



NOTICE OF PREPARATION

City of American Canyon Paoli/Watson Lane Annexation

Date: September 7, 2022

To: Reviewing Agencies, Interested Parties, and Organizations

Subject: Notice of Preparation of a Draft Environmental Impact Report for the City of American Canyon Paoli/Watson Lane Annexation Project

The City of American Canyon (City) intends to annex into the City, property within its Sphere of Influence (SOI) off Paoli Loop and Watson Lane. The City has determined that a Program Environmental Impact Report (EIR) will be necessary to evaluate environmental impacts of the annexation pursuant to the California Environmental Quality Act (CEQA). In compliance with CEQA, the City will be the Lead Agency and will prepare the Program EIR. The City is requesting comments and guidance on the scope and content of the Program EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines Section 15082).

This Notice of Preparation (NOP) provides a summary of the proposed annexation; includes the City's preliminary identification of the potential environmental issues to be analyzed in the Program EIR; and provides information on how to comment on the scope of the Program EIR.

Notice of Preparation Public Review Period: September 7, 2022 to October 7, 2022

The City requests your careful review and consideration of this notice, and it invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the Program EIR. Comments and responses to this notice must be in writing and submitted to the Lead Agency Contact through October 7, 2022 at 4:00 p.m. If applicable, please indicate a contact person for your agency or organization. If your agency is a responsible agency as defined by CEQA Guidelines Section 15381, your agency may use the environmental documents prepared by the City when considering permits or approvals for action regarding the project.

Lead Agency Contact

Sean Kennings, LAK Associates
PO Box 7043
Corte Madera, CA 94976
sean@lakassociates.com

Written Comments: Please submit written comments within 30 days of the date of this notice to Sean Kennings by 4:00 p.m. on October 7, 2022:

- Email: sean@lakassociates.com
 - Regular Mail: Sean Kennings, LAK Associates, PO Box 7043, Corte Madera, CA 94976
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Public Scoping Meeting: The City will hold a virtual scoping meeting to provide an opportunity for agency staff and interested members of the public to submit written and oral comments on the scope of the environmental issues to be addressed in the Program EIR. The scoping meeting will be held on **September 21, 2022 at 2:00 p.m.** To attend the scoping meeting, go to <https://zoom.us/join>.

Webinar ID: 878 5777 9430

Passcode: 437335

Dial: (408) 638 0968

The scoping presentation will be available to view on: <https://www.cityofamericancanyon.org/government/city-hall/city-clerk/meetings-agendas>.

Project Background: The City must complete a comprehensive environmental review consistent with the California Environmental Quality Act (CEQA) as part of the Napa County Local Agency Formation Commission (LAFCO) application to annex approximately 83 acres of the Sphere of Influence (SOI) into City limits. A map of the project's regional location is included as Figure 1.

Project Location: The proposed annexation site is surrounded by City limits to the east, west, and south.

East: Future Watson Ranch and existing agricultural uses east of the Union Pacific Railroad (UPRR).

West: Paoli Loop Road and State Route (SR) 29. Industrial uses are located west of SR 29.

South: Union Pacific Railroad (UPRR) right-of-way and vacant mixed residential/commercial uses.

North: Former vineyard property in unincorporated Napa County.

The project location and surrounding jurisdictional boundaries are shown in Figure 2.

Proposed Project: The project contemplates amending the City's General Plan and zoning ordinance prior to submitting the Napa County LAFCO annexation application.

General Plan Land Use Designations and Pre-Zoning

Several parcels are anticipated to be redesignated by the General Plan to an urban land use as part of this project. The list below identifies each proposed specific land use designation.

- Approximately 47 acres currently designated Agriculture would be changed to Industrial and Residential Estate (RE).
- The City previously designated and pre-zoned 5.5 acres east of the UPRR in the northeast section as Town Center (TC). The TC designation and pre-zoning accommodates a variety of residential and commercial uses. This project does not propose to change the current TC General Plan designation and pre-zoning. This property is also anticipated to accommodate an extension of Newell Drive as described further in the NOP.
- Approximately 28 acres designated RE would be pre-zoned as such, which would accommodate residences with a minimum lot size of one acre. These parcels are located off Watson Lane with existing residential uses. The RE pre-zoning is consistent with Napa County's current policy to not induce additional residential development beyond existing conditions because the area is located within Zone "D" of the Napa County Airport Land Use Compatibility Plan.
- The approximately 34 acres designated as Industrial would be pre-zoned as Paoli Light Industrial (PLI), which would be a new zoning designation that accommodates existing and new light manufacturing uses, research and development, offices, or similar uses. The Industrial land west of the North Slough would be further pre-

zoned with a PLI Commercial Overlay District. The Overlay District would accommodate industrial uses plus commercial and commercially-related uses that capitalize on vehicle access and visibility from SR 29.

