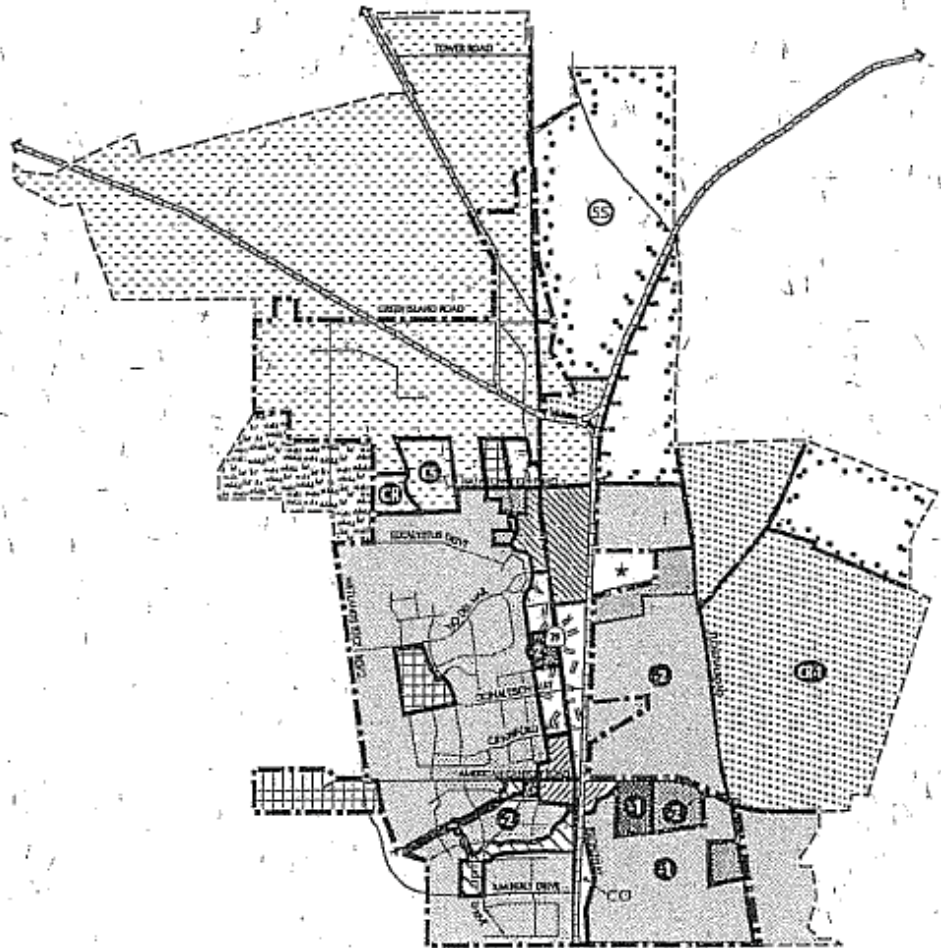


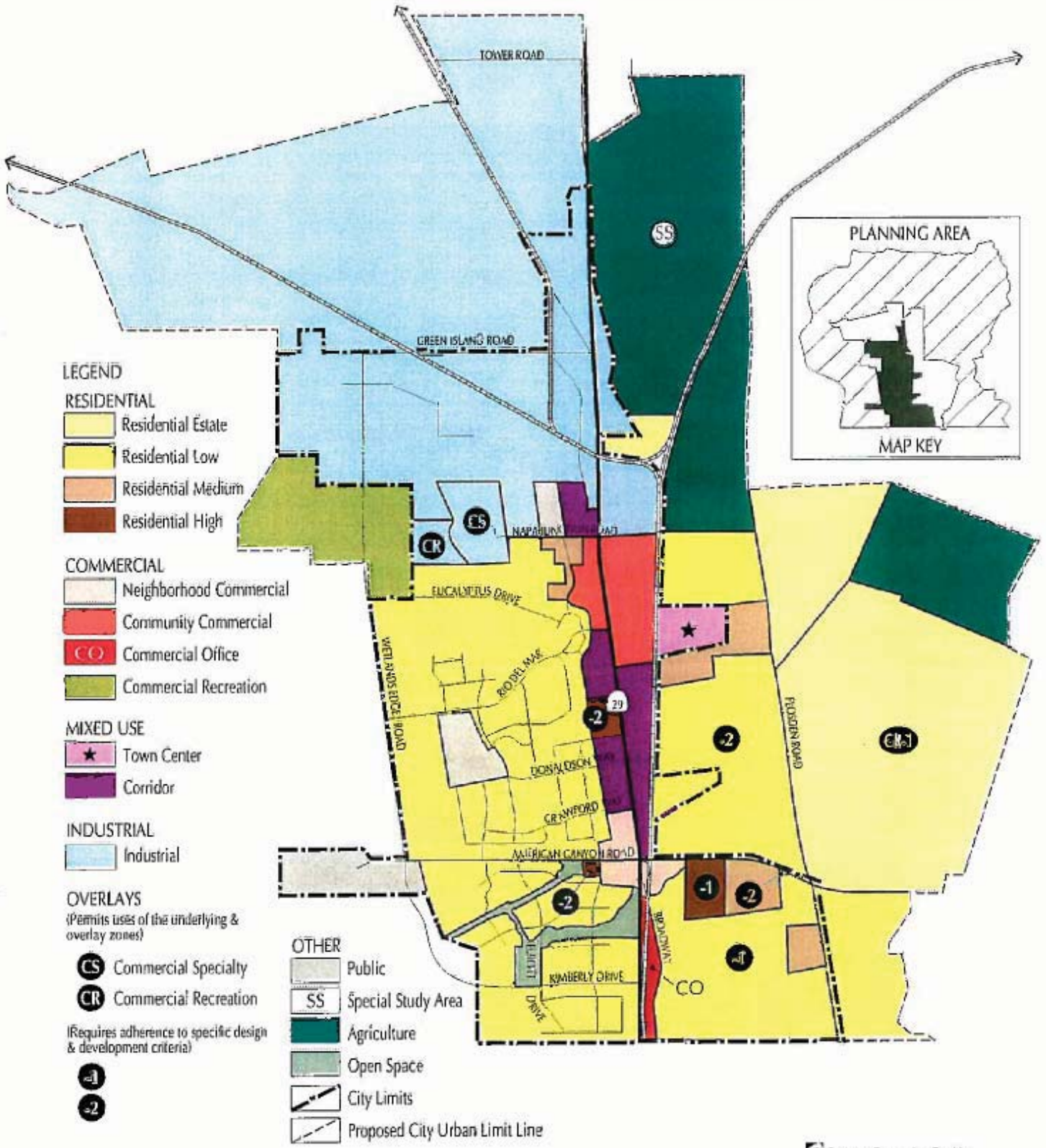
# Land Use Element



Adopted November 3, 1994  
As amended through July 2008

# American Canyon

## GENERAL PLAN



### LAND USE PLAN

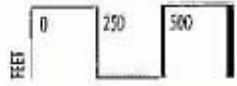


FIGURE 1-1

Envision Corporation Graphics

## **STATUTORY REQUIREMENTS**

State of California law requires that a land use element be prepared as a part of a City's General Plan, as follows:

*Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.*

Of the General Plan elements required by the State, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are influenced by or influence this element. For example, the **Circulation Element** defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of use prescribed by this element are influenced by policies for the protection of environmental resources prescribed by the **Natural and Historic/Cultural Resources Element**.

## **OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

The following summarizes the significant issues associated with land use in the City of American Canyon. These have been derived from technical analyses conducted by the consultant team and input from City staff and the public.

1. The location and setting of the City of American Canyon represents opportunities that can significantly influence the future role, character, and image of the City.

The City is located in a transitional area between the Sulphur Springs Mountains and the Napa River. A high quality visual image and environmental character distinguish the area from other cities in the northern San Francisco Bay region. These visual and physical qualities provide a sense of escape from the urbanized areas to the south. The mountains and river offer potential recreational opportunities for residents and visitors, such as hiking, equestrian, water sports, camping, and nature education and observation.

From Interstate 80, State Highway 29, and Highway 12, American Canyon is situated as a primary entry to the vineyards and wineries of the Napa Valley. Many of the annual visitors to the Napa Valley travel through the City. Uses and services could be provided for these tourists, such as hotels/motels, restaurants, recreation, and information services.

The City is on the northern edge of the outward growth from the San Francisco Bay area. Forecasts of population and employment growth by regional agencies indicate that the American Canyon area will experience strong growth pressures as the region expands. The presence of the Napa County Airport, the location of the City along primary travel corridors, and access to the Southern Pacific Railroad contribute to growth pressures. This is both an asset and liability. There may be, from one perspective, sufficient economic activity to warrant additional jobs and commercial uses to support the needs of the population. Growth, if not carefully directed, could seriously impact the quality of life and rural environment that make American Canyon a desirable location to live.

2. A fundamental issue confronting the City is the determination of what American Canyon should be in the future. Questions regarding the community character, ultimate population, the phasing of development, and physical form must be addressed. Functionally the City has the opportunity to have one or a combination of four roles: (a) a "bedroom" community serving the greater region, (b) a balanced residential community containing sufficient commerce and services to support the residents, (c) an employment center for the surrounding subregion, and/or (d) a destination for visitors to the wineries and recreational facilities of the Napa Valley and adjacent Napa River wetlands.
3. The City of American Canyon and lands within the Urban Limit Line contain a diversity of significant environmental resources, including foothills and canyons, woodlands and grasslands, riparian corridors, wetlands, and wildlife habitats. Historically, growth in comparable areas has significantly disrupted and impacted such resources. Of concern is how growth can be directed in American Canyon to preserve the integrity and values of these environmental resources.
4. The character of development that has occurred in urban areas to the south of the City is

perceived by local residents as negative. The quality and form of development, as well as social and economic conditions, are among the contributors to this negative image. Numerous residents have clearly stated that these characteristics should not spill over into American Canyon as future growth occurs.

5. Today, American Canyon is functionally two places. It is an older rural environment wherein heavy industrial and commercial uses have been scattered along Highway 29, with larger lot residences developed on its periphery. These residences were isolated from traditional suburbs, permitting tenants the comparative freedom to use their property freely without design and few maintenance controls. The outdoor areas of many of these properties have been used to store vehicles, boats, and other materials, reflecting the rural setting.

Recent development has been characterized by uses and patterns typical of planned residential communities throughout northern California. These generally consist of smaller lot single family housing developments with consistent architectural styles, building materials, color schemes, and moderate street landscaping. Most of these neighborhoods are visually attractive and prohibit, through development restrictions, outdoor storage of vehicles and equipment.

Efforts to establish consistent rules for property appearance and maintenance have resulted in conflicts between the two communities in the past. What some consider to be important in maintaining a high level of visual quality is threatening to others who moved from such places for the freedoms that American Canyon had offered. This issue will be exacerbated as further growth occurs.

6. The pattern of the current City development is inconsistent. There is little organization or structure of the various districts and neighborhoods that comprise the City. The City encompasses a number of homogeneous suburban tract residential neighborhoods, isolated mobile home parks that are not integrated with adjacent development, independent lot rural residential areas, clusters of multi-family dwellings, commercial and industrial uses scattered along a linear corridor, a concentrated industrial park, and open space. Highway 29 acts as a barrier that divides the City into eastern and western portions. The manner in which the City can evolve to establish neighborhoods and districts that convey a distinct identity, character, and sense of place is a paramount concern. This includes the consideration of the establishment of a place that functions as the symbolic and functional "downtown" of American Canyon. Methods to link and unify the various neighborhoods and districts into a cohesive City, particularly across Highway 29, must be considered.
7. Highway 29 is characterized by a fragmented mix of commercial and industrial uses that cumulatively convey a poor quality and blighted image for travelers. This window is the only image that passers-by have of American Canyon. The manner in which existing uses can be enhanced and more viable uses accommodated to improve visual quality and character of the highway and better serve nearby residents is a significant concern. Effective use of the corridor is compounded by high traffic volumes and speed, lack of access points, and lack of crossings. The dual purposes of the highway, as a travel conduit and location of development, conflict with one another.
8. The vacated basalt plant represents a unique opportunity for development. The site is elevated

and visible from Highway 29 and much of American Canyon and offers views of the Napa River. The plant is located in proximity to Highway 29 and the Southern Pacific Railroad and at the edge of the foothills and vineyards. The abandoned structures are unique in both scale and form. They represent a sculptural image on the landscape. Development could potentially capitalize on these assets to create a project that would be uniquely identifiable in the region.

9. The City does not currently contain the range of commercial services that are needed to support the residents. There are few businesses that offer basic food supplies, retail goods (clothing, video rentals, and other), household goods, or services (beauty and barber shops, shoe repair, and other). In addition, there are limited offices providing basic professional services (medical, financial, and other). Residents must travel to Vallejo or Napa for these needs increasing vehicular commutes and air emissions and reducing sales tax revenue for the City. The establishment of a sufficient resident market to attract the development of these uses is a significant concern.
10. All American Canyon middle and high school students must travel to adjacent communities to attend school as there are no such facilities within the City. Increased growth will necessitate the building of facilities to provide higher education.
11. The City contains a substantial and prospective industrial base that provides jobs for residents and the region. Much of the land has been developed and the number of undeveloped parcels that have access to infrastructure services is declining. Over time it will be necessary to expand services and increase the inventory of industrial lands.
12. Napa County Airport abuts the City Urban Limit Line. This represents both an opportunity and a constraint. The airport provides an economic stimulus for the development of industries and commercial businesses in American Canyon. Airport operations result in noise and the potential risk of accidents that impact nearby land uses. The establishment of appropriate land use and development controls to mitigate any potential hazards is of concern.
13. There is an incompatible mix of land uses in some locations. This is particularly evident where industrial and commercial areas abut residences. The manner in which such incompatibilities can be resolved where they exist and how they can be avoided in future development is of concern.
14. Older developments in the City contain some buildings that are visually unattractive, poorly maintained, and need structural improvements. This will be exacerbated unless there is continuous maintenance and upgrades as the City's inventory of buildings age. The establishment of the processes and incentives by which this can be accomplished is of concern.

## **OVERVIEW OF LAND USE ELEMENT POLICIES AND PROGRAMS**

The goals, objectives, policies, and programs (cumulatively, the “policy” contained in this element are intended to provide guidance regarding the manner in which lands are to be used in the City of American and within the Urban Limit Line. This encompasses the retention of existing uses and open spaces, re-use of obsolete uses, and development of vacant lands. The land use policies are an integrative element that account for the diverse policies contained in all General Plan Elements. For example, they provide the capacity for the development of the range of housing specified in the **Housing Element**, define the intensity of development that will be accommodated by the **Circulation** and **Public Services and Facilities Elements**, and prescribe the manner in which environmental resources will be maintained.

## **GOALS, OBJECTIVES, AND POLICIES**

The following presents the goals, objectives, and policies for land use in the City of American Canyon. They are to be applied in concert with a map, the **Land Use Plan**, which depicts the locations by which each category and density of use prescribed herein shall be permitted (**Figure 1-1**). This Plan map is supplemented by a map that desegregates the City into a series of planning districts and subareas, **Community District and Subarea Map (Figure 1-2)**. Programs that implement the goals, objectives, and policies are defined in the following section of this element. Each policy is concluded by an italicized number within parentheses that lists the pertinent program(s) that implement the policy.

The goals, objectives, and policies are structured in the following manner:

- I. Policies regarding the manner in which lands are to be developed within the City.
  - A. Policies pertaining to development of uses regardless of their location in the City.
  - B. Policies pertaining to development at specific locations.
- II. Policies pertaining to specific land use issues that are to be applied citywide or wherever the condition occurs.

Users of the General Plan should note that both the **Land Use Plan** and **Community District Subarea** maps should be reviewed in determining the appropriate land use and standards for development for parcels within the City. The first is integrated with policies and standards (I. A., above) that are applicable to any like category of use or overlay regardless of location. The second (I. B., above) references the applicable citywide policies and, where appropriate to achieve development objectives for a specific subarea or district, prescribes additional policies and standards.

### **DEVELOPMENT POLICY: CITYWIDE APPLICATIONS BY LAND USE CATEGORY**

#### ***TYPES AND DENSITIES OF LAND USE TO BE PERMITTED***

##### **Goal**

##### **1A Provide for a diversity of land uses that**

- a. **serve the needs of existing and future residents;**
- b. **capitalize upon the tourism and agricultural heritage of the region;**
- c. **capitalize upon and preserves the unique environmental resources and character of the area;**
- d. **offer sustained employment opportunities for residents of the City and the surrounding region;**
- e. **sustain and enhance the long term economic viability of the City;**
- f. **revitalize areas of physical and economic deterioration and/or obsolescence;**



- g. are developed at densities/intensities that are economically viable and complementary with the natural environmental setting and existing development; and
- h. provide a greater balance of jobs and housing.

### Objective

- 1.1 Accommodate the development of a balance of land uses that (a) provide for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of residents, (b) capture visitor and tourist activity, (c) provide employment opportunities for residents of the greater subregion; and (d) provide open space and aesthetic relief from developed urban/suburban areas.

