



Local Agency Formation Commission
LAFCO of Napa County

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May 7, 2007
Agenda Item No. 8a

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TO: Local Agency Formation Commission
FROM: Tracy Geraghty, Analyst (TG)

SUBJECT: Growth and Development Trends (Discussion)

The Commission will receive a draft report on recent trends in residential development in the City of Napa with a focus on potential related activities under the authority of LAFCO. The draft report is being presented for information and discussion.

At the December 4, 2006 Commission meeting a request was made of staff to provide an “overview” of growth and development trends with respect to land use actions throughout Napa County with a focus on highlighting potential activities under the authority of LAFCO. Drawing from this request staff has begun reviewing recent and projected growth for all affected land use authorities in Napa LAFCO’s jurisdiction. Staff has prepared the attached report discussing recent trends in residential development in the City of Napa and the potential for annexations of residential land which may come before the Commission.

The report is being presented to the Commission for discussion. Staff will provide a brief presentation highlighting the key trends and LAFCO interests discussed in the report. Future phases of this report will include reviewing growth and development trends involving the other land use authorities in Napa County.

Attachments:
1) Report (Draft)
2) Map

Jack Gingles, Chair Mayor, City of Calistoga	Brad Wagenknecht, Vice-Chair County of Napa Supervisor, 1st District	Brian J. Kelly, Commissioner Representative of the General Public
Juliana Inman, Commissioner Councilmember, City of American Canyon	Bill Dodd, Commissioner County of Napa Supervisor, 4th District	Gregory Rodeno, Alternate Commissioner Representative of the General Public
Cindy Coffey, Alternate Commissioner Councilmember, City of Napa	Mark Luce, Alternate Commissioner County of Napa Supervisor, 2nd District	Keene Simonds Executive Officer

Review of Residential Development in the City of Napa

The City of Napa's planning policies and activities are administered by the Community Development Department (CDD). CDD is responsible for administering the land use policies codified in the City General Plan which was last updated in 1998. The City's Housing Element, a plan to accommodate state housing assignments, was updated and recertified in 2005. Per state law, the next Housing Element is due in 2009. In addition to the General Plan and Housing Element, the City's voter-adopted urban growth boundary (RUL) serves as a key planning tool in guiding future development. The RUL is generally coterminous with the City's sphere of influence (SOI) which was comprehensively updated by LAFCO in 2005.

The City currently has a resident population of approximately 74,782 and 29,433 residential units.

I. Residential Development Trends

In 1994, anticipating a General Plan update, the City of Napa estimated there were 27,098 residential units within its incorporated boundary. In adopting the General Plan, the City anticipated the development of an additional 7,840 residential units through the year 2020. If implemented on an annual basis this projected development would result in approximately 304 new residential units per year. Since 1994 the City has issued 3,422 residential building permits. This amount, which represents an annual average of 263 new residential units, reflects a development rate slightly less than what is projected in the General Plan. Notably, since 1994 there have been only two years when total new residential development has exceeded 300 units in a single year, and in six of the last ten years the City has issued fewer than 250 building permits.

In March 2007, City staff prepared a report summarizing current and planned development trends in the City. This report identified the following current and planned residential projects:

Recent Residential Projects (completed and/or in progress)

- Napa Terrace – 21 of 78 single family residences
- Oak Leaf Ranch (near Coombsville Road/Terrace) -- 18 single family residences and 3 accessory second units
- Appella (California Blvd.) – 36 of 42 single family attached residences
- Sheveland Ranch (South Jefferson) – 51 of 82 single family attached residences
- The Creek on Clay Street – 2 multifamily residences
- Hawthorne II (Solano Avenue) – 44 multifamily residences
- 5 accessory second units around town and several very small subdivisions

Several of these projects are still currently under construction and will continue to build out including Sheveland Ranch, four Terrace-Shurtlett subdivisions, and approximately 10 smaller single family home projects including Hidden Glenn in the Coombsville area. All

together these projects will create up to 194 residential units which could provide housing for 513 residents.*

Approved Residential Projects (not yet constructed)

There are another 467 residential units in 40 approved projects throughout the City. The largest 10 of these projects include:

- Hussey Ranch (Browns Valley) – 72 single family residences
- Carmel Subdivision (Carmel Drive) – 43 single family residences and 15 accessory second units
- Sciambra Bakery (Freeway Drive) – 23 multifamily residences
- Golden Gate Village (Imola) – 17 multifamily residences
- Napa Creek Condos – 26 single family attached residences and 21 second units
- River Park Townhomes (South Jefferson) – 54 single family attached residences
- Channel Riverview (Main Street) – 50 multifamily residences
- Foothill Estates (Old Sonoma Road) – 10 single family residences
- West F Street area Subdivision – 29 single family residences in 2 subdivisions

The other 30 smaller projects approved but not yet developed may combine for an additional 122 units. All together these approved projects may create up to

- 245 single family residences,
- 87 single family attached residences,
- 97 multifamily residences, and
- 38 accessory granny units.

