
INTRODUCTION

A. Background

The purpose of the "Technical Background Report " (TBR) is to provide a profile and analysis of existing conditions of the City of American Canyon and surrounding environs. It presents information for each of the physical, social, and economic resources required as input for the General Plan. This information includes discussion of the existing characteristic trends/forecasts, and issues (opportunities and constraints) associated with each resource.

This report is the first document prepared for the General Plan process. It is the foundational document from which subsequent Plan policies and programs will be formulated. Additionally, it also constitutes the "Existing Setting" section for each topic of the Environmental Impact Report (EIR) to prepare for the General Plan.

B. The General Plan

The General Plan is a State required legal document which provides guidance to those making decisions affecting the allocation of resources and future physical form and character of development in the City of American Canyon. It is the official statement of the City regarding the development needed to achieve the community's physical, economic, social, and environmental goals. Although the Plan is composed of individual sections, or "elements," dealing with a particular area of concern, it embodies a comprehensive and integrated approach for the total range development and issues in the City.

The General Plan clarifies and articulates the City's intentions with respect to the rights and expectations of the general public, property owners, and prospective investors and business interests. Through the Plan, the City informs the various interest groups of its goals, policies and development standards, thereby communicating the City's expectation of the private sector in meeting the intentions of the Plan.

Under State law, each City's General Plan must contain seven elements:

1. Land Use
2. Circulation
3. Housing
4. Conservation
5. Open Space
6. Noise
7. Safety

Government Code Section 65303 permits local jurisdictions to formulate other elements which, in the "judgment of the planning agency," relate to the physical development of the City. These "permissive" elements are as legally binding as a mandatory element, once adopted. The American Canyon City Council has directed that two permissive elements be prepared and incorporated in its General Plan. They are as follows:

1. Community Design
2. Parks and Recreation

C. Overview of the General Plan Process

The process for preparing American Canyon's General Plan will involve the following sequence of work tasks.

1. The TBR documents baseline data describing existing characteristics and conditions and identifying future demands and constraints where appropriate. In addition to the issues defined by the consultant's technical analyses, problems and opportunities perceived by American Canyon's residents and business community are defined.
2. Alternative land use strategies are developed for all areas in the City. Land use alternatives and the evaluation of their impacts are reviewed with the City Council, Planning Commission, General Plan Advisory Committee, and the public. Based upon evaluation of impacts and community response, a preferred "Plan" is selected.
3. Policies, standards and programs are formulated for all Plan Elements reflecting the preferred land use plan.

Public input to the planning process is solicited and facilitated throughout the duration of the project.

In January 1993, the City of American Canyon established a General Plan Advisory Committee (GPAC) composed of residents, business leaders, and other representatives of the community. The GPAC is an advisory body responsible for meeting with city staff and the consultant team providing input and advice during the preparation of the General Plan. Additional input is solicited from residents and business individuals of the community through public workshops. The diversity of input received from the public and advisory committee through the process assist in shaping the Plan's policies and programs.

D. Contents of "Technical Background Report"

The TBR presents an overview of American Canyon, including the following topics:

- Land Use
- Community Design
- Population/Socio Demographics
- Housing
- Economic Development
- Circulation
- Utilities
- Parks and Recreation
- Natural Resources
- Environmental Hazards