### Policies

- 1.1.1 Establish land use designations that provide for the continuation of existing uses and development of new uses oriented toward the needs of residents, employees, and visitors (including housing units of diverse types and prices; neighborhood-, community-, regional-, and visitor/recreation-serving retail, office, personal service, entertainment, overnight lodging, and food uses; employee-generating light and heavy industrial; recreational; governmental service; utility and infrastructure; institutional and religious; and open space uses) as defined by the **Land Use Schedule** (below) and in accordance with **Community District and Subarea** policies (Policy 1.26.1).  
(1.1.1, 11.2, 11.4, 11.5, and 11.8)

### Land Use Schedule

Land Use Category	Typical Permitted Use	Density
<i>AGRICULTURE</i>		
Agriculture (A)	Agricultural production, ancillary and supporting uses, open space, passive recreation, and very low density housing (to support property owner, tenant, and/or workers).	1 unit per 40 gross acres
<i>RESIDENTIAL</i>		
Residential Estate (RE)	<ul style="list-style-type: none"> <li>• Single-family detached dwelling units</li> <li>• Single family semi-attached ("0-lot line") units if clustered to preserve open space.</li> <li>• Parks, schools, trails, and open spaces</li> </ul>	1 to 2 units per gross acre
Residential Low (RL)	<ul style="list-style-type: none"> <li>• Single-family detached dwelling units</li> <li>• Single family semi-attached ("0-lot line") units if clustered to preserve open space.</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>	2 to 5 units per gross acre

Land Use Category	Typical Permitted Use	Density
Residential Low-1 (RL-1)	<ul style="list-style-type: none"> <li>• Single-family detached dwelling units</li> <li>• Multi-family dwelling units for a maximum of 15 percent of the total units allowed by the prescribed density, if clustered to preserve open space.</li> <li>• Neighborhood retail and services (in large scale master planned communities)</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Housing: 2 to 5 units per gross acre</li> <li>• Retail/services: maximum of 20,000 square feet</li> </ul>
Residential Low-2 Multi-Family Minimum (RL-2)	<ul style="list-style-type: none"> <li>• Single-family residential units</li> <li>• Multi-family dwelling units on ten (10) acres</li> <li>• Neighborhood retail and services (in large scale master planned communities)</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Single family: 2 to 5 units per gross acre</li> <li>• Multi family: 12 to 16 units per gross acre</li> <li>• Retail/services: maximum of 20,000 square feet</li> </ul>
Residential Medium (RM)	<ul style="list-style-type: none"> <li>• Multi-family dwelling units and mobile homes</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>	5 to 12 units per gross acre
Residential High (RH-1)	<ul style="list-style-type: none"> <li>• Multi-family dwelling units</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>	12 to 16 units per gross acre
Residential High (RH-2)	<ul style="list-style-type: none"> <li>• Multi-family dwelling units</li> <li>• Community facilities (meeting rooms, recreational facilities)</li> <li>• Parks, schools, trails, and open spaces</li> <li>• Religious facilities</li> </ul>	20 units per gross acre
<i>COMMERCIAL</i>		
Neighborhood Commercial (CN)	<p>Retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drugstores, personal services, recreational commercial, cultural facilities, government offices, and similar uses. Multi-family dwelling units for a maximum of 50% of the site.</p> <p>Excludes large footprint commercial uses such as "chain" department stores and discount retail.</p>	Floor area ratio of 0.35; also see Policies 1.14.1 and 1.14.2
Commercial Office (CO)	<i>Deleted</i>	

Land Use Category	Typical Permitted Use	Density
Community Commercial (CC)	All Neighborhood Commercial uses and large footprint commercial uses such as “chain” department stores and electronics stores, and overnight accommodations.  Multi-family dwelling units for a maximum of 50 percent of the site west of Broadway, and 60% of the site east of Broadway.	<ul style="list-style-type: none"> <li>Floor area ratio of 0.35; also see Policies 1.15.1 and 1/15.2</li> </ul>
Specialty Commercial (CS)	Restaurants, hotels/motels, supporting retail, and similar uses.	Floor area ratio of 0.5
Commercial Recreation (CR)	Recreation vehicle parks, interpretative nature centers and conference facilities, and similar uses.	To be determined based on characteristics of site and resources
Commercial Recreation: Golf Course (CR-1)	Golf courses and ancillary facilities (clubhouse, pro shops, tennis courts, etc.), hotel/motel, local commercial services, single family detached, single family semi-detached, and multi-family dwelling units (for clustering of units only).	<ul style="list-style-type: none"> <li>Residential: 1 to 2 units per gross acre.</li> <li>Other uses to be determined to account for site characteristics</li> </ul>
<i>MIXED USE</i>		
Town Center (TC)	Government and community services, retail commercial, professional offices, entertainment, restaurants, cultural facilities (museums, libraries, etc.), visitor-serving facilities (hotels, information centers), event/conference center, wineries, transit, parking, variety of housing types including single family attached and detached, townhouses, condominiums, mixed-use and apartments, and public park and school and other amenities.	<ul style="list-style-type: none"> <li>Residential densities and intensities of non-residential development shall be determined through subsequent specific plan(s)</li> </ul>
Corridor Mixed Use (MU)	<i>Deleted</i>	

Land Use Category	Typical Permitted Use	Density
<i>INDUSTRIAL</i>		
Industrial (I)	Light manufacturing, aviation-related, agribusiness related, industrial sector "clusters," thematic industries, business park, warehouses, professional offices, supporting retail, restaurant, and financial, and similar uses.	<ul style="list-style-type: none"> <li>• Labor intensive industries and supporting uses: FAR of 0.5</li> <li>• Low labor uses: FAR of 0.7</li> </ul>
<i>SPECIAL STUDY</i>		
Special Study (SS)	All Agriculture (A) and Open Space (OS) uses. Other uses to be determined by subsequent study and amendment of the General Plan.	<ul style="list-style-type: none"> <li>• 1 housing unit per 40 gross acres</li> <li>• Other uses to be determined</li> </ul>
<i>PUBLIC</i>		
Public (P)	Governmental administrative and related facilities, public utilities, schools, public parking, parks, landfills, and similar uses.	N/A
<i>OPEN SPACE</i>		
Open Space (OS)	Publicly-owned or privately-owned properties to be retained for open space purposes including passive recreation (e.g., hiking and nature observation), aesthetic, and/or resource management purposes.	N/A

- 1.1.2 Accommodate the development of the various categories of land use in accordance with the **Land Use Plan Map (Figure 1-1)**. (1.1.1, 1.1.2, 1.1.4, 1.1.5, and 1.1.8)
- 1.1.3 Control the location and number of adult-oriented businesses, game arcades, alcohol sales, entertainment establishments, gun sales, and similar uses that are characterized by intensities of use or activities that may conflict with the residential and semi-rural character of American Canyon as permitted by legislative and legal requirements. (1.1.1, 1.1.2, 1.1.5, and 1.1.8)
- 1.1.4 Provide adequate transportation (vehicle, bicycle, and pedestrian) and utility (sewer, water, energy, etc.) infrastructure and public services (police, fire, schools, etc.) to support the needs of the residents and businesses of American Canyon. (1.1.4, 1.1.5, 1.1.8- 1.1.13, 1.1.15, and 1.1.17)
- 1.1.5 Provide adequate open space and recreational facilities to ensure a high quality environment for American Canyon's residents. (1.1.4, 1.1.5, 1.1.8-1.1.12, and 1.1.15)
- 1.1.6 Promote the retention and continued production of agricultural lands. (1.1.1, 1.1.2, and 1.1.8)

**MANAGEMENT AND PHASING OF GROWTH**

**Goal**

**1B Provide for the orderly development of American Canyon that maintains its distinctive character.**

**Objective**

1.2 Promote a rate of growth that is consistent with the ability of the City to provide adequate infrastructure and services and does not adversely impact the distinctive character and quality of life in American Canyon.

**Policies**

1.2.1 Monitor the rates of development in the City on an annual basis and, should these show significant increases from historic averages, evaluate the appropriateness of establishing a phased program of growth. (11.9 and 11.10)

1.2.2 Establish as a priority the development of projects that are contiguous with and infill the existing pattern of development, avoiding leap-frog development, except for large scale master-planned projects that are linked to and planned to be extensions of existing development and for which infrastructure and services are in place or funded. (11.9 and 11.11)

**Objective**

1.3 Ensure that land use development is coordinated with the ability to provide adequate public infrastructure (transportation facilities, wastewater collection and treatment, water supply, electrical, natural gas, telecommunications, solid waste disposal, and storm drainage) and public services (governmental administrative, capital improvements, police, fire, recreational, cultural, etc.).

**Policies**

1.3.1 Implement public infrastructure and service improvements necessary to support land uses accommodated by the **Land Use Plan** (as defined in the **Circulation and Public Utilities and Services Elements**. (11.4, 11.5, 11.8, 11.10–11.13, 11.15, and 11.17)

1.3.2 Require that type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services (as defined in the **Circulation and Public Utilities and Services Elements**. (11.4, 11.5, 11.8, and 11.9)

1.3.3 Regulate the type, location, and/or timing of development as necessary in the event that there is inadequate public infrastructure or services to support land use development. (11.9)

1.3.4 Limit the total additional new development that can be accommodated in the City and its Urban Limit Line to the following provided that the highway improvements stipulated by the **Circulation Element** are implemented. (11.9)

Use	City	City Urban Limit Line	Total
Residential			
• Single Family	1,678 units	3,204 units	4,882 units
• Multi-Family	967 units	466 units	1,433 units
Commercial			
• Retail	607,500 square feet		607,500 square feet
• Office	270,000 square feet		270,000 square feet
Industrial	1,560,195 square feet	4,218,305 square feet	5,778,500 square feet

- 1.3.5 Consider increases in development capacity when it can be demonstrated that additional transportation improvements have been implemented or are funded, or demands have been reduced (based on highway level of service and vehicle trips), and such increases are consistent with community needs and desires. (I 1.9 and I 1.10)
- 1.3.6 Monitor the capacities of other infrastructure (water, sewer, and other) and services and establish appropriate limits on development should their utilization and demands for service exceed acceptable levels or increase the cost burdens for existing residents. (I 1.10)

**DISTRIBUTION AND PATTERN OF DEVELOPMENT**

**Goal**

**1C Create a pattern and character of land use development that establishes American Canyon as a distinct "place" differentiated from adjacent urban areas, maintains a semi-rural character, and respects the environmental setting.**

**Objective**

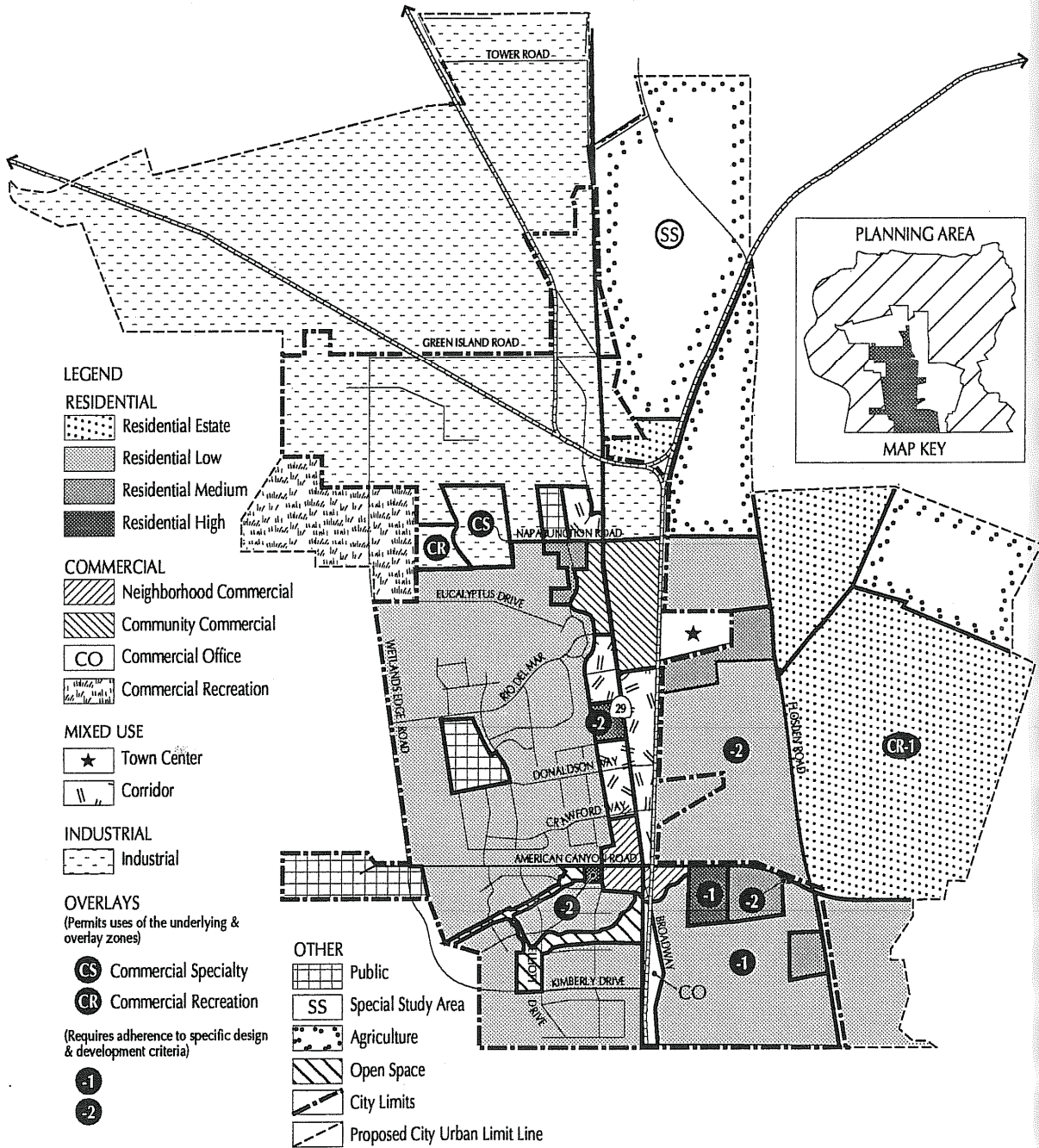
1.4 Provide for a pattern of development that (a) establishes distinct neighborhoods, districts, places of community activity and culture and open spaces that are interlinked and promote a cohesive image, (b) locates jobs, commerce, recreation, and other places of community activity within close proximity to all housing units, minimizing the need for vehicular use, (c) achieves a balance of uses to serve both sides of Highway 29, and (d) establishes an overall compact urban form surrounded by open space.

**Policies**

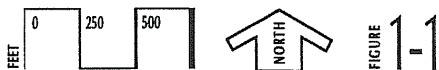
- 1.4.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the **Land Use Plan Map (Figure 1-1)**. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)
- 1.4.2 Require that development within each land use classification adheres to applicable requirements and standards. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

**DOES NOT REFLECT  
AMENDMENTS SINCE  
1994.**

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1.4.3 Allow for the continued occupancy, operation, and maintenance of legal uses and structures existing at the time of the adoption of this General Plan that are inconsistent with the land use classification of the **Land Use Plan Map (Figure 1-1)**. (11.1)

1.4.4 Establish the following as the principal centers of community activity and identity in American Canyon (as depicted on **Figure 1-1**):

- a. Town Center: at the vacated basalt plant site and immediately surrounding areas.
- b. Community Commercial Center: west of the Town Center, between Napa Junction and South Napa Junction Road.
- c. Neighborhood Commercial Center: at the intersection of Highway 29 and American Canyon Road.
- d. Local-Serving Commercial/Service Centers: dispersed in large scale master planned residential communities.
- e. Mixed Commercial and Residential District: along Highway 29, north of American Canyon Road.
- f. Commercial Office Center: along Highway 29, south of American Canyon Road.
- g. Golf Course and Residential Community: northeast of the intersection of American Canyon Road and the Flosden Road northern extension.
- h. Residential Communities: infill ("core") areas between Highway 29 and Flosden Road from the City of Vallejo limits to the Town Center, foothill areas east of Flosden Road, and west from existing residential neighborhoods to the Napa River wetlands.
- i. Industrial/Business Park Center: areas generally north of Eucalyptus Drive (portion) and Napa Junction Road, extending to Napa County Airport.
- j. Napa River wetlands resource interpretative center, river access, recreation vehicle facilities, possible marina, and water recreational uses: west end of Eucalyptus Drive.
- k. Foothill Trails Staging Area: east of the Town Center and Flosden Road extension (linked to the proposed regional park).
- l. Community Schools and Parks: to be distributed throughout the Residential Communities, including a new middle school at American Canyon Community Park.
- m. Specialty commercial (hotel and/or restaurant) on Oat Hill. (11.1, 11.2, 11.4, and 11.5)



- 1.4.5 Work with the Napa County Local Agency Formation Commission to establish an Urban Limit Line that delineates the planned maximum expansion of the City's urban and related recreational development; outside of which uses shall be limited to agriculture, resource management, and open space purposes (as depicted on Figure 1.1). (I 1.20, I 1.22, and I 1.25)

**Objective**

- 1.5 Maintain the character and quality of the natural environmental resources of the City and protect the population and development from the adverse impacts of environmental hazards.

**Policies**

- 1.5.1 Require that development be designed and sited to protect significant environmental resources by adherence to the policies, standards, and programs contained in the **Natural and Historic/Cultural Resources, Geology and Flood Hazards, and Noise Elements** of the General Plan, as well as federal (NEPA) and State (CEQA) regulations. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.8, I 1.11, and I 1.12)

**AGRICULTURE**

**Goal**

- ID Promote continued agricultural production.**

**Objective**

- 1.6 Accommodate continued agricultural production capitalizing upon the historic role of the region and as a definable limit for the development of the City.

**Policies**

*Permitted Uses and Densities*

- 1.6.1 Accommodate agricultural uses, agricultural production, and ancillary facilities (including wineries and other processing functions) in areas designated as "Agriculture (A)" on the **Land Use Plan Map**. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)
- 1.6.2 Allow for the development of residential units at a maximum density of one (1) unit per 40 gross acres, farmworker housing (at a density to be determined on a case-by-case basis), ancillary structures that support agricultural production activities, such as equipment storage and maintenance and harvesting facilities, water storage, access roadways, and similar uses. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

*Design and Development Principles*

- 1.6.3 Require that structures and facilities be designed to maintain the agricultural viability of the site. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

1.6.4 Require that elements be incorporated to adequately buffer agricultural operations from adjacent uses when abutting areas are developed or designated for urban/suburban uses. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

1.6.5 Prohibit the implementation of infrastructure and other services that are conducive to future subdivision and urban development. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.8, and I 1.15)

*General*

1.6.6 Encourage the use of Williamson Act contracts, easements, and other techniques that ensure the long-term use of properties for agricultural activities. (I 1.23)

1.6.7 Work with local agricultural producers to consider the possible establishment of farmers markets, festivals, site tours, and other events that emphasize the agricultural and rural character of the region. (I 1.23)

**RESIDENTIAL COMMUNITIES**

**Goal**

**1E Ensure the development of residential neighborhoods that provide a range of housing opportunities to meet the physical, economic, and social needs of the population, are designed to exhibit a high quality and character, contain appropriate supporting services, and reflect their environmental setting.**

**Single Family Residential**

**Objective**

1.7 Provide for the development of single family residential neighborhoods.

**Policies**

*Permitted Uses and Densities*

1.7.1 Accommodate the development of single family detached and, if clustered to preserve open space, single family semi-detached ("0-lot line") dwelling units in areas designated as "Residential Estate (RE)" at a density of 1 to 2 units per gross acre. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

1.7.2 Accommodate the development of single family detached and, if clustered to preserve open space, single family semi-detached ("0-lot line") dwelling units in areas designated as "Residential Low (RL)" at a density of 2 to 5 units per gross acre. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

1.7.3 Allow for animal and horse-keeping on larger lots within areas designated as "RE" and "RL," provided that they are compatible with adjacent residential uses. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

*Design and Development Principles*

- 1.7.4 Require that single family residential units be designed to convey a high level of quality and character by consideration of the following:
- a. modulation and articulation of building elevations, facades, and masses (avoiding undifferentiated box-like structures);
  - b. incorporation of a roof line that visually creates a horizontal terminus of the structure;
  - c. avoidance of building materials, colors, and construction elements that call attention to themselves and contradict the character of the community;
  - d. minimization of the amount and width of paving of front yards and driveways;
  - e. minimization of the garage facade as a dominant design element through such design techniques as garages that are setback further from the street than the remainder of the house, allowance of reduced setbacks of the primary dwelling elevation from the street, detached garages, and/or use of rear alley; and
  - f. utilization of design techniques that promote neighborhood interaction and activity in the front yard areas, such as usable front porches and defined unit entries.

*(11.1, 11.4–11.6, 11.11, and 11.14)*

- 1.7.5 Require that animal and horse-keeping facilities in residential areas be designed and sited to ensure compatibility with adjacent residential functions. *(11.1, 11.4, 11.5, 11.11, and 11.14)*

**Multi-Family Residential**

**Objective**

- 1.8 Provide for the development of multi-family residential neighborhoods.

**Policies**

*Permitted Uses and Densities*

- 1.8.1 Accommodate the development of multi-family dwelling units or mobile homes in areas designated as “Residential Medium (RM)” at a density of 5 to 12 units per gross acre. *(11.1, 11.2, 11.4, 11.5, and 11.8)*
- 1.8.2 Accommodate the development of multi-family dwelling units in areas designated as “Residential High (RH-1)” and “Residential High (RH-2)” at a density of 12 to 16 and 20 units per gross acre respectively. On the Town Center site, densities for multi-family residential shall be a minimum of 20 units per acre. *(11.1, 11.2, 11.4, 11.5, and 11.8 Revised 9/5/06)*

- 1.8.3 Preclude the development of single family subdivisions in areas designated as “RM” and “RH,” unless environmental resources significantly constrain the development of the site requiring reductions in density. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

*Design and Development Principles*

- 1.8.4 Require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in conformance with the following:
- a. treatment of building elevations to convey the visual character of individual units rather than a singular building mass and volume;
  - b. location of the elevation of the first occupiable floor at or in proximity to the predominant grade elevation, limiting the visibility of subterranean parking facilities from the street frontage;
  - c. inclusion of separate and well-defined entries to convey the visual character of individual identity for each residential unit, which may be developed as seen from exterior facades, interior courtyards, and/or common areas;
  - d. siting and design of parking areas and facilities to be integrated with and not dominate the architectural character of the structure;
  - e. use of an adequate setback along the street frontage containing landscape, which provides physical and visual continuity with abutting sidewalks;
  - f. provision of usable and functional private open spaces, including ground level patios where appropriate or enclosed balconies of adequate size for use (minimum depth of 10 feet); and
  - g. and provides a sense of openness and unit separation while providing attractive locations for functional activities such as children’s outdoor play, preferably within sight of each residential unit.

