



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/22/2019

Agenda Placement: 10A

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: David Morrison, Director, Planning, Building & Environmental Servi - (707) 253-4805

SUBJECT: Priority Production Areas

RECOMMENDATION

Director of Planning, Building, and Environmental Services (PBES) requests confirmation of the joint Letter of Interest submitted by the City of American Canyon Community Development Director and the County PBES Director to the Metropolitan Transportation Commission/Association of Bay Area Governments (MTC/ABAG) regarding the establishment of a South County Priority Production Area (PPA).

EXECUTIVE SUMMARY

On September 9, 2019, the City of American Canyon (City) Community Development Director and the County PBES Director submitted a joint Letter of Interest to MTC/ABAG regarding the establishment of a South County Priority Production Area (PPA). The deadline for submittal of the application was September 16, 2019. If the Board of Supervisors confirms the application, and if the application is accepted by MTC/ABAG staff, then City and County staff will draft resolutions nominating the proposed PPA for consideration by both the City Council and the Board of Supervisors. The resolutions would have to be adopted by January 15, 2020.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?

No

County Strategic Plan pillar addressed:

Livable Economy for All

Goal 9. Collaboratively design systems and structures that promote a diverse and stable economy, with livable wages.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

On June 17, 2019, MTC/ABAG issued a call for Letters of Interest for local jurisdictions wanting to be designated as a Priority Production Area (PPA). The PPAs are one of the main components in the Plan Bay Area 2050, along with Priority Development Areas (PDAs) which focus on housing, and Priority Conservation Areas (PCAs) which focus on open space. The focus of PPAs is on job centers. Specifically, PPAs are intended to accomplish the following:

- | Support strong clusters of the region's economy by enhancing and protecting selected industrial areas through supportive resources and implementation actions;
- | Encourage middle-wage job growth close to affordable housing; and
- | Support networks of production, distribution, and repair services, including advanced manufacturing.

To qualify as a PPA, the area must:

- | Be zoned for industrial use or have a high concentration of industrial activities such as production, advanced manufacturing, distribution, or related activities;
- | Be located more than 0.5 miles from a regional rail station;
- | Not overlap with a PDA; and
- | Be within a jurisdiction that has a certified Housing Element.

The PPA program is still in the early stages of development. However, MTC/ABAG has indicated that potential benefits of PPAs to local jurisdictions may include:

- | Identifying job centers in the region's long-range plan - Plan Bay Area 2050, which may help to position these areas for future planning and investment.
- | Depending on the success of the PPA pilot program, MTC/ABAG may work to identify funding opportunities and/or technical assistance to support planning and infrastructure for these areas.

A Frequently Asked Questions (FAQ) hand-out provided by MTC/ABAG is included as Attachment C.

ANALYSIS

County staff was contacted by City of American Canyon staff in mid-August about the prospect of a joint Letter of Interest focusing on the south county industrial area, including the Napa Valley Business Park. The deadline for submittal of the application was September 16, 2019.

It is likely that MTC/ABAG will target One Bay Area Grants (OBAG) money into PPAs to invest transportation funds to preserve existing jobs and encourage new jobs near PDAs. It is unclear whether new funds will be allocated to the OBAG program or whether the existing allocation of funds to PDAs and PCAs will be redistributed to include the new category.

Development in the Napa Valley Business Park currently must address constraints by infrastructural limitations associated with water supplied by American Canyon, waste water treatment provided by Napa Sanitation, and needed transportation improvements on State Route 29. Additional funding from MTC/ABAG to the proposed PPA may help to address some of these concerns.

On September 9, 2019, the City of American Canyon Community Development Director and the County PBES Director submitted a joint Letter of Interest to regarding the establishment of a South County Priority Production Area (PPA), as provided in Attachments A and B. The form provided by MTC/ABAG for the Letter of Interest indicates that it may be signed by local planning directors or city managers/county executive officers. The area proposed for the PPA includes the Napa Valley Business Park, the industrial areas located within the City of American Canyon, and the properties designated in the County General Plan as potential industrial lands under Policy AG/LU-40, which states: "The properties known as the "Hess Vineyards" shall be designated Agriculture, Watershed & Open Space, but shall be considered for redesignation to an Industrial designation if Flosden/Newell Road is ever extended north of Green Island Road," through the property."

Staff believes that this action is consistent with the County Strategic Plan, as well as recent Board direction to facilitate the ability of wineries and other industrial development in the Napa Valley Business Park.

NEXT STEPS

If the Board of Supervisors confirms the application, and if the application is accepted by MTC/ABAG staff, then City and County staff will draft resolutions nominating the proposed PPA for consideration by both the City Council and the Board of Supervisors. The resolutions would have to be adopted by January 15, 2020.

SUPPORTING DOCUMENTS

- A . Attachment A - Letter of Interest for South County PPA
- B . Attachment B - Map for South County PPA
- C . Attachment C - Priority Production Areas FAQ

CEO Recommendation: Approve

Reviewed By: Leigh Sharp