

1.0 PROJECT DESCRIPTION

1.1 Project Applicant

City of American Canyon
Planning Department
2185 Elliot Drive
American Canyon, CA 94589
Contact Person: Mr. Bill Emlen, Planning Director

1.2 Project Goal

The goal of the American Canyon General Plan is to establish a vision for the future including a comprehensive set of goals, objectives, and policies that will facilitate achievement of this vision. Prior to incorporation American Canyon was under the jurisdiction of Napa County; however, since incorporation, American Canyon has established responsibility for present and future planning efforts. The State of California (Government Code Section 65300) requires that each City prepare and adopt a comprehensive long-term general plan for the physical development of the City and its of any land outside its boundaries which relate to the City's Planning. The adoption of the General Plan will facilitate the City in reaching this goal.

1.3 Project Objective

The American Canyon General Plan objectives are designed to achieve the City's goals. The objectives of the General Plan are to ensure economic stability, managed growth, provide responsible municipal services, strengthen community identity, ensure public safety, protect and enhance significant environmental features, improve the existing circulation system, create a detailed analysis of issues affecting existing conditions, and address potential problems influencing the City.

1.4 Project Characteristics

Under California State law general plans are required to include seven (7) mandatory elements (Government Code Section 65302). The mandatory General Plan elements are Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. In addition to the seven (7) mandatory elements, American Canyon chose to prepare two optional elements, Economic and Parks and Recreation for the General Plan.

The General Plan Elements have been prepared in accordance with the procedural and substantive requirements of Government Code Section 65300 et. seq. and the General Plan Guidelines published by the State Office of Planning and Research. The following presents an overview of the Plan's elements.

The Land Use Element designates the general location and distribution of the uses of the land for housing, business, industry, agriculture, open space, public buildings and grounds, waste disposal facilities, and other categories of public and private use. It includes standards of population density, building intensity, and design and development character.

The Housing Element incorporates a comprehensive assessment of current and housing needs for all segments of the community and economic groups and specifies policy for providing adequate housing for them. A short term action program is incorporated to facilitate the City's compliance with the Regional Housing Fair Share Allocation of the Association of Bay Area Governments.

The Economic Development Element defines a strategy to enhance the City's fiscal viability and economic conditions with an emphasis on the retention and expansion of existing businesses and "pro-active" attraction of new businesses.

The Circulation Element is correlated with the Policy Buildout of the Land Use Element and sets policy for the location and extent of existing and proposed major thoroughfares, public transit systems, and trail network (bicycle, pedestrian, hiking, and equestrian). Its policies have been defined to facilitate compliance with the Regional Congestion Management Plan.

The Utilities Element defines policies and programs for the provision of adequate infrastructure to support the needs of existing and future development including water, flood control and drainage, urban runoff water quality, wastewater disposal, and solid waste.

The Public Services and Facilities Element defines policies and programs for the provision of adequate services to support the needs of existing and future development including education, fire, police, and library.

The Parks and Recreation Element provides for the development of adequate parks and recreation facilities to meet the needs of existing and future residents.

The Natural and Historic/Cultural Resources Element provides for the protection and conservation of the City's significant environmental and cultural resources including plants and wildlife, water, soil, mineral, aesthetic, cultural, and energy.

The Geology Element provides for the protection of life and property from the risks of geologic hazards including earthquakes, landslides, and other soil and geologic instabilities.

The Flood Hazards Element provides for the protection of life and property from the risks of flood hazards.

The Noise Element defines existing and projects future noise conditions attributable to mobile and stationary sources, including the Napa County Airport, in the City of American Canyon and prescribes policies and standards for the mitigation of these impacts.

