

NOTICE OF PREPARATION

Supplemental Environmental Impact Report for Residences at Napa Junction Project

To: Reviewing Agencies, Interested Parties, and Organizations
From: William He, AICP, Senior Planner, City of American Canyon
Subject: Notice of Preparation of a Supplemental Environmental Impact Report and Public Scoping Meeting

American Canyon Ventures, LLC has proposed the Residences at Napa Junction, a 453-unit multi-family residential development on a 15.05-acre parcel at the northeast end of Napa Junction Road. Pursuant to the California Environmental Quality Act (CEQA), the City will prepare a Supplemental EIR (SEIR) for the proposed project. The City is requesting comments and guidance on the scope and content of the Supplemental EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines Section 15082).

An Initial Study has been prepared to identify the issues requiring additional review in the SEIR. The Draft Initial Study, which will be incorporated into the SEIR, is available for review at this weblink: <https://bit.ly/3Lxloun>.

This Notice of Preparation (NOP) provides a summary of the proposed Residences at Napa Junction project; includes the City's preliminary identification of the potential environmental issues to be analyzed in the SEIR; and provides information on how to comment on the scope of the SEIR. This NOP is available at this website address: <https://www.CityofAmericanCanyon.org/Review>.

BDSP EIR Summary

The American Canyon City Council certified the BDSP EIR (State Clearinghouse [SCH] No. 2017042025) on June 18, 2019. The BDSP EIR was prepared in accordance with CEQA to evaluate the potential environmental impacts associated with implementation of the BDSP. The BDSP EIR evaluated the following Plan components:

- Development of up to 1,200 new dwelling units.
- Development of up to 840,000 square feet of new non-residential uses within an approximately 300-acre area along SR-29 within the City of American Canyon.
- Development of mobility enhancements, including roadway extensions and improvements, and new bicycle and pedestrian facilities.

Most environmental impacts identified in the BDSP EIR were determined to be less than significant or were reduced to a level considered less than significant through either adoption of mitigation measures or incorporation of project revisions that would avoid or substantially lessen potential impacts¹. However, even with implementation of all available mitigation, certain impacts related to air quality and transportation/traffic were identified as significant and unavoidable impacts in the BDSP EIR; for those environmental impacts, the American Canyon City Council adopted a Statement of Overriding Considerations². At that same time, the City Council also adopted a Mitigation Monitoring and Reporting Program.³

Proposed Project

¹ City of American Canyon. 2019. Broadway District Specific Plan Environmental Impact Report.

² City of American Canyon. 2019. Resolution No. 2019-51.

³ City of American Canyon, 2019. Resolution No. 2019-52.

The proposed project, The Residences at Napa Junction, is a 453-rental-unit residential housing development proposed on a 15.051-acre parcel (APN: 059-020-037; herein referred to as “the property”) located at the east end of Napa Junction Road in American Canyon, California (Figures 1- 3). The balloon-shaped property is owned by the Union Pacific Railroad and is accessed from Napa Junction Road at the south end of the property, approximately 1,000 feet east of the intersection with Highway 29.

The applicant proposes to construct a residential housing development on 13.44 acres of the 15.05-acre property, close to shopping, restaurants, public open spaces, and employment centers. Close proximity to Highway 29 would provide residents with regional access to the north and south. The Project would consist of 453 residential rental units, a community center with a resident community center and a commercial childcare center, indoor and outdoor amenities, and associated circulation and parking infrastructure, as further described below. The remaining 1.61 acres of the property would be retained as open space to preserve existing seasonal wetlands, create additional seasonal wetlands to partially mitigate Project wetland impacts, and provide passive, nature-based recreation amenities for residents of the development. The proposed site plan and site design are shown in Figures 4 and 5, respectively.

Forty-six of the 453 rental units would be rented at rates affordable to very-low-income households, with the other units offered at market rates. The 46 very low- income units would comprise just over 15 percent of the project’s 301 “base” units (i.e., the maximum number of units that could be developed on the property given the 20 units per acre allowed under the General Plan and BDSP). Through use of the California State Density Bonus Law, the project includes a 50-percent density bonus, which would allow 453 total units. The 46 very-low-income affordable units would be constructed concurrently with the market rate units and would be evenly distributed throughout the project site. They would be made affordable for at least 55 years. The design and appearance of the inclusionary units would be integrated into the overall housing development.

