

NAPA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday the 21st day of May, 2024, at 9:00 AM, or as soon thereafter as reasonably possible, in the Board of Supervisors' Meeting Room, Suite 305, Third Floor, County Administration Building, 1195 Third Street, Napa, California, a public hearing will be conducted by the Board of Supervisors regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

AN ORDINANCE REZONING SITES IDENTIFIED FOR MULTIPLE-FAMILY HOUSING DEVELOPMENT IN THE SIXTH CYCLE HOUSING ELEMENT UPDATE OF THE NAPA COUNTY GENERAL PLAN AND AMENDING TITLE 18 OF THE NAPA COUNTY CODE

LOCATION:

Foster Road Site: located on the east side of Foster Road, approximately .5 miles south from the intersection of Imola Avenue and Foster Road, a 5-acre portion of the northwest corner of APN 043-062-008.

Spanish Flat Site: located adjacent to the intersection of Spanish Flat Road and Berryessa-Knoxville Road, a 10-acre site encompassing the entirety of APN 019-261-040 and approximately 8.47 acres of APN 019-261-041.

Proposed modifications to Title 18 will amend the County Code for all existing properties within the Affordable Housing Combination overlay zoning district (Spanish Flat, Moskowitz Corner, Angwin), APNs 024-410-015, -016, 024-080-027, -028, -033, -035, -036, 032-150-047, -048, -062, -063, 019-261-001, -025, -026, -035, -038 and 019-050-003.

CEQA STATUS: On January 24, 2023, the Napa County Board of Supervisors adopted a resolution certifying an Environmental Impact Report (EIR)(State Clearinghouse # 2022010309) and adopting Findings, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program pursuant to CEQA for the Napa County General Plan Housing Element and Safety Element Updates (HEU & SEU). The project description provided in the certified EIR included the rezoning of the two sites proposed to be rezoned as part of this action and other implementation measures. No supplemental or subsequent EIR is required, in that no substantial changes are proposed to the proposed rezoning and zoning amendments, and no new information or changes to circumstances have occurred which involve new significant environmental effects or a substantial increase to the severity of previously identified effects.

REQUEST: Adopt an ordinance that will do all of the following:

- 1) Rezoning a five (5) acre portion of the northwest corner of APN 043-062-008, identified for multiple-family housing development in the Sixth Cycle 2023 Housing Element Update (HEU), from Agricultural Watershed : Urban Reserve Combination (AW:UR) to Residential Multiple : Urban Reserve Combination (RM:UR);
- 2) Rezoning 10 acres encompassing the entirety of APN 019-261-040 and approximately 8.47 acres of APN 019-261-041, identified for multiple-family housing development in the Sixth Cycle HEU, from Commercial Neighborhood (CN) to Commercial Neighborhood : Affordable Housing Combination (CN:AH); and
- 3) Making targeted modifications to Title 18 of the Napa County Code, updating permit issuance processes, development densities, affordability requirements and other land use

regulations related to multiple-family housing development for the Residential Multiple and Affordable Housing Combination Zoning Districts implementing Programs H-2g and H-4d of the HEU.

At its regular meeting of May 1, 2024, the Napa County Planning Commission recommended approval of the proposed rezonings and modifications to Title 18.

Title of Proposed Ordinance: AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP AND VARIOUS SECTIONS OF TITLE 18, ZONING, OF THE NAPA COUNTY CODE, IMPLEMENTING PROGRAMS INCLUDED IN THE 2023 – 2031 HOUSING ELEMENT.

The proposed ordinance and meeting materials are available for review on the County’s Housing Element Update website at: <https://www.countyofnapa.org/3250/2022-Housing-Element-Update>. Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the County Website, there will be a Public Record Copying Fee associated with the physical printing of documents. While drop-ins may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments on the proposed rezonings and modifications to Title 18 are solicited. Comments should be directed to Trevor Hawkes, Supervising Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4388 or trevor.hawkes@countyofnapa.org and must be received before 4:45 PM on May 20, 2024.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Clerk of the Board at, or prior to the public hearing.

DATED: May 6, 2024

ATTEST: Neha Hoskins, Clerk of the Board of Supervisors