

RESOLUTION # 2015- 06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING THE ADDITION OF POLICY 1.11.5 TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND APPROVING A GENERAL PLAN AMENDMENT FROM SPECIAL STUDY (SS) TO RESIDENTIAL ESTATE (RE) FOR THE CANYON ESTATES PROJECT LOCATED EAST OF NEWELL DRIVE IN THE CITY URBAN LIMIT LINE, APN 059-040-078 (FILE NO. PL13-0009)

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, Eddie Biggs submitted an application to amend the General Plan Land Use Map for the subject property from Special Study (SS) designation to the Residential Estate (RE) designation for the Canyon Estates project located east of Newell Drive within the City Urban Limit Line; and

WHEREAS, the application also included an amendment to the General Plan to add Policy 1.11.5 to the Land Use Element; and

WHEREAS, pursuant to the Fiscal and Budgetary Policies adopted by the City Council in October of 2009, the City Council desires that all new development pays its own way with respect to Community costs and benefits; and

WHEREAS, Eddie Biggs caused to be prepared and submitted a Fiscal Impact Analysis in December of 2013 that concluded the proposed development would pay its own way with respect to community costs and benefits; and

WHEREAS, an 8-member Council appointed Steering Committee met 6 times over the past 12 months and was very instrumental in providing guidance on appropriate development design features and qualities that lead to the proposed General Plan and Zoning code regulations; and

WHEREAS, the City hosted a public workshop on May 27, 2014 in which the public was invited to learn about the proposal and offer comments and suggestions; and

WHEREAS, the Open Space Advisory Committee held a duly-noticed public meeting jointly with the Parks and Community Services Commission on September 3, 2014, and jointly recommended the City Council amend the Canyon Estates general plan designation within the City's urban limit line from Special Study (SS) to Residential Estate; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration that evaluated the proposed General Plan Amendment, was prepared and circulated for public review between August 18, 2014 and ended 30 days later on September 16, 2014; and

WHEREAS, pursuant to the California Environmental Quality Act, a Mitigation Monitoring and Reporting Program has been prepared; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on October 23, 2014 and recommended the City Council approve the proposed General Plan Amendment; and

WHEREAS, the City Council held a duly-noticed public hearing on November 4, 2014 and January 20, 2015 at which all those in attendance were given the opportunity to be heard on the proposed General Plan Amendment and the City Council considered the written and oral testimony given at its public hearing in reaching its decision.

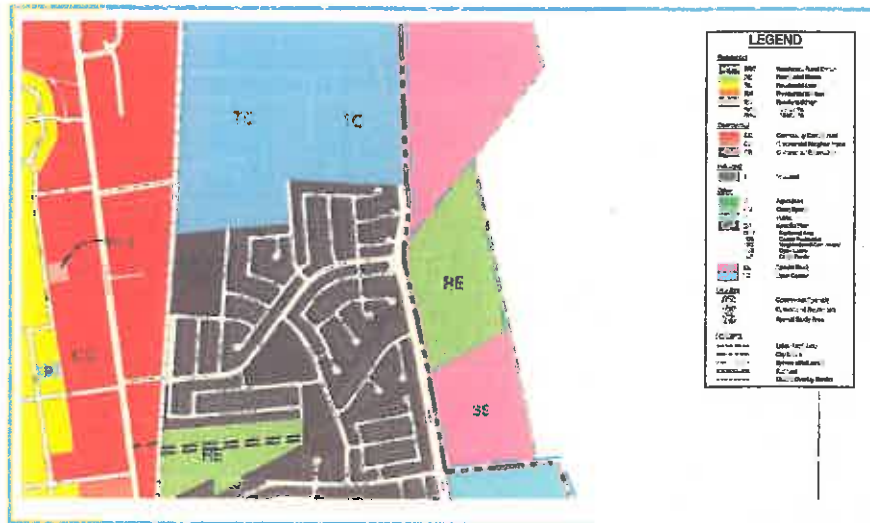
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon California, does hereby approve the addition of Policy 1.11.5 to the Land Use Element of the General Plan and a General Plan Amendment from Special Study (SS) to Residential Estate (RE) for the Canyon Estates Project as follows:

