



photo: Karl Nielsen

Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. The plan integrates 35 bold, equitable and resilient strategies to tackle the region’s transportation, housing, economic and environmental challenges in order to advance the vision of a more affordable, connected, diverse, healthy and vibrant Bay Area for all.

A strategy in the context of the plan is either a public policy or set of investments that can be implemented in the Bay Area over the next 30 years. Modeled in combination with current zoning and new Growth Geographies, the plan’s strategies inform its performance outcomes, including the forecasted regional growth pattern.

Transformative infrastructure projects are nested within the plan’s 35 strategies, which in Napa County include enhancements to local transit frequency, capacity and reliability and protections against the impacts of sea level rise. More information on a selection of strategies and infrastructure investments relevant to Napa County are included on the following pages. To learn about the plan’s Growth Geographies or to read the plan, visit planbayarea.org/finalplan2050.

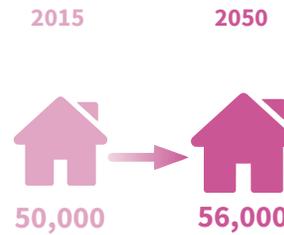
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Growth Pattern

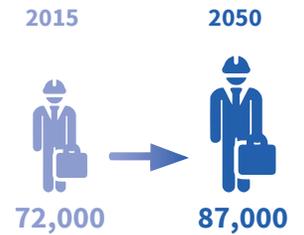
Plan Bay Area 2050 focuses less growth in Napa County compared to other counties. Between 2015 and 2050, less than 1% of all new households and only 1% of jobs in the Bay Area are anticipated to be located in Napa County.

New household and job opportunities are focused in areas prioritized by Napa’s local governments, especially along the State Route 29 corridor between American Canyon and the City of Napa. As both job and household growth are envisioned mostly in urbanized corridors, the plan maintains urban growth boundaries and largely preserves agricultural and open space in rural parts of the county.

HOUSEHOLD GROWTH



JOB GROWTH



SPOTLIGHT STRATEGIES



HOUSING

H2. Preserve existing affordable housing. Acquire homes currently affordable to low- and middle-income residents for preservation as permanently deed-restricted affordable housing.

Local Context: Affordable housing preservation strategies are critically important for Napa County, where the decline in deed-restricted units has accelerated each year, representing a loss of one-third of affordable units year-over-year since 2015. This loss exacerbates gentrification and displacement, which primarily impacts communities in central Napa.



ECONOMY

EC3. Invest in high-speed internet in underserved low-income communities. Provide direct subsidies and construct public infrastructure to ensure all communities have affordable access to high-speed internet.

Local Context: Investing in high-speed internet would address the digital divide for communities with low incomes, especially as the current COVID-19 health crisis has forced remote working and remote schooling environments for many residents in our region. This strategy could help residents living in low-digital-access communities, including those among the 13,000 lower-income households in Napa County making less than \$45,000 per year.



TRANSPORTATION

T10. Enhance local transit frequency, capacity and reliability. Improve the quality and availability of local bus and light rail service, with new bus rapid transit lines, South Bay light rail extensions, and frequency increases focused in lower-income communities.

Local Context: This strategy would provide \$200 million in new infrastructure investments in local transit service in Napa, providing capital improvements that increase the frequency, reliability and hours of operation for Napa Vine and new transit priority projects along SR-29 to improve travel times between Napa County, Vallejo and El Cerrito BART.



ENVIRONMENT

EN2. Provide means-based financial support to retrofit existing residential buildings. Adopt building ordinances and incentivize retrofits to existing buildings to meet higher seismic, wildfire, water and energy standards, providing means-based subsidies to offset associated costs.

Local Context: The South Napa earthquake in 2014 and wildfires in recent years have damaged homes and businesses across the county. This strategy provides seismic and wildfire retrofits for homes built before modern codes and provides energy and water efficiency upgrades to reduce residential building emissions by 16%.

SPOTLIGHT INFRASTRUCTURE PROJECTS

EN1. Adapt to sea level rise:

State Route 37 Widening and Resilience



SR-37 serves as the 21-mile shoreline highway spanning all four North Bay counties from US-101 in Novato to I-80 in Vallejo. The highway, crossing the ecologically rich San Pablo Baylands, is highly vulnerable to flooding and sea level rise. This project would construct a redesign to withstand storm surges and rising seas, as well as address severe congestion between State Route 121 and Mare Island. This infrastructure investment would complement extensive baylands environmental restoration efforts.



T10. Enhance local transit frequency, capacity and reliability:

Napa Vine Frequency Boost

This strategy would boost bus frequencies in Napa County to better accommodate local travel needs. Frequency increases enable more residents to choose bus travel, supporting critical local, regional and state climate goals.

