	A \$	PBES	Initial analysis completed; can be addressed with next amendment to 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/WICC, FCWCD and partner agency staff developed a tracking and accounting system (ITAS) to effectively coordinate and report on TMDL compliance and stream habitat conditions. This work was completed in Dec. 2015 and builds upon prior assessment work and data from past and current monitoring efforts. The work was funded by a grant from the EPA. Long-term funding to support TMDL compliance tracking and long-term monitoring of watershed conditions utilizing the ITAS 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, local funding and grants. Although permanent funding is also needed for long-term fisheries monitoring
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 WICC PBES	Groundwater consultant studies completed & presented to the Board in February 2011. Follow-up analysis of recharge completed in 2014. The WICC has developed an interactive groundwater educational section on the WICC website (www.napawatersheds.org/groundwater), which is updated annually Public outreach will be provided through the WICC program/Public Works Department and through a JPA with the

Attachment One

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
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	Napa County RCD.  Pump test standards were developed as part of the update to the County’s Water Availability Analysis (WAA) Policy adopted in May 2015. This Policy is now being implemented by PBES as part of the development permitting process
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 continued and the County’s voluntary well monitoring network is expanding. A Local Groundwater Assistance Grant (LGA) will be completed in March 2016, which supported the installation of 5 pairs of nested wells along the Napa River from Napa to St. Helena to assess the interaction of surface and groundwater. The wells will be monitored into the future as a part of the monitoring program. IRWM Plans for the Napa River, Suisun Creek and Putah Creek basins have been adopted by their respective governing committee(s). Water resource projects that benefit Napa County are included in both plans. Grant applications for Prop 84 funds have been awarded for a number of projects and Prop 1 funding is being explored with assistance from staff, local and regional partners and consultants for eligible projects listed in both IRWM Plans. Over \$7 million in IRWMP funding for programs and projects have directly and indirectly benefited 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

Attachment One

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
				contribute to this and other regional efforts in the Bay Area and Sacramento River IRWMP Funding Area opportunities
Action Item CON WR-8 (MM 4.11.5a)	The County shall monitor groundwater and interrelated surface water resources, using County-owned monitoring wells and stream and precipitation gauges, data obtained from private property owners on a voluntary basis, data obtained via conditions of approval associated with discretionary projects, data from the State Department of Water Resources, other agencies and organizations. Monitoring data shall be used to determine baseline water quality conditions, track groundwater levels, and identify where problems may exist. Where there is a demonstrated need for additional management actions to address groundwater problems, the County shall work collaboratively with property owners and other stakeholders to prepare a plan for managing groundwater supplies pursuant to State Water Code Sections 10750-10755.4 or other applicable legal authorities.	Ongoing  \$→\$\$\$	PW EH PBES	See CON WR-7 above. Groundwater consultant studies completed and presented to the Board in March 2015. Annual groundwater monitoring reports will be presented to the Board of Supervisors and provided to the public via the WICC website ( <a href="http://www.napawatersheds.org/groundwater">www.napawatersheds.org/groundwater</a> ). The FCWCD with support from local agencies and the RCD maintain the “OneRain” stream and precipitation monitoring network. <a href="https://napa.onerain.com/home.php">https://napa.onerain.com/home.php</a>
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. The County will update WELO requirements in accordance with State updates in FY 2017-2018
Action Item CON WR-9.5	The County shall work with the SWRCB, DWR, DPH, CalEPA, and applicable County and City agencies to seek and secure funding sources for the County to develop and expand its groundwater monitoring and assessment and undertake community-based planning efforts aimed at developing necessary management programs and enhancements.	Ongoing  \$	PW PBES CIA CEO	See CON WR-8 above. Staff is currently working together to address data management needs and coordination efforts as the County begins implementation of the Sustainable Groundwater Management Act (SGMA)
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. A Climate Action Plan is in progress with completion expected FY 2017-2018
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 within the Climate Action Plan is in progress with completion expected FY 2017-2018
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,	A	PW	Periodic audits will follow the

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
	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.	\$		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	Will be completed as part of revisions to the Climate Action Plan is in progress with completion expected FY 2017-2018
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	Will be completed as part of revisions to the Climate Action Plan is in progress with completion expected FY 2017-2018. Napa County has also joined the Marin Clean Energy Program.
<b>Economic Development Element</b>				
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
<b>Recreation and Open Space Element</b>				
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 Skyline Wilderness Park Combing District and amended Rural Recreation and Campground provisions)
Action Item ROS- 2.1 (MM 4.13.91b)	In partnership with the Napa County Regional Parks and Open Space District, establish numeric objectives for increased off-street trails and acreage of dedicated open space accessible to the public.	A \$	RPOSD PW 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 2012
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. Citizens Advisory Committee

Attachment One

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
				established in 2014, which in May 2015 recommended a 2016 ballot measure, but the ballot measure failed to achieve required super majority.
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 December 2015 obtained \$17.5M in non-county revenue, matched by \$5.9M in County grants.
<b>Safety Element</b>				
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; Updates related to the Safety Element are programmed in FY 2017-2018
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 CAL 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; The 2014 Housing Element was adopted; However, updates related to the Safety Element were placed on hold and will be addressed in the Safety Element Update programmed in FY 2016-2017
Action Item SAF-31.1	The County shall require written confirmation from applicable local, regional,			

Action Items	Action	Timing/Priority & Cost	Responsible Party	Notes & Status
<i>(MM 4.9.2)</i>	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  \$	PW PBES	Required by PBES 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. In 2013, a revised plan was submitted to FEMA and accepted. This Plan is valid from 2013 - 2018

**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