


**Association of Bay Area Governments
ABAG Administrative Committee**

July 10, 2020

Agenda Item 2b

ABAG Resolution No. 02-2020, Revised: Plan Bay Area 2050: Additional Priority Development Areas (PDAs) Submitted for Final Blueprint

- Subject:** Approval of ABAG Resolution No. 02-2020, revised, adopting four new Priority Development Areas (PDAs) submitted by local jurisdictions through the spring 2020 final call for PDAs to include in the Plan Bay Area 2050 Final Blueprint.
- Background:** In February 2020, the ABAG Executive Board approved Resolution No. 02-2020, which included adoption of 34 new and 48 modified PDAs nominated by local jurisdictions. In addition to existing PDAs and select Growth Geographies outside PDAs, this set of new and modified PDAs was integrated into the Plan Bay Area 2050 Draft Blueprint. At its February meeting, the Executive Board also directed MTC/ABAG staff to provide an additional opportunity for jurisdictions to nominate new or modified PDAs prior to the Plan Bay Area 2050 Final Blueprint.
- During the submission period between March and the end of May, MTC/ABAG staff engaged local jurisdiction staff throughout the region through webinars, county-level planning director meetings, and one-on-one meetings. Given that all submissions meet the adopted criteria set by the ABAG Board in 2019, staff recommends approval of Resolution 02-2020, revised, which adopts four new PDAs:
- Benicia – East 5th Street
 - Fairfield – Fairfield Gateway
 - San Rafael – Northgate
 - San Rafael – Canal District
- Staff also solicited expansions to PDA boundaries during this time period. The cities of Fairfield, Livermore, and San Jose requested in total five boundary changes to better conform with existing or anticipated local plans. In particular, Livermore’s expansion enables it to exceed the 50 percent threshold used to determine the Plan Bay Area 2050 Growth Geographies during the Blueprint planning process.
- Attachment A** includes Resolution 02-2020, revised, adopting the new PDAs, a revised list of PDAs, and an updated PDA map reflecting these PDAs.
- Issues:** With the ABAG Executive Board’s approval of Resolution 02-2020, revised, these four new PDAs will be integrated into the Plan Bay Area 2050 Final Blueprint. The boundary changes proposed by local jurisdictions for existing PDAs – all of which were previously adopted by the ABAG Executive Board – will also be integrated into the Final Blueprint, but this administrative change does not require formal Executive Board action.
- Recommendation:** Staff requests that the ABAG Administrative Committee forward ABAG Resolution No. 02-2020, revised, adopting four new Priority Development Areas (PDAs) to the ABAG Executive Board for approval.
- Attachments:** Attachment A: ABAG Resolution No. 02-2020, Revised


Therese W. McMillan

**Attachment A to
Memorandum dated
July 10, 2020**

**ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD**

ABSTRACT

Resolution No. 02-2020, Revised

This resolution adopts new Priority Development Areas (PDAs), as revised, Priority Production Areas (PPAs), and Priority Conservation Areas (PCAs) nominated by local jurisdictions in 2020. The PDAs and PPAs adopted in this resolution will become part of the Plan Bay Area 2050 Growth Geographies adopted in Resolution No. 03-2020, adopted concurrently with this Resolution.

Further discussion of this subject is contained in the Joint MTC Planning Committee with the ABAG Administrative Summary Sheets dated February 14, 2020 and July 10, 2020. This resolution was revised as outlined below. Additional information on these revisions is included in Attachment A: Priority Development Areas, revised July 2020

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RESOLUTION NO. 02-2020, REVISED**

RESOLUTION NO. 02-2020, REVISED

RE: APPROVAL OF NEW PRIORITY DEVELOPMENT AREAS (PDAS), PRIORITY PRODUCTION AREAS (PPAS), AND PRIORITY CONSERVATION AREAS (PCAS)

WHEREAS, the Metropolitan Transportation Commission (MTC) is the regional transportation planning agency for the San Francisco Bay Area pursuant to Government Code Section 66500 et seq.; and

WHEREAS, the Association of Bay Area Governments (ABAG), a joint exercise of powers entity created pursuant to California Government Code Sections 6500 et seq., is the Council of Governments and the regional land use planning agency for the San Francisco Bay Area; and

WHEREAS, in 2007 ABAG established a framework (Regional Growth Framework) for future development that seeks to concentrate growth in locally-identified Priority Development Areas (PDAs) and protect locally-identified Priority Conservation Areas (PCAs) from development, and established the procedures for designation of PDAs and PCAs; and

WHEREAS, ABAG has adopted 188 PDAs and 165 PCAs in previous years, each nominated through a resolution from the governing body with land use authority over the area in which these priority areas are located.