The Draft General Plan, as analyzed in this EIR, would allow for the development of 6,315 additional residential dwelling units and 27,215,964 additional square feet of commercial and industrial uses for Theoretical Buildout Scenario (worst-case scenario) and 6,315 additional residential dwelling units and 6,746,000 additional square feet of commercial and industrial land uses for the Policy Buildout Scenario within the City and its proposed expanded Sphere of Influence (SOI). As previously stated, the Policy Buildout represents the total amount of development that will be permitted by the Draft General Plan to enable attainment of the prescribed highway levels of service. Additional growth would necessitate an amendment to the General Plan and would necessitate increases in the circulation system's capacity or reduction in the trips generated and maintenance of the defined service levels. The General Plan recommends to expand the SOI to encompass lands primarily to the north and east for the purposes of adding to the already provided services in these areas and creating a cohesive City subject to Local Agency Formation Commission (LAFCO) approval (**Figure PD-3**). Should approval not occur the goals, objectives, policies and programs in the General Plan would not be applicable to these areas.

1.5 Project Location

Location and Regional Setting

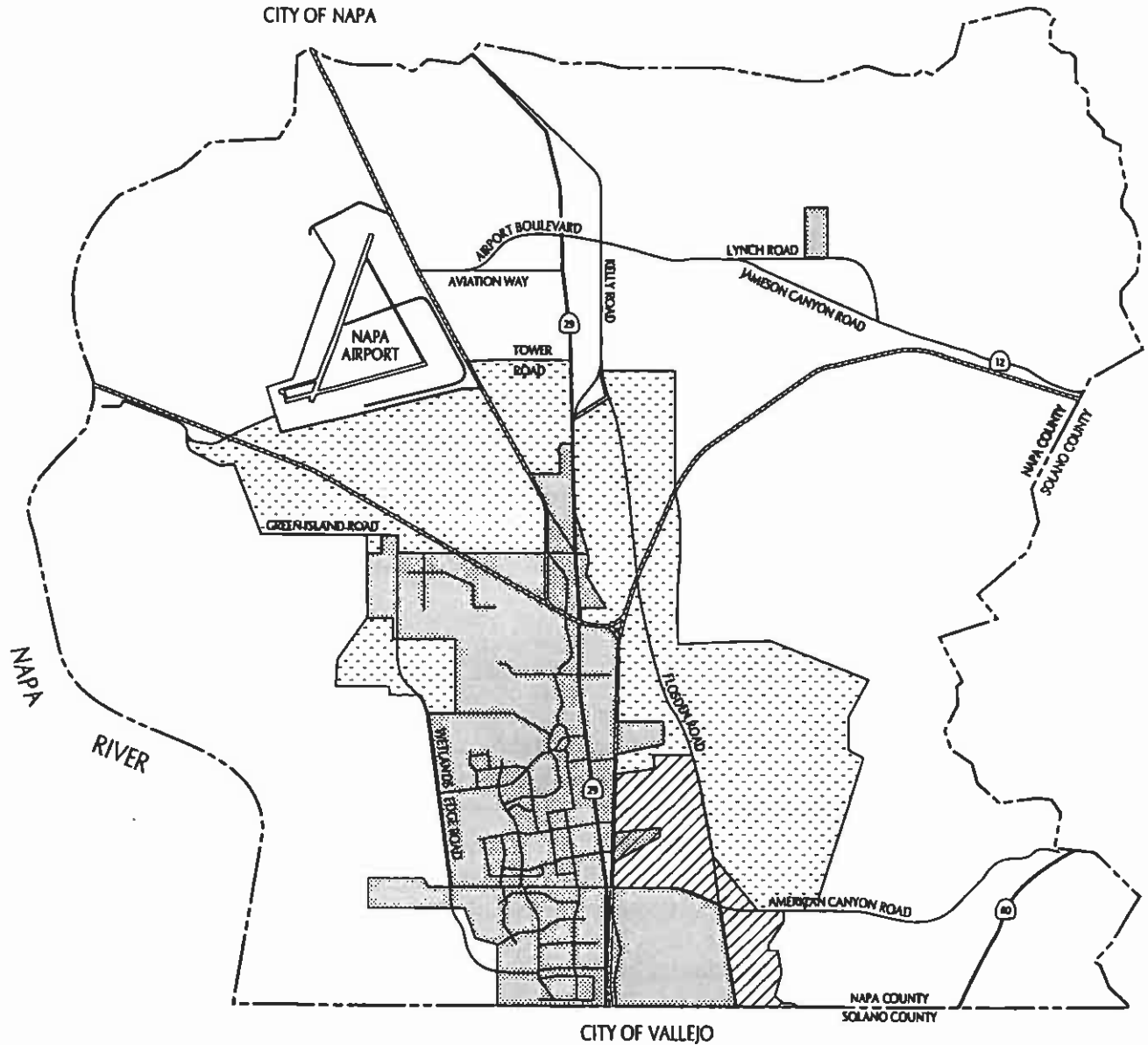
The City of American Canyon is located in southern Napa County along the eastern bank of the Napa River. The City boundaries extend nearly to the eastern banks of the Napa River on the west, the Solano County and the City of Vallejo boundaries to the south, Napa Airport to the north, and the Southern Pacific railroad track to the east. **Figure PD-1** depicts American Canyon's relationship to surrounding areas in northern California while **Figure PD-2** depicts its location within Napa County. Approximately 3.5 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 Highway 29 is the City's primary north-south arterial providing access into Napa Valley to the north 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 and Sacramento areas.