(I 1.1, I 1.4–I 1.6, I 1.11, and I 1.14)

**Mixed Density Residential**

**Objective**

- 1.9 Provide for the development of neighborhoods integrating single and multi-family residential units that minimizes the traditional segregation of unit types, avoids over concentration of apartments, preserves open spaces, and achieves a higher level of neighborhood quality.

**Policies**

*Permitted Uses and Densities*

- 1.9.1 Accommodate the development of single family detached and, to facilitate clustering for open space preservation, single family semi-detached and multi-family dwelling units in areas designated as “Residential Low-1 (RL-1)” at a cumulative density of 2 to 5 units per gross acre provided that the total number of multi-family units does not exceed 15 percent of the total units allowed on the site. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)
- 1.9.2 Accommodate the development of single family detached dwelling units at a density of 2 to 5 units per gross acre and, on a total of 10 acres, multi-family units at a density of 12 to 16 units per gross acre in areas designated as “Residential Low-2 (RL-2).” (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

*Design and Development Principles*

- 1.9.3 Require that single family residential units be designed to achieve a high level of quality in accordance with Policy 1.7.4. (I 1.1, I 1.4–I 1.6, I 1.11, and I 1.14)
- 1.9.4 Require that multi-family residential units be designed to achieve a high level of quality in accordance with Policy 1.8.4. (I 1.1, I 1.4–I 1.6, I 1.11, and I 1.14)
- 1.9.5 Require that single and multi-family units be sited and designed to ensure compatibility and achieve a visual and physical sense of integration and cohesiveness (avoiding the character of physically separate developments), using such techniques as connecting pedestrian paths, extensive landscape, and similar architectural design elements. (I 1.1, I 1.4, I 1.5, I 1.11, and I 1.14)

**Infill of Existing Residential Neighborhoods**

**Objective**

- 1.10 Provide for the retention and maintenance of existing residential neighborhoods and ensure that new development is compatible with their character.

**Policies**

*Permitted Uses and Densities*

- 1.10.1 Require that the replacement or infill of housing in existing residential neighborhoods be comparable in scale and intensity with existing uses. (I 1.1 and I 1.11)

*Design and Development Principles*

- 1.10.2 Require that the replacement or infill of housing in existing residential neighborhoods be compatible with existing development including the:

- a. maintenance of the predominant or median existing front, side, and rear yard setbacks; and
- b. use of complementary building materials, colors, and forms, while allowing flexibility for distinguished design solutions.  
(11.1, 11.6, 11.11, and 11.14)

### **New Residential Subdivisions**

#### **Objective**

- 1.11 Provide for the development of new residential subdivisions and projects that incorporate a diversity of uses, are configured to establish a distinct sense of neighborhood and identity, and maintain significant environmental resources.

#### **Policies**

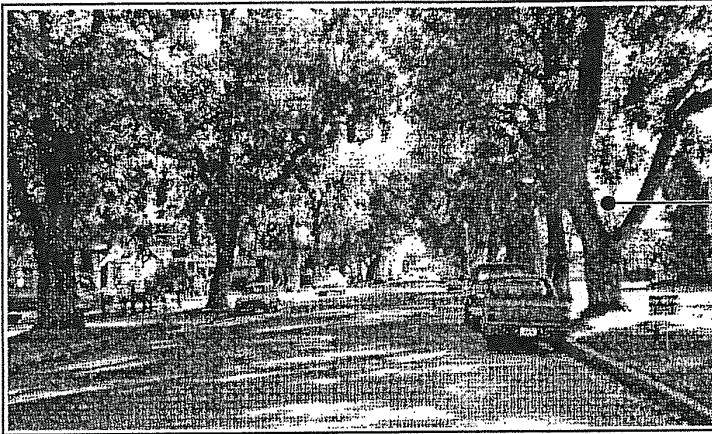
##### *Permitted Uses and Densities*

- 1.11.1 Permit the development of single family, multi-family, and mixed-density residential neighborhoods and communities on large scale parcels in accordance with the densities prescribed by the **Land Use Plan Map**. (11.1, 11.2, 11.4, 11.5, and 11.8)
- 1.11.2 Require the inclusion of a minimum number of accessory dwelling units in single family residential subdivisions as determined by a Master or Specific Plan. (11.1, 11.2, 11.4, 11.5, and 11.8)

##### *Design and Development Principles*

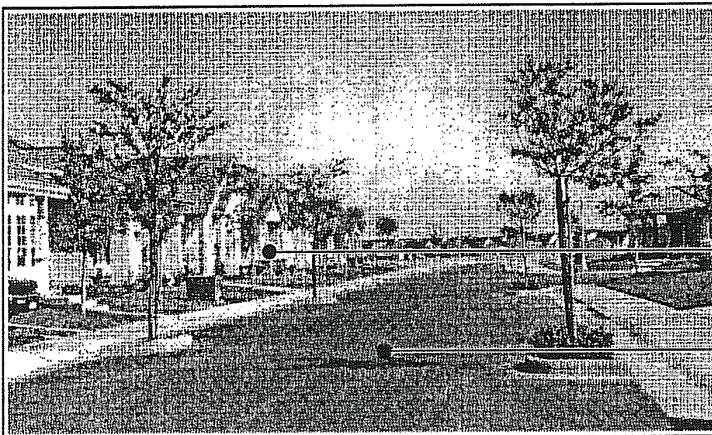
- 1.11.3 Require that a Master or Specific Plan be submitted that provides for a cohesive and integrated residential community on sites of twenty (20) acres and greater in accordance with the principles and standards stipulated herein. (11.4, 11.5, and 11.8)
- 1.11.4 Require that land use and site design techniques be employed that achieve an integration of uses and sense of neighborhood and community, avoiding the character of undifferentiated residential tracts, based upon consideration of the following:
- a. establishment of a street pattern based on interconnecting streets that create a pattern of blocks rather than cul-de-sacs, to the extent permitted by topography, property configurations, and policies for environmental resource management and hillside preservation;
  - b. inclusion and provision of driveway access from alleys, where appropriate;
  - c. integration of public squares, mini-parks, or other landscaped elements to visually terminate streets, where appropriate;
  - d. integration of comparatively small clusters of multi-family housing with single family areas to preserve open space, topography, and significant environmental resources, where appropriate;

## RESIDENTIAL COMMUNITIES DESIGN PRINCIPLES



### "TRADITIONAL" RESIDENTIAL NEIGHBORHOOD

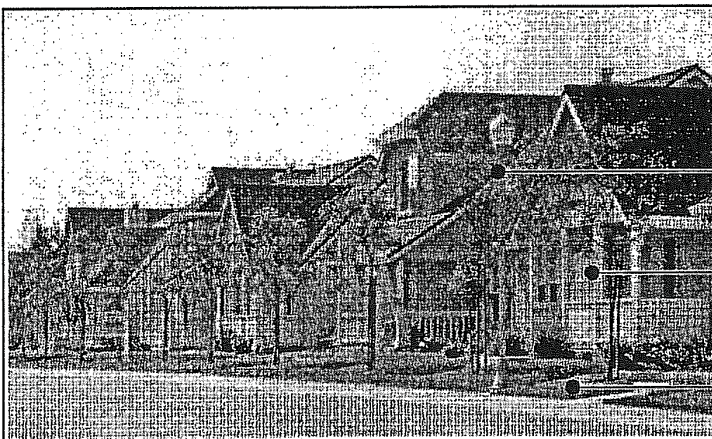
- EXTENSIVE LANDSCAPE
- HOUSING ORIENTED TO STREET
- NARROW STREETS: SLOWS TRAFFIC
- GARAGES ARE NOT VISUALLY DOMINANT



### "NEO-TRADITIONAL" SUBDIVISIONS

HOUSES FACE THE STREET AND EACH OTHER

STREET WIDTHS REDUCED FROM TYPICAL SUBURBAN SUBDIVISIONS



PEDESTRIAN/NEIGHBORHOOD-ORIENTED LIGHTING

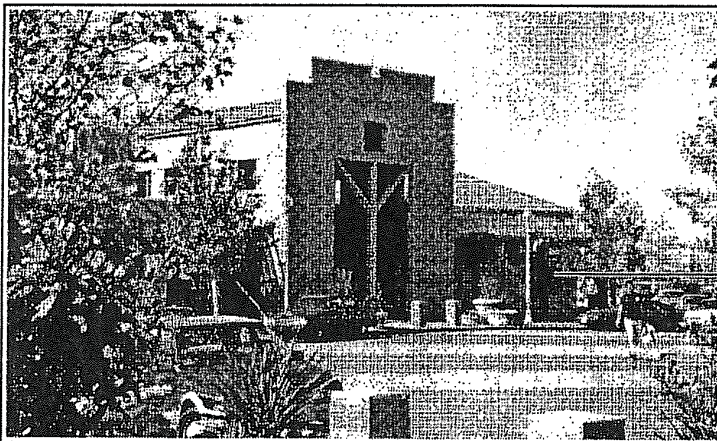
USABLE FRONT PORCHES

ORIENTATION OF HOUSES DEFINE FRONT YARDS AS OUTDOOR "LIVING ROOMS"; GARAGES DO NOT VISUALLY DOMINATE

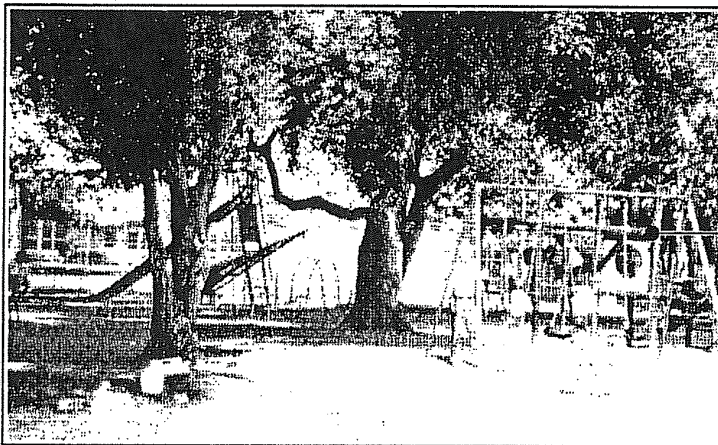
## RESIDENTIAL COMMUNITIES DESIGN PRINCIPLES (Continued)



- ACCESSORY DWELLING
- USABLE PORCH ON STREET ELEVATION
- GARAGE LOCATED IN REAR; VIEW FROM STREET IS MINIMIZED
- DRIVEWAY PAVING IS MINIMIZED



- COMMUNITY ACTIVITY CENTER INCORPORATED WITH HOUSING ("FOCAL POINT")



- INCLUSION OF NEIGHBORHOOD AND COMMUNITY PARKS



- e. establishment of a common gathering or activity center within a reasonable walking distance of residential neighborhoods, which may contain services (such as child- or elder-care), recreation, public meeting rooms, recreational facilities, small commercial uses, or similar facilities;
  - f. siting of common facilities around a public park or plaza to encourage a high level of community activity;
  - g. establishment of a continuous network of sidewalks, pedestrian, bicycle, and equestrian trails, and other elements that link all community areas and provide linkages to adjacent neighborhoods and districts;
  - h. consideration of reduced street widths and/or curved streets to reduce automobile speed and achieve more intimate relationships between structures, to the extent feasible to maintain acceptable fire protection and traffic flows;
  - i. incorporation of extensive landscape along peripheral and interior streets, pedestrian, bicycle, and equestrian trails, and at key public places;
  - j. exclusion of walls around the site's perimeter and primary streets, unless an extensive landscape setback or linear park is provided and walls are aesthetically designed (prohibiting standard slumpstone and concrete block).  
(11.1, 11.4-1.8, and 11.11)
- 1.11.5 Require that property frontages along arterial and secondary highways be designed to provide appropriate setbacks and buffers, using extensive landscape, berms, and other elements, and avoiding the use of walls. (11.1, 11.4-11.7, 11.11, and 11.12)
- 1.11.6 Require that nonresidential structures and sites incorporated in "planned" communities (e.g., recreation facilities, community meeting rooms and auditoriums, neighborhood commercial, services, and religious facilities) be designed to be compatible with and convey the visual and physical scale and character of residential structures. These should be linked by pedestrian walkways, bicycle paths, and other elements. (11.1, 11.4-11.6, 11.11, and 11.12)
- 1.11.7 Require that development be designed and sited to preserve the topographic character of hillsides and canyons including the consideration of the following:
- a. concentration of development on areas of lesser slope, reducing densities as slope increases;
  - b. no mass grading on slopes exceeding 25 percent, except for topographic anomalies that are detached from the overall topographic character, minimizing the depth of residential pads while preserving sufficient area for usable outdoor space;
  - c. prohibition of development on slopes exceeding 50 percent and maintenance of natural grades in higher elevation areas; and
  - d. minimization of the height of manufactured slopes to 30 feet or less which are maintained by homeowners.  
(11.1, 11.2, 11.4, 11.5, and 11.11)

- 1.11.8 Require that any lands proposed for dedication to the City (parks, schools, etc.) be usable and appropriate for the intended use and a source of funds to maintain the area be confirmed to ensure that inappropriate costs are not shifted to the City. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

### **Institutional Uses in Residential Areas**

#### **Objective**

- 1.12 Provide for the inclusion of recreational, institutional, and service uses that support resident needs within residential neighborhoods.

#### **Policies**

##### *Permitted Uses*

- 1.12.1 Accommodate the development of parks, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with the intended residential function and subject to City review and approval. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)

##### *Design and Development*

- 1.12.2 Require that nonresidential structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures. (I 1.1, I 1.4–I 1.6, I 1.11, and I 1.14)

### **Housing for Special Needs**

#### **Objective**

- 1.13 Provide housing for senior citizens, the physically-challenged, and other populations with special needs.

#### **Policy**

##### *Permitted Uses*

- 1.13.1 Accommodate the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low- and moderate-income households in areas designated for multi-family residential and mixed-use on the **Land Use Plan Map**, in accordance with the **Housing Element** and State Law, and provided that they are designed to be compatible with adjacent uses. (I 1.1, I 1.4, I 1.5, I 1.8, and I 1.11)

**COMMERCIAL CENTERS AND DISTRICTS****Goal**

- 1F**      **Ensure the development of diverse, high quality commercial uses that function as distinctive places, meet resident needs, attract visitors, and contribute significant revenue to the City.**

**Neighborhood Commercial Uses****Objective**

- 1.14      Provide for development of a diversity of retail and service commercial uses that are oriented to the needs of local residents.

**Policies***Permitted Uses*

- 1.14.1      Accommodate the development of retail commercial, eating and drinking establishments, household goods sales, food sales, drugstores, personal services, cultural facilities (e.g., libraries and museums), and similar uses in areas designated as “Neighborhood Commercial (CN)” on the **Land Use Plan Map (Figure 1-1)**. Emphasis should be placed upon the attraction of uses that serve adjacent neighborhoods, such as grocery and drug stores, restaurants and delicatessens, video rentals, and bookstores. Highway-oriented uses, such as gas stations and automobile service facilities should be discouraged at major intersections. Accommodate multi-family dwelling units at a density of 20 units per gross acre on selected sites subject to the Residential Overlay District consistent with Housing Element Appendix D, generally in conjunction with Neighborhood Commercial uses. Mixed-use structures with commercial uses (i.e. retail) on the bottom floor and residential uses on upper floor(s), live-work lofts, and/or commercial uses along the highway frontage and multi-family residential behind are encouraged. Structures used solely for residential purposes are discouraged from fronting along the highway. *(1.1.1, 1.1.4, 1.1.5, 1.1.8, and 1.1.19) Revised 9/5/06*

*Density*

- 1.14.2      Accommodate the development of commercial uses at a maximum density of a floor area ratio of 0.35 and height of two (2) stories. On selected parcels consistent with Housing Element Appendix D, a maximum floor area ratio of 1.5 is permitted for mixed-use projects and height of 3 stories east of Broadway/Highway 29. The residential portion of a mixed use project is permitted to be a floor area ratio of 1.0, with the remainder for commercial uses. *(1.1.1, 1.4, 1.5, and 1.8) Revised 9/5/06*

*Design and Development Principles*

- 1.14.3      Require that development be designed to convey a local neighborhood, “village” environment in accordance with Policies 1.18.1 to 1.18.5 and the following:

- a. buildings should be low-rise and pedestrian-oriented;
- b. buildings should be sited on common sidewalks, pedestrian areas, and bicycle paths that are connected with surrounding residential communities;
- c. extensive landscaping should be used that visually “extends” the character of surrounding residential neighborhoods; and
- d. site and design structures so that they do not “back onto” adjacent residential areas. (1.1.1, 1.4-1.7, 1.11, and 1.14)

### **Community Commercial Uses**

#### **Objective**

- 1.15 Provide for development of a diversity of retail and service commercial uses that support the needs of multiple neighborhoods and the greater community, reduce the need for residents to make external trips to adjacent jurisdictions for goods and services, and provide shopping and service opportunities for commuters, visitors, and tourists.

#### **Policies**

##### *Permitted Uses*

- 1.15.1 Accommodate the development of retail commercial, professional offices, eating and drinking establishments, household goods sales, food sales, drugstores, retail building materials and supplies, personal services, overnight accommodations, cultural facilities, and similar uses in areas designated as “Community Commercial (CC)” on the **Land Use Plan Map (Figure 1-1)**. Up to 25 percent of a site may be developed with multi-family dwelling units at a density of 16 to 20 units per gross acre, but only in conjunction with permitted commercial uses on the ground floor or on parcels without Highway 29 frontage. Structures used solely for residential purposes may not front on the Highway. On selected parcels subject to the Residential Overlay District consistent with Housing Element Appendix D, up to 50 percent of a site may be developed with multi-family dwelling units at a density of 20 units per gross acre west of Broadway/Highway 29, and up to 60 percent of a site may be developed with multi-family dwelling units at a density of 35 units per gross acre east of Broadway/Highway 29. Mixed-use structures with commercial uses (i.e. retail) on the bottom floor and residential uses on upper floors, live-work lofts, and/or commercial uses along the highway frontage and multi-family residential behind are encouraged. Automobile sales are not permitted within this designation. Automobile service and repair facilities shall be permitted only as an ancillary use to a gasoline filling station. Public storage facilities such as mini-storage and vehicle storage yards are not permitted. Outdoor sales and displays are permitted only when in conjunction with a permanent on-site structure housing the business. (1.1.1, 1.4, 1.5, 1.8, and 1.19) Revised 9/5/06

##### *Density*

- 1.15.2 Accommodate the development of commercial uses at a maximum density of a floor area ratio of 0.35 and height of two (2) stories. Where a residential component is proposed in conjunction with a commercial development, a minimum site area of 20,000 square feet is required. Except on selected parcels consistent with Housing Element Appendix D, a maximum floor area ratio of .60 is permitted for mixed-use projects, with the residential portion limited to a maximum floor area ratio of 0.25. On selected parcels consistent with Housing Element Appendix D, a maximum floor area ratio of 1.5 is permitted for mixed-use projects and height of 3 stories west of Broadway/Highway 29 and 4 stories east of Broadway. The residential portion of a mixed-use project is permitted to be a floor area ratio of 1.0, with the remainder for commercial purposes. A maximum floor area ratio of .50 and a height of three stories is permitted for hotels. Accommodate the development of multi-family dwelling units. (I 1.1, 1.4, 1.5, and 1.8) Revised 9/5/06

#### *Design and Development Principles*

- 1.15.3 Require that development be designed to convey a local neighborhood, “village” environment in accordance with Policies 1.18.1 to 1.18.5. (I 1.1, 1.4-1.7, 1.11, and 1.14)
- 1.15.4 Require that mixed use structures and sites be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access. (I 1.1, I 1.4, I 1.5, 1.11, and 1.14)
- 1.15.5 Require that mixed-use developments be designed to provide adequate transitions with adjacent land uses, which may include horizontal and vertical setbacks, landscape, screening elements, and similar techniques. (I 1.1, I 1.4, I 1.5, 1.11, and 1.14)
- 1.15.6 Require that mixed-use development projects be designed to achieve a high level of design quality in accordance with General Design principles for all Commercial Development (Section 1.18) and Policies 1.19.9 and 1.19.10. (I 1.1, I 1.4, I 1.7, 1.11, and I 1.14) Revised 9/5/06

1.16 – 1.16.3 *Deleted by Resolution 2000-07.*

### **Specialty Commercial**

#### **Objective**

- 1.17 Provide for development of uses that capitalize on and attract visitors due to their unique viewsheds of the Napa River, San Francisco Bay, and Napa Valley, site topography, and other natural characteristics.