- Immediately west of the annexation area, four acres between SR 29 and Paoli Loop Road currently zoned as Light Industrial (LI) would be rezoned as PLI with a Paoli Commercial Overlay District.

Figure 3 shows the existing land use designations. Figure 4 shows the proposed land use designations. The proposed pre-zoning is shown in Figure 5. The parcels designated as Industrial would be subdivided.

Project Buildout

The annexation area would ultimately be developed for commercial, industrial, and visitor-serving/hotel use. For the purposes of analysis in this EIR, it is conservatively assumed that 80 percent of parcels pre-zoned for PLI, PLI with Paoli Commercial Overlay, and TC would be developed for commercial, industrial, and visitor-serving/hotel uses. The remaining 20 percent accounts for front setbacks, right-of-way for construction of the proposed Newell Drive extension, including an overcrossing at the railroad, and a biological resources buffer around North Slough. Parcels pre-zoned for RE were assumed to be developed at a density of one dwelling unit per acre, pursuant to City of American Canyon Municipal Code Chapter 19.10. Estimated buildout is summarized below:

Estimated Maximum Buildout

Land Use	Additional Development (Square Feet)
Residential	N/A
Commercial	494,942
Industrial	696,888
Visitor-Serving/Hotel	189,698

Newell Drive Alignment

The City would extend Newell Drive approximately one mile from SR 29 southeast along the northern boundary of the annexation area to its planned terminus at the northern limits of Watson Ranch. The Newell Drive extension would cross the UPRR tracks via an overcrossing. The Newell Drive extension would provide a parallel roadway east of SR 29 to relieve chronic peak-period traffic congestion and additional roadway capacity in the event of an emergency that blocks SR-29. The Newell Drive extension is shown in relation to the annexation area in Figure 6.

Pre-Annexation Agreement

In June 2019, the American Canyon City Council adopted Resolution 2019-44 to execute a First Amended Pre-Annexation Agreement for the annexation area. The resolution notes that the annexation area includes continuous parcels to avoid creating an “island” of unincorporated territory surrounded by the City. The islands being referred to include the UPRR right-of-way in the southeastern section of the annexation area and the area to the east of the UPRR. The resolution includes a clause that mentions dedication of a public right-of-way to extend Newell Drive, as discussed above.

Napa County LAFCO Approval

In accordance with State Law, Napa County LAFCO has approval authority over the City’s annexation application. Napa County LAFCO requires preparation of CEQA documentation prior to annexation and identifies five additional issue areas of local interest to address in the CEQA documentation. These include cumulative and regional impacts, impacts to public services, conversion of prime agricultural lands, consistency with general and specific plans, and availability of affordable housing.

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

Potential Environmental Effect Areas: The Program EIR will describe the reasonably foreseeable and potentially significant adverse effects of the project (both direct and indirect). The Program EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City preliminarily anticipates that the project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the Program EIR.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects
- Growth Inducing Effects

When the Draft Program EIR is completed, it will be available for review at the City's offices located at 4381 Broadway Street, Suite 201, American Canyon, California 94503 and online at: <https://www.cityofamericancanyon.org/government/community-development/development-projects>.

The City will issue a Notice of Availability of a Draft Program EIR at that time to inform the public and interested agencies, groups, and individuals of how to access the Draft Program EIR and provide comments. If you have questions regarding this NOP or the scoping meeting, please contact Sean Kennings, LAK Associates, at (415) 533-2111 or via email at sean@lakassociates.com.