WHEREAS, California Government Code § 65080 et seq. requires MTC to prepare and update a long-range Regional Transportation Plan (RTP), including a Sustainable Communities Strategy (SCS) prepared in conjunction with the ABAG, every four years; and

WHEREAS, Plan Bay Area ("Plan") constitutes the Regional Transportation Plan and SCS for the San Francisco Bay Area; and

WHEREAS, MTC and ABAG jointly adopted the first Plan Bay Area in 2013 (Plan Bay Area 2013) (MTC Resolution No. 4111 and ABAG Resolution No. 06-13), and the second Plan Bay Area in 2017 (Plan Bay Area 2040) (MTC Resolution No. 4300 and ABAG Resolution No. 10-17); and

WHEREAS, Plan Bay Area 2013 and Plan Bay Area 2040 were consistent with state-mandated targets for greenhouse gas reduction and housing, and included a growth pattern consistent with the Regional Growth Framework, projecting that more than 70 percent of new homes would be built in PDAs and development would not occur in PCAs; and

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WHEREAS, potential revisions to the Regional Growth Framework that concerned PDAs, PCAs, and PPAs, were presented to ABAG Regional Planning Committee, MTC Policy Advisory Council, Regional Advisory Working Group, and ABAG Administrative Committee and MTC Planning Committee (collectively, ABAG and MTC Committees), local government staff, and other stakeholders in March and April 2019; and

WHEREAS, comments from ABAG and MTC Committees, local government staff, and stakeholders, and the findings from the 2015 PDA Assessment and 2019 Horizon Regional Growth Strategies Perspective Paper, provided the basis for specific revisions to the criteria for PDAs and PPAs; and

WHEREAS, Resolution 02-19, adopted on May 22, 2019, established an updated definition and criteria for PDAs and a definition and criteria for PPAs through a pilot program; and

WHEREAS, ABAG/MTC staff solicited applications from local jurisdictions for the areas that meet PDA and PPA eligibility criteria consistent with Resolution 02-19; and

WHEREAS, local jurisdictions nominated 34 eligible PDAs, 35 eligible PPAs, and 19 eligible PCAs, supported by a resolution from the governing body with land use authority over the area in which these areas are located; and

WHEREAS, staff solicited applications from local jurisdictions between March 2020 and May 2020, and received four submissions for new PDAs that meet the eligibility requirements of Resolution 02-19 and are supported by a resolution from the governing body with land use authority over the area in which these areas are located; now, therefore, then be it

RESOLVED, that ABAG, hereby certifies that the foregoing recitals are true and correct and incorporated by this reference; and be it further

RESOLVED, that ABAG, as a decision making body, hereby adopts the new Priority Development Areas, Priority Production Areas, and Priority Conservation Areas in Attachment A, as revised, and authorizes staff to include these areas as priorities for future housing and job growth in the Plan Bay Area 2050 Blueprint.

The foregoing was adopted by the Executive Board this 20th day of February, 2020, and revised by the Executive Board this 16th day of July, 2020.

Jesse Arreguín, Chair
President

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Certification of Executive Board Approval

I, the undersigned, the appointed and qualified Clerk of the Board of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called meeting held on the 20th day of February, 2020, and revised at a duly called meeting held on the 16th day of July, 2020.

Frederick Castro
Clerk of the Board

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Table 1: Priority Development Areas, Revised July 2020

(PDAs proposed for Executive Board July 2020 adoption shown in brown; PDAs with boundary changes shown in light yellow; Previously adopted PDAs without boundary changes shown in orange or white.)