#### **Policies**

##### *Permitted Uses*

- 1.17.1 Accommodate the development of restaurants, hotels/motels, supporting retail, and similar uses in areas designated as “Specialty Commercial (CS)” on the **Land Use Plan Map (Figure 1-1)**. (I 1.1, I 1.4, I 1.5, I 1.8, and I 1.19)

*Density*

- 1.17.2 Accommodate the development of specialty commercial uses at a maximum density of a floor area ratio of 0.5 and height of two (2) stories. (11.1, 11.4, 11.5, and 11.8)

*Design and Development Principles*

- 1.17.3 Require that development be sited and designed to emphasize the unique character of its setting and intended functions (e.g., maintenance of viewsheds) and convey a high level of quality in accordance with Policies 1.18.1 to 1.18.4. (11.1, 11.4-11.7, 11.11, and 11.14)

**General Design Principles for All Commercial Development**

**Objective**

- 1.18 Ensure that commercial development be designed to exhibit a high quality of architectural character and emphasize a low scale “village” environment and pedestrian activity.

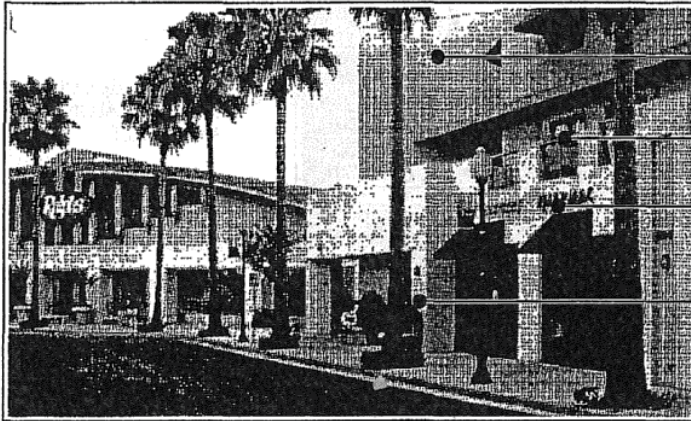
**Policies**

- 1.18.1 Require that commercial buildings be designed to convey a high level of design quality, including the following:
- a. architectural treatment of all facade elevations, including the articulation and modulation of facades to provide visual interest;
  - b. provision of visually and physically transparent building elements (windows, doors, etc.) along the majority of the ground elevation facing street frontages and primary parking areas;
  - c. incorporation of arcades, courtyards, and other recesses along the street elevations to provide visual relief and interest;
  - d. clear identification of building entrances by design elements (recessed or extended entries, porticoes, and other), signage, and/or landscape;
  - e. visual differentiation of upper from lower floors;
  - f. integration of signage with the architectural character of the structure and limitation on their number and size;
  - g. screening and visual integration of rooftop air conditioning, heating, and other mechanical equipment;
  - h. extensive use of landscape that provides a three-dimensional character, including elements such as planting beds, raised planters, containers, or window boxes; and
  - i. provision of clearly defined pedestrian access to parking areas, differentiated by materials, texture, signage, lighting, landscape, and/or other appropriate design elements (the use of painted walkways is unacceptable).  
(11.1, 11.4-11.7, 11.11, and 11.14)

- 1.18.2 Require that multi-tenant and large scale commercial development be sited and designed to convey a “village” environment in accordance with the following:
- a. use of multiple building volumes and masses and highly articulated facades to reduce the visual sense of large scale “boxes” and create a visual fabric of multiple buildings and storefronts;
  - b. linkage of individual structures and storefronts by establishing common building “walls” along pedestrian sidewalks, plazas, and other open spaces;
  - c. siting of a portion of the buildings along the primary street frontage, with parking partially or fully screened by the buildings;
  - d. use of roofline and height variations to break up massing and provide visual interest;
  - e. use of pedestrian-oriented signage;
  - f. design of parking structures to be visually integrated with the commercial buildings and convey the image of occupied space; and
  - g. provision of pedestrian and bicycle paths to adjacent districts and neighborhoods. (11.1, 11.4-11.7, 11.11, and 11.14)
- 1.18.3 Require that the onsite lighting of commercial uses be unobtrusive and designed to ensure that only the intended area is illuminated, offsite glare is minimized, and adequate safety is provided. (11.1, 11.4, 11.5, and 11.11)
- 1.18.4 Require that entertainment, drinking establishments, and other uses characterized by high levels of activity provide adequate physical, safety, and operational measures to prevent negative impacts on adjacent properties. (11.1, 11.4, 11.5, 11.11, and 11.12)

*Goal 1G deleted by Resolution 2000-07*

## COMMERCIAL DISTRICTS DESIGN PRINCIPLES

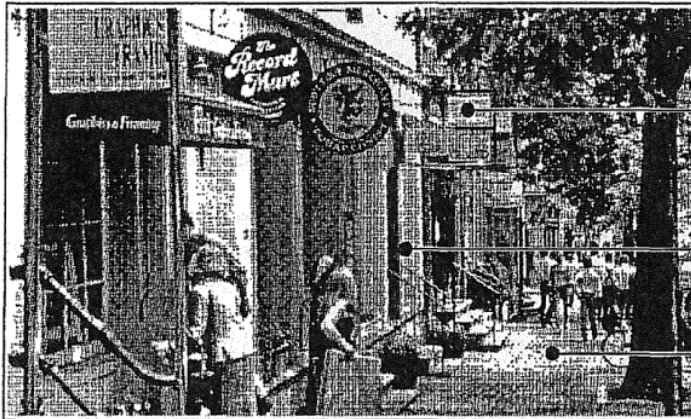


MODULATION OF BUILDING MASSES, VOLUMES, AND ROOF LINE

DIVERSITY OF USES (FOOD, SERVICES, AND HOUSING)

SIGNS INTEGRATED WITH ARCHITECTURAL CHARACTER

BUILDING LOCATED IN PROXIMITY TO SIDEWALKS AND STREET



SIGNS ORIENTED TO PEDESTRIANS; NOT AUTOMOBILES

ARTICULATED BUILDING ELEVATIONS

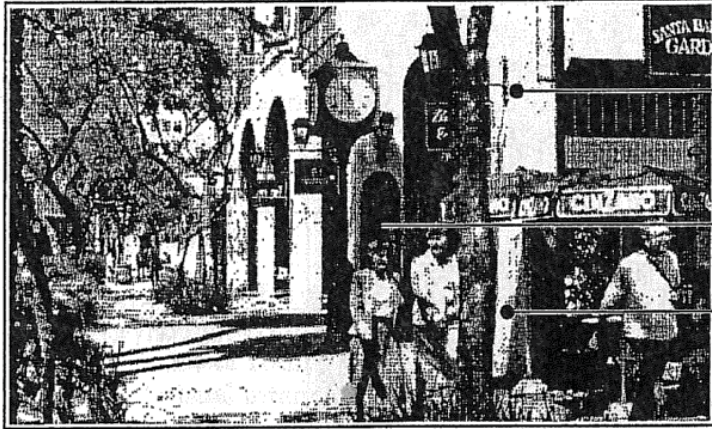
SIDEWALK IS A PLEASANT PLACE TO BE



BUILDING STOREFRONTS ARE ORIENTED TO PEDESTRIANS; TRANSPARENT AND AT GRADE



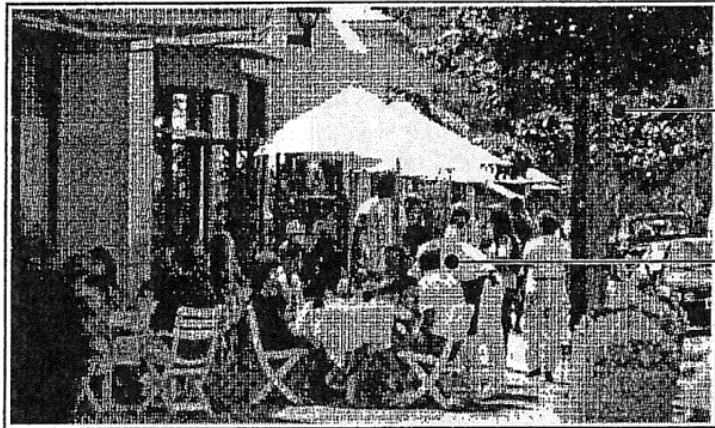
## COMMERCIAL DISTRICTS DESIGN PRINCIPLES (Continued)



COMMON BUILDING  
ELEVATION ALONG SIDEWALKS  
AND STREET

ARCHITECTURAL TREATMENT OF  
ALL ELEVATIONS

PEDESTRIAN-ORIENTED  
AMENITIES



STREET TREE "CANOPY"

OUTDOOR RESTAURANTS AND  
CAFES



USE OF SIDEWALKS AND  
STREETS FOR FARMERS MARKET

**Town Center****Objective**

- 1.19 Provide for the development of a Town Center that physically and functionally serves as the symbolic and identifiable focus of community activities and events for the City of American Canyon and which is a regional destination within Napa Valley. The Town Center shall have two principal land use areas: (s) Town Center Core Area, and (b) Town Center Residential Neighborhoods. The Town Center Core Area shall mean the area around the basalt industrial ruins which will be developed with the land uses described in Policy 1.19.2 below to create a true “downtown” for American Canyon. The Town Center Residential Neighborhoods shall mean the residential areas portion of Town Center that surrounds the Town Center Core Area, which shall be developed with land uses described in 1.19.4 below.

**Policies***Permitted Uses*

- 1.19.1 Ensure that the Town Center shall have two principal land use areas: (a) Town Center Core Area, and (b) Town Center Residential Neighborhoods.
- 1.19.2 Require that the Town Center Core Area will be the “downtown” for the City of American Canyon, centered around the basalt industrial ruins and quarry lake, including:
- a. a rich diversity of land uses which may include government and community services, retail commercial, professional offices, entertainment, restaurants, cultural facilities (museums, libraries, etc.), visitor-serving facilities (hotels, information centers), event center/conference center, wineries, transit, parking, variety of housing types including single family attached and detached, townhouses, condominiums, mixed-use and apartments, and public park and other amenities;
  - b. a plaza or “town square” to facilitate community gatherings and events.
- 1.19.3 Require that the Town Center Core Area is surrounded by the Town Center Residential Neighborhoods in order to satisfy the City’s need for housing and to support the economic vitality of the commercial uses within the Town Center Core Area.
- 1.19.4 Provide for a broad range of housing types within the Town Center Residential Neighborhoods, including single family detached, attached single family, townhouses, condominiums, and apartments.
- 1.19.5 Require that the Town Center Residential Neighborhoods provide sites for a public park and a public school, with the size of facilities corresponding to the future population of the Town Center and which may allow community facilities that support residences.
- 1.19.6 Provide for the extension of Newell Drive, which will define the eastern boundary of the Town Center, connecting with Highway 29 in the vicinity of Green Island Road and for the extension of South Napa Junction Road from Highway 29 to Newell Drive.

- 1.19.7 Determine the location of land uses within the Town Center through the subsequent approval of one or more Specific Plans.

*Density and Intensity*

- 1.19.8 Determine the range of residential densities allowed through the subsequent approval of one or more Specific Plans, with the guiding principle that, in general, densities will be highest around the Town Center Core Area with decreasing density further away.
- 1.19.9 Determine the range of intensities of non-residential uses, as measured in building height and/or floor area ratio, through the subsequent approval of one or more Specific Plans, with the guiding principle that in general, intensity will be highest around the Town Center Core Area with decreasing intensity further away.

*Design and Development Principles*

- 1.19.10 Provide for unified design standards and a cohesive development through the adoption of one or more Specific Plans for the Town Center.
- 1.19.11 Ensure that the Town Center is a sustainable, “green” development through the implementation of such features as:
- a. use of recycled water for landscape irrigation
  - b. use of drought tolerant vegetation
  - c. energy efficient buildings
  - d. pedestrian and bicycle circulation system
  - e. mix of land uses which reduce travel
- 1.19.12 Require that the Town Center Core Area provide a pedestrian-oriented, “village” environment, including a plaza or town square as a gathering place for community activities.
- 1.19.13 Require the implementation of public streetscape improvements that uniquely identify the Town Center, including elements such as landscape, street furniture, signage, and lighting; public street sections may vary from citywide standards in order to create this unique identity.
- 1.19.14 Require that development of Town Center incorporate the natural and cultural resources on site including:
- a. preserving portions of the basalt industrial ruins and incorporating them into the commercial and public activities, to the extent it is economically viable;
  - b. preserving the quarry lake as a future public park site, for the benefit of both Town Center residents and the residents of the City as a whole.

*Objective 1.20 Deleted by Resolution 2000-07*

*Policies 1.20.1-1.20.10 deleted by Resolution 2000-07*

**COMMERCIAL RECREATION CENTERS**

**Goal**

**1H Provide for the development of commercial enterprises that capitalize upon the natural environmental setting and resources of the City.**

**Objective**

1.21 Provide for the development of recreation-oriented uses adjacent to the Napa River and wetlands and in the foothills of the City.

**Policies**

*Permitted Uses*

- 1.21.1 Allow for the development of interpretative nature centers, educational conference facilities, recreational vehicle parks, overnight camping, day-use camping and picnicking, and similar recreation and resource-oriented facilities in areas designated as "Commercial Recreation (CR)" on the **Land Use Plan Map (Figure 1-1)**. (*11.1, 11.2, 11.4, 11.5, 11.8, and 11.19*)
- 1.21.2 Allow for the development of a small craft marina or launching facility on the Napa River. (*11.1, 11.2, 11.4, 11.5, 11.8, and 11.19*)
- 1.21.3 Allow for the development of public and private golf courses, hotel/motel, and supporting facilities (e.g., pro shop, restaurant, banquet rooms, tennis courts, and swimming pool), single family detached dwellings, and, if clustered to preserve open space and topography, single family semi-detached and multi-family dwellings in areas designated as "Commercial Recreation-1 (CR-1)" on the **Land Use Plan Map (Figure 1-1)**. (*11.1, 11.2, 11.4, 11.5, 11.8, and 11.19*)

*Density*

- 1.21.4 Determine the appropriate scale of development on a case-by-case basis to account for the specific environmental characteristics of the site and nature of the proposed project in areas designated as "CR." In areas abutting the Napa River, the determination of density should be made in collaboration with the Department of Fish and Game and other appropriate resource management agencies. (*11.1, 11.4, 11.5, 11.8, 11.11, 11.18, and 11.22*)
- 1.21.5 Accommodate the development of dwelling units at a density of 1 to 2 units per gross acre in areas designated as "CR-1." (*11.1, 11.2, 11.4, 11.5, and 11.8*)

*Design and Development Principles*

- 1.21.6 Require that structures be sited and design to preserve the environmental integrity of the site; emphasizing the use of natural and indigenous materials in construction and onsite waste management and recycling. (11.1, 11.4, 11.5, 11.8, 11.11, and 11.12)
- 1.21.7 Require that commercial recreational uses be designed and sited to ensure compatibility with abutting residential neighborhoods. (11.1, 11.4, 11.5, 11.8, and 11.11)
- 1.21.8 Require that development projects that mix commercial-recreational and residential land uses be designed to create a high quality character and integrated and cohesive community in accordance with Policies 1.7.4, 1.8.4, 1.9.5, and 1.11.3–1.11.8. (11.1, 11.4–11.7, 11.11, and 11.14)

**INDUSTRIAL DISTRICTS****Goal**

- II Ensure the development of industrial uses that provide employment for residents of American Canyon and the surrounding region and contribute significant revenue for the City.**

**Objective**

- 1.22 Provide for the continuation of existing and development of new industries that capitalize upon the geographic advantages of the City (including adjacency to Napa County Airport and the railroad), the agricultural production of the region, and emerging types of businesses (such as “thematic” and “environmental” based industries), offer opportunities for the clustering of key economic sectors, and maintain the environmental quality of the City.

**Policies***Permitted Uses*

- 1.22.1 Accommodate the continuation of existing and development of new manufacturing, research and development, warehouse and distribution, ancillary offices, and similar uses in areas designated as “Industrial (I)” on the **Land Use Plan Map (Figure 1-1)**. (11.1, 11.4, 11.5, 11.8, and 11.19)
- 1.22.2 Allow for the inclusion of businesses that are ancillary to and support industrial uses such as related retail sales facilities for manufacturers, financial institutions, restaurants, photocopy shops, specialty recreational uses (batting cages and health clubs/spas), and similar uses. (11.1, 11.4, 11.5, and 11.8)

*Density*

- 1.22.3 Permit development according to the following standards:
- a. Labor-intensive uses: a maximum floor area ratio of 0.5.

- b. Low labor uses (such as warehousing): a maximum floor area ratio of 0.7. (11.1, 11.4, 11.5, and 11.8)

*Design and Development Principles*

- 1.22.4 Require that development be designed to achieve a high level of quality and compatibility with existing uses including the consideration of the following:
  - a. architectural treatment of all building elevations;
  - b. use of extensive landscape along the primary street frontages and parking lots; and
  - c. enclosure of storage areas visible from principal highways (including Highway 29) and peripheral residential and commercial districts with decorative screening or other elements. (11.1, 11.4-11.7, 11.11, and 11.14)
- 1.22.5 Require that industrial areas developed as research and development and office-oriented business parks be designed to convey a unified character by consideration of Policy 1.22.4 and the following:
  - a. inclusion of pedestrian walkways, arcades, an/or other visual elements to interconnect individual buildings;
  - b. differentiation of building facades by materials, color, architectural details and modulation of building volumes;
  - c. incorporation of extensive landscape in parking areas, along building frontages, and other public areas;
  - d. use of consistent and well-designed public and informational signage; and
  - e. installation of elements that define the key entries to the industrial district. (11.1, 11.4 - 11.7, 11.11, and 11.14)
- 1.22.6 Prohibit the establishment of contractor storage yards and other outside industrial uses within areas where the principal industrial uses are located within buildings or outside storage is ancillary to a principal use within a building. (11.1, 11.4, 11.5, and 11.8)
- 1.22.7 Require that truck access be controlled so that it is safe and efficient and minimizes exposure to adjacent residential neighborhoods. (11.1, 11.4, 11.5, and 11.11-11.13)
- 1.22.8 Require, where industrial uses are located adjacent to residential neighborhoods, that their operations be controlled to prevent adverse impacts on adjacent property (e.g., noise, light and glare, and odors) and appropriate measures implemented to buffer these uses (e.g., setbacks, landscape, and earthen berms). (11.1, 11.4, 11.5, 11.8, 11.11, and 11.12)
- 1.22.9 Control, through the permit process, the development of industrial uses that use, store, produce, or transport hazardous materials in threshold planning quantities, generate unacceptable levels of noise or air emissions, or result in other impacts that adversely impact American Canyon. (11.1, 11.4, 11.5, 11.8, 11.11, and 11.12)

**PUBLIC AND INSTITUTIONAL LAND USES****Goal**

- 1J Accommodate public and institutional uses that serve the needs of the residents of American Canyon.**

**Objective**

- 1.23 Provide for the continuation of existing and expansion of governmental administrative, recreation, public safety, human service, cultural and educational, infrastructure, utility infrastructure, and other public land uses and facilities to support the existing and future population and development of the City.