Two geographical areas are within the American Canyon General Plan, the City's corporate limits and a proposed expanded Sphere of Influence (**Figure PD-3**). A Sphere of Influence was defined by the Local Agency Formation Commission

American Canyon

GENERAL PLAN



LEGEND

-  Planning Area
-  Southern Pacific Railroad
-  City of American Canyon
-  Existing Sphere of Influence
-  Proposed Expanded Sphere of Influence / Detailed Planning Area

 Evincom Corporation Graphics

PLANNING AREA

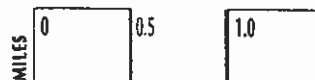
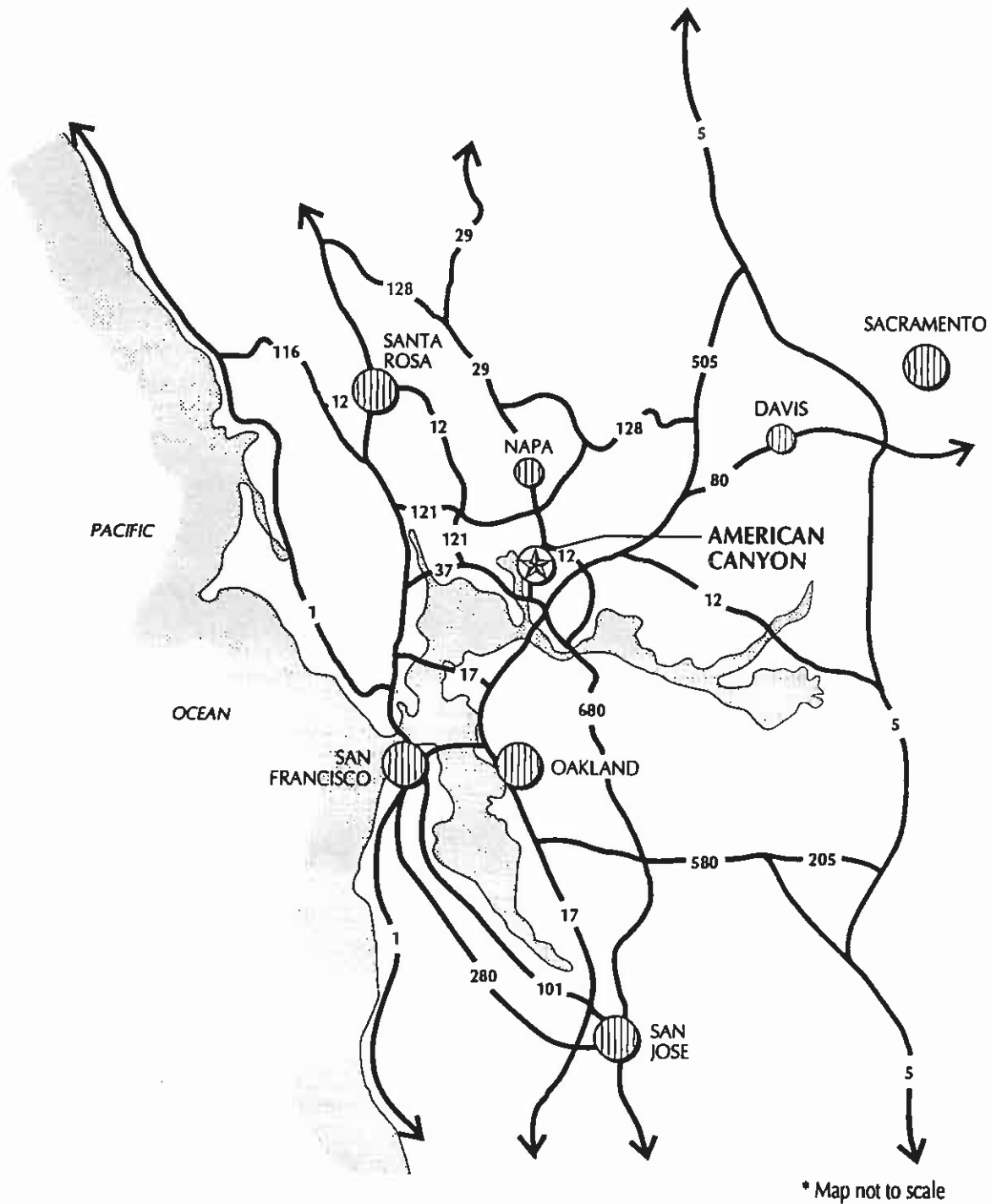