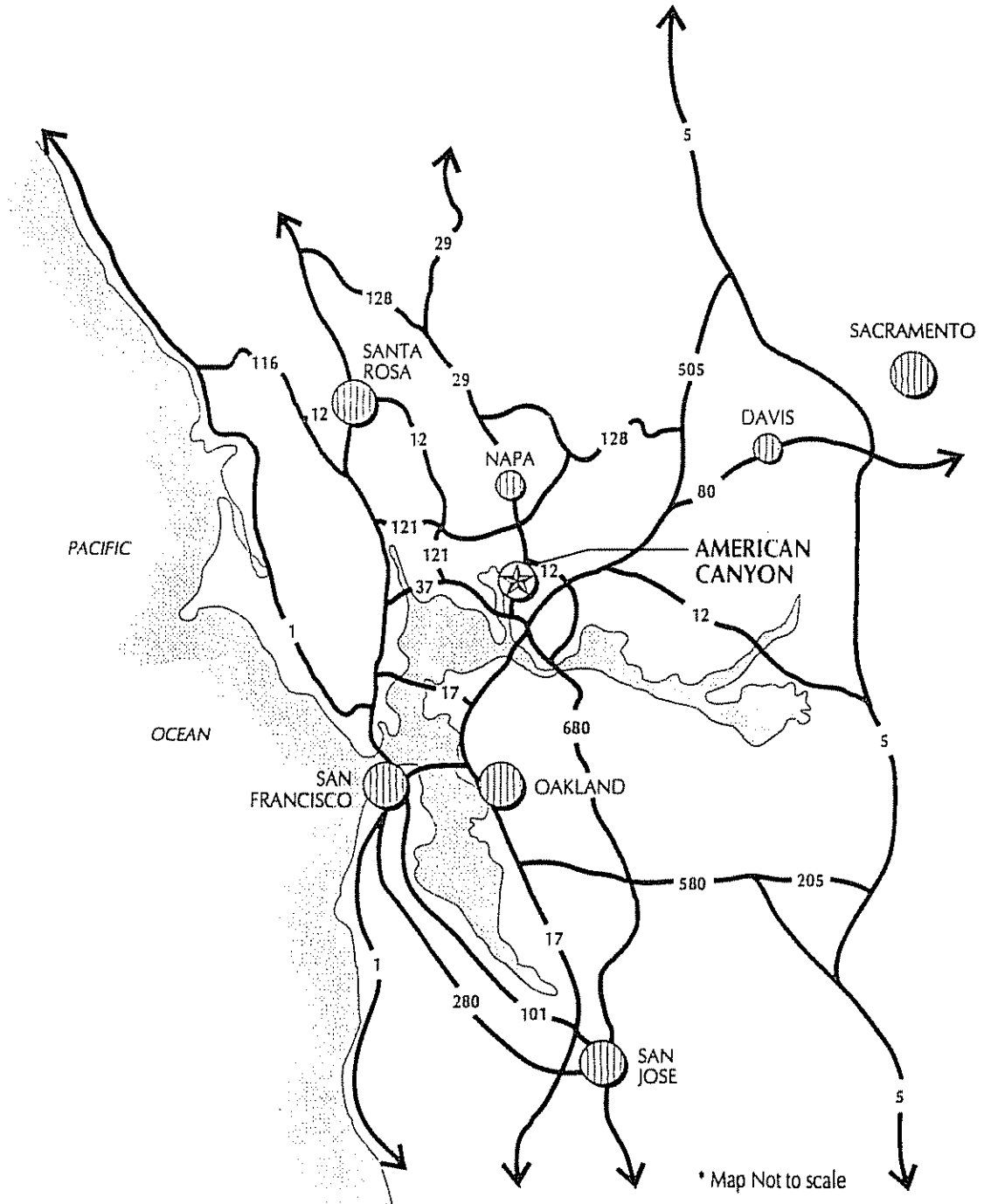
E. General Plan Location and Regional Setting

The City of American Canyon is located in southern Napa County along the eastern bank of the Napa River. **Figure 1** depicts American Canyon's relationship to surrounding areas in the greater northern California region and **Figure 2** depicts its location within the County. Approximately 3 square miles are contained within its corporate limits.

The City acquires primary regional access from State Highway 29, State Highway 12, and Interstate 80. State Route Highway 29 is the City's primary north-south arterial providing

