

**ORDINANCE NO. 99-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON  
PRE-ZONING THE "HORSESHOE" PROPERTY SURROUNDING THE TOWN CENTER  
SITE AS "TC - TOWN CENTER" ON THE ZONING MAP (APN 059-026-030 & 031)**

**WHEREAS**, the American Canyon General Plan identifies the old basalt mine site as the City's Town Center, that physically and functionally serves as the symbolic and identifiable focus of activity and identity for the City, acts as an entry to Napa Valley, and is linked with adjacent land uses; and

**WHEREAS**, the Town Center will include a variety of retail, service, and visitor serving commercial uses including, but not limited to, professional offices, retail commercial, hotel/motel, community services, entertainment, restaurant, community auditorium, public meeting rooms, cultural facilities (museums, libraries, theater, etc.), community and visitor information centers, and similar uses; and

**WHEREAS**, included in the design and development of the Town Center site will be a plaza or square, which will function as the setting for public events and festivals and casual pedestrian activities much like the town squares in the cities of Healdsburg and Sonoma; and

**WHEREAS**, development of the Town Center will include substantial amounts of permanent open space and the preservation of portions of the vineyards; and

**WHEREAS**, development of the Town Center site as proposed will provide long-term financial benefits to the City; and

**WHEREAS**, in order to make the Town Center a reality it is necessary for additional land area surrounding the basalt mine ruins owned by the Jaeger's to be included in the development site; and

**WHEREAS**, in order to include portions of the Jaeger property within the City's Sphere of Influence and ultimate annexation, a Zoning Designation must be applied to the property; and

**WHEREAS**, the property owner has requested approval of a Rezoning application to establish the Zoning Designation of the property in order to comply with the requirements of the Napa County Local Agency Formation Commission and state law; and

**WHEREAS**, the Planning Commission conducted a public hearing to receive input from concerned citizens and to discuss the proposed Pre-zoning; and

**WHEREAS**, the Planning Commission considered all of the information presented and after deliberation voted unanimously to forward its recommendation to the City Council that the Pre-zoning of the Town Center site be adopted; and

**WHEREAS**, an Initial Study and Negative Declaration was prepared to address any potential environmental impacts from the Rezoning that may not have been anticipated or adequately addressed

in the Program E.I.R. prepared and certified for the City General Plan; and

**WHEREAS**, on March 4, 1999, the Napa County Planning, Conservation, and Development Director submitted a letter requesting the preparation of an Environmental Impact Report on the Pre-zoning application prior to its consideration by the City Council; and

**WHEREAS**, the City Council considered this Pre-zoning request at a duly noticed public hearing at its meeting of March 4, 1999; and

**WHEREAS**, the City Council also considered the Initial Study and Negative Declaration and determined that the project will not have a significant effect on the environment and determined that the preparation of an Environmental Impact report was not warranted; and

**WHEREAS**, all legal prerequisites to forwarding this recommendation on the project have been met.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of American Canyon hereby finds, based on exhibits, public testimony and written and oral staff reports, the following:

1. That all facts set forth above are true and correct.
2. That the proposed project conforms to and is consistent with the Goals, Objectives, and Policies of the General Plan.
3. That procedural requirements set forth in the Ordinance are met, including public notice in the local newspaper, mailing of notices to neighbors within a 300 foot radius of the project, and the carrying out of a public hearing.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The Zoning Map of the City is hereby amended so as to apply the "TC-Town Center" Zoning designation to the property surrounding the existing Town Center property as shown on the attached excerpt from the Zoning Map.

**SECTION 2.** The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen days of its adoption cause it or a summary of it to be published in a newspaper published and circulated in the City and thereupon and thereafter this Ordinance shall take effect and be in force according to law.

The foregoing Ordinance was introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 4th day of March, 1999, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California,

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held on the day of 1999, by the following vote:

**AYES:** Anderson, Maples, Canziani, Colcleaser, Shaver


**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

  
Benjamin Anderson, Mayor

**ATTEST:**

  
Mark Joseph, City Clerk

**APPROVED AS TO FORM:**

  
William D. Ross, City Attorney



CITY OF AMERICAN CANYON

# ZONING MAP