These 467 residential units may provide housing for 1,233 residents.

Pending Applications for Residential Projects

There are currently 22 applications for residential development pending approval at the City. The largest pending project is an expansion of the Meadows, the retirement complex in the southwest corner of Napa. The Meadows is proposing 60 new assisted living units plus a remodeling of 65 existing units to make 39 larger senior apartments (net loss of 21 units). Other notable pending applications include:

- Creek Court Townhomes (First Street) – 56 single family attached residences
- Pear Tree Terrace East (near Trancas and Soscol) – 40 single family attached residences
- Pear Tree Terrace West (near Trancas and Jefferson) 38 single family attached residences
- Silverado Villa (Villa Lane) – 20 multifamily residences
- Freeway Drive Townhomes – 18 multifamily residences
- Redwood Duets (Redwood Road) – 34 single family attached “duets” (like duplexes)

* The State Department of Finance projection of 2.64 persons per residence has been used to calculate residential population projections in this report.

An additional 15 smaller projects are pending approval which could result in 49 more residential units. There are also two pending applications for condominium conversions of existing multifamily residences at Marina Vista (38 units) and Cadillac Flats (42 units). No new units would be created with these conversions and 80 units would be taken out of the rental (and possibly "affordable") market.

All together, these pending applications may create up to

- 26 single family residences,
- 227 multifamily residences,
- 60 new senior apartments, and
- 2 new accessory second units.

These 315 units could provide housing for 832 residents.

In summary, there are 1,493 residential units in the City of Napa either currently under construction, approved but not yet constructed, or pending approval. These units could provide housing for 3,942 residents. However, in some instances projects receive approvals but do not proceed. Once construction is underway, single family residences typically take about 6 months, and multifamily residences and condominiums 12 months to complete. Projects often take 2 or more years from *approval* dates to completion.

II. Potential Annexations

There are currently 1,001 parcels totaling 1,132 acres of unincorporated land in the City of Napa's sphere of influence which could come before the Commission for annexation. Of these parcels, eight are outside the City's RUL including approximately 320 acres of Napa State Hospital land and approximately 150 acres of the Syar properties. For the purposes of this analysis, this report focuses on potential development within the City's RUL only.

Nearly two-thirds (624) of the parcels available for annexation within the City's RUL are part of unincorporated islands either entirely or substantially surrounded by the existing City limits. These islands account for less than one-third (172) of the available acreage, and many of the parcels within the islands are already developed with single family homes. The remaining one third of the parcels (369) available for annexation fall between the City limits and RUL. These parcels constitute more than 70 percent of the acreage (418) which could be annexed, and many are not presently developed.

All residential units – potential or actual – located in "County islands" or other areas on the perimeter of the City limits, as long as they are inside the City's SOI, have been designated for urban Reserve in both the City and County General Plans. Both the City and County have policies precluding "further urbanization" of these island lands without annexation. Therefore, the City of Napa, and not the County, uses these lands to fulfill RHND allocations in its Housing Element.

Unincorporated Islands

As mentioned, there are presently 624 parcels comprising 172 acres of unincorporated land qualifying as unincorporated islands as defined under California Government Code and Commission policy. Of these island parcels, almost 93 percent are in the City's Pueblo Planning Area. All of this unincorporated land is designated for single family residential development in the City's General Plan and many are already developed with single family residences. Based on land use designations in the General Plan, these parcels could hold between 396-803 residences for a resident population of between 1,045 and 2,120.

The remaining seven percent of unincorporated islands in the City fall in the City's Westwood and Terrace-Shurtleff planning areas. The Westwood area has two islands north of Browns Valley Road comprised of 11 and 3 parcels totaling 14.8 and 3.2 acres, respectively. Each island is designated by the City for residential development and each has several large parcels which may be subdivided to accommodate a total of between nine and 66 residences for a resident population of between 24 and 174. The Terrace-Shurtleff area is comprised of four distinct island areas totaling 31 parcels and almost 47 acres. All of this land is designated for either single family or multi family residential development. These parcels could hold between 347-677 residences for a resident population of between 916-1,787.

Unincorporated Land Outside the City, Inside the RUL

As mentioned, there are presently 369 parcels comprising 418 acres of unincorporated land between the City's existing boundary and its RUL. The majority of this unincorporated land is designated for single family residential development. Of these parcels, slightly more than two-thirds are in the City's Terrace-Shurtleff Planning Area. In this area, 254 parcels combine to create approximately 67 acres of land designated for residential development. Many of the parcels have existing single family homes, though there are still several large lots remaining which could be subdivided and further developed.

The City's Westwood Planning Area contains 23 parcels of unincorporated land totaling approximately 190 acres. More than 100 of these acres are known as the Chisletta property and are designated for residential and commercial development, and another 32 are owned by the Horseman's Association. Three of these parcels are currently in the process of being annexed to the City. The 23 parcels in this planning area could provide approximately 750 residences for a resident population of 1,980.

