

of gable roof ends and the primary building mass when viewed from a distance.

- i. Design retaining walls with smooth, flowing forms that follow topographical lines, thereby minimizing long straight stretches and sharp angular forms. Minimize the height of retaining walls by terracing hillsides.
- j. Plant all hillside slopes with drought-tolerant species to soften the visual impact of grading, retaining walls, buildings and roads. All manufactured slopes shall be revegetated with ground cover, shrubs and trees, and follow a planting pattern similar to the natural vegetation patterns in the area.
- k. Arrange trees and shrubs in informal masses to produce a textured slope similar to natural chaparral. (I 8.3 and I 8.4)

8.18.3 Map the Planning Area's slopes and designate parcels with slopes over 15 percent for inclusion in a new Hillside Development Ordinance. (I 8.3 and I 18.4)

## CULTURAL RESOURCES

### Goal

8E To promote the preservation and restoration of the sites, structures and districts that have architectural, historical, archaeological and/or cultural significance to the City of American Canyon.

### Objective

8.19 Ensure that the City's historically and archaeologically significant resources are protected in a manner that preserves and/or enhances the resources' inherent historic value.

### Policies

8.19.1 Conduct a comprehensive survey of archaeological and cultural resources and historic vegetation that is based on established criteria and encompasses the entire City and its Sphere of Influence. (I 8.40)

8.19.2 Adopt a Preservation Ordinance that will authorize the City to designate appropriate vegetation or archaeological sites deemed to be of historic, archaeological, or cultural significance an American Canyon City Historic Point, Site or District. Such an ordinance shall conform to state and federal criteria for establishing a preservation ordinance. (I 8.5, I 8.48, and I 8.49)

8.19.3 Explore various methods for the future preservation of historic vegetation and archaeological and cultural resources. For example, consider establishing "receiver site" and "adopt a building" programs to preserve

historic structures that must be removed from their sites. Additionally, consider utilizing the Secretary of the Interior Standards for Historic Rehabilitation and standards and guidelines prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the sites' architectural and historic integrity. (I 8.48 and I 8.49)

- 8.19.4 Through the design review process, encourage compatibility between new development and existing adjacent historic structures in terms of scale, massing, building materials and general architectural treatment. (I 8.29)
- 8.19.5 Require that all City-owned properties designated as historic resources are maintained in a manner that is aesthetically and/or functionally compatible with such resources. (I 8.29 and I 8.48)

#### Objective

- 8.20 Provide incentives to private owners of historic resources to maintain and/or enhance their properties in a manner that will conserve the integrity of such resources in the best possible condition.

#### Policies

- 8.20.1 Establish a program of historic preservation incentives that incorporates elements such as tax benefits provided by the 1981 Tax Revenue Act or any amended version of said act; the waiver of building permit fees for small property owners of historic resources; and flexible building code requirements. (I 8.49)
- 8.20.2 Consider the waiver of building permit fees for small property owners with historic resources who are unable to benefit from other government programs for the rehabilitation, alteration or reuse of their structure(s), provided that they rehabilitate their historic resources in accordance with established historic preservation guidelines. (I 8.49)
- 8.20.3 Consider allowing flexibility in building code requirements for the rehabilitation of historic structures as specified in State Historical Building Code Part 8, Title 24 if these structures are rehabilitated in accordance with established historic preservation guidelines. (I 8.5 and I 8.49)
- 8.20.4 Prohibit demolitions if other alternatives exist that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Variances of setbacks, heights and parking requirements should be given to make the preservation of an existing historic building feasible when no other reasonable alternative exists. (I 8.49)

- 8.20.5 Encourage appropriate adaptive reuse of historic resources such as the Basalt Plant in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods and/or agricultural land from incompatible uses. (I 8.49)

**Objective**

- 8.21 Promote community appreciation of American Canyon's unique history and community involvement in its retention and preservation.

**Policies**

- 8.21.1 Promote the formation and maintenance of neighborhood organizations and foster the creation of neighborhood conservation programs, giving special attention to transitional areas. (I 8.50 and I 8.53)
- 8.21.2 Encourage the creation of a Chamber of Commerce to promote the City's historic resources in visitor and tourist oriented brochures as the City grows and develops. (I 8.50)

**ENERGY RESOURCES**

**Goal**

- 8F Reduce consumption of nonrenewable energy sources and support the development and utilization of new energy sources.

**Objective**

- 8.22 Minimize transportation-related energy consumption.

**Policies**

- 8.22.1 Encourage the development of mixed use, pedestrian friendly employment/residential centers that help minimize vehicle trips in American Canyon and contribute to a reduction in energy consumption. (I 8.7 and I 8.10)
- 8.22.2 Encourage the clustering of residential structures. (I 8.7 and I 8.10)
- 8.22.3 Require that Development Plans provide for linkages between bicycle and pedestrian circulation systems and transit and employment centers, in accordance with established areawide plans. (I 8.7 and I 8.10)
- 8.22.4 Maintain a system of traffic signals and controls that minimizes waiting time and vehicle speed changes on through routes. (I 8.37)
- 8.22.5 Require that Development Plans provide for High-Occupancy Vehicles (HOV) and public transportation, where feasible, through the provision of