County	Jurisdiction	Priority Development Area
Alameda	Alameda	Naval Air Station
Alameda	Alameda	Northern Waterfront
Alameda	Albany	San Pablo & Solano Mixed Use Neighborhood
Alameda	Berkeley	Adeline Street
Alameda	Berkeley	Downtown
Alameda	Berkeley	North Berkeley BART
Alameda	Berkeley	San Pablo Avenue
Alameda	Berkeley	South Shattuck
Alameda	Berkeley	Southside/Telegraph Avenue
Alameda	Berkeley	University Avenue
Alameda	Dublin	Downtown Specific Plan Area
Alameda	Dublin	Town Center
Alameda	Dublin	Transit Center/Dublin Crossings
Alameda	Emeryville	Mixed-Use Core
Alameda	Fremont	Centerville Transit PDA
Alameda	Fremont	Downtown/City Center Transit PDA
Alameda	Fremont	Irvington Transit PDA
Alameda	Fremont	North Fremont Blvd Connected Community PDA
Alameda	Fremont	Osgood Rd Connected Community PDA
Alameda	Fremont	Warm Springs Connected Community PDA
Alameda	Fremont	Warm Springs Innovation District Transit PDA
Alameda	Hayward	Downtown
Alameda	Hayward	Mission Boulevard Corridor
Alameda	Hayward	South Hayward BART
Alameda	Hayward	The Cannery
Alameda	Livermore	Downtown
Alameda	Livermore	Isabel Avenue/BART Station Planning Area
Alameda	Livermore	Southfront/Vasco
Alameda	Newark	Dumbarton Transit Oriented Development
Alameda	Newark	Old Town Mixed Use Area
Alameda	Oakland	Coliseum Bay Area Rapid Transit Station Area
Alameda	Oakland	Downtown & Jack London Square
Alameda	Oakland	Eastmont Town Center / International Blvd TOD
Alameda	Oakland	Fruitvale and Dimond Areas
Alameda	Oakland	MacArthur Blvd Corridor

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Alameda	Oakland	MacArthur Transit Village
Alameda	Oakland	North Oakland / Golden Gate
Alameda	Oakland	San Antonio
Alameda	Oakland	West Oakland
Alameda	Pleasanton	Hacienda
Alameda	San Leandro	BayFair TOD
Alameda	San Leandro	Downtown Transit Oriented Development
Alameda	San Leandro	East 14th Street
Alameda	Unincorporated Alameda	Castro Valley BART
Alameda	Unincorporated Alameda	East 14th Street and Mission Boulevard
Alameda	Unincorporated Alameda	Hesperian Boulevard
Alameda	Unincorporated Alameda	Meekland Avenue Corridor
Alameda	Union City	Greater Station District Area
Contra Costa	Antioch	Hillcrest eBART Station
Contra Costa	Antioch	Rivertown Waterfront
Contra Costa	Brentwood	Brentwood Blvd
Contra Costa	Brentwood	Brentwood Transit Village
Contra Costa	Brentwood	Downtown Brentwood
Contra Costa	Concord	Concord Naval Weapons Station
Contra Costa	Concord	Downtown
Contra Costa	Danville	Downtown
Contra Costa	El Cerrito	San Pablo Avenue Corridor
Contra Costa	Hercules	Central Hercules
Contra Costa	Hercules	Waterfront District
Contra Costa	Hercules	San Pablo Avenue Corridor
Contra Costa	Lafayette	Downtown
Contra Costa	Martinez	Downtown
Contra Costa	Moraga	Moraga Center
Contra Costa	Oakley	Downtown
Contra Costa	Oakley	Potential Planning Area
Contra Costa	Orinda	Downtown
Contra Costa	Pinole	Appian Way Corridor
Contra Costa	Pinole	Old Town San Pablo Avenue
Contra Costa	Pittsburg	Downtown
Contra Costa	Pittsburg	Railroad Avenue eBART Station
Contra Costa	Pleasant Hill	Buskirk Avenue Corridor
Contra Costa	Pleasant Hill	Diablo Valley College
Contra Costa	Richmond	North Richmond