The City's Browns Valley Planning Area contains 50 parcels of unincorporated land totaling approximately 46 acres. These parcels are zoned for single family residential development and could provide approximately 140 residences for a resident population of 370.

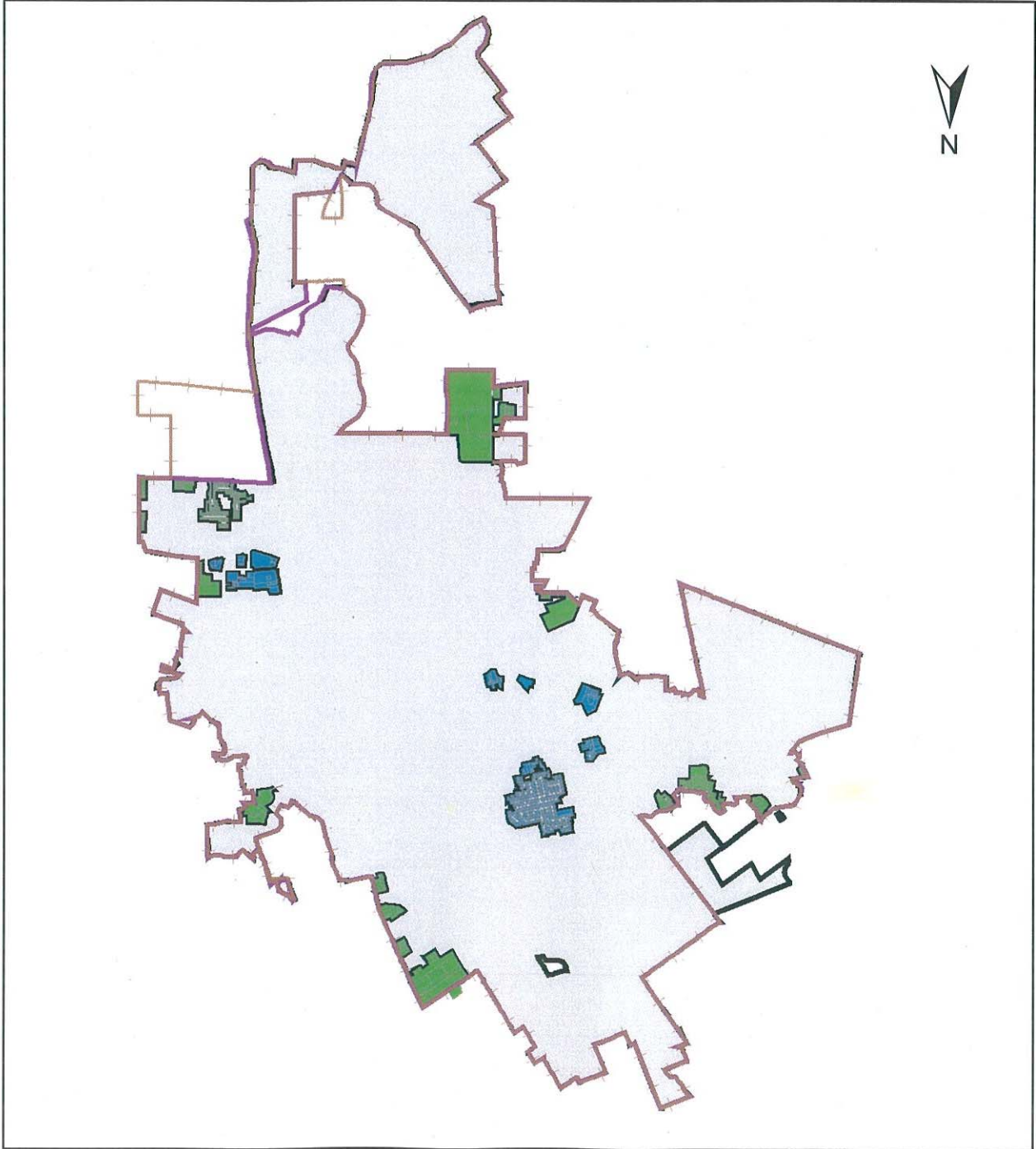
The City's Vintage Planning Area contains 31 parcels of unincorporated land totaling approximately 92 acres. Approximately half of these acres are Van Winden properties, currently active plant nurseries but zoned for residential development. All

of the parcels in this planning area are designated for single family residential development and together could provide up to 367 residences for a resident population of 967.

The City's Alta Heights Planning Area off Silverado Trail contains 12 parcels of unincorporated land totaling approximately 30 acres. All of these parcels are designated for single family residential development and together could provide up to approximately 90 residences for a resident population of 238.

A map depicting the City's boundary, RUL, SOI, and these potential annexation areas is provided as an attachment.

Potential Annexations to the City of Napa



Legend

-  Potential Annexations Outside City Limits and Inside URL
-  Potential Island Annexations
-  City of Napa RUL
-  City of Napa Sphere of Influence
-  City of Napa Boundary

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