



SPECIAL CITY COUNCIL MEETING AGENDA

City Council Chambers
4381 Broadway, Suite 201, American Canyon
January 24, 2025
4:00 PM

Mayor: Pierre Washington
Vice Mayor: Mark Joseph
Councilmembers: Brando Cruz, Melissa Lamattina, David Oro

Tonight's meeting is a limited public forum. American Canyon promotes respectful and responsible behavior among its meeting participants, whether they are present in person or remotely. Using offensive language or remarks that promote, foster, or perpetuate discrimination based on race, creed, color, age, religion, gender marital status, status regarding public assistance, national origin, physical or mental disability or sexual orientation/gender identification, as well as any other category protected by federal, state or local laws will not be tolerated. In the case of an occurrence, the speaker will be immediately disconnected from the microphone.

PUBLIC PARTICIPATION

City Council and other public meetings will be conducted in person. This meeting is also available via Zoom, is broadcast live to residents on Napa Valley TV, on our [website](#) and on [YouTube](#).

Zoom Link: [Click here](#). **Webinar ID:** 814 5738 4727; **Passcode:** 123456. **Phone in to Zoom:** 408-638-0968

Oral comments, during the meeting: Oral comments can be made in person during Open and Closed Session or through Zoom in Open Session only. On Zoom use the "raise your hand" tool during any public comment period. To avoid confusion, hands raised outside of Public Comment periods will be lowered.

Written comments: Submit written comments by the [eComments link](#), located on the Meetings & Agendas page of our website. eComments are available to council members in real time. To allow for Council review of comments, eComments will close at 3:00 pm on the day of the meeting.

The above identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act. For more information, please call the Office of the City Clerk at (707) 647-4369 or email cityclerk@americancanyon.gov.

AGENDA MATERIALS: City Council agenda materials are published 72 hours prior to the meeting and are available to the public via the City's website at www.americancanyon.gov.

AMERICANS WITH DISABILITIES ACT: The City Council will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or by email to cityclerk@americancanyon.gov. Include your name, address, phone number and brief description of the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.

4:00 P.M. CLOSED SESSION

The mayor will call the meeting to order and conduct roll call. Council will immediately convene into Closed Session after hearing any public comment on Closed Session items. Council will reconvene into Open Session and then resume Closed Session at the end of the meeting to address outstanding items, if necessary.

CALL TO ORDER - CLOSED SESSION

ROLL CALL - CLOSED SESSION

PUBLIC COMMENT - CLOSED SESSION ITEMS

This time is reserved for members of the public to address the City Council on Closed Session Items only. Comments must be made in person and are limited to 3 minutes.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

4:00 P.M. CLOSED SESSION ITEMS

1. **Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). One (1) Matter.**

4:30 P.M. OPEN SESSION - SPECIAL MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

CONSENT CALENDAR

2. **Watson Ranch Amphitheaters - Temporary Uses**
Recommendation: Adopt a Minute Order approving a "City Letter of Understanding & Agreement" to allow temporary amphitheater uses in the Napa Valley Ruins and Gardens.

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, City Clerk for the City of American Canyon, do hereby declare that the foregoing agenda of the City Council was posted in compliance with the Brown Act prior to the meeting date.

Taresa Geilfuss, CMC, City Clerk



TITLE

Watson Ranch Amphitheaters - Temporary Uses

RECOMMENDATION

Adopt a Minute Order approving a "City Letter of Understanding & Agreement" to allow temporary amphitheater uses in the Napa Valley Ruins and Gardens.

CONTACT

Jason Holley, City Manager

William D. Ross, City Attorney

BACKGROUND & ANALYSIS

Watson Ranch is a mixed-use development of residential units surrounding an envisioned new town center.

In March 2023, a Watson Ranch developer (AC1, LLC) applied for approval of two (2) amphitheaters; a 3,300-person venue around Quarry Lake and an 800-person venue located in the "Fig Tree" area within the Napa Valley Ruins and Gardens (NVRG). In May 2023, the Planning Commission approved a Conditional Use Permit (CUP) for both amphitheaters (Resolution 2023-08).

Since May 2023, the developer has been evaluating various aspects of the amphitheater project and on December 20, 2024 they submitted preliminary grading/drainage plans for NVRG.

On January 9, 2025, the developer notified the City of a promoter's interest in hosting a series of concerts starting in Summer 2025 and lasting through 2027 (and possibly beyond). The events would occur in a portion of the Ruins commonly known as the "Square." (The Square is the location where multiple events have been held over recent years including the annual American Canyon Community and Parks Foundation annual fundraiser "Night at the Ruins".)

The Square is in a different, but nearby location than either of the approved amphitheater locations. The developer estimates the capacity of the Square to be approximately 2,000 people and proposes to use it as an interim venue while the permanent amphitheaters are constructed.

The approval of the "City Letter of Understanding & Agreement" would allow the series of concerts

to occur in 2025 - 2027. This situation is different than the City's Special Event process (ACMC Section 5.05) - although certain Special Event standards would still apply, including submission of a "fire/EMS public safety plan" to the American Canyon Fire Protection District Fire Chief for approval and a " Security and Crowd Control Plan" and a "Parking and Traffic Control Plan" to the City for review. This Agreement is separate and distinct from the Amphitheater CUP.

Using the Square as a "proof of concept" will help expose visitors to the uniqueness and appeal of NVRG and in turn accelerate its success as a local, regional, and statewide center for culture, art, recreation, and commerce, as well as the future development and operation of a permanent entertainment enterprise.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Economic Development and Vitality: "Attract and expand diverse business and employment opportunities."

FISCAL IMPACT

The Recommended Action will not have any impact on the City's FY 2024/25 Budget.

ENVIRONMENTAL REVIEW

The Recommended Action (approval of the "City Letter of Understanding & Agreement") is a contemplated "Project Approvals" analyzed under the Project FEIR and the Watson Ranch Specific Plan Development Agreement. Under CEQA, the Watson Ranch Specific Plan Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines § 15168. There is no substantial evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approvals sought are contemplated under the Project FEIR analysis.

ATTACHMENTS:

None