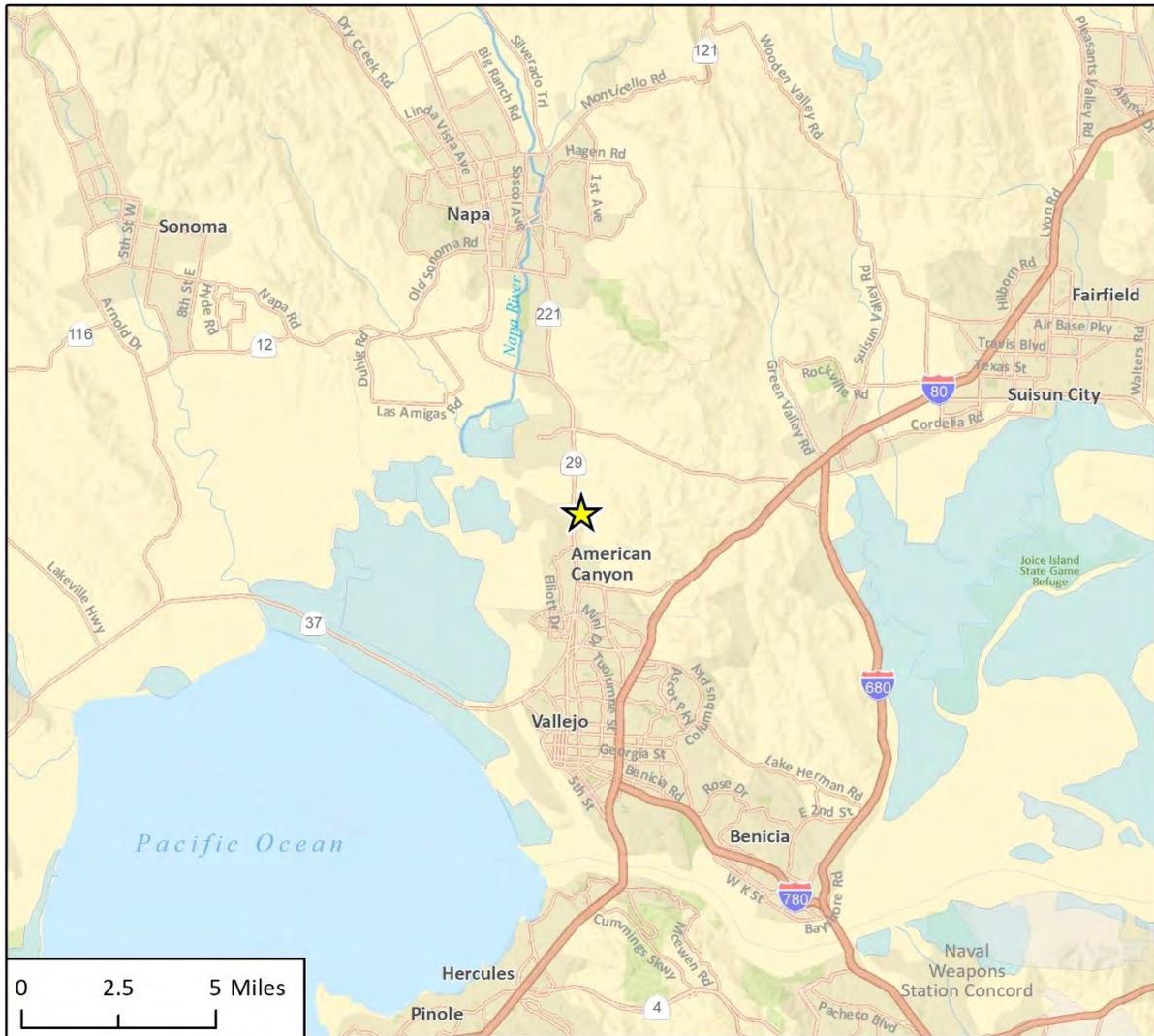


Brent Cooper, AICP, Community Development Director

September 7, 2022

Date

Figure 1 Regional Location



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★ Project Location

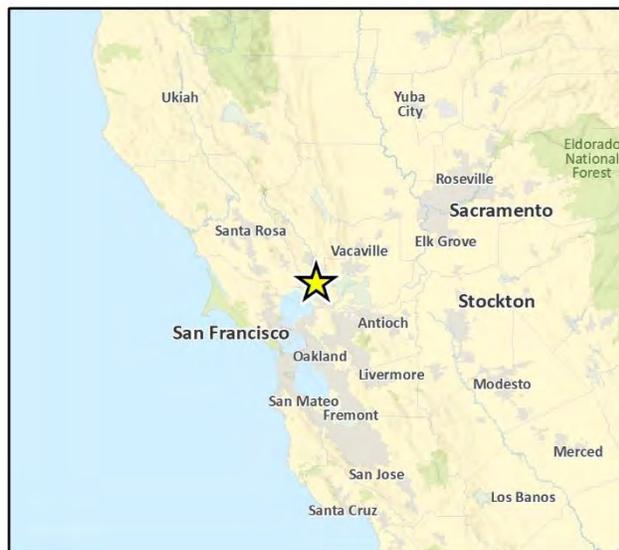


