



**Notice of Availability of a Draft Environmental Impact Report
for the City of American Canyon General Plan Update
and Public Meeting
to Review the Environmental Document**

Date: September 28, 2024

To: State Clearinghouse and Interested Public Agencies, Parties, and Organizations

From: Brent Cooper, AICP, Community Development Director

Subject: Notice of Availability of a Draft Environmental Impact Report for the City of American Canyon General Plan Update (State Clearinghouse [SCH] No. 2022070038)

NOTICE IS HEREBY GIVEN that the City of American Canyon (City) has prepared a Draft Environmental Impact Report (Draft EIR) for the City of American Canyon General Plan Update (project). The Draft EIR will be available for public review and comment from September 28, 2024 through November 12, 2024.

Project Location: The General Plan Update will encompass the City of American Canyon city limits, the Sphere of Influence, Urban Limit Line, and historic water service area (Figure 1 and Figure 2).

Project Description: The project is an update to the City’s current General Plan, which includes the following chapters: Introduction, Land Use Element, Housing Element, Economic Development Element, Circulation Element, Utilities Element, Public Services and Facilities Element, Parks and Recreation Element, Natural and Historic & Cultural Resources Element, Geology Element, Flood Hazards Element, and Noise Element. The project establishes the City’s vision for future development through the horizon year of 2040. The project would serve as the City’s primary guide for future land use and development decisions in a way that meets the community needs and priorities while serving as a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the “blueprint” for future development and conservation of a community. The 2040 General Plan Update will help the City plan for important community issues, such as community growth; health, housing, mobility, and infrastructure needs; climate change; and environmental protection. It will also set the stage for future social, physical, and economic development of the city.

The land use map for the General Plan Update is provided in Figure 3. The project would change some of the land use designations; however, these changes primarily resolve inconsistencies between existing uses and the General Plan land use designations. Compared to existing conditions, there could be additional buildout from implementation of the 2040 General Plan. Overall, compared to existing conditions, the project could add a total of 3,379 additional residential units and approximately 5,704,000 square feet of commercial, retail, hotel, industrial, warehouse, and research and development uses.

Project Alternatives: The EIR evaluates a reasonable range of proposed project alternatives that, consistent with CEQA, meet most of the proposed project objectives and reduce or avoid potential environmental effects, including a required No Project Alternative.

Potential Environmental Effect Areas: The Draft EIR analyzes impacts for each resource area included in the CEQA Guidelines Appendix G checklist. The project would result in significant and unavoidable

impacts to greenhouse gas emissions, construction noise, and transportation impacts. The project would result in less than significant impacts with mitigation for the following environmental resources: aesthetics, air quality, biological resources, cultural resources, and wildfire. The project would result in either no impacts or less than significant impacts on the following environmental resources: agriculture and forestry resources, energy, geology and soils, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, tribal cultural resources, and utilities and service systems.

Hazardous Waste Sites: There are no known hazardous waste sites that are on a list prepared pursuant to Government Code Section 65962.5 (Cortese List).

Availability of the Draft Environmental Impact Report: The Draft EIR, including the technical appendices and any documents incorporated by reference, can be reviewed at the following website:

<https://ceqanet.opr.ca.gov/2022070038> and at:

<https://portal.laserfiche.com/Portal/Browse.aspx?id=70149&repo=r-f53bdda4>. A hard copy of the Draft EIR and technical appendices can also be reviewed at these locations during the identified business hours:

American Canyon City Hall
4831 Broadway Street, Suite 201
American Canyon, CA 94503
Monday through Friday 8 a.m. – 5 p.m.
Saturday–Sunday: Closed

Active Adults Center
2185 Elliot Drive
American Canyon, CA 94503
Hours: Monday - Friday 9:00 a.m. to 2:00 p.m.
Saturday–Sunday: Closed

American Canyon Library
300 Crawford Way
American Canyon, CA 94503
Monday, Tuesday, and Thursday through
Saturday 10 a.m. – 6 p.m.
Wednesday 12 p.m. – 8 p.m.
Sunday Closed

Comments on the Draft Environmental Impact Report: The Draft EIR will be available for public comment for a 45-day review period as specified by CEQA Guidelines Section 15105. In accordance with the time limits established by CEQA, the Draft EIR public review period will begin **September 28, 2024** and end **November 12, 2024**. Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) via US mail or web link shown below by 5:00 p.m. on **Tuesday, November 12, 2024**:

General Plan 2040 Project
City of American Canyon
4381 Broadway Street, Suite 201
American Canyon, CA 94503
Comment Submittal Web Form [Here](#).