American Canyon

GENERAL PLAN



SOURCE Envicom Corporation, 1993

Envicom Computer Graphics

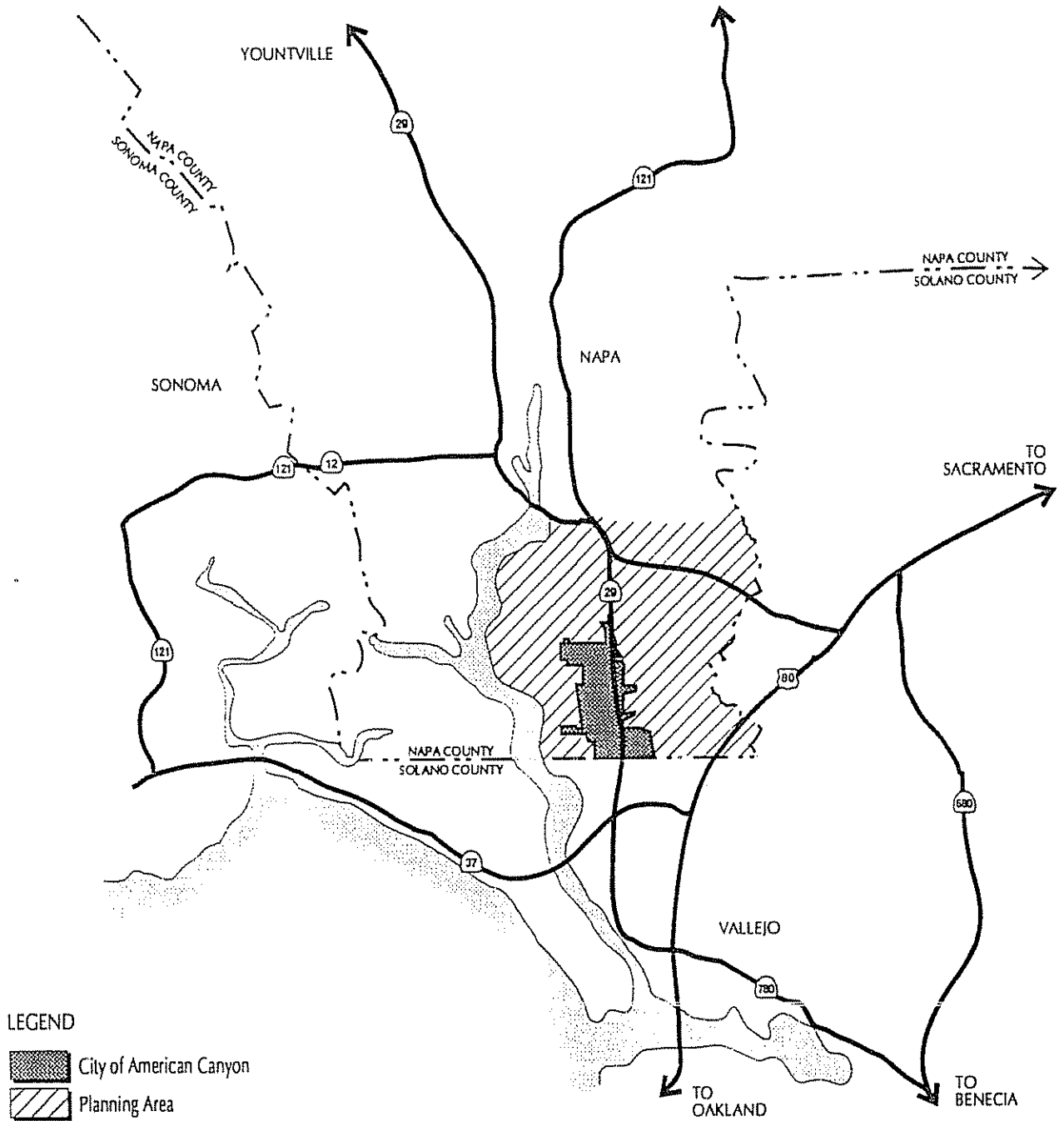
REGIONAL LOCATION





FIGURE 1

American Canyon

GENERAL PLAN



LEGEND

-  City of American Canyon
-  Planning Area

* Map Not to scale

 Envicom Computer Graphics

PLANNING AREA VICINITY



access into Napa Valley and the City of Vallejo to the south. Interstate Highway 80, approximately 5 miles to the east of the City limits, has freeway exits at State Route 12, Jameson Canyon Road (north of the City), and American Canyon Road. This interstate is a major corridor for commuters to and from the greater metropolitan San Francisco area and Sacramento.