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Contra Costa	Richmond	Central Richmond & 23rd Street Corridor
Contra Costa	Richmond	Hilltop
Contra Costa	Richmond	San Pablo Ave Corridor
Contra Costa	Richmond	South Richmond
Contra Costa	San Pablo	Rumrill Boulevard
Contra Costa	San Pablo	San Pablo Avenue & 23rd Street Corridors
Contra Costa	San Ramon	City Center
Contra Costa	San Ramon	North Camino Ramon
Contra Costa	Unincorporated Contra Costa	Contra Costa Centre
Contra Costa	Unincorporated Contra Costa	Downtown El Sobrante PDA
Contra Costa	Unincorporated Contra Costa	Pittsburg Bay Point Connected Community PDA
Contra Costa	Unincorporated Contra Costa	Pittsburg Bay Point Transit Rich PDA
Contra Costa	Unincorporated Contra Costa	Pittsburg/Bay Point BART Station
Contra Costa	Unincorporated Contra Costa	San Pablo Avenue
Contra Costa	Walnut Creek	Core Area
Marin	San Rafael	Downtown
Marin	San Rafael	Northgate
Marin	San Rafael	Southeast San Rafael/Canal
Marin	Unincorporated Marin	Urbanized Corridor
Napa	American Canyon	Highway 29 Corridor
Napa	Napa	Downtown Napa and Soscol Gateway Corridor
San Francisco	San Francisco	19th Avenue*
San Francisco	San Francisco	Balboa Park and Southwest Corridors
San Francisco	San Francisco	Bayview/Southeast Neighborhoods
San Francisco	San Francisco	Central City Neighborhoods
San Francisco	San Francisco	Downtown/Van Ness/Northeast Neighborhoods
San Francisco	San Francisco	Eastern Neighborhoods
San Francisco	San Francisco	J Church and Mission Corridor
San Francisco	San Francisco	Lombard Street
San Francisco	San Francisco	Market Octavia
San Francisco	San Francisco	Mission Bay
San Francisco	San Francisco	Richmond District
San Francisco	San Francisco	Sunset Corridors
San Francisco	San Francisco	Transbay/Rincon Hill
San Francisco	San Francisco	Treasure Island & Yerba Buena Island

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San Francisco	San Francisco	West Portal/Forest Hill Station Area
San Mateo	Belmont	Villages of Belmont
San Mateo	Brisbane	Brisbane
San Mateo	Burlingame	Burlingame El Camino Real
San Mateo	Burlingame	Downtown
San Mateo	Colma	El Camino Real
San Mateo	Daly City	Bayshore
San Mateo	Daly City	Mission Boulevard
San Mateo	East Palo Alto	Ravenswood
Santa Clara	Menlo Park	El Camino Real Corridor and Downtown
San Mateo	Millbrae	Transit Station Area
San Mateo	Pacifica	Sharp Park Specific Plan
San Mateo	Pacifica	Skyline Corridor
San Mateo	Redwood City	Broadway/Veterans Boulevard Corridor
San Mateo	Redwood City	Downtown
San Mateo	Redwood City	El Camino Real Corridor
San Mateo	San Bruno	Transit Corridors
San Mateo	San Carlos	Railroad Corridor
San Mateo	San Mateo	Downtown
San Mateo	San Mateo	El Camino Real
San Mateo	San Mateo	Grand Boulevard Initiative
San Mateo	San Mateo	Rail Corridor
San Mateo	South San Francisco	Downtown
San Mateo	South San Francisco	El Camino Real
San Mateo	Unincorporated San Mateo	El Camino Real (North Fair Oaks)
San Mateo	Unincorporated San Mateo	El Camino Real (Unincorporated Colma)
Santa Clara	Campbell	Central Redevelopment Area
Santa Clara	Cupertino	Cores & Corridors
Santa Clara	Gilroy	Downtown Gilroy
Santa Clara	Milpitas	Midtown
Santa Clara	Milpitas	Transit Area Specific Plan
Santa Clara	Morgan Hill	Downtown Morgan Hill
Santa Clara	Mountain View	Downtown
Santa Clara	Mountain View	El Camino Real
Santa Clara	Mountain View	North Bayshore
Santa Clara	Mountain View	San Antonio
Santa Clara	Mountain View	Whisman
Santa Clara	Palo Alto	California Avenue