**Policies***Permitted Uses*

- 1.23.1 Accommodate governmental administrative and maintenance facilities, police, fire, educational (schools), cultural (libraries, museums, performing and visual arts, etc.), human health, human services, parks, public utility and infrastructure, and other public uses in areas designated as “Public (P)” on the **Land Use Plan Map (Figure 1-1)** and any other land use designation, provided that the use is compatible with adjacent uses. *(I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)*
- 1.23.2 Limit the development of uses within electrical transmission corridors to ensure adequate public health and safety and adherence to Policies 1.29.1 and 1.30.1 through 1.30.3. *(I 1.1, I 1.2, I 1.4, I 1.5, I 1.8, I 1.11, and I 1.12)*
- 1.23.3 Allow for the reuse of surplus public and utility properties and facilities for private use, with the type and density/intensity of use to be permitted on the site determined by:
- a. their compatibility with the type, character, and density/intensity of adjacent uses;
  - b. objectives for the area defined by this Plan;
  - c. contribution of public benefits; and
  - d. revenue contribution to the City. *(I 1.4, I 1.5, I 1.11, I 1.12, and I 1.22)*
- 1.23.4 Accommodate religious facilities in any land use designation, provided that they are compatible in function, scale, and character with adjacent uses, are consistent with citywide and site-specific policies, and subject to City review and approval of a Conditional Use Permit. *(I 1.1, I 1.4, I 1.5, I 1.8, and I 1.11)*
- 1.23.5 Allow for the continuation of existing and development of new child and senior daycare, residential congregate care, and similar facilities provided that they are compatible with adjacent uses and subject to City review and approval. *(I 1.1, I 1.4, I 1.5, I 1.8, and I 1.11)*

- 1.23.6 Establish the development of a center providing social and recreational services for American Canyon’s senior citizens as a high priority. (I 1.26)

*Design and Development Principles*

- 1.23.7 Establish standards for the City and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this General Plan for the district or neighborhood in which they are located. (I 1.6, I 1.7, and I 1.22)
- 1.23.8 Work with Pacific Gas and Electric Company to ensure that electrical energy systems do not adversely impact land uses and population in the City of American Canyon. (I 1.22)
- 1.23.9 Work with Pacific Gas and Electric Company to facilitate landscaping of their site and facilities at the intersection of Highway 29 and American Canyon Road. (I 1.22)

**OPEN SPACES**

**Goal**

**1K Maintain adequate open spaces to protect environmental resources, provide recreational opportunities, and contribute “relief” from urban and suburban activities.**

**Objective**

- 1.24 Preserve the important environmental resources of the City including significant wildlife habitats and vegetation, hillsides and canyons, creeks, rivers, and wetlands.

**Policies**

*Permitted Uses*

- 1.24.1 Accommodate passive recreation, hiking and equestrian activities, nature observation and education, and similar uses in areas designated as “Open Space (OS)” on the **Land Use Plan Map (Figure 1-1)**. (I 1.1, I 1.2, I 1.4, I 1.5, and I 1.8)
- 1.24.2 Preclude development or activities in wetlands and significant habitats identified by the **Natural and Historic/Cultural Resources Element** that may adversely impact their integrity or conflict with federal, state, or local laws. (I 1.1, I 1.2, I 1.4, I 1.5, I 1.8, and I 1.12)

*General*

- 1.24.3 Cooperate with appropriate agencies and property owners in the establishment of a regional park in the eastern foothills and canyons of the City and establish open space linkages. (I 1.22)



- 1.24.4 Participate in the acquisition and development of additional open spaces in accordance with the **Natural and Historic/Cultural Resources Element**. (1.1.1, 1.1.4, 1.1.5, 1.1.8, 1.1.15, and 1.1.22)

***SPECIAL STUDY ZONE***

**Goal**

- 1L Provide flexibility for the study and potential development of lands between Newell Drive and the City Urban Limit Line, which will provide a transition from urban development on the west side of Newell Drive and the long-term agricultural and open space lands to the east.**

**Objective**

- 1.25 Designate certain parcels as “special study” areas that may be needed for future urban growth, but for which appropriate land use designations have yet to be determined.

**Policies**

*Permitted Uses*

- 1.25.1 Allow for interim uses as open space and agriculture in accordance with Policies 1.6.1 through 1.6.9 in areas designated as “Special Study (SS)” on the **Land Use Plan Map (Figure 1-1)**. (1.1.1, 1.1.4, 1.1.5, and 1.1.8)

*General*

- 1.25.2 Conduct a planning study to determine the appropriate long term use and development of areas designated for Special Study when market demand and City priorities so determine, subject to public input and comment, which may encompass a revision of the General Plan **Land Use Plan Map** and pertinent goals, objectives, and policies and environmental review in accordance with the requirements of the California Environmental Quality Act. (1.1.20)
- 1.25.3 Ensure that future development, if any, within the Special Study Area, is required to provide:
- a. View corridors from Newell Drive to the agricultural and open space lands to the east.
  - b. Points of public access from Newell Drive through the Special Study Area to any abutting public open space or public park land to the east.

**DEVELOPMENT POLICY: COMMUNITY SUBAREAS**

**Goal**

**1M Provide for the development of distinct neighborhoods, boulevards, and centers.**

**Objective**

1.26 Provide for the differentiation of the neighborhoods, boulevards, and districts of the City by their functional role, uses, form, scale, and character of development.

**Policies**

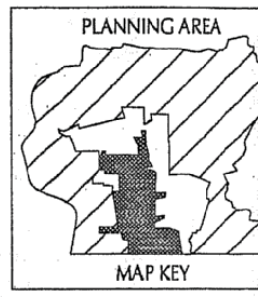
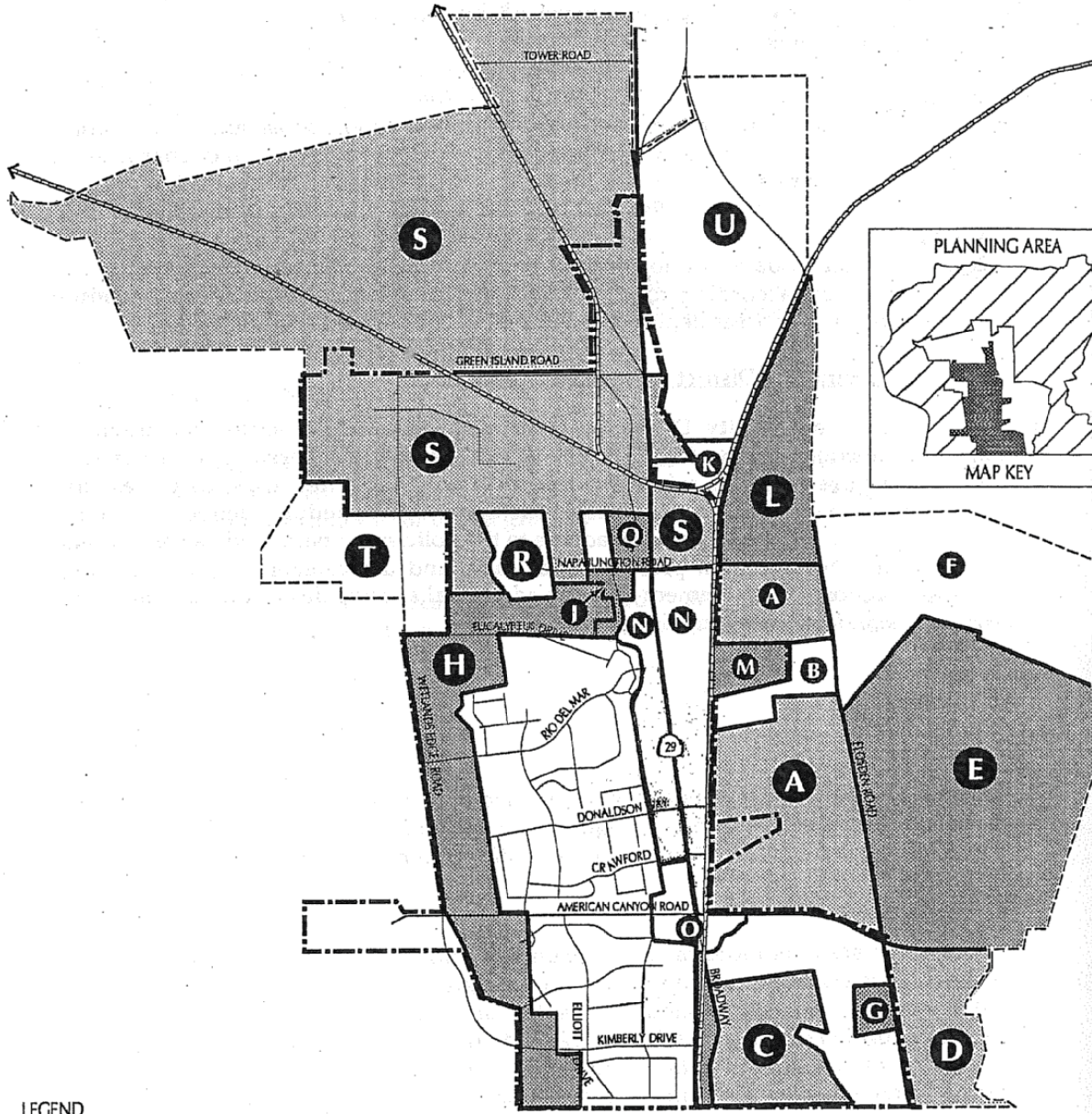
1.26.1 Accommodate development of the City's neighborhoods, boulevards, and districts according to the **Community Districts and Subareas Schedule** (below) for areas depicted on **Figure 1-2**. (11.1, 11.2-11.8, and 11.11-11.16)

Community District and Subarea Schedule

The **Community District and Subarea Schedule** describes the intended functional role of each of the City's principal subareas (as depicted in **Figure 1-2**) and references the applicable permitted uses, densities, and pertinent overlays (as listed in the **Land Use Schedule**) defined by Policy 1.1.1). Development shall adhere to the policies for permitted use and design and development prescribed for each land use category in the preceding section of this Element and any additional specific design and development standards listed in this Schedule.

# American Canyon

GENERAL PLAN



LEGEND  
 City Limits  
 Proposed City Urban Limit Line

Envicom Corporation Graphics

PLANNING SUB AREA MAP



Subarea	Characteristic	Standards and Principles
<b>A</b> Residential “Core”	Uses/Density	<ul style="list-style-type: none"> <li>• Residential Low-2 (RL-2)</li> <li>• Residential High (RH-1) on ten (10) acres (required condition of development); must be designated on master or specific plan.</li> <li>• Residential High (RH-2) on twelve (12) acres.</li> <li>• Accessory residential units: to be determined by Master or Specific Plan</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, and recreation facilities, religious facilities, and small scale commercial): maximum of 20,000 square feet</li> <li>• Park on a minimum of ten (10) acres (required condition of development); must be designated on master or specific plan</li> <li>• School Site (minimum 10 acre area) to be designated on Community or Specific Plan</li> <li>• Hiking, biking, and equestrian trails</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility plan, landscaping plan, and similar elements)</li> <li>• Development Agreement may be utilized for the dedication of public facilities</li> <li>• Minimum of 40 percent of the multi-family units must be constructed by completion of 40 percent of the single family units</li> <li>• Adherence to single family and multi-family design policies (1.7.4 and 1.8.4), mixed density policies (1.9.5), and new subdivision policies (1.11.3–1.11.8)</li> <li>• Multi-family residential shall be integrated with single family units to establish a cohesive neighborhood; units should be dispersed to more than one location</li> <li>• Pedestrian and bicycle paths required as linkages to Town Center</li> <li>• Entry monument, landscape, or other design feature shall be incorporated at the site’s southeast corner (American Canyon and Flosden intersection)</li> <li>• Incorporate appropriate techniques to buffer impacts of railroad along western property boundary (landscape, setbacks, etc.); walls should not be used unless there is no feasible alternative</li> <li>• Preserve American Canyon Creek as a natural riparian area and incorporate a creekside pedestrian/hiking trail</li> </ul>
<b>B</b> Deleted	Deleted by Resolution 2008-R105	

<b>Subarea</b>	<b>Characteristic</b>	<b>Standards and Principles</b>
<b>C</b> Southern Residential "Core"	Uses/Density	<ul style="list-style-type: none"> <li>• Residential Low-1 (RL-1)</li> <li>• Accessory dwelling units: as determined by Master or Specific Plan</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, and recreation facilities, religious facilities, and small scale commercial): maximum of 20,000 square feet</li> <li>• Park on a minimum of five (5) acres (required condition of development); must be designated on master or specific plan</li> <li>• Hiking, biking, and equestrian trails</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility and park plan, landscaping plan, and similar elements)</li> <li>• Adherence to single family and multi-family design policies (1.7.4 and 1.8.4), mixed density policies (1.9.5), and new subdivision policies (1.11.3–1.11.8)</li> <li>• Residential units can be clustered to preserve open space and reduced grading (single family semi-detached, townhomes, etc.)</li> <li>• Multi-family residential shall be integrated with single family units to establish a cohesive neighborhood</li> <li>• Entry monument, landscape, or other design features shall be incorporated at the site's southeast and southwest corners</li> <li>• Design elements shall be incorporated which establish a clear visual separation from the City of Vallejo along the site's southern boundary (reduced densities, setback, greenbelt, park, other)</li> </ul>
<b>D</b> Foothills Site	Uses/Density	<ul style="list-style-type: none"> <li>• Residential Low (RL)</li> <li>• Accessory dwelling units: as determined by Master or Specific Plan</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, and recreation facilities, and religious facilities)</li> <li>• Park on a minimum of five (5) acres (required condition of development); must be designated on master or specific plan</li> <li>• School</li> <li>• Hiking, biking, and equestrian trails</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility and park plan, landscaping plan, and similar elements)</li> <li>• Adherence to single family design policy (1.7.4) and new subdivision policies (1.11.3–1.11.8)</li> <li>• Cluster development away from hillside areas</li> <li>• Incorporate a meandering bicycle/pedestrian off-street trail system along Flosden Road</li> </ul>

Subarea	Characteristic	Standards and Principles
D		<ul style="list-style-type: none"> <li>• Avoid the use of traditional subdivision walls along Flosden Road</li> <li>• Establish trail linkages to the foothills</li> <li>• Entry monument, landscape, or other design features shall be incorporated at the site's southwest and northwest corners</li> <li>• Maintain view corridors to the foothills from Flosden Road</li> <li>• Design elements shall be incorporated which establish a clear visual separation from the City of Vallejo along the site's southern boundary (reduced densities, setback, greenbelt, park, other)</li> </ul>
E Golf Course Community	Uses/Density	<ul style="list-style-type: none"> <li>• Commercial Recreation-1 (CR-1) (golf course, and ancillary facilities)</li> <li>• Residential Estate (RE)</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, and recreation facilities, religious facilities, and small scale commercial): maximum of 20,000 square feet</li> <li>• Hiking, biking, and equestrian</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility and park plan, landscaping plan, and similar elements)</li> <li>• Adherence to single family and multi-family design policies (1.7.4 and 1.8.4), mixed density policies (1.9.5), and new subdivision policies (1.11.3–1.11.8)</li> <li>• Residential units can be clustered to preserve open space (single family semi-detached, townhomes, etc.)</li> <li>• Multi-family dwellings shall be integrated with single family units to establish a cohesive neighborhood</li> <li>• Housing and supporting uses shall be sited to maximize their relationships to the golf course and open space resources, including the provision of view corridors</li> <li>• Incorporate a meandering bicycle/pedestrian off-street trail system along Flosden Road</li> <li>• Entry monument, landscape, or other design features shall be incorporated at the site's southwest corner</li> </ul>

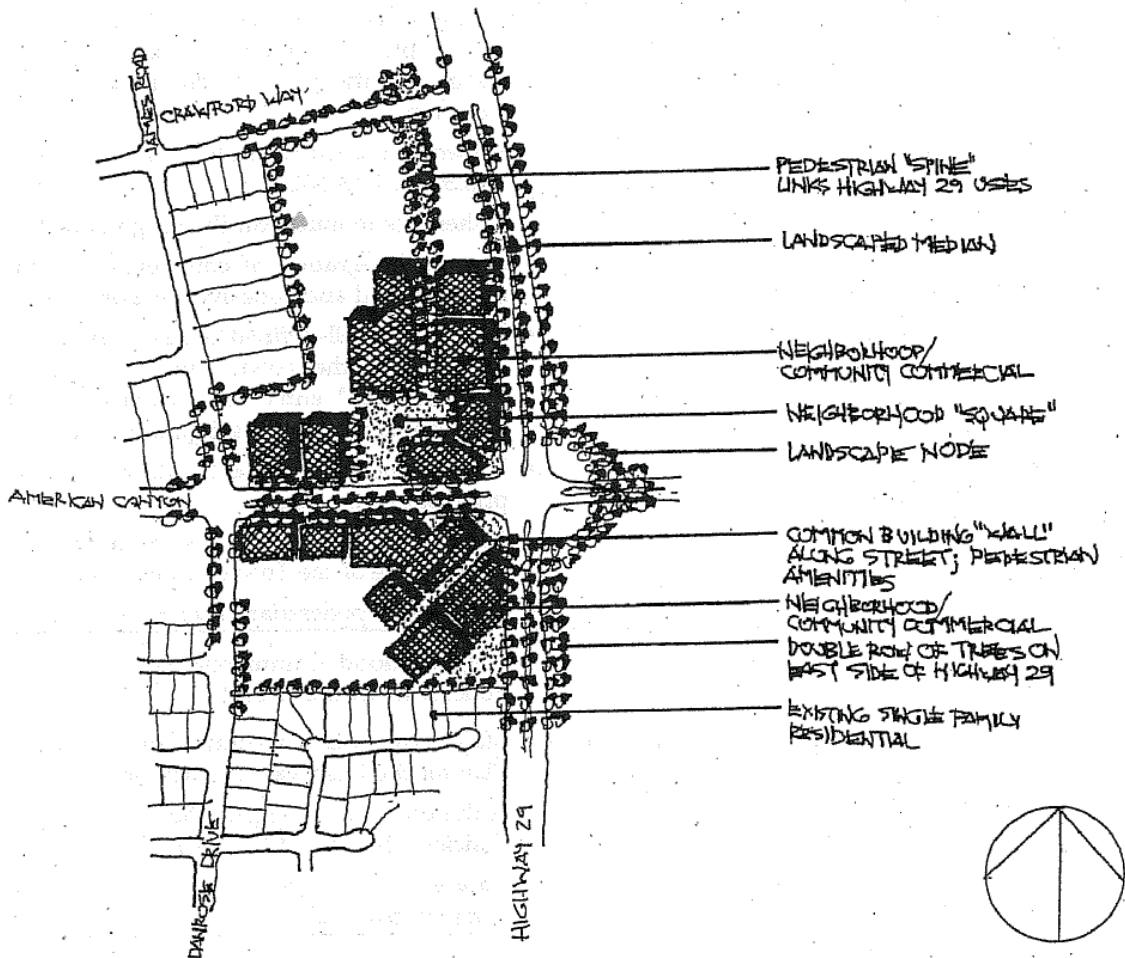
<b>Subarea</b>	<b>Characteristic</b>	<b>Standards and Principles</b>
<b>F</b> Regional Park "Gateway"	Uses/Density	<ul style="list-style-type: none"> <li>• Residential Estate (RE)</li> <li>• Residential Low (RL), if project incorporates extraordinary public amenities and achieves extraordinary level of site planning and design</li> <li>• Accessory dwelling units: as determined by Master or Specific Plan</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, recreation, and religious facilities)</li> <li>• Hiking, biking, and equestrian trails</li> <li>• "Staging" area (parking, information, etc.) for access to regional park trails and recreational uses</li> <li>• Open space, parks, and/or recreational uses</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility and park plan, landscaping plan, and similar elements)</li> <li>• Development Agreement may be utilized for the dedication of open space</li> <li>• Adherence to single family design policy (1.7.4) and new subdivision policies (1.11.3-1.11.8)</li> <li>• Residential units can be clustered to preserve open space</li> <li>• Incorporate a meandering bicycle/pedestrian off-street trail system along Flosden Road</li> <li>• Establish trail linkages to the regional park and foothills</li> <li>• Maintain view corridors to foothills from Flosden Road</li> </ul>
<b>G</b> Flosden Infill	Uses/Density	<ul style="list-style-type: none"> <li>• Residential Medium (RM)</li> <li>• Hiking, biking, and equestrian trails</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Adherence to multi-family design policy (1.8.4) and new subdivision policies (1.11.3-1.11.8)</li> </ul>
<b>H</b> Westside Residential	Uses/Density	<ul style="list-style-type: none"> <li>• Residential Low (RL)</li> <li>• Neighborhood-serving uses (daycare, community meeting rooms, recreation, and/or religious facilities)</li> <li>• Park (expansion of Donaldson, Kimberly, or linear)</li> <li>• Hiking, biking, and equestrian trails</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Require a thorough wetlands study for properties located adjacent to the wetlands and prohibit development encroachment.</li> <li>• Adherence to single family design policy (1.7.4) and new subdivision policies. (1.11.3-1.11.8)</li> <li>• Residential units can be clustered to preserve open space ("Zero-lot line" development).</li> </ul>

