



NOTICE OF AVAILABILITY

City of American Canyon Paoli/Watson Lane Annexation Draft Environmental Impact Report

Date: March 14, 2023

To: Reviewing Agencies, Interested Parties, and Organizations

From: City of American Canyon

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

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 Paoli/Watson Lane Annexation Project (project). The Draft EIR will be available for public review and comment from March 14, 2023 through April 28, 2023.

Project Location: The area proposed for annexation (annexation area) is in unincorporated Napa County within the Sphere of Influence (SOI) of the City. The project's regional location is shown in Figure 1. The annexation site is surrounded by City limits to the east, west, and south. To the east of the annexation site, past the Union Pacific Railroad (UPRR) are existing agricultural uses in unincorporated Napa County, two residential parcels, and the proposed Watson Ranch Specific Plan within American Canyon. Immediately west of the annexation area is Paoli Loop Road and State Route (SR) 29, as well as existing industrial uses. The annexation area is bounded to the south by the UPRR and vacant land and mixed residential/commercial uses further south. North of the annexation areas are existing agricultural uses in unincorporated areas of Napa County (County). The project location and surrounding jurisdictional boundaries are shown in Figure 2.

Project Description: The project would annex the entire 83-acre SOI area into the City of American Canyon, pending amendments to the City's General Plan and zoning ordinance, and approval from the Napa County Local Agency Formation Commission (LAFCo).

Proposed General Plan Amendment

The land currently designated Agriculture would be changed to Industrial and Residential Estate. The remaining land within the annexation area would not be re-designated. Figure 3 shows the existing land use designations and Figure 4 shows the proposed land use designations associated with the project.

Proposed Pre-Zoning

The annexation area east of the UPRR Railroad is pre-zoned Town Center. Properties with a proposed General Plan designation of Residential Estate would be pre-zoned as such. Proposed Residential Estate pre-zoning would

accommodate residences with a minimum 1-acre lot size . Properties with a proposed General Plan designation of Industrial would be pre-zoned as Paoli Light Industrial, 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 also be pre-zoned with a Paoli Commercial Overlay District, which would allow for commercial and commercially-related uses that capitalize on vehicle access and visibility. Outside of the annexation area, the property between SR 29 and Paoli Loop Road currently zoned as Light Industrial would be rezoned as Paoli Light Industrial with a Paoli Commercial Overlay District. No parcel subdivisions are proposed. Figure 5 shows the proposed pre-zoning.

Newell Drive Extension

The City intends to extend Newell Drive as a parallel roadway to SR 29 to relieve traffic congestion. The approximately 1.0 mile Newell Drive extension would extend east from SR 29 and Paoli Loop Road along the northern boundary of the annexation area and gently curve southeast towards Watson Lane as it approaches the UPRR. The Newell Drive extension would cross the UPRR tracks via an overcrossing. In addition, Newell Drive would cross the North Slough with a span designed to avoid the slough. The Newell Drive extension is shown in Figure 6.

Project Buildout

The annexation area would ultimately be developed for commercial, industrial, and visitor-serving/hotel use. For purposes of analysis in the EIR, it is conservatively assumed that 80 percent of parcels pre-zoned for Paoli Light Industrial, Paoli Light Industrial with Paoli Commercial Overlay, and Town Center would be developed for commercial, industrial, and visitor-serving/hotel uses. The remaining 20 percent accounts for building setbacks, proposed Newell Drive extension right-of-way, including an overcrossing at the railroad, and a biological resources buffer around North Slough. Parcels pre-zoned Residential Estate have existing residential uses and the Residential Estate pre-zoning acknowledges these existing uses. The Residential Estate pre-zoning would not induce additional residential development beyond existing conditions. Estimated buildout is summarized in the table below. It is estimated that approximately 1,650 employees could be generated, as a result of this buildout.

Estimated Maximum Buildout

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

Potential Environmental Effect Areas: The Draft EIR analyzes impacts for each resource area included in the CEQA Guidelines Appendix G checklist. The project would not result in any significant and unavoidable impacts. The project would result in less than significant impacts with mitigation for the following environmental resources: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, tribal 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, land use and planning, mineral resources, population and housing, recreation, schools, transportation, 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 its Appendices are available for review at the City's offices located at 4381 Broadway Street, Suite 201, American Canyon, California 94503. The Draft EIR, including its Appendices are also available for review at the American Canyon Library located at 300 Crawford Way, American Canyon, California 94503. The Draft EIR, including its Appendices can also be accessed online at: <https://cityofamcan.org/ProjectReview>, or by scanning the QR code shown on this notice.