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Santa Clara	Palo Alto	Downtown Palo Alto
Santa Clara	San Jose	Bascom TOD Corridor
Santa Clara	San Jose	Bascom Urban Village
Santa Clara	San Jose	Berryessa Station
Santa Clara	San Jose	Blossom Hill/Snell Urban Village
Santa Clara	San Jose	Camden Urban Village
Santa Clara	San Jose	Capitol Corridor Urban Villages
Santa Clara	San Jose	Capitol/Tully/King Urban Villages
Santa Clara	San Jose	Communications Hill
Santa Clara	San Jose	Cottle Transit Village (Hitachi)
Santa Clara	San Jose	Downtown "Frame"
Santa Clara	San Jose	East Santa Clara/Alum Rock Corridor
Santa Clara	San Jose	Greater Downtown
Santa Clara	San Jose	North San Jose
Santa Clara	San Jose	Oakridge/Almaden Plaza Urban Village
Santa Clara	San Jose	Cores & Corridors (Valley Fair/Santana Row)
Santa Clara	San Jose	Saratoga TOD Corridor
Santa Clara	San Jose	South DeAnza
Santa Clara	San Jose	Stevens Creek TOD Corridor
Santa Clara	San Jose	West San Carlos and Southwest Expressway Corridors
Santa Clara	San Jose	Westgate/El Paseo Urban Village
Santa Clara	San Jose	Winchester Boulevard TOD Corridor
Santa Clara	Santa Clara	City Place
Santa Clara	Santa Clara	El Camino Real Focus Area
Santa Clara	Santa Clara	Freedom Circle
Santa Clara	Santa Clara	Lawrence Station Phase II
Santa Clara	Santa Clara	Patrick Henry Drive
Santa Clara	Santa Clara	Santa Clara Station Focus Area
Santa Clara	Santa Clara	Tasman East
Santa Clara	Sunnyvale	Downtown & Caltrain Station
Santa Clara	Sunnyvale	East Sunnyvale
Santa Clara	Sunnyvale	El Camino Real Corridor
Santa Clara	Sunnyvale	Lawrence Station Transit Village
Santa Clara	Sunnyvale	Moffett Park Specific Plan
Santa Clara	Sunnyvale	Tasman Crossing
Solano	Benicia	Downtown
Solano	Benicia	East 5 th Street
Solano	Fairfield	Fairfield Gateway
Solano	Fairfield	Train Station Specific Plan
Solano	Fairfield	Heart of Fairfield
Solano	Fairfield	North Texas Street Core
Solano	Suisun City	Downtown & Waterfront

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Solano	Vacaville	Allison Area
Solano	Vacaville	Allison Policy Plan Area- Proposed PDA Expansion
Solano	Vacaville	Downtown
Solano	Vallejo	Solano 360/ I-80/ I-37 Gateway
Solano	Vallejo	Central Corridor East
Solano	Vallejo	Central Corridor West
Solano	Vallejo	Carquinez Heights
Solano	Vallejo	Mare Island PDA
Solano	Vallejo	Sonoma Boulevard
Solano	Vallejo	Waterfront & Downtown
Sonoma	Cloverdale	Downtown/SMART Transit Area
Sonoma	Cotati	Downtown and Cotati Depot
Sonoma	Cotati	Gravenstein Corridor
Sonoma	Petaluma	Corona
Sonoma	Petaluma	Lakeville
Sonoma	Rohnert Park	Central Rohnert Park
Sonoma	Rohnert Park	Sonoma Mountain Village
Sonoma	Santa Rosa	Downtown Station Area
Sonoma	Santa Rosa	Mendocino Avenue/Santa Rosa Avenue Corridor
Sonoma	Santa Rosa	North Santa Rosa Station
Sonoma	Santa Rosa	Roseland
Sonoma	Santa Rosa	Sebastopol Road Corridor
Sonoma	Sebastopol	Core Area
Sonoma	Unincorporated Sonoma	Sonoma Airport
Sonoma	Unincorporated Sonoma	Santa Rosa Avenue Priority Development Area
Sonoma	Unincorporated Sonoma	Sonoma County: Sonoma Valley, The Springs
Sonoma	Windsor	Station Area/Downtown Specific Plan Area