FIGURE PD-3

American Canyon

GENERAL PLAN



SOURCE: Envicom Corporation, 1993

Envicom Corporation Graphics

REGIONAL LOCATION

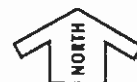
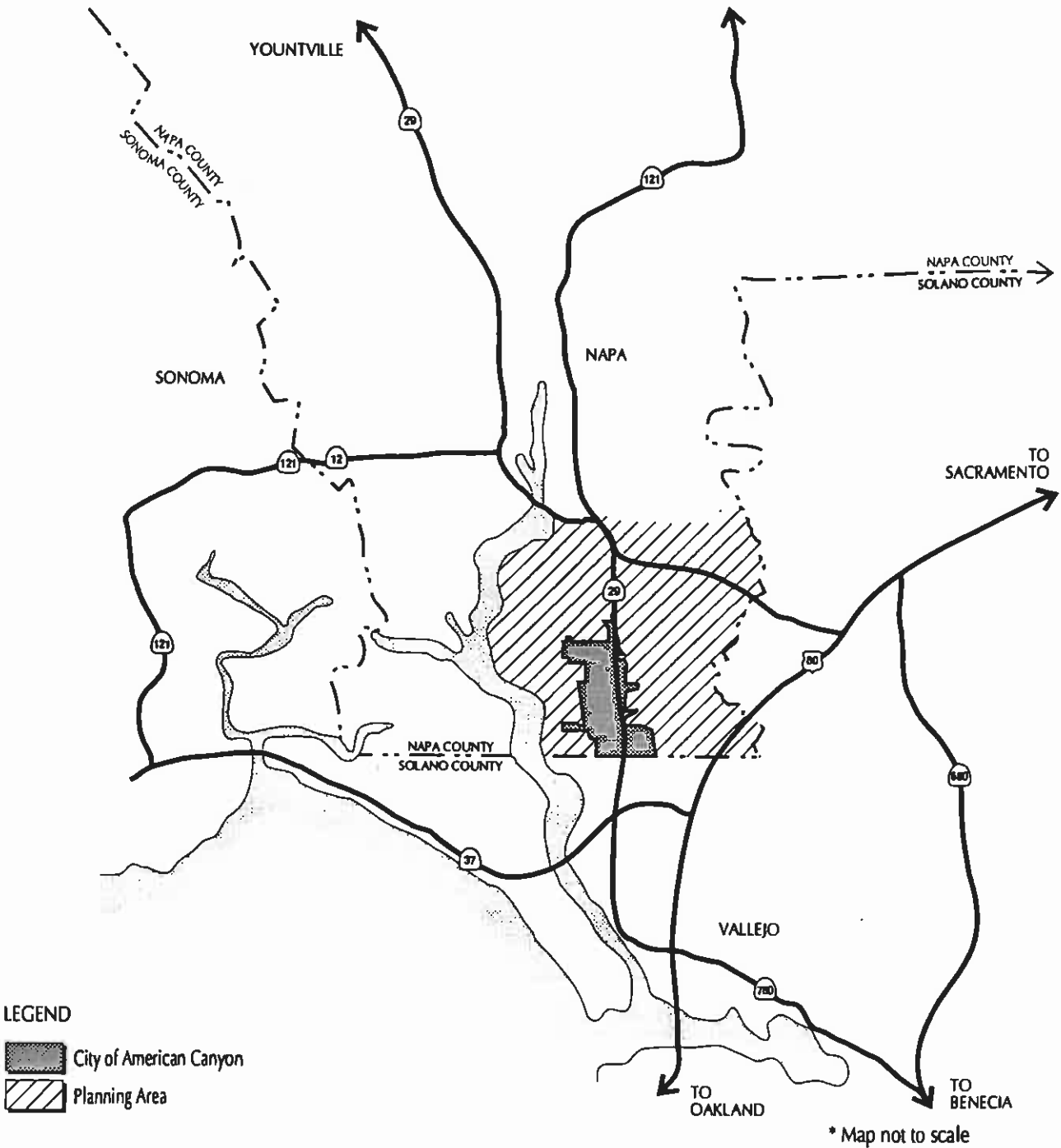