Subarea	Characteristic	Standards and Principles
<b>H</b>		<ul style="list-style-type: none"> <li>• Orient residential units on the east of the “edge” road towards the wetlands; considering possible rear alley access to preserve unique streetscape.</li> <li>• Incorporate a meandering bicycle/pedestrian off-street trail system and linear park along the west side of the wetlands edge road.</li> </ul>
<b>I Deleted by Resolution 2000-07</b>		
<b>J</b> Napa Junction	Uses/Density	<ul style="list-style-type: none"> <li>• Residential Medium (RM)</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Adherence to multi-family design policy (1.8.4)</li> </ul>
<b>K</b> Northern Transitional Residential	Uses/Density	<ul style="list-style-type: none"> <li>• Residential Estate (RE)</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Adherence to single family design policy (1.7.4) and new subdivision policies (1.11.3–1.11.8)</li> </ul>
<b>L</b> Agriculture	Uses/Density	<ul style="list-style-type: none"> <li>• Agriculture (A)</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Adherence to design policies 1.6.3–1.6.5</li> </ul>
<b>M</b> Town Center	Uses/Density	<ul style="list-style-type: none"> <li>• Location and types of land uses, residential densities and non-residential intensities shall be determined through approval of subsequent Specific Plan(s).</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Specific Plan required prior to development of any portion of the site (including land use plan, circulation plan, infrastructure plan, public facility plan, conceptual landscape plan, and similar elements)</li> <li>• Adherence to Town Center Design and Development Principles 1.19.10–1.19.14</li> <li>• Create a “main street” design in the commercial portion of the Town Center Core Area with such items as on-street parking, town square/plaza and buildings constructed to the right-of-way line</li> <li>• Incorporate pedestrian and bicycle circulation linkages to the Community Commercial Center along South Napa Junction Road</li> <li>• Provide view corridors to the Napa River, valley, and foothills</li> <li>• Encourage the retention and integration of existing structures previously used for the basalt plant operations</li> <li>• Town Center Core Area will be centered around the basalt industrial ruins and quarry lake; this mixed-use area will have higher residential densities and higher intensity of non-residential uses; Residential Neighborhoods will surround the Core Area and will generally have lower residential densities and will include community facilities such as a park.</li> </ul>



<b>Subarea</b>	<b>Characteristic</b>	<b>Standards and Principles</b>
<b>N</b> Community Commercial Center	Uses/Density	<ul style="list-style-type: none"> <li>• Community Commercial (CC) in accordance with Policies 1.15.1–1.15.2</li> <li>• Minimum of one major business establishment whose individual building “footprint” exceeds 50,000 square feet</li> <li>• Residential High (RH-2) may be permitted on a maximum of twenty five (25) percent of the site except on selected parcels consistent with Appendix D of Housing Element (see policies 1.15.1 &amp; 1.15.2.)</li> <li>• Public parking facility and intermodal transit facility</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development of any portion of the site (including land use and parcel plan, circulation plan, infrastructure plan, public facility plan, landscaping plan, and similar elements)</li> <li>• Adherence to Community Commercial design Policies 1.15.3 and 1.18.1–1.18.4</li> <li>• Adherence to multi-family design policy (1.8.4)</li> <li>• Require integration of commercial and housing uses into a unified and cohesive development</li> <li>• Establish a well-defined access corridor from Highway 29 linked to the Town Center, which functions as a “monumental” entry using extensive landscape, such as a double row of trees, lighting, and other elements</li> <li>• Locate a portion of the buildings in proximity to the principal street access</li> <li>• Locate and scale buildings to ensure that the visual prominence of the Town Center is maintained</li> <li>• Incorporate pedestrian linkages to the Town Center</li> </ul>
<b>O</b> Neighborhood Center	Uses/Density	Neighborhood Commercial (CN) in accordance with Policies 1.14.1 and 1.14.2
	Design and Development	<ul style="list-style-type: none"> <li>• May participate in a comprehensive Master or Specific Plan for the Highway 29 corridor</li> <li>• Adherence to Neighborhood Commercial design Policies 1.14.3 and 1.18.1–1.18.4</li> <li>• Locate and design development to minimize access from Highway 29</li> </ul>
<b>P Deleted by Resolution 2000-07</b>		

# HIGHWAY 29-AMERICAN CANYON ROAD NEIGHBORHOOD COMMERCIAL CENTER ILLUSTRATIVE CONCEPT (Planning Sub-Area "O")



<b>Subarea</b>	<b>Characteristic</b>	<b>Standards and Principles</b>
<b>Q</b> Deleted by Resolution 2000-07		
<b>R</b> Oat Hill	Uses/Density	<ul style="list-style-type: none"> <li>• Specialty Commercial (CS) in accordance with Policies 1.17.1 and 1.17.2</li> <li>• Industrial (I) in accordance with Policies 1.22.1 and 1.22.2</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Adherence to Specialty Commercial design Policies 1.17.3 and 1.18.1–1.18.5 (where applicable)</li> <li>• Adherence to Industrial design Policies 1.22.4–1.22.9 (where applicable)</li> <li>• Locate and design development to maximize views of the Napa River, valley, and foothills</li> <li>• Site and design commercial uses to be compatible with surrounding industrial development</li> </ul>
<b>S</b> Industrial Parks	Uses/Density	<ul style="list-style-type: none"> <li>• Industrial (I) in accordance with Policies 1.22.1 and 1.22.2</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Adherence to Industrial design Policies 1.22.4–1.22.10</li> <li>• Incorporate extensive site landscape along Highway 29</li> <li>• Minimize individual parcel access from Highway 29</li> </ul>
<b>T</b> Eucalyptus Grove Recreation Area	Uses/Density	<ul style="list-style-type: none"> <li>• Commercial Recreation (CR) in accordance with Policies 1.21.1, 1.21.2, and 1.21.4</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• Master or Specific Plan required prior to development</li> <li>• Adherence to Policies 1.21.6 and 1.21.7</li> <li>• Incorporate hiking, biking, and equestrian trails linked to the wetlands and surrounding residential communities</li> </ul>
<b>U</b> Special Study Area	Uses/Density	<ul style="list-style-type: none"> <li>• Agricultural uses in accordance with Policies 1.6.1, 1.6.2, 1.6.6, and 1.6.7</li> <li>• Other uses determined by future planning analyses (Policy 1.25.2)</li> </ul>
	Design and Development	<ul style="list-style-type: none"> <li>• In accordance with Policies 1.4.3 and 1.4.5</li> </ul>

## CITYWIDE LAND USE POLICY: KEY ISSUES

The following prescribes goals, objectives, and policies applicable to development in general, regardless of type, density, or location. Pertinent policies must be considered for any land use or development activity.

### *AIRPORT COMPATIBILITY*

#### **Goal**

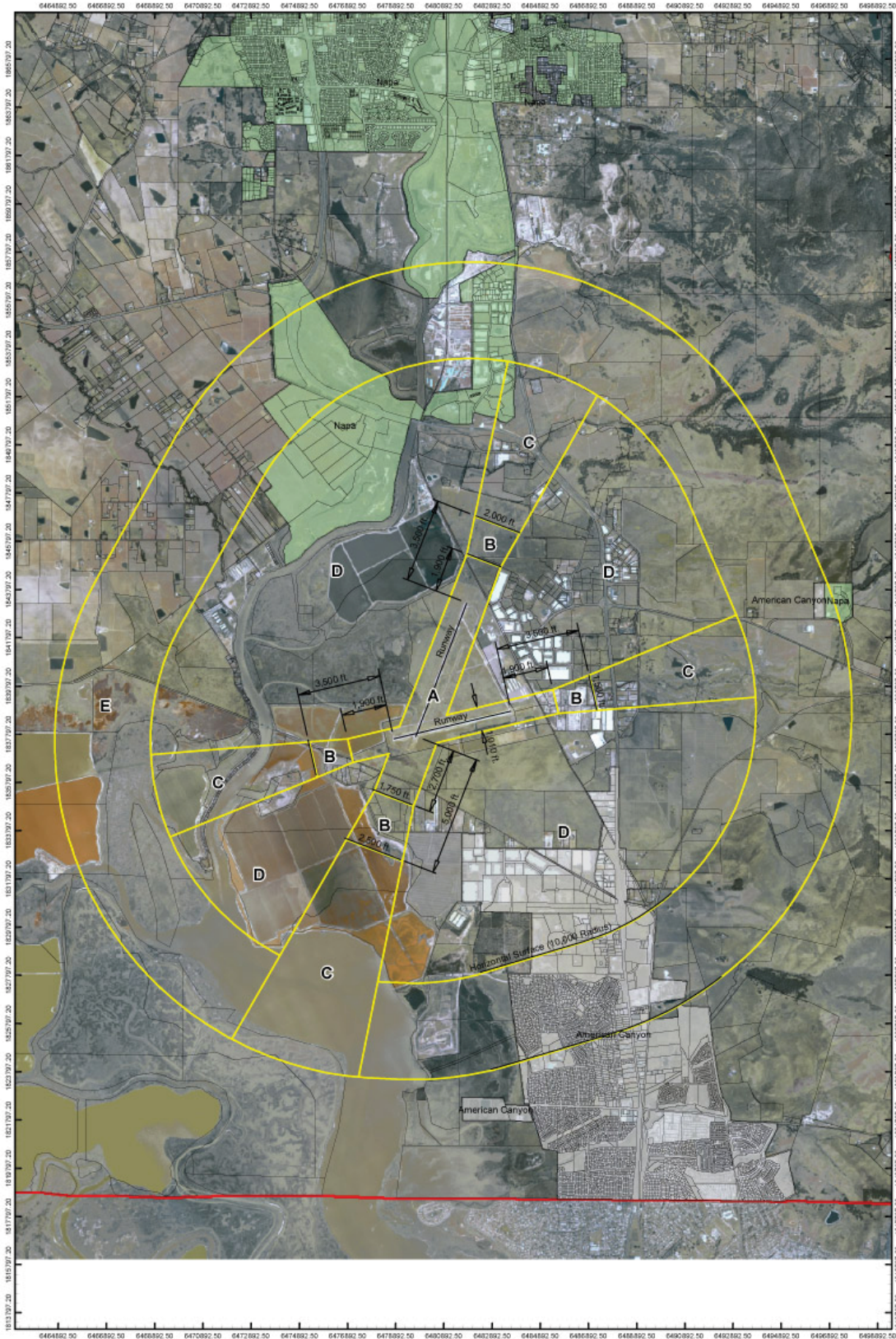
**1N        Ensure the compatibility of development within American Canyon with the Napa County Airport.**

#### **Objective**

1.27        Ensure that lands in American Canyon are developed in a manner which protects them from the noise and operational impacts of, and does not adversely constrain, the Napa County Airport.

#### **Policies**

- 1.27.1      Require that development comply with the land use and development conditions stipulated in **Tables 1-1** and **1-2** for areas depicted on **Figure 1-3**. (*1.1.1, 1.1.4, 1.1.5, 1.1.8, and 1.1.11*)
- 1.27.2      Review all applications for new development, expansion of existing uses, and re-use within Napa County Airport Compatibility Zones "A" through "E" for compliance with the appropriate use and development conditions. (*1.1.11*)
- 1.27.3      Work with the Napa County Airport Authority to ensure that onsite ground activities of the Airport do not adversely impact (e.g., noise, vibration, air emissions, or other pollution) the City of American Canyon. (*1.1.22*)
- 1.27.4      Work with the Napa County Airport Authority to ensure that airport vehicular access does not adversely impact the City of American Canyon. (*1.1.22*)
- 1.27.5      Work with the Napa County Airport Authority to ensure that any expanded operations of the Airport do not adversely impact existing land uses and development in the City of American Canyon. (*1.1.22*)
- 1.27.6      Work with the Napa County Airport Authority and other appropriate agencies to ensure that emergency preparedness plans are maintained to protect American Canyon residents and development. (*1.1.22*)
- 1.27.7      Recognize the importance of the Napa County Airport to City residents, including the economic, transportation and recreational benefits, and ensure that land use decisions rendered for this area do not negatively impact Airport operations (*1.1.22*).



**Napa County Airport  
Land Use Compatibility Zones**

**FIGURE 1-3**

**TABLE 1-1**  
**Compatibility Zone Definitions**

ZONE A	Runway Protection Zone: Dimensioned to encompass the current and future Runway Protection Zones for the runways of the Napa County Airport, as defined under FAA regulations and shown on Figure 3. The zones also include areas lateral to the runway. These areas are regularly overflown by aircraft below 50 feet above the ground. For this reason, these areas are considered high risk with regard to accident potential and any structures, buildings, trees or obstacles may create a flight hazard. These areas are also affected by high noise levels.
ZONE B	Approach/Departure Zone: This zone is defined as the areas where aircraft will be below 100 feet above ground level as determined by the type of approach anticipated for that runway. Approach slopes are designated on the Airport Compatibility Zones map, Figure 1-3. These areas are affected by substantial risk of accident potential due to the frequency of overflights at low altitudes. Noise levels are generally high with frequent loud single-events.
ZONE C	Extended Approach/Departure Zone: This zone is defined as the area where aircraft will be below 300 feet above ground level as determined by the type of approach. The low altitude of aircraft in these areas indicates moderate to high risk of accident potential. Properties in this zone will be affected by substantial noise.
ZONE D	Common Traffic Pattern: This area is defined by the flight pattern for the Napa County Airport as illustrated on Figure 1-3. These areas are routinely overflown by aircraft operating to and from the airport with frequent single-event noise intrusion. Overflights in these areas can range from near the traffic pattern altitude (about 1,000 feet above the ground) to as low as 300 above the ground. Accident risk varies from low to moderate. Areas where aircraft are near pattern altitude (e.g., downwind leg) have the lowest risk. In areas where aircraft are at lower altitudes (especially on circle-to-land instrument approaches) a moderate level of risk exists.
ZONE E	Other Airport Environs: An airport's influence area often extends beyond the typically defined compatibility zones during busy traffic hours and when larger aircraft are in the pattern. Aircraft overflights can occur anywhere in these areas when aircraft are departing or approaching an airport. Overflight annoyance is the primary impact element in these areas. The risk of accident is very low.

**TABLE 1-2****Airport Vicinity Land Use Compatibility Criteria**

ZONE	LOCATION	IMPACT ELEMENTS	MAXIMUM DENSITIES <sup>8</sup>		
			Residential <sup>1</sup>	Other Users (people/ac) <sup>2</sup>	
				In Structures	Total in and out of Structures
A <sup>9</sup>	Runway Protection Zone and Primary Surface	<ul style="list-style-type: none"> <li>• High Risk</li> <li>• High noise levels</li> <li>• Low overflights below 50' AGL</li> </ul>	0	0	10
B	Inner Approach/Departure Zone	<ul style="list-style-type: none"> <li>• Substantial risk</li> <li>• High noise levels</li> <li>• Low overflights below 100' AGL</li> </ul>	0	10	25
C	Approach/Departure Zone	<ul style="list-style-type: none"> <li>• Moderate risk</li> <li>• Substantial noise</li> <li>• Low overflights below 300' AGL</li> </ul>	0	50	75
D	Common Traffic Pattern	<ul style="list-style-type: none"> <li>• Moderate risk</li> <li>• Frequent noise intrusion</li> <li>• Routine overflights below 1000' AGL</li> </ul>	0	100	150
E	Other Airport Environs	<ul style="list-style-type: none"> <li>• Low risk</li> <li>• Overflight annoyance</li> </ul>	See Note 7		

1. Residential land use and zoning designations are considered incompatible uses within the traffic pattern area (Zones A, B, C, and D) where aircraft overflights are frequent and at low altitude. The residential restrictions do not apply to residential uses allowable under agricultural land use and zoning designations.

2. The use should not attract more than the indicated number of persons per net acre. Net acreage is the total site area inclusive of parking areas and landscaping, less the area dedicated for streets. These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses. Clustering of development within the density parameters should be encouraged to protect and provide open land/safety areas. However, in Zones A, B, and C the density on any one acre of a parcel should not exceed twice the indicated number of people per acre.

3. Dedication of an avigation or overflight easement or deed notice is required as a condition for new development within all zones. Also, height limit restrictions are applicable to structures and trees in all zones in accordance with Federal Aviation Regulation Part 77 and local ordinances. Uses which may be hazardous to flight are prohibited in all zones.

4. These uses typically can be designed to meet the density requirements and other development conditions listed.

5. These uses typically do not meet the density requirements and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and if mitigation measures (i.e., noise attenuation) are incorporated that will minimize potential conflicts.

6. NLR = Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure. Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure. Noise level reduction measures may be required in areas with high single-event noise levels and where noise-sensitive uses (schools, libraries, etc.) are proposed. Refer to Appendix C for criteria and noise attenuation measures.

7. Maximum residential densities in accordance with local adopted General Plans and zoning designations. Consideration should be given to the proximity of flight patterns, frequency of overflight, terrain conditions, and type of aircraft in determining acceptable locations of residential uses. Referral to the ALUC for review of development plans prior to approval is recommended.

8. The purpose of these criteria is to provide a basis for determining those land uses which are compatible with airport activities. Specific land uses will be allowed only if they are also consistent with applicable General Plan policies and zoning ordinances.

9. All lands in Zone A are either within the Airport's boundaries or are designated for acquisition in the Airport Master Plan.

10. Includes objects that penetrate FAR Part 77 surfaces, uses that would attract large numbers of birds (e.g. landfills), and uses that would create smoke, glare, distracting lights, or electronic interference.

11. Avigation easements will be required in lieu of overflight easements or deed notices where there is an appropriate public agency to review them.