Public Meeting: During the 45-day review period, on October 24, at 6:30 p.m., the Planning Commission will hold a public meeting to review the Draft EIR. The meeting will take place via a hybrid format of both in-person and teleconference. The meeting will be located City Hall, 4381 Broadway, Suite 201, American Canyon, California 94503. For those joining the meeting virtually, please use the information as follows, which will also be included in the Planning Commission meeting agenda when it is published.

[Join Meeting - Zoom](#)

Webinar ID: 876 0659 2529

Passcode: 123456

The meeting agenda will be published on the City website [HERE](#). The meeting will be broadcast on the City website [HERE](#), Napa Valley TV [HERE](#) and YouTube [HERE](#).

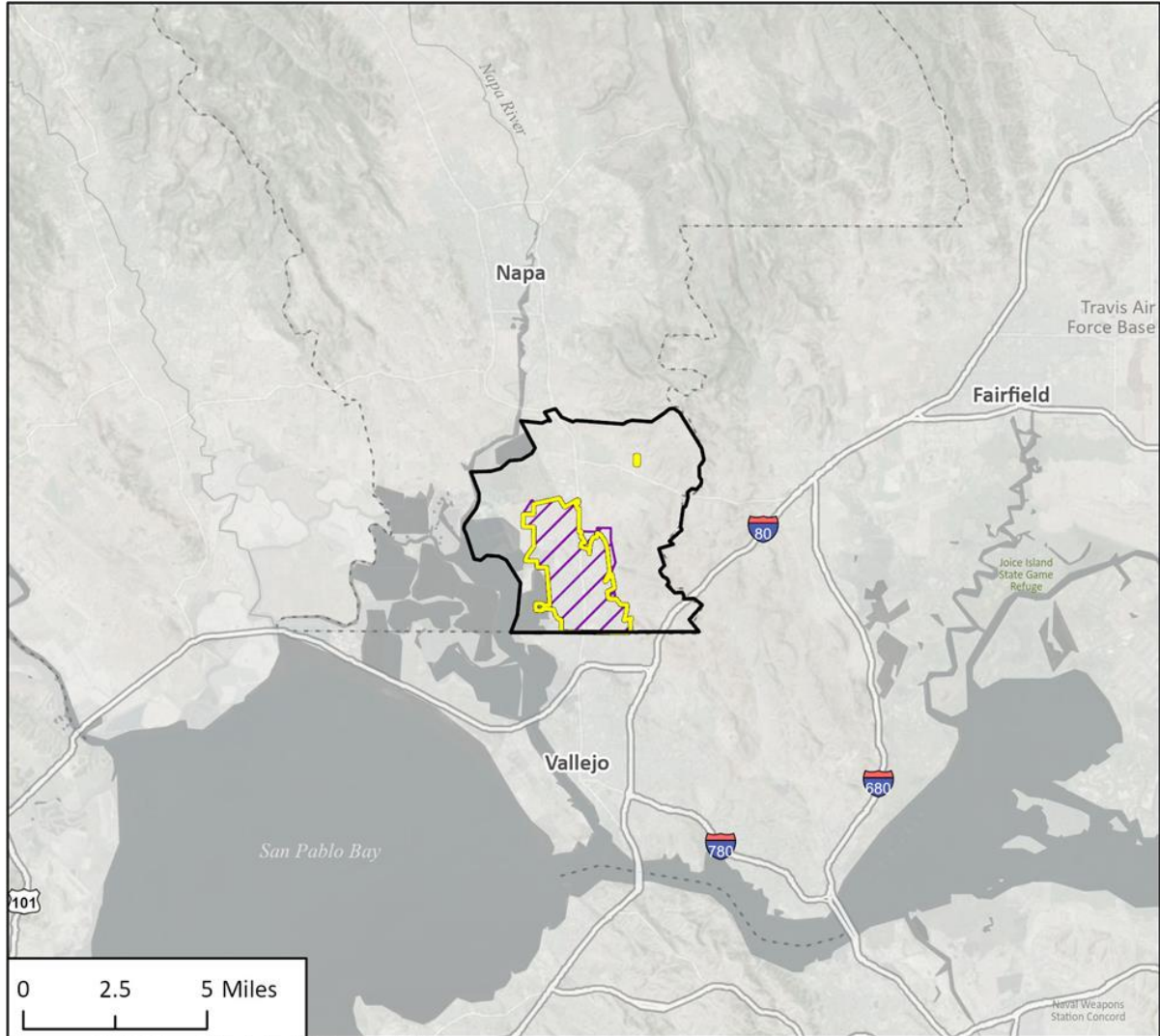


Brent Cooper, AICP, Community Development Director





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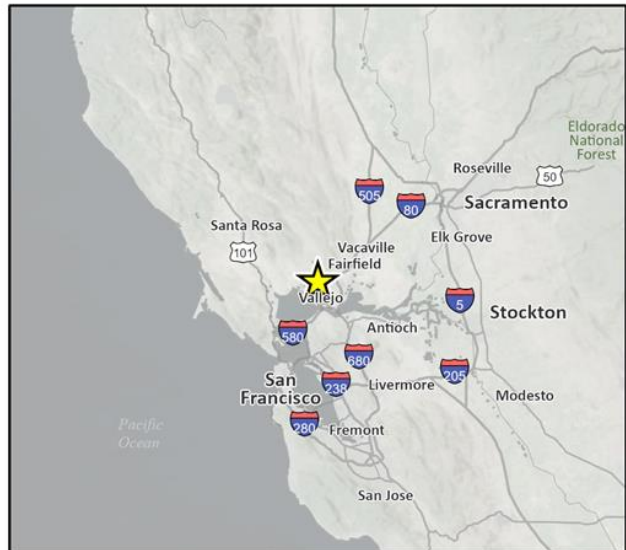
Date

Figure 1 Regional Location



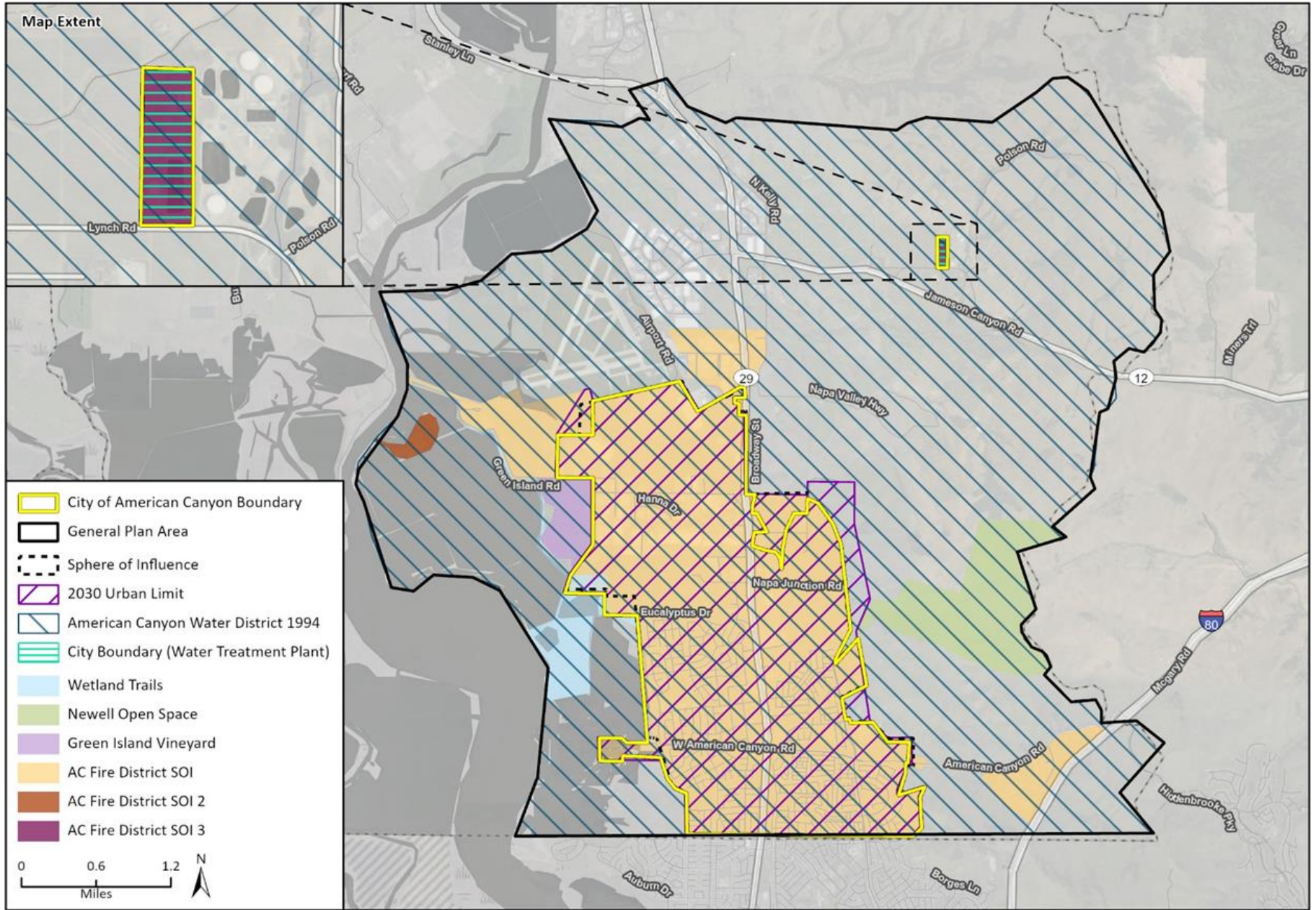
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 Additional data provided by the City of American Canyon, 2022.