FIGURE PD-1

American Canyon

GENERAL PLAN



LEGEND

-  City of American Canyon
-  Planning Area

Envicom Corporation Graphics

PLANNING AREA VICINITY



FIGURE PD-2

(LAFCO) at the time of the City's incorporation (east of Flosden south of American Canyon Road and north of American Canyon Road west of SR-29) and represents those areas likely to be served and ultimately annexed by the City. The Sphere of Influence is now proposed for expansion by the City of American Canyon to include additional areas in the east and to the south of the Napa Airport. Discussion of the "planning area" refers to areas that may be outside the existing or proposed sphere which influence or are influenced by services provided by the City (see Figure PD-3). 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. More extensive data is included in Appendix D – Technical Background Report (TBR).

1.6 Project Review and Approval

In addition to the public review, comment and public hearing process that the Environmental Impact Report (EIR) is required to follow, and in accordance with the California Environmental Quality Act (CEQA) (fully described in the Introduction of this document), the proposed project itself, the General Plan, is subject to and will undergo a concurrent, yet independent, public review, comment and public hearing process with the Planning Commission and City Council, prior to the approval and adoption of the General Plan by the City of American Canyon City Council. All proposed land uses outlined in the General Plan are the basis for further environmental documentation. This "Program EIR" is compiled to help facilitate any further needed environmental review on specific development proposals. The plan policy and program statements which define the infrastructure, schools system, roads, etc., which are all brought into consistency through the proposed General Plan. The General Plan is anticipated to be used for all land use discretionary actions including:

- Use Permits;
- Water/Sewer Permits'
- Planned Development Permits;
- Tentative Maps;
- Parcel Maps;
- Zone Changes;
- Variances;
- Zoning Ordinance; and
- Subdivision Ordinance.

Agencies anticipated to use this EIR document along with the City of American Canyon include:

- American Canyon Fire District
- County of Napa Congestion Management Agency
- Bay Area Air Quality Management District
- County of Napa
- North County Local Agency Formation Commission