Figure 2 Project Location



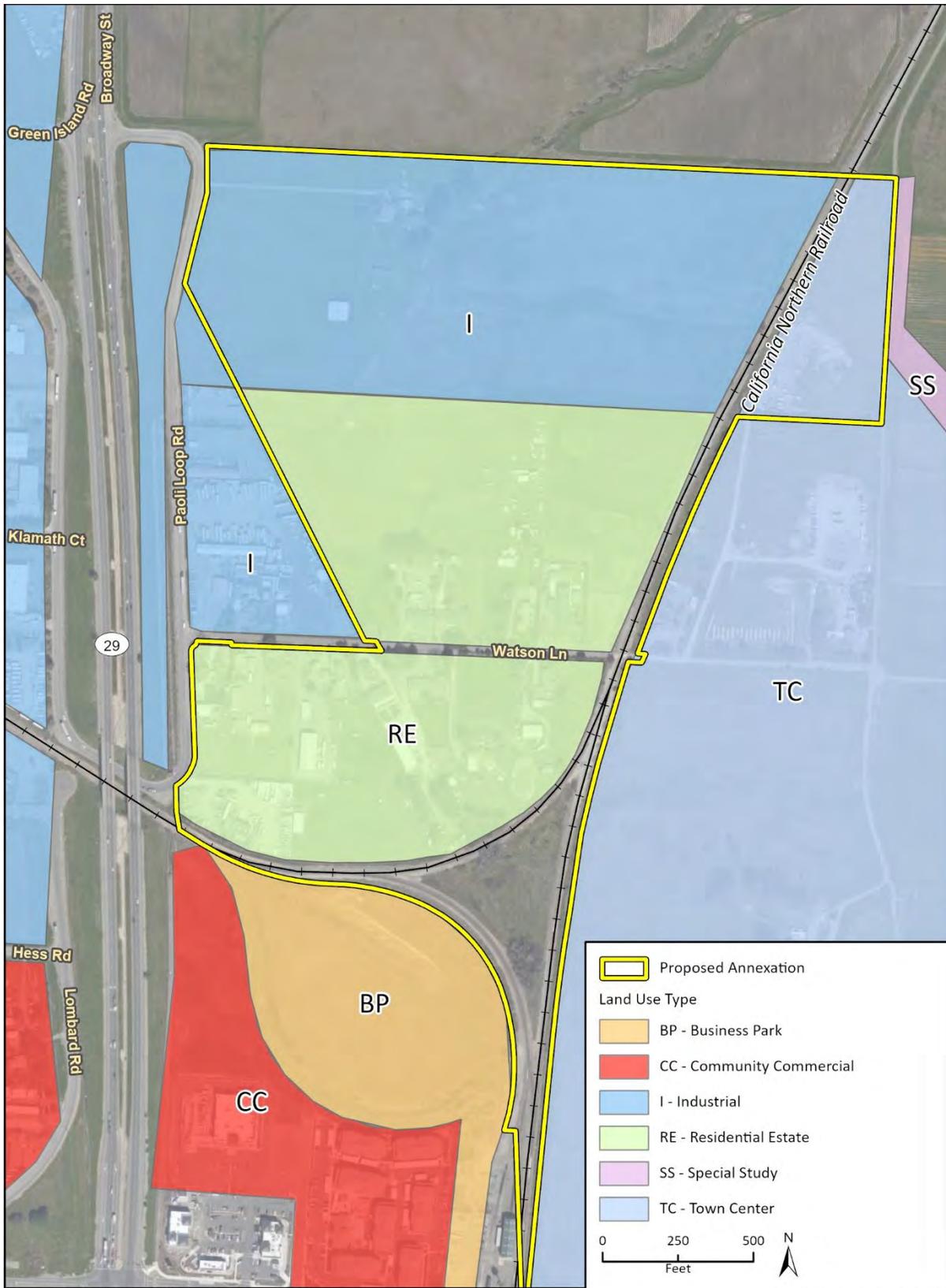
Figure 3 Existing City of American Canyon Land Use Designations



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 Additional data provided by County of Napa, 2022.