**TABLE 1-2 (cont.)**

<b>Zone</b>	<b>Prohibited Uses</b>	<b>Other Development Conditions<sup>3</sup></b>	<b>Examples of Normally Acceptable Uses<sup>4</sup></b>	<b>Examples of Uses not Normally Acceptable<sup>5</sup></b>
<b>A</b>	<ul style="list-style-type: none"> <li>• All residential uses</li> <li>• Any assemblage of people</li> <li>• Any new structure which exceeds height limits</li> <li>• Noise-sensitive uses</li> <li>• Uses hazardous to flight<sup>10</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Avigation easement required</li> </ul>	<ul style="list-style-type: none"> <li>• Pasture, open space</li> <li>• Aircraft tiedowns</li> <li>• Auto parking</li> <li>• Most agricultural uses</li> </ul>	<ul style="list-style-type: none"> <li>• Heavy poles, signs, large trees, etc.</li> <li>• Ponds</li> </ul>
<b>B</b>	<ul style="list-style-type: none"> <li>• All residential uses</li> <li>• Any noise-sensitive uses</li> <li>• Schools, libraries, hospitals, nursing homes, daycare centers</li> <li>• Uses hazardous to flight<sup>10</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Avigation easement required</li> <li>• Structures to be as far as possible from extended runway centerline</li> <li>• Clustering is encouraged to maximize open land areas</li> <li>• Minimum NLR of 25 dBA in office buildings<sup>6</sup></li> <li>• Building envelopes and approach surfaces required on all subdivision maps and development plans</li> </ul>	<ul style="list-style-type: none"> <li>• All uses from Zone A</li> <li>• Parks with low-intensity uses, golf courses</li> <li>• Nurseries</li> <li>• Mini-storage</li> </ul>	<ul style="list-style-type: none"> <li>• Retail uses</li> <li>• Office uses (except as accessory uses)</li> <li>• Hotels, motels, resorts</li> <li>• Theaters, assembly halls, and conference centers</li> <li>• Ponds</li> </ul>
<b>C</b>	<ul style="list-style-type: none"> <li>• All residential uses</li> <li>• Schools, libraries, hospitals, nursing homes, daycare centers</li> <li>• Uses hazardous to flight<sup>10</sup></li> <li>• Landfills</li> </ul>	<ul style="list-style-type: none"> <li>• Avigation easement required</li> <li>• Structures to be set back as far as possible from extended centerline</li> <li>• Clustering is encouraged to maximize open land areas</li> <li>• Building envelopes and approach surfaces required on all subdivision maps</li> <li>• NLR measures may be required for noise-sensitive uses (offices)</li> </ul>	<ul style="list-style-type: none"> <li>• All uses from Zone B</li> <li>• Warehousing and low-intensity light industrial</li> <li>• Small retail uses</li> <li>• Outdoor recreation uses; marina, ballpark</li> <li>• Office uses</li> </ul>	<ul style="list-style-type: none"> <li>• Large retail buildings</li> <li>• Hotels, motels, resorts, health clubs</li> <li>• Restaurants, bars</li> <li>• Multi-story buildings</li> <li>• Theaters, assembly halls, and conference centers</li> <li>• Ponds</li> </ul>
<b>D</b>	<ul style="list-style-type: none"> <li>• All residential uses</li> <li>• Uses hazardous to flight<sup>10</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Overflight easement or deed notice required<sup>11</sup></li> <li>• Building envelopes and approach surfaces required on all development plans within 100 feet of approach zones</li> <li>• Clustering is encouraged to maximize open land areas</li> <li>• NLR measures may be required for noise-sensitive uses<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>• All uses from Zone C</li> <li>• Most nonresidential uses</li> <li>• Accessory daycare centers</li> </ul>	<ul style="list-style-type: none"> <li>• Schools, libraries, hospitals, nursing homes</li> <li>• Large shopping malls</li> <li>• Amphitheaters</li> <li>• Ponds</li> </ul>
<b>E</b>	<ul style="list-style-type: none"> <li>• Noise-sensitive outdoor uses</li> </ul>	<ul style="list-style-type: none"> <li>• Overflight easement or deed notice required<sup>11</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Any permitted use</li> </ul>	<ul style="list-style-type: none"> <li>• Amphitheaters</li> <li>• Landfills</li> <li>• Ponds</li> </ul>



**NONCONFORMING USES**

**Goal**

**10 Ensure that land use development conforms to the provisions of the Land Use Element of the General Plan.**

**Objective**

1.28 Provide for the compliance of existing uses which do not conform with the provisions of the Land Use Element to its requirements and standards.

**Policy**

1.28.1 Establish parameters in the zoning ordinance for land uses which do not conform with the development standards stipulated in the General Plan for their continued use or subsequent compliance with appropriate standards. (11.1)

**LAND USE COMPATIBILITY WITH ELECTROMAGNETIC ENERGY SOURCES**

**Goal**

**1P Promote public awareness of potential health issues associated with and minimize involuntary public exposure to extremely low frequency magnetic fields.**

**Objective**

1.29 Locate the development of new residences and school to avoid elevated extremely low frequency magnetic fields (ELFs) resulting from overhead or buried electrical energy transmission systems.

**Policy**

1.29.1 Require that new residential development and public and private school facilities be sited to avoid exposure to levels of ELFs which are elevated above normal ambient background levels. (11.1, 11.2, 11.4, 11.6, 11.11, and 11.12)

**Objective**

1.30 Establish a standard for the appropriate level of public exposure to ELFs which shall be used as the threshold of significance for environmental review of development projects.

**Policies**

1.30.1 Require full disclosure of the existence of elevated levels of ELFs for new residential development and public and private school facilities in environmental review documents required by the California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA). (11.12)

1.30.2 Restrict uses within powerline easement to “passive” uses such as open space, community gardens, vacant space, and commercial storage. (11.1)

- 1.30.3 Establish the following setback standards for the placement of residences and schools adjacent to transmission corridor rights-of-way and monitor continuing scientific research and data regarding potential health risks and hazards and modify them as necessary:
- within 100 feet from the edge of the right-of-way for 100-110 kV lines;
  - 150 feet from 220-230 kV lines or establish a building setback to the 1mG magnetic field level, whichever is greater. (I 1.1)
- 1.30.4 Require PG&E, when line improvements are necessary, to implement new industry accepted technologies to reduce the exposure and emissions of EMFs. (I 1.22)

**EXPANSION OF CITY SERVICES AND JURISDICTION**

**Goal**

**1Q Ensure the logical and orderly expansion of the City’s services and jurisdictional limits.**

**Objective**

1.31 Expand American Canyon’s jurisdictional boundaries to establish a logical pattern of growth and services, while also providing for the long term retention of agricultural and open space uses.

**Policies**

- 1.31.1 Set priorities for the provision of urban services; with service expansion within the City and its Sphere of Influence receiving the highest priority. (I 1.15)
- 1.31.2 Utilize the City’s responsibilities for planning utility extension and annexation to support City and County policies for city/urban-centered development and long term retention of agriculture and open space uses outside of areas designated for urban development. (I 1.2 and I 1.15)
- 1.31.3 Work cooperatively with the Local Agency Formation Commission (LAFCO) to expand the City’s Sphere of Influence to include all areas that are or will be provided urban type services by the City. (I 1.22 and I 1.15)
- 1.31.4 Pursue the annexation of lands on both sides of significant arterials (i.e., Highway 29, Green Island Road, American Canyon Road, and Flosden Road) to ensure cohesive and compatible design, planning, and future development. (I 1.25)
- 1.31.5 Proceed immediately on adoption of the General Plan, if property owners concur, with pre-zoning, master planning, and annexation of all areas within the existing Sphere of Influence to establish jurisdiction over what is planned to be a primary City growth area. (I 1.25)
- 1.31.6 Negotiate an equitable property tax transfer with the County that offsets the costs incurred by both jurisdictions in providing services to the area to be annexed. (I 1.22 and I 1.25)

- 1.31.7 Proceed with the annexation of land in a manner that ensures the logical expansion of City boundaries, provides for the planned, orderly, and efficient pattern of urban development, and reflects property owner desires. (I 1.25)
- 1.31.8 Work with the County and adjoining jurisdictions in establishing a permanent green belt outside of areas designated for urban development. (I 1.22)
- 1.31.9 Work with LAFCO and the American Canyon Fire District to ensure that all City annexations of areas outside of the existing Fire District boundaries are also annexed to the Fire District to reflect the District's ability to provide urban type fire services. (I 1.22 and I 1.25)
- 1.31.10 Work with LAFCO to establish ultimate City boundaries that are logical and orderly and provide for future balanced growth between the east and west sides of Highway 29. (I 1.22 and I 1.25)
- 1.31.11 Conduct a fiscal analysis in processing annexation requests to fully evaluate the fiscal impacts of annexation and ultimate development. (I 1.25)
- 1.31.12 Work cooperatively with Napa County towards an agreement to establish compatible land use standards for areas within the Sphere of Influence and other lands immediately adjacent to the City to ensure consistent land use designations. (I 1.22)

### ***QUALITY OF THE BUILT ENVIRONMENT***

#### **Goal**

**1R Ensure a high quality of the City's built environment, architecture, landscape, and public open spaces.**

#### **Objective**

1.32 Attain residential, commercial, industrial, and public buildings and sites which convey a high quality visual image and character.

#### **Policies**

- 1.32.1 Require adherence to the *Design and Development Principles* prescribed in this Plan and the City's Design Review Guidelines which shall be updated periodically. (I 1.1, II 4-I 1.7, II .8, II .11, and II.14)
- 1.32.2 Require that development projects subject to discretionary review submit and implement a landscaping plan. (I 1.1, I 1.2, I 1.4, II .5, I 1.7, and I 1.11)
- 1.32.3 Require that properties be properly maintained to ensure neighborhood quality; including weed abatement, proper storage and screening of recreational vehicles, minimization of unsightly or hazardous storage of junk and debris on portions of the property visible from the street, and other appropriate measures. (I 1.1, 1.3, and I 1.21)
- 1.32.4 Require developers to incorporate mature and specimen trees and other significant

vegetation which may exist on a site into the design of a development project for that site. (11.1, 11.2, 11.4, 11.5, 11.7, and 11.8)

- 1.32.5 Require the use of drought-tolerant species in landscape design in accordance with the provisions of the Water Conservation and Landscape Act. (11.1, 11.2, 11.4, 11.5, 11.7, and 11.8)
- 1.32.6 Require that commercial, industrial, and multi-family residential development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape. (11.1, 11.2, 11.4, 11.5, 11.7, and 11.8)
- 1.32.7 Require that all commercial, industrial, multi-family, and common area landscape be adequately irrigated with automatic irrigation systems. (11.1, 11.2, 11.4, 11.5, 11.7, and 11.8)
- 1.32.8 Promote the use of reclaimed water for the irrigation of public and private landscape, as available. (11.24)

### **Objective**

- 1.33 Ensure that structures and sites are designed and constructed to maintain their long-term quality and provide for the needs of their occupants.

### **Policies**

- 1.33.1 Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively-reused, and renovated buildings. (11.3 and 11.21)
- 1.33.2 Periodically review and update the City's building and development codes and regulations to ensure that they incorporate professionally accepted state-of-the-art standards. (11.3)
- 1.33.3 Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements. (11.3 and 11.11)
- 1.33.4 Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access for and use by the physically challenged. (11.1 and 11.3)
- 1.33.5 Periodically monitor the conditions of buildings in the City and enforce pertinent building and zoning codes, when necessary. (11.21)
- 1.33.6 Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants regarding methods for the maintenance and upkeep of their property. (11.24)
- 1.33.7 Promote and support community-and neighborhood-based efforts for the maintenance, upkeep, and renovation of structures and sites. (11.23 and 11.24)
- 1.33.8 Provide economic assistance, as funds are available, for the improvement of physically

deteriorated and blighted structures in the City. (I 1.18)

- 1.33.9 Consider the use of the authorities of California Redevelopment Law as a mechanism to precipitate revitalization of deteriorated and blighted buildings, properties, and uses. (I 1.17)

### **GENERAL PLAN MAINTENANCE**

#### **Goal**

**1S Ensure that the General Plan is updated and maintained.**

#### **Objective**

- 1.34 Review the General Plan on an annual basis to ensure internal constancy and consistency with other Federal, State, and local regulations and policies.

#### **Policies**

- 1.34.1 Consider the collection of an impact fee from new development to fund the maintenance of the General Plan on an ongoing basis. (I 1.20)
- 1.34.2 Prepare an annual report appraising the Planning Commission and City Council regarding the status of the General Plan. (I 1.20)
- 1.34.3 Allow a maximum of four General Plan amendments annually, except for those pertaining to affordable housing which may occur without restriction, consistent with State legislation. (I 1.20)
- 1.34.4 Permit the adjustment of land use classification boundaries depicted on the **Land Use Plan Map** to coincide with legal parcel boundaries, provided that land use compatibility is maintained, the integrity of each land use district is maintained, and there will be no adverse impacts of such boundary adjustment. (I 1.20)
- 1.34.5 Allow the determination of the appropriate mix and density of development on parcels which are divided into two or more land use classifications by the Planning Commission. (I 1.20)
- 1.34.6 Allow for the reconfiguration of land use classification boundaries depicted on the **Land Use Plan Map** through the formulation of a specific plan where the intent is to achieve a unified, planned development project, provided that the cumulative yield of development for all parcels encompassed by the specific plan does not exceed that permitted by the **Land Use Plan Map**. (I 1.20)

### **CITY URBAN LIMIT LINE**

#### **Goal**

**1T Establish a City Urban Limit Line for the City of American Canyon which describes its future geographic boundary until January 1, 2030.**

**Objective**

- 1.35 Ensure that the incorporated City boundary expands to be conterminous with the City Urban Limit Line, providing for effective “home rule” of the City’s destiny.
- 1.35.1 Take all appropriate action with LAFCO (“Napa County Local Agency Foramtion Commission”) to ensure that the area outside of the current city limits and within the City Urban Limit Line is:
  - a. Included within the Sphere of Influence of the City and American Canyon Fire District.
  - b. Annexed to the City and the American Canyon Fire District.
- 1.35.2 Ensure that annexations within the City Urban Limit Line are accomplished in a planned and orderly manner, consistent with the City’s ability to provide necessary municipal services and facilities.
- 1.35.3 Ensure that lands outside of the City Urban Limit Line shall not be developed until January 1, 2030 or later, except as provided by policy 1.35.4 below.
- 1.35.4 Acquire lands for public uses and construct and operate public facilities outside of the City Urban Limit Line, if necessary and appropriate, provided that those facilities are designed to serve development within the City Urban Limit Line.

**Objective**

- 1.36 Define the limits of urban development of the City, preserving agricultural and open space outside of the City Urban Limit Line on a long-term basis.

## **IMPLEMENTATION PROGRAMS**

The following indicates the programs which shall be carried out by the City of American Canyon to implement the goals, objectives, policies, and standards of the Land Use Element. Each program is preceded by the letter "I" and a number which is referenced by the pertinent policy which it implements in the preceding section. These are noted in parentheses (#) at the close of each policy.

### **CODES, ORDINANCES, AND GUIDELINES**

#### **I 1.1 Revise the Zoning Ordinance**

The principal method for the implementation of a General Plan Land Use Map is the zoning ordinance. Policies and standards which prescribe the types of use permitted, their density/intensity, and design and development characteristics (design, property setbacks, etc.) are codified as precise requirements in the ordinance. The authority to zone is inherent in the police power delegated to cities by the State of California Constitution. The zoning ordinance consists of two basic elements:

- (a) a map which delineates the boundaries of districts, or "land use zones," in which similar and compatible uses developed at similar and compatible standards are to be permitted and
- (b) text which explains the purpose of the zoning district, lists the permitted uses (as a "right" and under special conditions), and defines the standards for development (e.g., minimum lot size, density, height, property setbacks, lot coverage, parking requirements, sign design, and so on).

On incorporation, American Canyon adopted the zoning ordinance of the County of Napa. The existing mapped depiction of land use zones is referred to as the "City of American Canyon Current Zoning Designations" and the textual codification of requirements is incorporated in the American Canyon Municipal Code.

The City has initiated a revision of the zoning ordinance to reflect the policies contained within this General Plan which will be finalized subsequent to this Plan's adoption by the City Council. Integrated with the Ordinance will be a description of the process of retention and/or amortization of uses which are made nonconforming due to the General Plan.

**Responsibility:** City of American Canyon, Planning Department  
**Funding:** City of American Canyon General Fund (currently appropriated)  
**Schedule:** Within six months of the General Plan's adoption

#### **I 1.2 Revise Subdivision Regulations**

Subdivision regulation is an exercise of the police power of a city authorized by the State to control the manner in which land is divided. Like the zoning ordinance, it must be consistent with the General Plan. It will be necessary to review the City's subdivision ordinance and amend it as necessary to reflect the land use goals, objectives, policies, and standards.

**Responsibility:** City of American Canyon Planning Department  
**Funding:** City of American Canyon General Fund  
**Schedule:** Revised Ordinance, within six months of the General Plan’s adoption

I 1.3 **Revise/Update the Building Code**

The City shall continue to use the Building code as the set of rules and regulations by which new construction, adaptive re-use, and renovations shall occur. The Code shall be reviewed to ensure its consistency with the provisions of the General Plan. It shall also be updated periodically to reflect changes in the Uniform Building Code and State legislation. Periodically, the City shall review the Code and update it as necessary to reflect conditions which are unique to the City.

**Responsibility:** City of American Canyon Planning Department  
**Funding:** City of American Canyon General Fund  
**Schedule:** Within 12 months of the General Plan’s adoption

I 1.4 **Prepare and Implement Specific Plans**

State law (Government Code Section 63450) authorizes cities to adopt Specific Plans for implementing their general plans in designated areas. They are intended to provide more finite specification of the types of uses to be permitted, development standards (setbacks, heights, landscape, architecture, etc.), and circulation and infrastructure improvements. They are most often used to ensure that multiple property owners and developers adhere to a common development plan or ensure that the individual phases of a long-term multi-phased development project are integrated and cohesive.

Specific Plans are adopted by resolution (as a document of policies and standards) or as an ordinance. In the latter case, which is most frequently used by cities, their specifications normally amend or are additive to the zoning regulations for the property.

Specific Plans can be initiated by the City or developers. Costs for City-initiated Specific Plans are, most often, reimbursed by pro-rata allocation of fees to developers applying for development permits in the Specific Plan area. Costs for developer-initiated Plans are usually borne in their entirety by the developer.

Specific Plans may be used by the City as a mechanism to provide more thorough and definitive planning standards for the following areas:

- Town Center
- Community Commercial Center
- Highway 29 Corridor
- Planned Residential Communities
- Golf Course Community
- Industrial Parks
- Special Study Area



- Responsibility:** City of American Canyon Planning Department and private developers
- Funding:** City-initiated Specific Plans: General Fund, with potential reimbursement from developments processed in accordance with the Specific Plan (based on pro-rata share of the costs of preparation and processing)  
Developer-initiated Specific Plans: by the developer/applicant
- Schedule:** To be determined as initiated

### I 1.5 **Prepare and Implement Community Master Plans**

“Master” Plans are formulated to guide large-scale, multi-phase development projects. Most often they are prepared for land under ownership by a single entity and involve one or a limited number of parcels. In many respects, they are defined to the same or finer level of detail as the Specific Plans. These include a precise list of the uses to be accommodated, building sizes (and, in some cases, footprints), amount of development, building heights, architectural design standards, signage standards, landscape plans, infrastructure and circulation plans, grading plans, and similar components. They differ from Specific Plans in that their content is not guided by state law and they are not enacted as formal policy of the city. These are processed through the City’s discretionary review procedures and necessitate public input. Adoption of Development/Master Plans provides the City with some flexibility for revision of the Plan as implementation proceeds, which can be inhibited by Specific Plans.

Development/Master Plans may be used for the same areas identified above for Specific Plan application. Subdivision of land or individual development applications may not be approved or processed in areas designated under the General Plan for a Community or Specific Plan, until the Community Master Plan or Specific Plan has been adopted by the City.