SECTION 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 General Plan Amendment and rezoning is in keeping with General Plan policies to accommodate a transition from urban development on the west side of Newell Drive and the long-term agricultural and open space lands to the east, including view corridors, and points of public access from Newell Drive through the Special Study Area.
- b. The proposed amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
The amendment is consistent with the Policy 1.25.2 to conduct a planning study to determine the appropriate long term use and development of areas designated for Special Study when market demand and City priorities so determine, subject to public input and comment, Objective B.9 to safeguard and enhance the appearance of the City, and Objective B.10 to ensure quality development, consistent with the General Plan's design and development principles, and an attractive and functional community appearance.
- c. 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 proposed General Plan Amendment will not adversely affect the public health, safety, and welfare in that it does not create nonconformities within remaining portions of the City.
- 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. A Mitigated Negative Declaration has been prepared for the project demonstrating that with the adoption of mitigation measures the proposed project will not have a significant effect on the environment. The public review period is from August 18, 2014 and September 16, 2014.

SECTION 2. That the City Council of the City of American Canyon does hereby approve the General Plan Amendment as follows:

1. The General Plan land use designation for the Canyon Estates property (APN 059-040-078) be changed to from Special Study (SS) to Residential Estate (RE) as depicted below:



2. That the General Plan be amended to add Policy 1.11.5 to the Land Use Element as depicted below:

Policy 1.11.5

In addition to the single family residential design and development principles in Policy 1.11.4, single family residential homes in areas designated Residential Estate (RE) and located in the peripheral foothills of the City shall be designed to convey a high quality, rural architectural character with distinctly individualized appearances from one home to the next, thus avoiding a uniform appearance of a typical residential tract. RE subdivisions in hillside areas shall comply with the following design criteria:

Riparian Corridors, Open Space & Habitat Protection

- a. Protect and enhance major riparian corridors which extend through and/or adjoin the site consistent with the setback requirements of resource agency permits.
- b. Provide for the permanent protection of open space resources and habitat for special status species by placing land, where appropriate, in permanent open space/conservation easements, including property of contiguous ownership which may extend outside the City's adopted Urban Limit Line.
- c. Establish and implement a program for enhancement of oak woodland and riparian vegetation (whichever apply) along the east side of Newell Drive.

Neighborhood Landscape Plan

- d. Public and private landscape areas shall reflect a rural landscape character through the use of native landscape treatments to integrate RE neighborhoods into site and surrounding hillsides.
- e. Ensure the landscape palette for the common areas and individual homes limits or excludes trees with the potential to block views to the west from single family home lots.



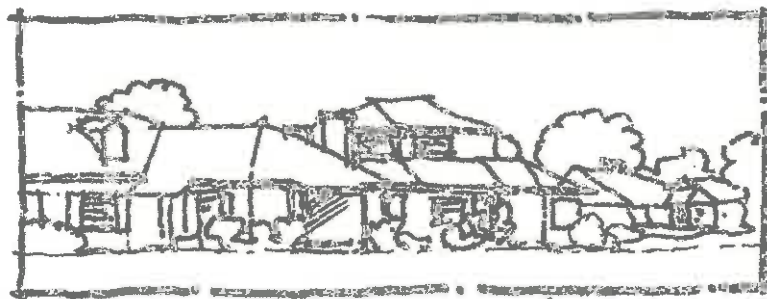
Use of native landscaping integrates site into surrounding landscape and preserves rural character

