

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

SCH # _____

Project Title: Oat Hill Multi-Family Project

Lead Agency: City of American Canyon Contact Person: Brent Cooper, Community Development Director
Street Address: 4381 Broadway, Suite 201 Phone: (707) 647-4348
City: American Canyon Zip: 94503 County: Napa

Project Location: County: Napa City/Nearest Community: American Canyon
Cross Streets: Napa Junction Road and Hess Road Zip code: 94503
Lat./Long/: 38 ° 11 ' 03.1 " N / 122 ° 15 ' 42.8 " W Total Acres: 20.8
Assessor's Parcel No. 058-380-008, 058-320-001 Section: 24 Twp: 4N Range: 4W Base: MDBM
Within 2 miles: State Hwy#: SR 29 Waterways: Napa River
Airports: Napa County Airport Railways: UPRR Schools: Napa Junction Magnet Elementary School, Donaldson Way Elementary School, American Canyon Middle School, American Canyon High School, Canyon Oaks Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR **NEPA:** ☐ NOI **Other:** ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☒ Mit Neg Dec ☐ Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☒ Residential: Units 291 Acres 20.8 ☐ Water Facilities: Type _____ MGD _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Educational _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Recreational _____ ☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

☒ Aesthetic/Visual ☐ Fiscal ☐ Public Services/Facilities ☒ Traffic/Circulation
☐ Agricultural Land/Forest ☐ Flood Plain/Flooding ☐ Recreation/Parks ☐ Vegetation
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Schools/Universities ☐ Water Quality
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Biological Resources ☒ Greenhouse Gas Emissions ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Coastal Zone ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Drainage/Absorption ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Economic/Jobs ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☒ Other: Tribal Cultural Resources, COVID-19 Prevention

Present Land Use/Zoning/General Plan Designation: The project site consists of two parcels (Parcel A and Parcel B) that total approximately 20.8 acres located in the City of American Canyon, California. Currently, the project site is undeveloped and consists of vacant land with ruderal vegetation and limited trees. The City's General Plan land use designation for the site is Industrial: Commercial Specialty Overlay (I:CS) and Residential Estate (RE). The site is zoned as Light Industrial (LI) and Residential Estate (RE).

Project Description: The proposed project would involve development of a multi-family residential community of 291 multi-family residential units, as well as construction of a community loop trail, outdoor seating area, pool, and on-site as well as off-site parking spaces. In addition, a new sidewalk would be constructed along the project frontage of Napa Junction Road. A new section of Napa Junction Road would be constructed between two disconnected segments east and west of Hess Road. The extension of Napa Junction Road would remove several trees. In addition, as part of the Capital Improvement Project (CIP) #W11, the project applicant would coordinate with the City to up-size the existing eight-inch water line to 12 inches. Development of the project would require approval of a General Plan Amendment, rezone, and Tentative Map.

Reviewing Agencies Checklist

Appendix C

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

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

Local Public Review Period

Starting Date February 5, 2021

Ending Date March 8, 2021

Lead Agency: City of American Canyon

Applicant: R.H. Hess Development

Consulting Firm: Raney Planning & Management, Inc.

Address: 3423 Broadway, Suite D-5

Address: 1501 Sports Drive, Suite A

City/State/Zip: American Canyon, CA 94503

City/State/Zip: Sacramento, CA 95834

Phone: (707) 255-8075

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:



Date:

2/5/21

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.