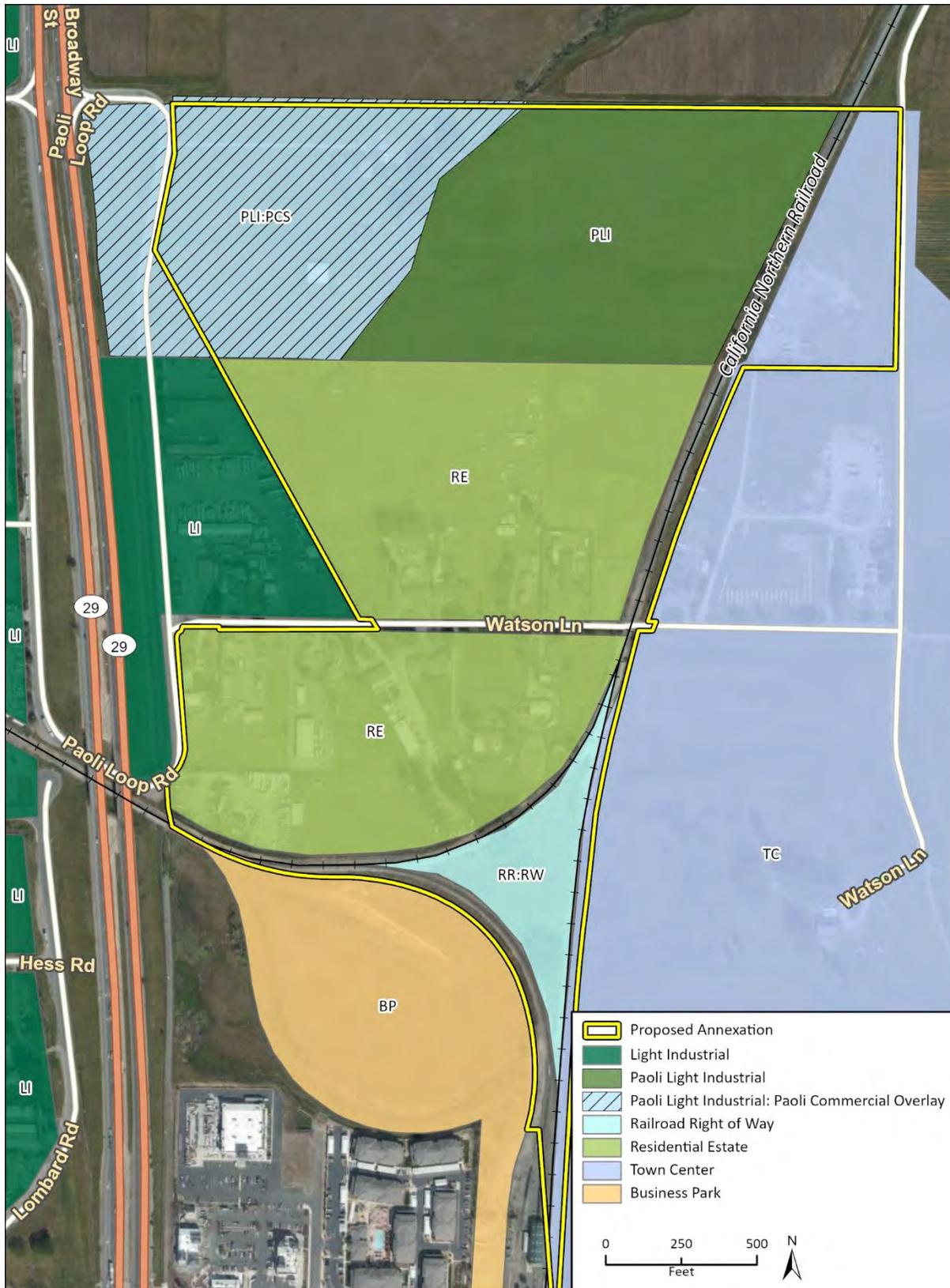
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Figure 4 Proposed General Plan Land Use Designations



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 Additional data provided by County of Napa, 2022.

Figure 5 Proposed Pre-Zoning



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Figure 6 Proposed Newell Drive Alignment



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19-08743 American Canyon, Paoli Loop Annexation