



**ORDINANCE NO. 2007-11**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON  
ADOPTING AMENDMENTS TO THE 1994 GENERAL PLAN MAP AND  
CONSISTENT AMENDMENTS TO THE ZONING ORDINANCE MAP REGARDING  
THE JAMES ROAD FIRE STATION PROPERTY AT 225 JAMES ROAD, AND  
AMENDING CHAPTER 19.05 AND 19.13 OF THE ZONING ORDINANCE TO ADD  
PUBLIC AMBULANCE SERVICE AS A USE CLASSIFICATION AND ADDING  
PUBLIC AMBULANCE SERVICE AS A PERMITTED USE IN THE PUBLIC DISTRICT**

**WHEREAS**, pursuant to Section 65300 of the State Planning and Zoning Law, the City of American Canyon has adopted a General Plan to provide comprehensive long-range planning and a blueprint of the city's future form, including land use and circulation maps that specify the roadway network and the distribution of types and intensities of land; and

**WHEREAS**, Section 65358 of the State Planning and Zoning Law provides that the City Council may amend all or part of the General Plan if it deems the amendment to be in the public interest,

**WHEREAS**, pursuant to Section 65850 of the State Planning and Zoning Law, the City of American Canyon adopted a Zoning Ordinance in 1996 to implement the General Plan and regulate the use of land, buildings and structures, the size and use of lots; the intensity of land uses; and to establish other requirements to provide a clear and concise guide for the physical development of the City and to protect and promote the public health, safety, peace, comfort, convenience, aesthetics, prosperity, and general welfare; and

**WHEREAS**, Zoning Ordinance Chapter 19.48 provides that the City Council may amend the Zoning Ordinance after the amendment is referred to the Planning Commission for review and recommendation to the City Council; and

**WHEREAS**, pursuant to the California Environmental Quality Act, the proposed Zoning Ordinance and General Plan Amendments are exempt per CEQA Guidelines Section 15301 (Existing Facilities) as the amendments involve negligible or no expansion of existing use for an existing facility; and

**WHEREAS**, a duly-noticed public hearing on the proposed amendments was held by the Planning Commission on October 25, 2007, at which time all those in attendance were given the opportunity to speak, the Planning Commission considered all of the written and oral testimony presented at the meeting in making its decision, and the Planning Commission voted 4-0, with one absent, to recommend to the City Council that General Plan Amendment GPA 2007-2 and Zoning Ordinance Amendment ZOA 2007-02 be adopted; and

**WHEREAS**, a duly-noticed public hearing was held by the City Council on November 20, 2007 on the General Plan and Zoning Ordinance Amendments, at which time all those in attendance were given the opportunity to speak.

**NOW, THEREFORE BE IT ORDAINED**, by the City Council of the City of American Canyon to amend the General Plan and Zoning Ordinance as set forth in Sections 1 and 2 below, based upon the following Findings.

**FINDINGS:**

1. Find, based on the following evidence and as required by State Law on General Plan Amendments:
  - a. The proposed amendment is deemed to be in the public interest.  
*The proposed amendment is in the public interest, as it will permit and recognize ongoing and similar public uses to continue to operate by placing them in a public district.*
  - b. The proposed amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.  
*The proposed land use designation amendment is consistent and compatible with the rest of the General Plan and its implementation programs, as described above.*
  - c. The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.  
*The potential impacts of the proposed amendment in the land use designation have been assessed, and have been determined not to be detrimental to the public health, safety, or welfare. The uses to be continued on the site are substantially the same as have existed in the last twenty years, and public ambulance services in the area will increase public safety as response times will be reduced.*
  - d. The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).  
*The amendment has been processed in accordance with CEQA, and the amendment is exempt per CEQA Guidelines Section 15301, Existing Facilities, as the change involves negligible or no expansion of use.*
2. Find, based on the following evidence and as required by Zoning Ordinance Section 19.48.040 C, that:
  - a. The amendment is consistent with the goals and policies of the General Plan.  
*The proposed amendment complies with the relevant goal and policies of the General Plan, as it would accommodate a public safety use (Ambulance Service, public) that serve the needs of the residents of American Canyon.*
  - b. The amendment is consistent with the purposes of the Zoning Ordinance, as set forth in Chapter 19.01, Authority, Purposes, and Effects of the Zoning Ordinance.  
*The application is consistent with the purpose of the Zoning Ordinance to protect and promote the public health, safety, comfort, convenience, and general welfare. More specifically, it would serve to clarify land use regulations consistent with the City's police powers, promote the stability of existing land uses that conform with the General Plan, while not interfering with the other functions and objectives of the Zoning Ordinance as stated in Zoning Ordinance Section 19.01.030.*

GPA and ZOA for 225 James Road, Old Fire Station  
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**SECTION 1:**

The General Plan Land Use Map is amended to redesignate the Fire District parcel at 225 James Road, APN 058-311-007, to Public.

**SECTION 2:** The Zoning Ordinance is amended to provide as follows:

- A. The Zoning Map is amended to change the Zoning District of the James Road Fire Station parcel at 225 James Road, APN 058-311-007 to Public.
- B. Section 19.05.080 of the Zoning Ordinance is amended to add an additional classification of use of Ambulance Service, public that is defined as Ambulance Service that is operated by or contracted to the City of American Canyon or the American Canyon Fire District.
- C. Section 19.13.020 of the Zoning Ordinance is amended to add Ambulance Service, public to Table 1 as a use under the Public and Quasi-Public Uses, and to add a P to the accompanying column to its right to indicate that it is a permitted use in the Public District.

**SECTION 3:** Effective Date

This ordinance shall take effect thirty (30) days after its adoption. A summary of this Ordinance shall be published once in the Vallejo Times Herald, a newspaper of general circulation serving the City of American Canyon, within fifteen (15) days after its passage.

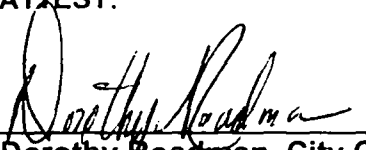
**SECTION 4:** Severability


The provisions of this Ordinance shall be severable. If any portion is found to be unconstitutional, illegal or invalid, the remainder shall survive and remain effective and enforceable.

The foregoing General Plan and Zoning Ordinance Amendments were introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 20<sup>th</sup> day of November, 2007, by a vote of 4-0-1, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon held on the 4<sup>th</sup> of December, 2007.

- AYES:** Garcia, Bennett, Callison, West
- NOES:** None
- ABSTAIN:** None
- ABSENT:** Coffey

  
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Leon Garcia, Mayor

**ATTEST:**  
  
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Dorothy Roadman, City Clerk

**APPROVED AS TO FORM:**  
  
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William D. Ross, City Attorney