Recreational Amenities

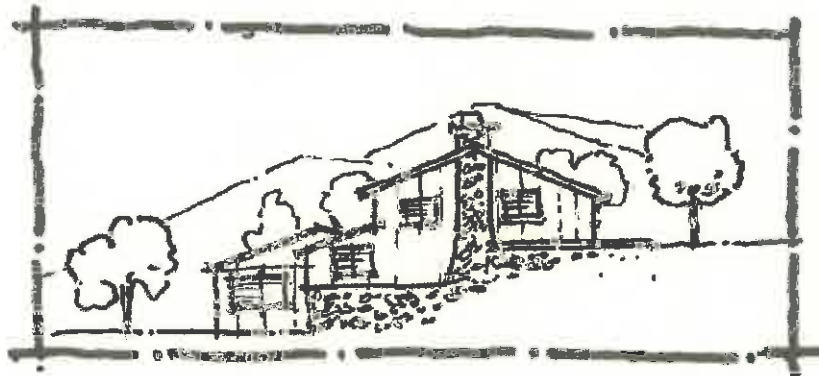
- f. Provide community serving and local trails in the project that connect current and future residents to open space amenities and trails adjacent to the project.
- g. Where trails are proposed in conjunction with open space/conservation easements, the trail alignments and associated trail easements shall be recorded prior to the receiving agency accepting the open space/conservation easement.

Architectural

- h. Homes shall reflect a range of architectural styles consistent with the rural character, characterized as possessing varying roof pitches and wall planes, exterior materials indigenous to Napa County, and low profile elevations.
- i. Variation in mass and building height shall be incorporated by limiting the amount of two-story elements on homes. Two-story homes shall have single-story elements on prominent elevations which shall emphasize first story architectural features.



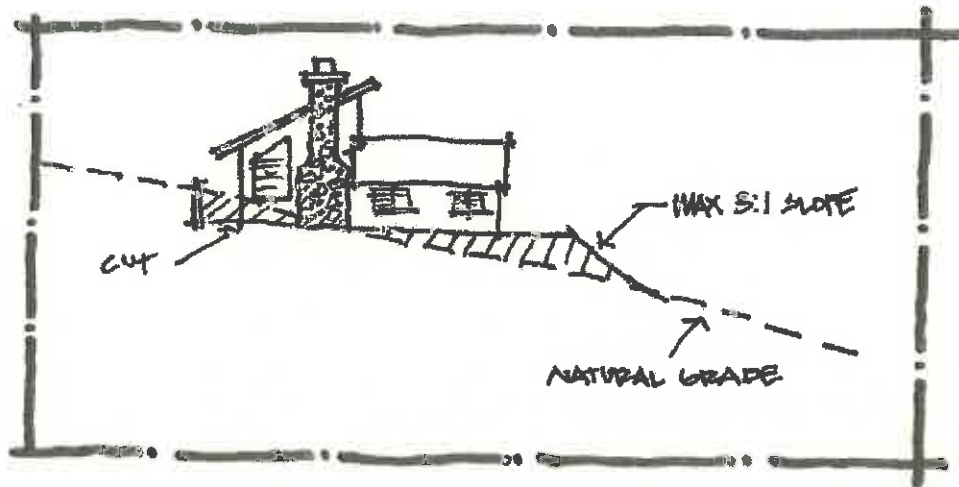
- j. The design of second story elements on two story homes on contiguous lots within 500 feet of the Newell Drive shall vary significantly in form so as to create substantial physical relief in building forms, and to avoid disruption of views and the appearance of a “wall” of homes from the public right-of-way.
- k. Individual homes shall be subject to design review approval in order to assure consistency with the adopted Design Guidelines and to address site-specific issues.