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. The public comment period for the Draft EIR will begin **March 14, 2023** and end **April 28, 2023**. Comments may be submitted by mail or email by **5:00 p.m. on April 28, 2023**. Please include the name of the contact person and contact information for your agency, and direct electronic comments to: <https://portal.laserfiche.com/f0791/forms/hkadj>. Written comments by US mail may be sent to:

Sean Kennings
LAK Associates
P.O. Box 7043
Corte Madera, CA 94976

Public Meeting: On April 27th, 2023, at 6:30 p.m. the Planning Commission will hold a public meeting to receive comments on 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: 847 8832 3786
Passcode: 442253

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

DocuSigned by:

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Brent Cooper, AICP, Community Development Director

3/3/2023

Date

Figure 1 Regional Location



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 Project Location 

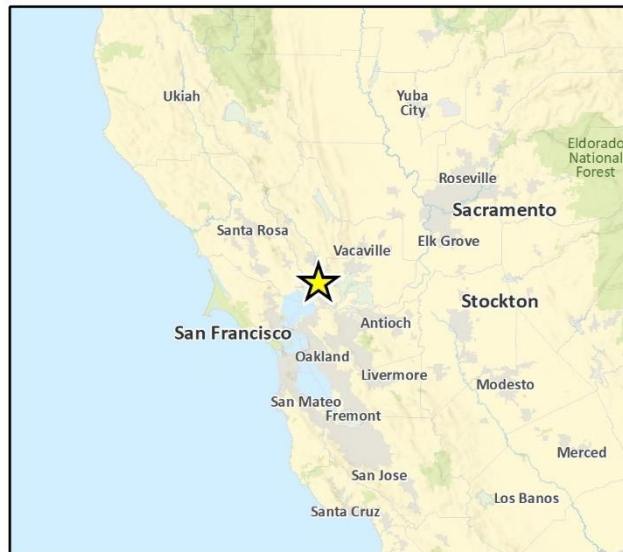


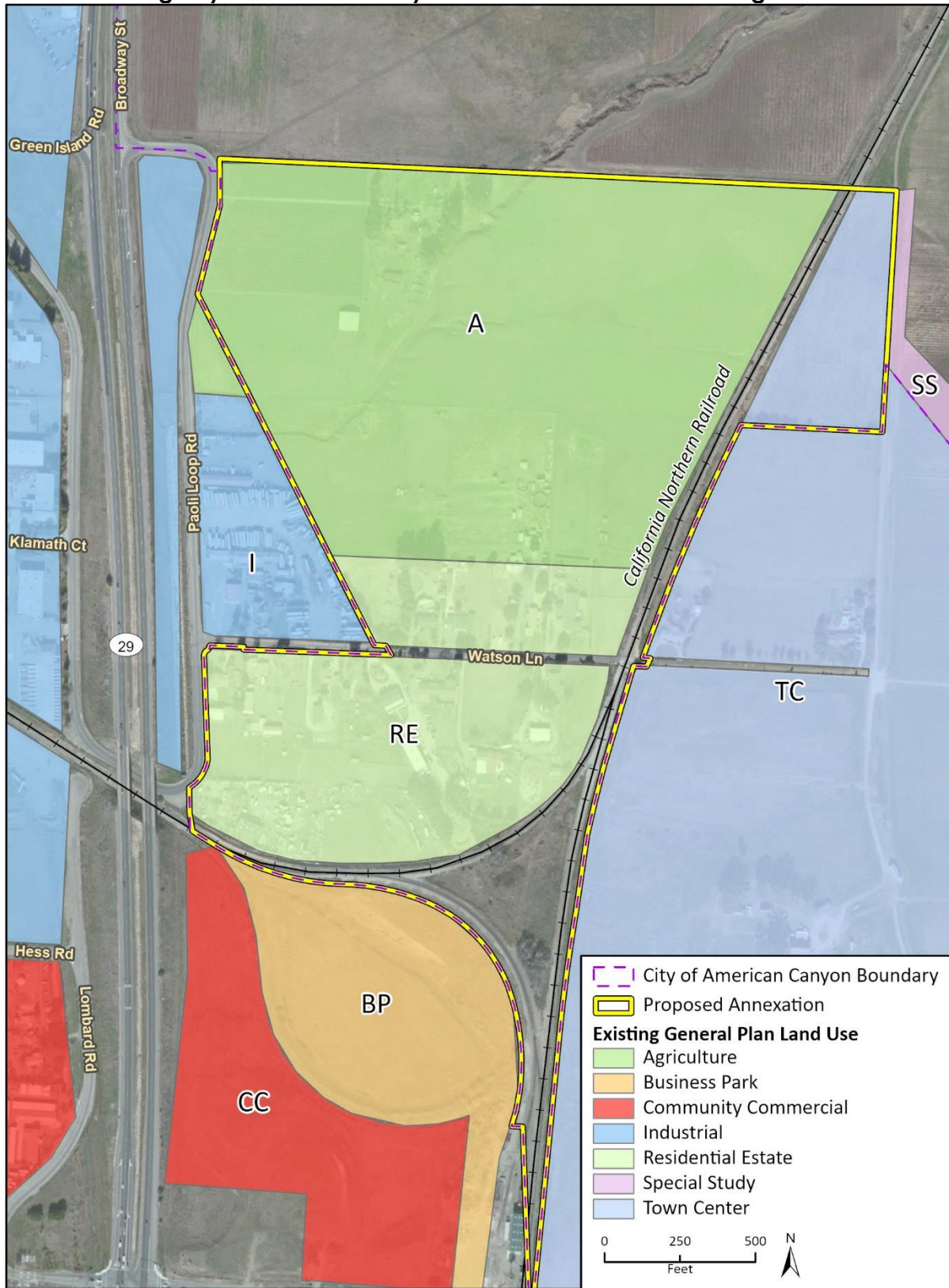
Fig 1 Regional Location

Figure 2 Project Location



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Figure 3 Existing City of American Canyon General Plan Land Use Designations



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Figure 4 Proposed City of American Canyon General Plan Land Use Designations