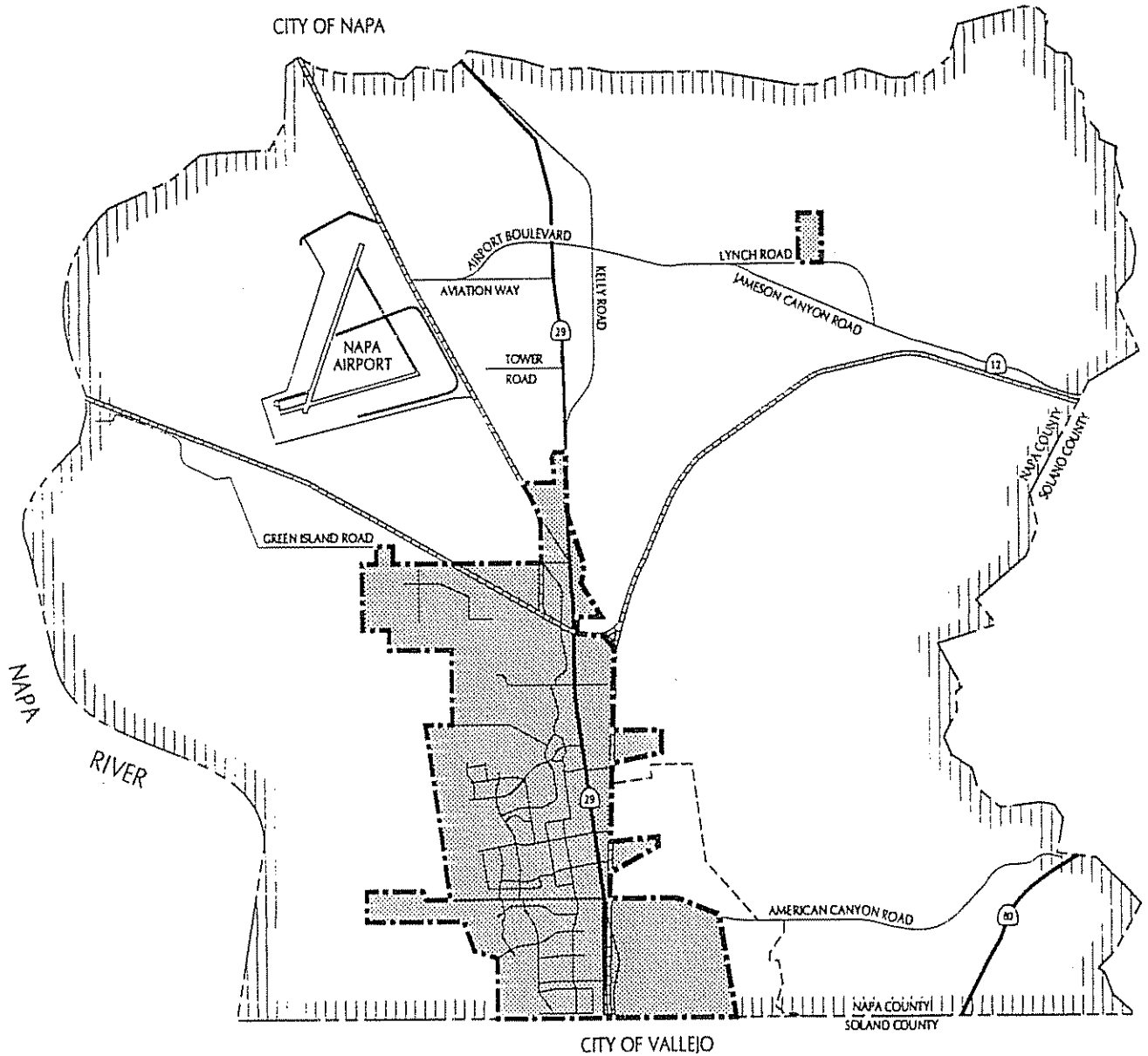
F. Limits of General Plan Planning Area

Three (3) geographical areas are within the American Canyon General Plan TBR. The City's corporate limits, its Sphere of Influence, and a larger planning area (as depicted on **Figure 3**). The Sphere of Influence was defined by the Local Agency Formation Commission (LAFCO) at the time of the City's incorporation, and represents those areas likely to be served and ultimately annexed by the City. The "planning area" encompasses those nearby lands which influence or are influenced by development within the City. The American Canyon water service area boundary has been used to delineate the "planning area".




Detailed data and analyses have been compiled for the City and its Sphere of Influence. This information is generalized for the "planning area".

American Canyon

GENERAL PLAN



LEGEND

-  Planning Area
-  City of American Canyon
-  Sphere of Influence

SOURCE: City of American Canyon, 1993

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PLANNING AREA



FIGURE 5