

**30 DAY NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
And NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of American Canyon has prepared an Initial Study Checklist and Mitigated Negative Declaration for the following described project in accordance with the California Environmental Quality Act (CEQA). The 30-day public comment period starts on February 8, 2021, and ends on March 10, 2021.

NOTICE IS FURTHER HEREBY GIVEN that the Planning Commission will hold a public hearing on **Thursday, March 25, 2021 at 6:30 p.m.**, at **4381 Broadway, Suite 201, American Canyon, CA 94503** (in the Council Chambers of the American Canyon City Hall), to consider the Initial Study Checklist and Mitigated Negative Declaration and the following applications:

- Project Title:** Oat Hill Multifamily Project
- Project Number(s):** PL20-0022, -23, -24, -25, -26, -27
- Project Applicant:** R.H. Hess Development Company
- Project Location:** Oat Hill area of the City of American Canyon on the west side of Highway 29
- Assessor Parcel(s):** 058-380-008 and 058-320-001
- Project Description:** The Project consists of two parcels: A and B. Parcel A (13.7-acres) is proposed for 206 residential units, ranging from one to three bedrooms per unit in 13 buildings, a recreation center/leasing office, a community pool, associated parking, and site infrastructure. Parcel A is zoned Light Industrial: Specialty Commercial (LI:CS). The Entitlement Applications request the City to amend the General Plan and Zoning Ordinance/Map to re-designate and rezone Parcel A to Residential High-1 (RH-1), which permits multi-family dwelling units at a density of 12 to 16 units per gross acre; a tentative subdivision map, a design permit, and a lot line adjustment.
- Parcel B (7.1-acres) is proposed for 85 residential units, ranging from one to three bedrooms per unit in 5 buildings, a recreation center/leasing office, associated parking, and site infrastructure. Parcel B is currently in the Residential Estate (RE) zone. The Entitlement Applications request the City to amend the General Plan and Zoning Ordinance/Map to re-designate and rezone Parcel B to Residential Medium (RM), which permits multi-family dwelling units at a density of 5 to 12 units per gross acre; a tentative subdivision map, and a design permit. Primary access to Parcel A will be provided by Napa Junction Road, and primary access to Parcel B will be provided by a driveway extending approximately 250 feet from the intersection of Hess Road and Napa Junction Road. Additional emergency vehicle access will be provided by a common access road along the southern edge of Parcel B, leading to Napa Junction Road. Parcels A and B will share common drainage facilities to comply with current stormwater regulations.

ENVIRONMENTAL REVIEW: The basis for proposing a Mitigated Negative Declaration (MND) is the finding that the proposed project will not have a significant effect on the environment because

mitigation measures that reduce the impacts to less than significant are being approved as part of project conditions. The MND includes mitigation measures for Aesthetics, Air Quality, Biological Resources, COVID-19 prevention, Cultural Resources, Geology/Soils, Green House Gas emissions, Noise, Transportation/Traffic, Tribal and Cultural resources, and Utilities.

Copies of all documents that relate to the above-described project and proposed MND and Initial Study Checklist may be examined on the City's website at: <https://bit.ly/3gAjtEs>.

Comments on the MND, sent in writing, must be received by 5:00 p.m. on March 10, 2021, at the following address:

William He, AICP, Associate Planner
City of American Canyon Community Development Department
4381 Broadway, Suite 201
American Canyon, CA 94503

Oral or written comments may be provided to the Planning Commissioners at their meeting. All interested persons are invited to attend the meeting and be heard on this matter.

Public meetings/events sponsored or conducted by the City of American Canyon are held in accessible sites. Requests for accommodations may be made by calling (707) 647-4577 (voice) or 711 for the California Relay Service or by e-mailing the ADA Coordinator, Cherri Walton, at cwalton@cityofamericancanyon.org at least 72 hours in advance of the event. Copies of documents distributed at the meeting are available in alternative formats upon request.

Nicolle Jones, Administrative Technician

Mailed Date: February 5, 2021

Publication Date: February 6, 2021