- Responsibility:** City of American Canyon Planning Department
- Funding:** Publicly-initiated Development/Master Plans: City of American Canyon General Fund; with possible reimbursement with affected property owners and developers.  
Privately-initiated Development/Master Plans: private developers
- Schedule:** Ongoing

### I 1.6 **Adopt and Implement Architecture, Site, and Landscape Design Guidelines and Standards**

The City’s Design Guidelines shall be updated to reflect the *Design and Development Principles* specified by this Plan. Specific visual examples of projects which meet these requirements should be documented and made available to project applicants. These should be reviewed on initial contacts of applicants with the City, enabling the City to be pro-active in design, rather than the normally reactive stance of the development review process.

**Responsibility:** City of American Canyon, Planning Department  
**Funding:** City of American Canyon General Fund  
**Schedule:** Ongoing

I 1.7 **Street Tree Master Plan**

The City shall formulate a comprehensive master plan which shall list the permitted trees in the public rights-of-way along all streets in American Canyon. It will specify species, minimum size, spacing, and irrigation requirements. It is intended that the plan identify consistent species for blocks, streets, neighborhood, or districts which provide distinctive identities for these areas.

**Responsibility:** City of American Canyon  
**Funding:** City of American Canyon General Fund  
**Schedule:** Within two (2) years of the General Plan’s adoption, as funding is available

I 1.8 **Consider the use of Development Agreements**

Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer which assures the city as to the type, character, and quality of development and additional “benefits” which may be contributed and assures the developer that the necessary development permits will be issued regardless of changes in regulations.

This ensures that a developer of a multi-phased project who has established financing on conditions negotiated with the city would not be adversely affected by subsequent, more restrictive regulations. This, in turn, enables the city to exact a higher level of performance, quality, and contributions than would normally accrue through the entitlement process.

It may be desired by the City that these be applied to large-scale, multi-phased projects, which may include any of the applications listed above for Specific Plans.

**Responsibility:** City of American Canyon Planning Department and private developers  
**Funding:** Costs for the preparation and execution of a Development Agreement are normally passed on to the developer  
**Schedule:** As requested by the City or private developers

I 1.9 **Adopt and Implement Growth Management Ordinance**

The amount of development which would result if each parcel in the City was to be developed to its maximum density permitted by the **Land Use Plan** (or “theoretical buildout”) would considerably exceed the capacity limits of transportation and utility infrastructure and public services (refer to **Draft City of American Canyon General**

**Plan Environmental Impact Report**). Consequently it will be necessary to adopt and implement an ordinance which restricts the amount of development to a specified limit, determined by the capacity of these resources, below the “theoretical plan capacity,”

The most critical limitation, at the time of the writing of the General Plan, is transportation. Policy has been defined by this Plan which would limit the increment of growth to the level imposed by the **Circulation Element**’s specified Levels of Service standards and associated traffic capacity.

Structurally, the ordinance should incorporate:

- a. A development limit determined by the capacity of infrastructure and services (note: while traffic represents the most critical limit, it may be appropriate to define capacity limits related to other infrastructure and services, which in the opinion of the City, bear an important relationship to development).
- b. A method to allocate new development within the stipulated limit (e.g., “first-come, first-served” or priority for “desired” economic uses, affordable housing, or “good” architectural design).
- c. A mechanism to modify the prescribed development limit based on actual levels of demand and service, based on data provided by a development monitoring system (I 1.10, below).
- d. A mechanism to increase the development limit by providing additional infrastructure or service capacity or mitigation (e.g., new roadway or sewer). This should incorporate a “triggering” mechanism which would initiate the planning and funding for the provision of additional resource capacity or other mitigation when the existing capacity is exhausted (practically, this should occur at some level below the existing capacity, for example, 80 percent).

Procedurally, such a growth management system should be updated on an annual or biannual basis.

**Responsibility:** City of American Canyon Planning Department  
**Funding:** City of American Canyon General Fund  
**Schedule:** Within 18 months of the General Plan’s adoption

## DEVELOPMENT REVIEW AND APPROVAL PROCEDURES

### I 1.10 **Implement Growth Monitoring Program**

The City should establish and implement a program to monitor the quantity and impacts of growth. Annually, this should include a tabulation of the amount of growth (by type, density, and location), levels of utilization of infrastructure and services (e.g., traffic volumes and school enrollments), and capacity of infrastructure and services to accommodate additional growth (e.g., quantity of additional trips and additional school children).

This data should be used as input, where necessary, for a Growth Management Ordinance (described above), the County of Napa Congestion Management Plan, and for planning purposes for the various infrastructure and service departments and agencies serving the City.

**Responsibility:** City of American Canyon Planning Department  
**Funding:** City of American Canyon General Fund  
**Schedule:** Within 18 months of the adoption of the General Plan

### I 1.11 **Development Review**

New development and enlargement of existing structures, except single-family residences, are subject to review according to their adherence with City of American Canyon standards and regulations and General Plan policy. All site plans for new development located within the City and existing Sphere of Influence shall also be required to submit plans to the Napa County Sheriff's Department for review. The plans shall be reviewed to determine whether they incorporate adequate amounts of defensible space, which would aid the Sheriff's Department in providing the greatest level of protection possible. Certain projects, consistent with zoning, are considered as "ministerial" and are subject to approval by the Director of Planning. Others are subject to discretionary review, including those which must receive Conditional Use Permits or variances and are subject to review by the Planning Commission and formal public hearings. In particular, development review is essential for the following:

- a. Review of subdivisions, multi-family development, commercial, and industrial projects for consistency with applicable standards.
- b. Review of projects for which more restrictive design and development standards are imposed to maintain or achieve a special quality or character and/or whose scale and function could conflict with adjacent land uses (e.g., Town Center, Highway 29 corridor, and planned residential communities).
- c. Review of projects characterized by activities and intensity of use (large number of customers, high traffic volumes, noise, etc.) which could adversely impact adjacent residential or other "sensitive" uses (e.g., gasoline stations, fast food establishments, game arcades, and nightclubs).
- d. Review of mixed-use development projects (integrating residential and commercial horizontally or vertically on the same site).
- e. Review of certain industrial uses.
- f. Review of projects located in areas containing sensitive environmental habitats, environmental hazards, and/or significant visual resources (as designated in the **Natural and Historic/Cultural Resources, Flood Hazards, and Noise Elements**).

- g. Review of projects located in areas of high traffic volume and degraded level of service.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund and fees for development applications

**Schedule:** Review and modification of development review requirements: in concert with the preparation of the revised zoning ordinance, within six months of the adoption of the General Plan

### I 1.12 **Environmental Review**

The California Environmental Quality Act (CEQA) requires that the environmental effects of a project must be taken into account when reviewing that project. This involves the review of all projects submitted by an applicant or initiated by the City and determination of their potential for significantly affecting the City's and region's environmental resources (by an "Initial Study"). If it is found that significant impacts may occur, an Environmental Impact Report (EIR) must be prepared.

The EIR presents an overview of the environmental setting of the project, assesses how that environment will change on introduction of the project, prescribes changes to the project which must be made to mitigate any impacts found to be significant, and identifies and evaluates the impacts of any alternatives. The "environment" of American Canyon to be evaluated consists of the composite of existing physical elements; including natural environmental components (air quality, geology/seismicity, groundwater, etc.) and human-related components (circulation and traffic, infrastructure, public services, etc.). Economic impacts are not considered part of the environment, according to CEQA. This does not preclude the preparation of separate "Fiscal" or "Economic" impact analyses. However, they are not part of an EIR.

On completion of an EIR, it is made available for public review and comment. At least one public hearing must be conducted by the Planning Commission on the draft EIR. Comments received must be responded to and addressed in the Final EIR.

Environmental review occurs in concert with the Development Permit process. No discretionary permit can be approved without, first, satisfactory completion of the environmental review process. This may involve the preparation of a complete EIR, "Focused" EIR if found that only a limited number of resources may be impacted, "Supplemental" EIR if the project is a revision of an earlier project or time has passed and conditions have changed, or "Negative Declaration" if the project is determined by the City to have no significant effects.

Where mitigation actions are specified during environmental review, a plan ("Mitigation Monitoring Plan") must be prepared which specifies the manner in which the development project will be monitored to determine whether these actions were implemented and effective. This plan must be approved by the City in concert with the

certification of the EIR.

American Canyon’s project environmental review is conducted by staff of the Planning Department in accordance with procedures specified in the CEQA Guidelines and Municipal Code. As state legislation regarding the procedures, substance, and applications of environmental review change frequently, it is essential that the City annually review pertinent legislation and update its procedures and regulations accordingly.

New development shall also be required to utilize appropriate BAAQMD Best Available Control Technology (BACT) air quality mitigation measures and thresholds from BAAQMD’s Air Quality and Urban Development document titled, **Guidelines for Assessing Impacts of Projects and Plans**.

**Responsibility:** City of American Canyon Planning Department

**Funding:** Environmental documents (EIRs, Negative Declarations, etc.): applicant fees (full costs)

**Schedule:** Annual update to reflect state legislation. Environmental review documents: on a case-by-case basis

#### I 1.13 **Traffic Report**

As a component of the environmental review process, or separately, the City shall require the conduct of an analysis defining the traffic impacts and mitigation measures for new development and the adaptive re-use of existing structures. A threshold (i.e., number of trips) should be established above which such analyses would be required. These should be reviewed according to:

- a. level of service standards stipulated for major network street segments and intersections in the **Circulation Element** of the General Plan;
- b. specific-site characteristics (e.g., access and egress, level of service at peripheral intersections, traffic intrusion into adjacent residential neighborhoods;
- c. compliance with the County of Napa Congestion Management Plan and other requirements stipulated in the **Circulation Element**,
- d. improvements required to mitigate the impacts of new development;
- e. timing of new development; and
- f. funding of improvements.

As necessary, traffic mitigation measures shall be identified and incorporated as conditions of project approval.

Public review and comment is solicited during the traffic review process.

**Responsibility:** City of American Canyon Planning Department and Public Works Department  
**Funding:** Project-related: development applicant fees (full costs)  
**Schedule:** Ongoing as project applications are submitted

I 1.14 **Architectural Design Review**

The goals, objectives, policies, and standards contained in the **Land Use Element** mandate a high level of architectural and site design performance in the City of American Canyon.. Development applications shall be reviewed for their consistency with these.

**Responsibility:** City of American Canyon Planning Department  
**Funding:** General Fund and development application fees  
**Schedule:** Ongoing with project application submittals

**ECONOMIC AND CAPITAL**

I 1.15 **Capital Improvements Program**

The City of American Canyon is in the process (as of the date of the date of this Plan) of preparing a Capital Improvements Program (CIP) which provides for the construction and upgrade of streets, storm drains, municipal buildings, and other public physical facilities. It defines the specific improvements to be accomplished annually and allocates budget for these. Normally, the CIP is revised no less often than every five years and is subject to approval by the City Council. The determination of consistency of a CIP with the General Plan is required by the Planning Commission and City Council prior to approval.

**Responsibility:** City of American Canyon  
**Funding:** City of American Canyon General Fund  
**Schedule:** Program: in progress, update every five years Implementation: each year, as funding is available

I 1.16 **Implement Urban Design Improvements Program**

The **Land Use Element** provides for the implementation of streetscape and other urban design elements throughout the City. Among these are street trees, pedestrian-oriented amenities (lighting, street furniture, etc.), unifying public signage, decorative sidewalk and cross walk paving, and similar elements. A number will be implemented and privately financed as a condition of development of key projects (e.g., Town Center and Neighborhood Center). Others which involve multiple parcels, such as the Highway 29 corridor, may necessitate public expenditures which may be financed through general revenue, bonding, or the establishment of an assessment district.

It is recommended that a comprehensive urban design and streetscape plan be formulated by the City to guide the specific improvement projects.

- Responsibility:** City of American Canyon  
**Funding:** City of American Canyon General Fund, bonding, and/or assessment district  
**Schedule:** Urban design plan: within two (2) years of the General Plan's adoption, as funding is available. Improvements: to be determined

I 1.17 **Initiate and Implement Redevelopment Plans**

*Deleted*

I 1.18 **Financial Assistance Programs**

The City shall assess the feasibility of expanding financial incentive programs to assist low-income tenants and property owners in the maintenance and upgrade of their properties. Potential funding sources should be investigated. These may include State and County programs, low interest private bank loans, and/or developer fees.

- Responsibility:** City of American Canyon  
**Funding:** State of California, local financial institutions, and/or developer fees  
**Schedule:** Within two (2) years of the adoption of the General Plan, as funding is available

I 1.19 **Formulate and Implement Economic Marketing Strategy**

The City shall establish a strategy to attract the development and investment of key industries and commercial establishments which will contribute jobs and revenue to the City. Policies and programs are elaborated in the **Economic Development Element**.

- Responsibility:** City of American Canyon Planning Department and City Manager=s Office  
**Funding:** City of American Canyon General Fund  
**Schedule:** Within two (2) years of the adoption of the General Plan, as funding is available

**ADMINISTRATIVE**

I 1.20 **Monitor and Update the General Plan Land Use Element**

As required by State statute, the City shall review and report on the status of the General Plan annually. In addition, the Plan should be revised and updated periodically. This shall include:

- (a) an update of baseline data, analyses, and issues to account for current conditions;
- (b) evaluation of the policies and programs contained in this Plan to determine their effectiveness in achieving the Plan's goals and objectives; and
- (c) revision of the policies and programs to increase their effectiveness, where necessary, and account for current issues and legislation.



Public input shall be actively solicited in the update. Because of the changing dynamics of land use and development it is suggested that the **Land Use Element** be updated each five to ten years.

In accordance with State law, Plan amendments may be adopted a maximum of four times a year. Those related to the provision of affordable housing may be updated without limit.

**Responsibility:** City of American Canyon Planning Department  
**Funding:** City of American Canyon General Fund and potential General Plan “maintenance fee” to be assessed for all development applications  
**Schedule:** Report on General Plan status: annually. General Plan updates: every five years, or as needed

I 1.21 **Enforce Codes**

City of American Canyon codes and ordinances that implement the General Plan shall be enforced. The City may wish to expand pro-active code enforcement efforts to include periodic City-initiated surveys of buildings and site conditions, and, where problems are found, require code compliance.

**Responsibility:** City of American Canyon  
**Funding:** City of American Canyon General Fund  
**Schedule:** Ongoing program

I 1.22 **Inter-Agency Coordination**

Development in the City of American Canyon impacts and is impacted by the actions of adjacent municipal jurisdictions, utility districts, school districts, service providers, and higher level governmental agencies (e.g., County of Napa and the California Department of Transportation). As a consequence, it is essential that the jurisdiction, closely coordinate those actions that impact other government entities. Agreements and procedures for coordination need to be continued or established where they do not currently exist. This will become increasingly important as the State of California continues to consider statewide and regional policy and administrative mechanisms to address the issues of growth (e.g., congestion management, air quality, solid waste, and traffic) which may impact the City’s local decision making authorities over time.

Among the many and diverse concerns which should be addressed are the following:

- a. Land use compatibility on the City’s periphery and the interface of streets and traffic; with the County of Napa and City of Vallejo.
- b. Regional transportation (Highway 29, other state highways, railroad, and Napa County Airport); with the California Department of Transportation and Napa Airport Authority.

- c. Provision and maintenance of other public and quasi-public utilities: Pacific Gas and Electric Company, City of American Canyon Department of Public Works, Viacom, and Pacific Bell.
- d. Provision of schools; with the Napa Unified School District.
- e. Regional air quality; with the Bay Area Air Quality Management District.
- f. "Fair share" provision of affordable housing units; with the Association of Bay Area Governments and State of California Department of Housing and Planning.
- g. Provision of social services; County of Napa.
- h. Maintenance of the Napa River wetlands with pertinent State and Federal agencies.

**Responsibility:** City of American Canyon

**Funding:** Costs for maintaining liaison: City of American Canyon General Fund

**Schedule:** Ongoing

I 1.23 **Interface with Property Owners and Developers for Property and Neighborhood Maintenance**

The City shall administer programs to encourage property owners to maintain and upgrade, as necessary, the quality of existing buildings and neighborhoods in the City. Existing and potential programs include:

- a. The City shall allocate redevelopment housing "set-aside" funds for the rehabilitation of residential units.
- b. The City shall examine the availability of federal or state funds and/or potential participation of local financial institutions to support maintenance and rehabilitation efforts.
- c. The City shall consider the implementation of an ordinance addressing neighborhood quality issues. This program is directed at the improvement of deteriorated residential neighborhoods and encompasses a broad range of self-help actions and code enforcement.
- d. The City may encourage and provide technical assistance to local groups to plant street trees in commercial districts and/or residential neighborhoods where they are not present.

Other maintenance and rehabilitation actions which may be pursued by the City include:

- a. periodic visual surveys of the conditions of the City's districts and neighborhoods, identifying sites which exhibit substantial inadequate maintenance;

- b. contact of the owners or tenants of substandard properties to encourage their remedial actions;
- c. provision of technical assistance (at City Hall) to the property owners and tenants regarding the techniques by which properties can be maintained and upgraded; and
- d. assistance in the solicitation of low-interest loans for the upgrade of substandard properties.

**Responsibility:** City of American Canyon Planning and Building Departments and City Manager's Office

**Funding:** City of American Canyon General Fund, redevelopment housing twenty percent housing "set-aside" funds, and/or financial institution low-interest loan programs

**Schedule:** Ongoing, as funding is available

#### I 1.24 Educational Programs

The City shall initiate programs to educate the public regarding the techniques which may be employed to maintain and upgrade properties. These may be structured as classes presented to local homeowners, business, and/or community organizations, and on/or cable television.

Examples of educational programs which may be conducted include:

- a. Seminars conducted by the City's Building Official regarding building design and maintenance requirements, landscape design and maintenance, and related topics.
- b. Informational brochures and seminars regarding water and waste conservation practices to be published and distributed at City offices.
- c. The City may work with local educational institutions to conduct classes which provide American Canyon residents technical skills regarding property and landscape maintenance and upgrade.
- d. The City may work with the local cable television franchise to broadcast programs providing technical information regarding property and landscape maintenance and improvements.

**Responsibility:** City of American Canyon Planning Department

**Funding:** City of American Canyon General Fund, conditions of cable television franchise, and/or financial grants from corporations or other private organizations

**Schedule:** Ongoing, as funding is available

### I 1.25 **Expand the City’s Sphere of Influence and Incorporated Boundaries**

The **Land Use Element** projects a long-term vision for the City as a compact urban area surrounded by agriculture and open space. To create a “balanced” city which contains the diversity of uses necessary to support existing and future residents and sustain fiscal viability it will be necessary to consider expansion of the City’s jurisdictional limits into those areas depicted within the City Urban Limit Line. These encompass lands which may appropriately be a part of the City’s contiguous urban area and for which infrastructure and public services are to be provided by the City. The boundary proposed in this Plan represents a logical and orderly progression of the City’s ultimate form and function in southern Napa County.

The process of annexation will involve a cooperative process between the Local Agency Formation Commission (LAFCO), property owners, the City of American Canyon, and pertinent service agencies. At the outset, it is suggested that the City conduct a feasibility study to ensure that the proposed annexation can be adequately served by the City, costs can be adequately covered without adverse fiscal impacts, and that development intentions are consistent with the General Plan. It will be necessary to formulate a comprehensive fiscal strategy which accounts for equitable property and other tax transfers.

Priorities for annexation should be placed on those lands which ensure a cohesive pattern of development. For example, lands on both sides of principal arterial highways, such as Highway 29, should be under a single service and jurisdiction.

**Responsibility:** City of American Canyon Planning Department and City Manager’s Office  
**Funding:** City of American Canyon General Fund  
**Schedule:** Ongoing, as appropriate

I 1.26 Conduct a study to determine an appropriate location and funding mechanism for the establishment of a senior center. This study shall also explore various ways to develop and manage the center such as through a public/private partnership, solely through a private organization, or strictly as a public venture.

**Responsibility:** City of American Canyon Planning Department  
**Funding:** City of American Canyon General Fund  
**Schedule:** 18 months after General Plan adoption or when funding is available