

About Plan Bay Area PDAs and PCAs in Napa County

Plan
BayArea
2040

Locally Adopted Priority Development Areas (PDAs) and Priority Conservation Areas (PCAs)

Napa County is internationally acclaimed for its winemaking and the picturesque Napa Valley wine region is a major draw for visitors to the San Francisco Bay Area. The valley is bounded by rolling hills, and the Napa River empties into San Pablo Bay through the narrow Mare Island Strait. 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 Priority Conservation Areas. Most non-agricultural development is clustered in the four cities and one town connected by Highway 29, which parallels the Napa River in the western part of the county. Below are highlights of the two locally adopted PDAs in Napa County.

A Map of Napa County PDAs and PCAs



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.