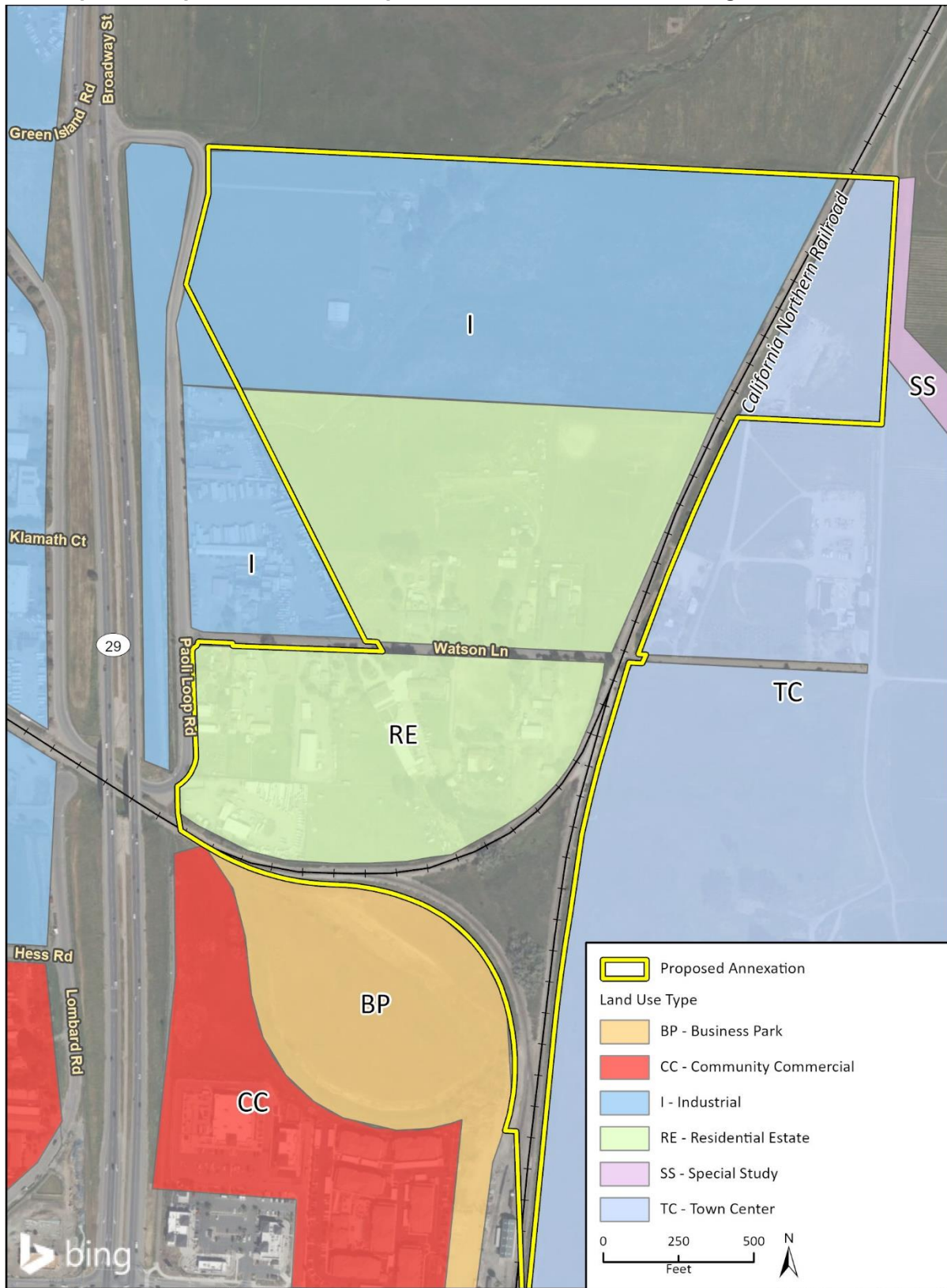
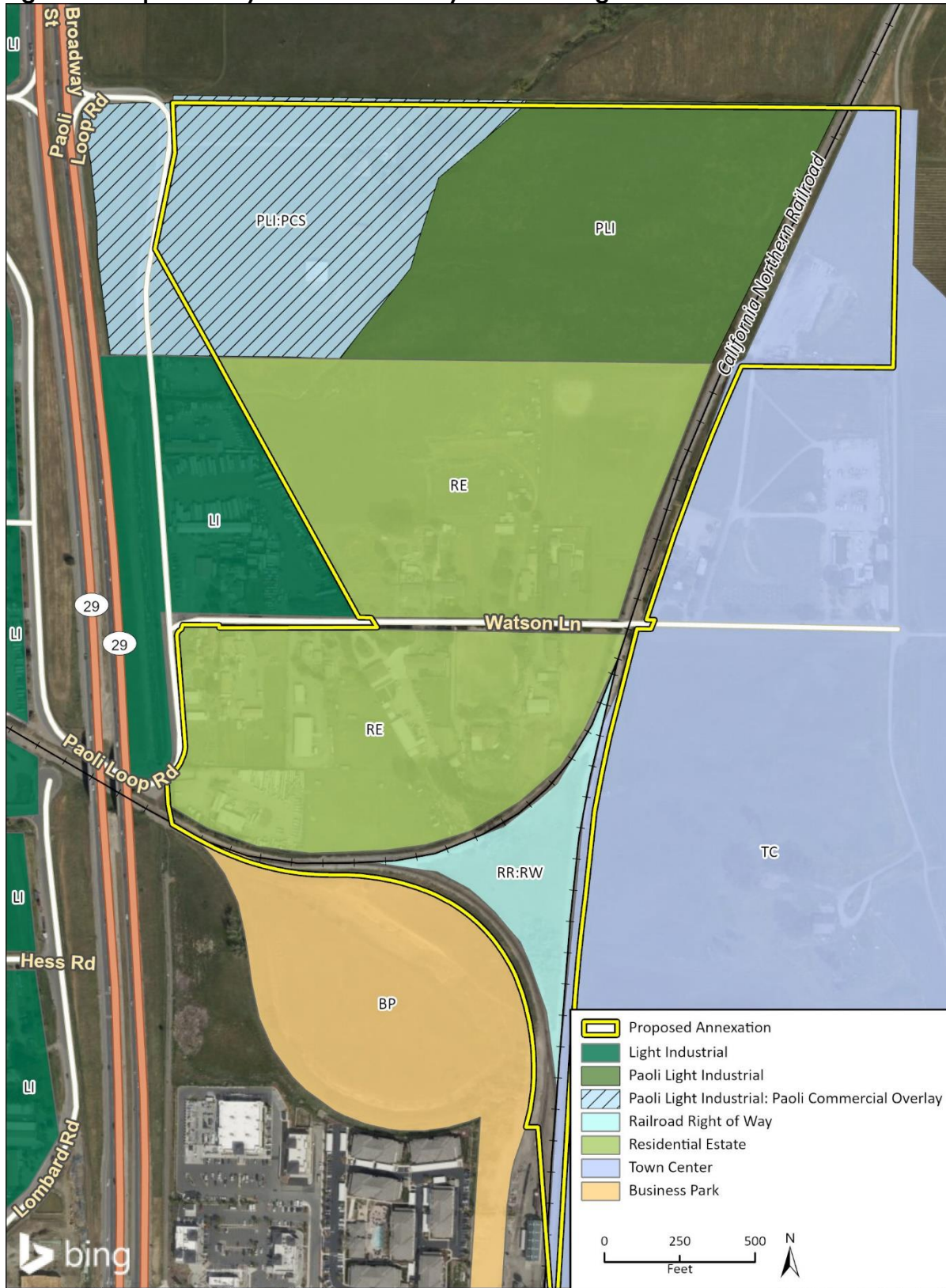


Figure 5 Proposed City of American Canyon Pre-Zoning



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Figure 6 Proposed Newell Drive Alignment



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