

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

|              |
|--------------|
| <b>SCH #</b> |
|--------------|

**Project Title:** Paoli/Watson Lane Annexation Project

|                                                         |                                      |
|---------------------------------------------------------|--------------------------------------|
| Lead Agency: <u>City of American Canyon</u>             | Contact Person: <u>Sean Kennings</u> |
| Mailing Address: <u>4381 Broadway Street, Suite 201</u> | Phone: <u>(415) 533-2111</u>         |
| City: <u>American Canyon</u> Zip: <u>94503</u>          | County: <u>Napa</u>                  |

**Project Location:** County: Napa City/Nearest Community: City of American Canyon  
 Cross Streets: Paoli Loop, Watson Lane Zip Code: 94503

Longitude/Latitude (degrees, minutes and seconds): -- ° -- ' -- " N / -- ° -- ' -- " W Total Acres: 83

Assessor's Parcel No.: Many Section: -- Twp.: -- Range: -- Base: --

Within 2 Miles: State Hwy #: SR 29 Waterways: North Slough, Napa River  
 Airports: Napa County Airport Railways: Union Pacific Railroad Schools: Napa Valley Montessori and others

**Document Type:**

|                                               |                                                    |                                    |                                                             |
|-----------------------------------------------|----------------------------------------------------|------------------------------------|-------------------------------------------------------------|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document              |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document                     |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) <u>                    </u>        | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u>                    </u> |
| <input type="checkbox"/> Mit Neg Dec          | Other: <u>                    </u>                 | <input type="checkbox"/> FONSI     | <u>                    </u>                                 |

**Local Action Type:**

|                                                            |                                                   |                                                            |                                                             |
|------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input checked="" type="checkbox"/> Annexation              |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input checked="" type="checkbox"/> Prezone                | <input type="checkbox"/> Redevelopment                      |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                     |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u>                    </u> |

**Development Type:**

|                                                                                                                           |                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Residential: Units <u>          </u> Acres <u>          </u>                                     | <input type="checkbox"/> Transportation: Type <u>                    </u>                        |
| <input type="checkbox"/> Office: Sq.ft. <u>          </u> Acres <u>          </u> Employees <u>          </u>             | <input type="checkbox"/> Mining: Mineral <u>                    </u>                             |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>494,942</u> Acres <u>          </u> Employees <u>          </u> | <input type="checkbox"/> Power: Type <u>                    </u> MW <u>          </u>            |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>696,888</u> Acres <u>          </u> Employees <u>          </u> | <input type="checkbox"/> Waste Treatment: Type <u>                    </u> MGD <u>          </u> |
| <input type="checkbox"/> Educational: <u>                    </u>                                                         | <input type="checkbox"/> Hazardous Waste: Type <u>                    </u>                       |
| <input type="checkbox"/> Recreational: <u>                    </u>                                                        | <input checked="" type="checkbox"/> Other: <u>Visitor-Serving/Hotel: 189,698 sq. ft.</u>         |
| <input type="checkbox"/> Water Facilities: Type <u>                    </u> MGD <u>          </u>                         |                                                                                                  |

**Project Issues Discussed in Document:**

|                                                              |                                                                |                                                                     |                                                                             |
|--------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation                              |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality                           |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater                |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian                        |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement                       |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                                |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects                      |
| <input checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>Tribal Cultural Resources</u> |

**Present Land Use/Zoning/General Plan Designation:**

Agriculture, Town Center, and Residential Estate

**Project Description:** (please use a separate page if necessary)

The project would annex the entirety of the annexation area into the City of American Canyon, pending approval from the Napa County Local Agency Formation Commission (LAFCO) and amendments to the City's General Plan and zoning ordinance. The annexation area would be developed for commercial, industrial, and visitor-serving/hotel use. In addition, the City would extend Newell Drive approximately one mile from SR 29 southeast along the northern boundary of the annexation area which 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

|                                                                                 |                                                                              |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                |
| <input checked="" type="checkbox"/> California Emergency Management Agency      | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 4                       | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # 2                        |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input checked="" type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input checked="" type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 3                      | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of           | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____                                        |
| <input checked="" type="checkbox"/> Housing & Community Development             |                                                                              |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |                                                                              |

### Local Public Review Period (to be filled in by lead agency)

Starting Date September 7, 2022 Ending Date October 7, 2022

### Lead Agency (Complete if applicable):

|                                                  |                                                  |
|--------------------------------------------------|--------------------------------------------------|
| Consulting Firm: <u>Rincon Consultants, Inc.</u> | Applicant: <u>City of American Canyon</u>        |
| Address: <u>449 15th Street, Suite 303</u>       | Address: <u>4381 Broadway Street, Suite 201</u>  |
| City/State/Zip: <u>Oakland, CA 94612</u>         | City/State/Zip: <u>American Canyon, CA 94503</u> |
| Contact: <u>Darcy Kremin</u>                     | Phone: <u>707-647-4336</u>                       |
| Phone: <u>510-901-0168</u>                       |                                                  |

Signature of Lead Agency Representative:  Date: 9/7/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.