Pursuant to California Government Code Section 65915, the project proponent will seek five waivers and a parking reduction as follows:

1. Reduce minimum side yard setback from 10’-0” to 3’-0”; ref. SDBL Section 65915(e).
2. Reduce minimum rear yard setback from 10’-0” to 3’-0”; ref. SDBL Section 65915(e).
Reduce minimum setback between building face (front and rear) from 35’-0” to 30’-0”; ref. SDBL Section 65915(e).
3. Increase maximum number of stories from 3 stories to 4 stories; ref. SDBL Section 65915(e).
4. Increase maximum building height from 42’-0” to 50’-0”; ref. SDBL Section 65915(e).
5. Reduction of parking requirements from 964 to 609; this is not a waiver, but an allowable per Section 65915(p)(1).

While no historic, cultural, or tribal resources were identified on the project site in the BDSP EIR, an archaeological and historic resource assessment at the project site and identified one feature (the railroad berm) that is eligible for listing on the state and federal historic registers. There are no other historic or cultural resources on the project site. We are currently evaluating potential project impacts to that feature and determining appropriate mitigation measures. An Historic Property Survey that addresses historical traces of former railroad uses on the site will be submitted separately, with other CEQA documents, when it is completed; it addresses historical traces of former railroad uses on the site.

Potential Environmental Impacts to be Evaluated in the SEIR

The Initial Study (IS) evaluated all CEQA IS checklist items and identified environmental issues that require additional evaluation and mitigation beyond the BDSP EIR; these include Biological Resources, Cultural Resources (historic resources), and Noise (construction noise). Vehicle miles traveled were not evaluated in the BDSP EIR. Therefore, all these topics will be evaluated in the SEIR.

Alternatives to be Evaluated in the SEIR

Preliminary alternatives to reduce potentially significant impacts are identified in the IS. These include a reduced/relocated project alternative. This alternative reduces the number of proposed dwelling units and relocates some on-site uses to preserve more historic railroad features. A second alternative reduces construction noise by relocating residences proposed adjacent to the existing Canyon Ridge apartments. In addition, a third, CEQA-mandated no-project alternative will be evaluated.

The property is subject to a USACE-verified delineation of wetlands and waters of the U.S., which identified 1.438 ac of seasonal wetlands and 0.084 ac of other waters (stormwater ditches) on the property. The ditches do not meet the geomorphic, hydrologic, or ecological definition of a stream and should not be subject to a Streambed Alteration Agreement.

Notice of Preparation Public Review Period: July 14, 2023, to August 14, 2023

The City requests your careful review and consideration of this notice, and it invites any input and comments from interested agencies, persons, and organizations regarding preparation of the SEIR. Comments and responses to this notice must be in writing and submitted to the Lead Agency by August 14, 2023 at 4:00 p.m. to:

- Website link:
- Regular Mail: Nicolle Hall, Community Development Department, City of American Canyon, 4381 Broadway Street, Suite 201, American Canyon, California 94503

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 proposed project.

Lead Agency Contact

William He, Senior Planner
City of American Canyon Community Development Department
4381 Broadway Street, Suite 201
American Canyon, California 94503

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 EIR. The scoping meeting will be held on **July 28, 2023 at 2:00 p.m.** To attend the scoping meeting, go to <https://zoom.us/join>.

Webinar ID: 853 0253 6493
Passcode: 873945
Dial: (408) 638 0968

The scoping presentation will be available to view after August 4, 2023 on <https://www.cityofamericancanyon.org/government/city-hall/city-clerk/meetings-agendas>.

