

Housing and Jobs PDAs, PCAs & Urban Boundaries in Napa County



Plan Bay Area 2040

Priority Development Areas (PDAs)

These are existing neighborhoods that are served by public transit and have been nominated by cities as appropriate for additional, compact development. Draft Plan Bay Area 2040 proposes focused growth and development in nearly 200 PDAs.

Priority Conservation Areas (PCAs)

These regionally significant, locally nominated open spaces have received broad consensus for long-term protection but face pressures for nearer-term development. Draft Plan Bay Area 2040 promotes preservation of more than 100 PCAs.

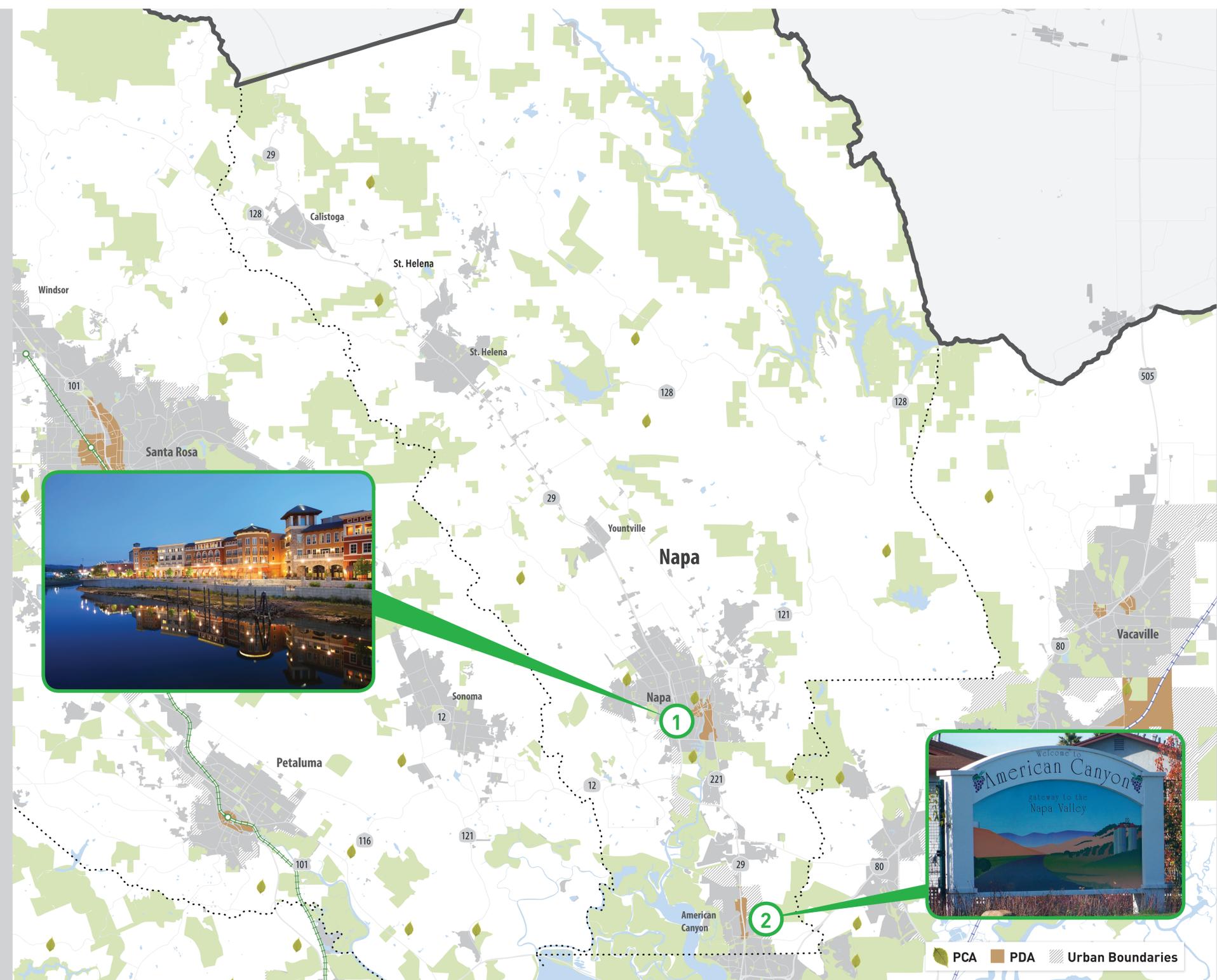
Urban Boundaries

Urban boundaries reflect the extent of publicly defined urban areas and include locally adopted urban limit lines, urban growth boundaries, city spheres of influence, and other local and county policies to limit urbanization.

PCAs and PDAs complement one another. By encouraging compact development in established communities with high-quality transportation access, there is less development pressure placed on the region's vast and varied open spaces and agricultural lands.

A Map of PDAs, PCAs and Urban Boundaries

Napa County has strong policies to prioritize agricultural uses and to protect farmlands, watersheds and open space. Accordingly, more than 90 percent of unincorporated county land falls within those designations. The county seeks to continue to protect these lands and encourage recreation through its nine PCAs. Below are highlights of the two locally adopted PDAs in Napa County.



1 Downtown Napa and Soscol Gateway Corridor

The Downtown Napa and Soscol Gateway PDA provides for compact, mixed-use development of substantial new residential and commercial uses that will serve existing and new residents. Downtown will have public spaces, attractive streets, retail and entertainment, and historic and new buildings along with an array of housing options. These residential neighborhoods or "villages" will be walkable, located near services and transportation, and connected by trails to recreation and open space.

2 American Canyon

This PDA will provide a thriving retail service and residential hub for the community, with new open space and gathering places, and well-integrated circulation for pedestrians, bicyclists and vehicles. There is a significant amount of vacant and underutilized property which, when combined with mixed-use zoning and its proximity to the East Bay and Solano County, provides an opportunity for mixed-use and higher density residential projects.