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Table 2: Pilot Priority Production Areas (PPAs) (adopted February 2020)

County	Jurisdiction	Priority Production Area Name
Alameda	Fremont	Bayside Industrial Priority Production Area
Alameda	Fremont	Pacific Commons Priority Production Area
Alameda	Hayward	Hayward PPA
Alameda	Livermore	Eastside PPA
Alameda	Livermore	Westside PPA
Alameda	Oakland	Port PPA
Alameda	Oakland	Airport PPA
Alameda	San Leandro	San Leandro PPA
Alameda	Union City	Union City PPA
Contra Costa	Antioch	Northern Waterfront Industrial Corridor
Contra Costa	Concord	Northern Concord PPA
Contra Costa	Concord	Western Concord PPA
Contra Costa	Oakley	Employment Area
Contra Costa	Pittsburg	Northern Waterfront
Contra Costa	Unincorporated Contra Costa	Pacheco Manufacturing Zone
Contra Costa	Unincorporated Contra Costa	Baypoint Industrial Sector
Napa	American Canyon	American Canyon PPA
San Francisco	San Francisco	Bayshore/Central Waterfront/Islais Creek
San Mateo	Pacifica	Northern Palmetto PPA
Santa Clara	Milpitas	Central Manufacturing Area
Santa Clara	Milpitas	McCarthy Ranch Industrial Area
Santa Clara	Milpitas	Southwestern Employment Area
Santa Clara	Morgan Hill	Morgan Hill PPA
Santa Clara	San Jose	Monterey Business Corridor
Solano	Benicia	Benicia Industrial PPA
Solano	Dixon	Northeast Quadrant
Solano	Fairfield	Train Station Employment Center
Solano	Fairfield	Fairfield PPA
Solano	Rio Vista	Rio Vista PPA
Solano	Suisun City	Suisun City Gentry (westside)
Solano	Suisun City	Suisun City East Side PPA
Solano	Vacaville	Vacaville Industrial Priority Production Area
Solano	Vallejo	Vallejo PPA Mare Island
Solano	Vallejo	Vallejo PPA South Vallejo
Sonoma	Cotati	Cotati PPA

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Table 3: New Priority Conservation Areas (PCAs) (adopted February 2020)

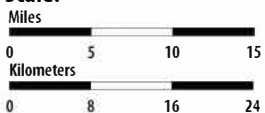
County	Jurisdiction	Priority Conservation Area Name
Alameda	Livermore	Arroyo Las Positas Trail
Alameda	Livermore	First Street
Contra Costa	Pittsburg	Northwest Waterfront
Marin	Tiburon	Tiburon Open Space
Marin	San Anselmo	Bald Hill
Santa Clara	Palo Alto	Palo Alto Baylands & Foothills PCA
San Francisco	San Francisco	Excelsior/OMI Park Connections
San Francisco	San Francisco	Crosstown Trail
San Francisco	San Francisco	India Basin
San Francisco	San Francisco	Lake Merced/Ocean Beach
San Francisco	San Francisco	Central Waterfront
San Francisco	San Francisco	Northern Waterfront
San Francisco	San Francisco	Treasure Island/Yerba Buena Island
Solano	Unincorporated Solano County	Dixon Agricultural Service Area
Solano	Unincorporated Solano County	Cache Slough
Sonoma	Santa Rosa	Southeast Greenway
Solano	Vallejo	Mare Island Open Space
Solano	Vallejo	Napa Sonoma Marshes Wildlife Area
Solano	Vallejo	White Slough Wetlands Area



Plan Bay Area 2050 Priority Development Areas (PDAs)

- Existing PDA (2019)
- New PDA (Adopted February 2020)
- New PDA (Proposed, July 2020)
- Regional Rail Transit (Existing)
- Regional Rail Transit (Under Construction)

Scale:



Source: MTC; TomTom North America, January 2016

Map Author: JC, June 25, 2020

File Location: <https://mtcdrive.box.com/s/37oi8htx8ljxmdcxrgh4qvl3d035r0j5>

