

ORDINANCE NO. 2021-09

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON
MODIFYING CHAPTER 16.08 OF THE CALIFORNIA HISTORIC BUILDING CODE OF THE
MUNICIPAL CODE TO ADD SECTION 16.08.030 TO PROVIDE FOR APPLICATION OF THE
HISTORIC BUILDING CODE TO DESIGNATED SITES OF THE NAPA VALLEY RUINS &
GARDENS AS A PORTION OF THE WATSON RANCH SPECIFIC PLAN AND SUCH OTHER
SITES AND PLACES AS MAY BE DESIGNATED BY RESOLUTION OF THE CITY COUNCIL**

WHEREAS, California Government Code Section 36937 authorizes the City Council to introduce and adopt an Ordinance it declares to be necessary as an emergency measure to preserve the public peace, health and safety at one and the same meeting and passed by at least a four-fifths affirmative vote; and,

WHEREAS, the City Council by Ordinance No. 2019-11, adopted the California Historic Building Code, 2019 Edition which is codified as Municipal Code Chapter 16.08; and,

WHEREAS, the prospective application of the California Historic Building Code to sites and places within the City will facilitate preservation of potentially historic sites and places within the City; and,

WHEREAS, the Napa Valley Ruins & Gardens (“NVRG”) as described in the Watson Ranch Specific Plan (“WRSP”) is a potential historic site and place for application of the California Historic Building Code because:

- The old remnants of the structures or ruins of the Standard Portland Cement Company Plant are locally recognized as a former manufacturing plant built around 1895 through 1935 with modifications being operated by subsequent owners through the plant’s closing in the 1970s;
- The mining of limestone to make cement at the NVRG site began at the turn of the 20th Century and according to the Napa Daily Journal on June 8, 1890, “the product from our new lime quarry will be shipped by rail to Oakland for treatment”;
- With the discovery of clay and limestone underneath part of what was to become the City of American Canyon, the first manufacturing facility in the Southern part of Napa County became possible; and,
- The scale of the ruins was large for the period in which they were constructed with nearly the scale of the operation being massive with a building for holding materials stock over 200 feet long warehouses, a machine shop, electrical plant, copper shop, kilns, crusher, storage, belms, grinders, tube mills and the quarry. Employment on the site reached about 200 individuals with 24-hour-day operation, using up to 25,000 gallons of water a day.

WHEREAS, the Project Applicant AC-1, LLC is actively pursuing the development of the NVRG Parcel consistent with the WRSP designation just described; and,

WHEREAS, the NVRG site, which is in current disrepair, has a need for immediate application of the California Historic Building Code in order to preserve the walls, tunnels and related structures and the historic site; and,

WHEREAS, the Application of the California Historic Building Code to the NVRG Parcel would facilitate its preservation as an historic site and place within the City; and,

WHEREAS, it is necessary to provide a means for application of the California Historic Building Code to other potential historic sites and places within the City, by amendment to Municipal Code Chapter 16.08.

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

SECTION 1. The City Council adopts the foregoing recitals as true and correct and hereby incorporates those recitals as findings into this Ordinance.

SECTION 2. The California Historic Building Code 2019 Edition, and any subsequent enacted provisions, shall be applicable in all respects to the Napa Valley Ruins & Gardens, as designated in the Watson Ranch Specific Plan.

SECTION 3. The American Canyon Municipal Code is amended by adding Section 16.08.030 to read as follows:

16.08.030: Application of California Historic Building Code to Historic Site and Places. The California Historic Building Code as adopted by city municipal code Section 16.08.020 may, by council resolution, be applied to any physical site and place with by referencing the significance of any such historic site and place and the need for its preservation.

SECTION 4. The City Council finds that this Ordinance is exempt because it is not a project which has a potential for the resulting in either a direct physical change in the environment or reasonably foreseeable indirect physical change in the environment pursuant to CEQA Guidelines Section 15378.

Further, the action is exempt under CEQA Guidelines Section 15331 for actions directed at the maintenance, repair, stabilization, rehabilitation, restoration, preservation, and conservation of historical resources.

SECTION 5. Vote Required, Effective Immediately as an Urgency Ordinance.

Based on the findings and evidence of this Urgency Ordinance, the Council determines that this Ordinance is necessary for the immediate preservation of the public health, peace and safety in the City of American Canyon including the Napa Valley Ruins & Gardens within the Watson Ranch Specific Plan to facilitate its preservation through immediate construction and restoration efforts which are facilitated and enhanced by financial incentives available to the Project Applicant and must therefore go into effect immediately upon a four-fifths vote of the City Council.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 4831 Broadway, Suite 201, American Canyon, CA 94503. The custodian of these records is the City Clerk.

SECTION 7. Effective Date. This Urgency Ordinance shall become effective immediately upon its adoption on December 7, 2021.

The foregoing Urgency Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 7th day of December, 2021 by the following vote:

AYES: Councilmembers Aboudamous, Oro, Washington, Vice Mayor Joseph, and Mayor Garcia
NOES: None
ABSTAIN: None
ABSENT: None

DocuSigned by:
Leon Garcia
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Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

DocuSigned by:
Taresa Geilfuss
669347683B694DE...
Taresa Geilfuss, City Clerk

DocuSigned by:
William D. Ross
285D50133D83421...
William D. Ross, City Attorney