Building elements shall be stepped and tiered to conform to natural topography

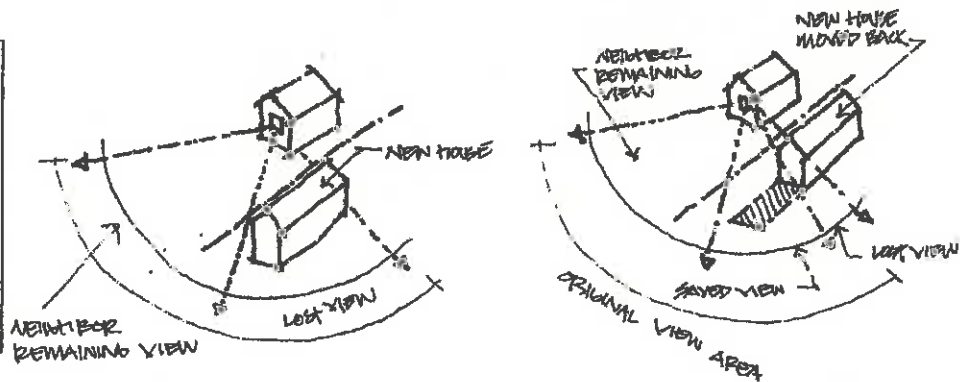
Site Design

- l. Subdivisions in areas designated as RE design shall incorporate a range of elements in the tentative map and design guidelines to promote rural character. These elements may include but are not limited to: (1) Variation in lot sizes to avoiding the uniformity of suburban subdivision design; (2) Use of street designs which facilitate visual access to open space and other natural amenities; (3) Protection of riparian and other natural habitat amenities; (4) Inclusion of public and private trail elements to facilitate access to open space and other natural amenities on the site; (5) Orientation of homes to maximize long-range views of the community and surrounding landscape; (6) Strong emphasis on use of native landscape materials; (7) Inclusion of lots of greater than 1 acre in size in at least two or three prominent locations that leverage the site assets afforded by environmental features, visibility, open space, and topography.
- m. Create a varying setback between home building envelopes and Newell Drive, in order to enhance privacy and noise buffering and maintain the open character along the Newell Drive frontage.
- n. View corridors to the prominent ridgeline east of the City shall be clearly defined at the time property is subdivided for residential development. Future homes and improvements shall be designed and placed so as to avoid obstruction of public view corridors from Newell Drive.
- o. All lots, buildings, grading and other non-open space improvements shall be confined to stay within the City limits
- p. All grading improvements shall be blended with the surrounding natural topography in order to avoid public visual exposure of cut and fill slopes steeper than 3:1.



- q. Grading shall be limited to individual building envelopes and designed to conform to the site topography. Building envelopes within each lot shall be defined with subdivision approval. Building Envelopes may be either padded or take advantage of natural slopes of under 15%. Placement of building envelopes on individual parcels shall take into consideration views across the site, and shall provide for solar access to future homes.
- r. Front building setbacks shall be varied as measured from the front property line. Two story elements shall be setback further than single story elements.
- s. Residential structures shall be setback at least 150 feet from the nearest overhead transmission corridor easement.

Street design, landscape palette, building envelope placement, and housing placement shall consider and preserve views through site to protect public view corridors



Street Design and Parking

- t. Reduced street widths may be permitted by engineering design exception for the purpose of minimizing impervious areas and reducing site grading.

- u. With reduced street widths, additional off street parking will be required (e.g. 3 car garage, deeper driveway, other off street guest parking).
- v. A minimum of two points of ingress and egress shall be provided from Newell Drive for properties developed as Residential Estate (RE) neighborhoods. Points of access from adjoining neighborhoods connected by internal streets may be considered in meeting this requirement.

PASSED, APPROVED AND ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 20th day of January, 2015, by the following vote:

MAYOR GARCIA:
VICE MAYOR LEARY:
COUNCIL MEMBER BENNETT:
COUNCIL MEMBER JOSEPH:
COUNCIL MEMBER RAMOS:

Y
N
Y
Y
Y

Leon Garcia

Leon Garcia, Mayor

ATTEST:

Rebekah Barr

Rebekah Barr, MMC, City Clerk

APPROVED AS TO FORM:

William D. Ross

William D. Ross, City Attorney