-  City of American Canyon Boundary
-  General Plan Area
-  2030 Urban Limit
-  Project Location



American Canyon GPM and EIR

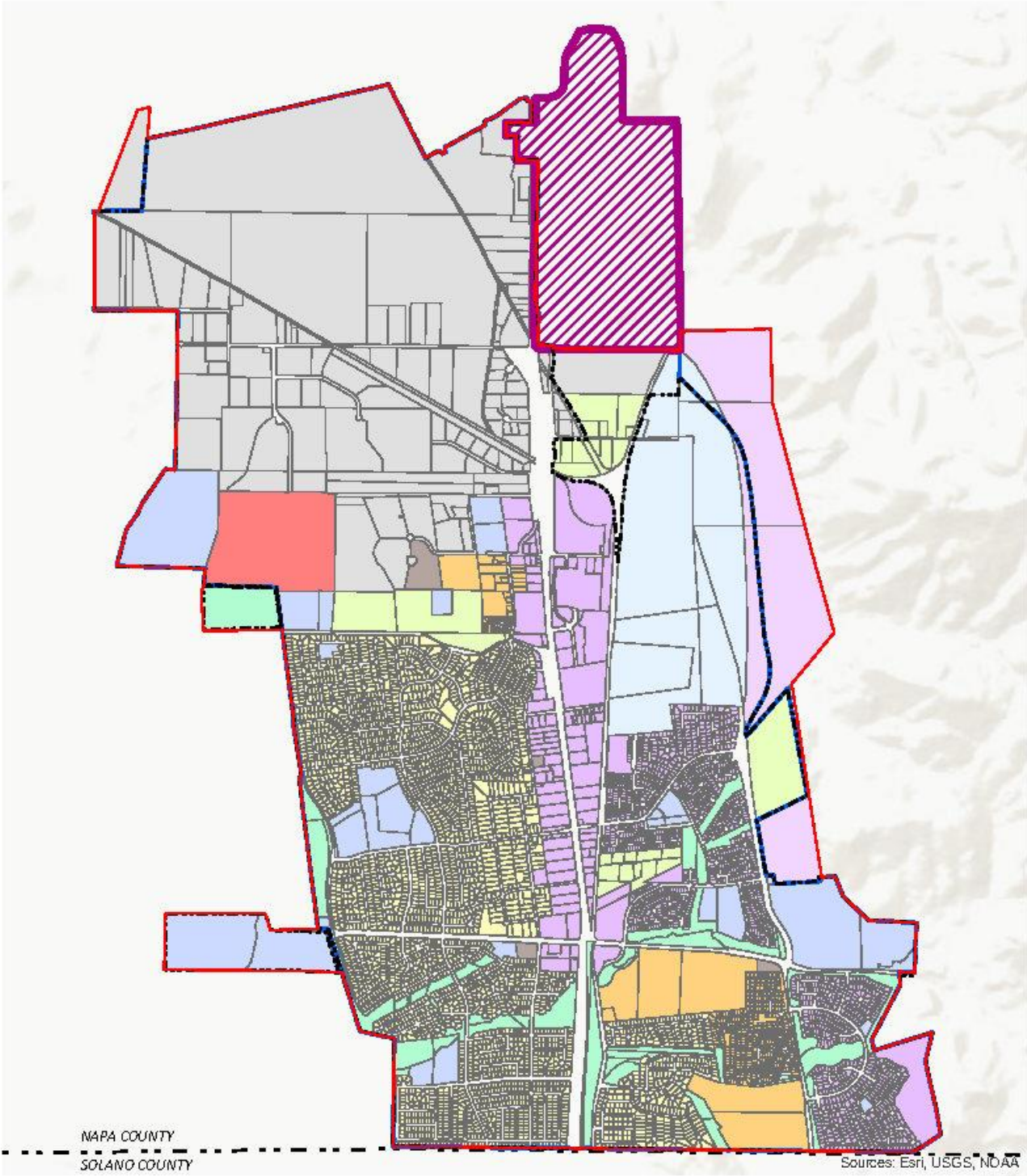
Figure 2 Project Location



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 Additional data provided by the City of American Canyon, 2022.

American Canyon GPO and ES
 Fig 2 Project Location Map

Figure 3 2040 General Plan Land Use Designations



Urban Limit	General Plan Land Uses	Commercial Recreation (CR)	Specific Plan (SP)
City Limit	Residential Estate (RE)	Industrial (I)	Special Study (SS)
Future Study Area	Residential Low (RL)	Agriculture (A)	Town Center (TC)
Sphere of Influence	Residential Medium (RM)	Open Space (OS)	
County Boundary	Residential High (RH)	Public (P)	

Sources: Esri, USGS, NOAA