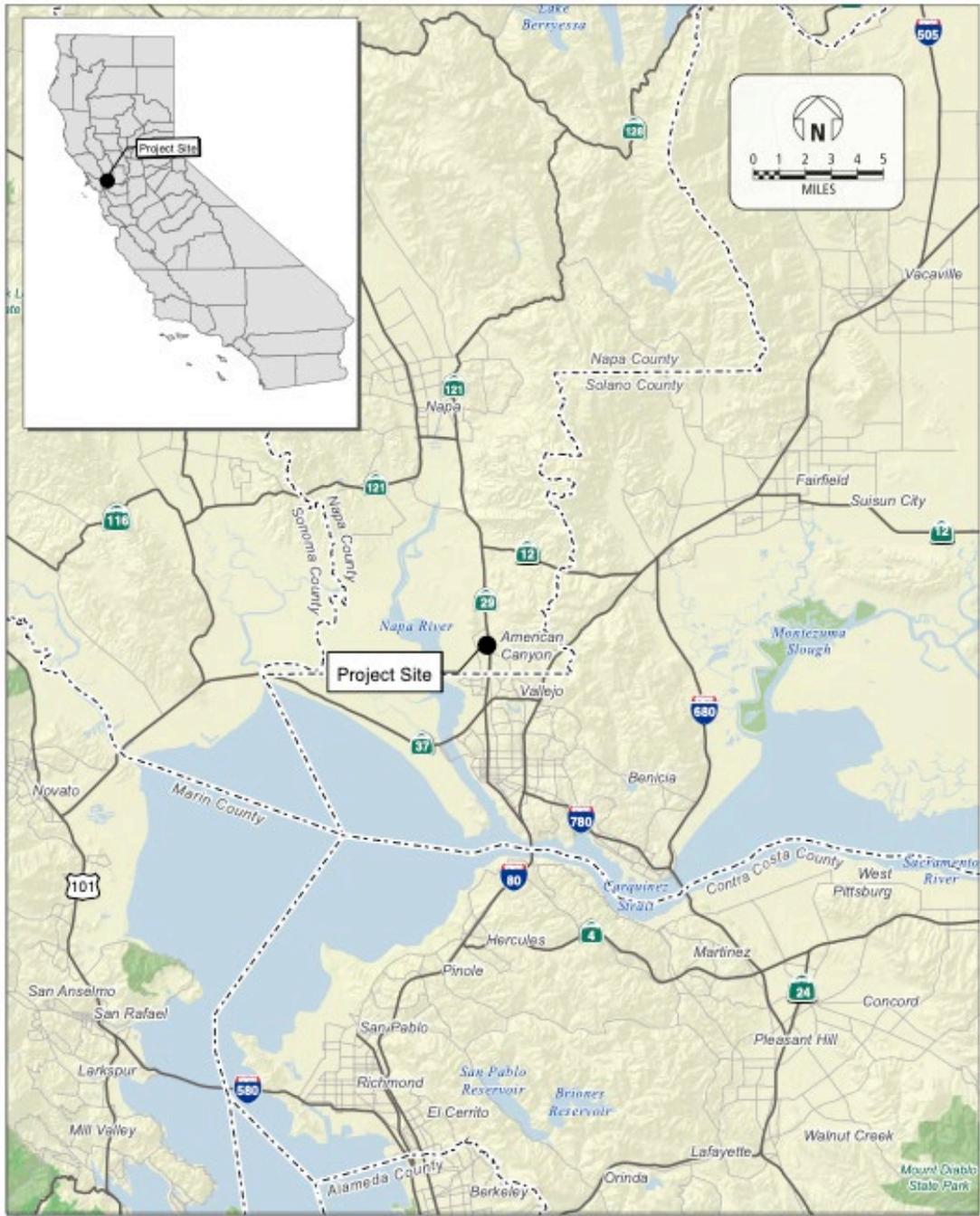


Figure 1
Project Location

Source: City of American Canyon, Broadway District Specific Plan



Figure 2
Project Vicinity

Source: City of American Canyon, Broadway District Specific Plan



Figure 3
Project Site and Vicinity

Source: Evans & DeShazo Archaeology and Historic Preservation



Figure 5
Proposed Project Rendering

Source: Macy Architecture, Inc.