

INTRODUCTION

This Environmental Impact Report (EIR) presents and analyzes the potential environmental impacts associated with the implementation of the American Canyon General Plan. The purpose of this EIR is to evaluate the proposed General Plan's impact upon existing and future environmental conditions. Mitigation measures are incorporated into this EIR to reduce or avoid significant adverse impacts on the environment. Additionally, alternatives to the proposed General Plan are analyzed. The EIR provides objective planning and environmental information that can be utilized by the City of American Canyon and the public-at-large in their consideration and evaluation of the potential environmental implications that may result from the implementation of the proposed General Plan.

Project History

The recently incorporated City of American Canyon is located in the southern most region of Napa County. This area has traditionally been considered the "transition area" between the urban setting of Vallejo and the rural character of Napa County. The American Canyon region has historically been utilized for agricultural and livestock grazing; however, recent trends reflect intensification of land uses. The gradual intensification of land uses ultimately led to efforts to incorporate the community of American Canyon. Although an earlier attempt to incorporate failed in 1981, ongoing development activity, particularly in Napa Meadows and Victoria Faire, further increased the population base and need for local services. Land use issues, including an affordable housing project and a proposed landfill, provided the final catalysts that led to the successful incorporation vote in November of 1991. The City officially came into existence on January 1, 1992.

Highway 29, which bisects the City, is the main highway connecting the famous "Napa Valley Wine Country" to the San Francisco Bay area. Due to the heavy use of Highway 29 by wine country tourists, it has evolved into an auto-related commercial corridor, generally consisting of quick-stop convenience stores.

Interstate 80 has also aided in the development of residential neighborhoods. The convenience of Interstate 80 enables employees in the San Francisco and Sacramento area to reside in American Canyon. Residential development in American Canyon has exceeded commercial growth over the recent years.

EIR Requirements

This EIR has been prepared in accordance with the Environmental Impact Report preparation requirements established under the California Environmental Quality Act (CEQA) of 1970, as amended. Additional guidelines regarding General Plans and their accompanying EIRs were provided by the State of California Office of Planning

and Research (OPR). Advice and guidance was also received from the City of American Canyon's Planning Department. Section 15151 of the CEQA Guidelines defines the standards for EIR adequacy:

"An EIR should be prepared with a sufficient degree of analysis to provide decisionmakers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR would summarize the main points of disagreement among the experts. The courts have looked not for perfection; but for adequacy, completeness, and a good faith effort at full disclosure."

The City of American Canyon, as the lead agency, prepared and distributed a Notice of Preparation (NOP) on May 2, 1994 to solicit comments from public agencies. The comments received in response to the NOP were considered in preparation of this Environmental Impact Report. Both the NOP and NOP comments are included in Appendix A.

Subsequent to preparation of the Draft EIR, and in accordance with CEQA requirements, a 45-day public review period will be initiated. This public review period will conclude with public hearings by the City's Planning Commission and City Council, at which time public comments will be heard.

Program EIR

This EIR has been developed as a Program EIR. There are several types of EIRs: Project, Program, Staged, Master, and Supplemental. Each type of EIR fulfills project-specific CEQA requirements. The most appropriate EIR for the American Canyon General Plan is a Program EIR. The CEQA Guidelines use the term "program" to mean "a series of actions that can be characterized as one large project" and can be related either: (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. (CEQA Guidelines, § 15168, subd. (a); compare 40 C.F.R., § 1502.4, subd. (c).)

Additionally, the CEQA Guidelines encourage the use of Program EIRs, citing five advantages [Sec. 15168(b)]:

- They provide an occasion for a more exhaustive consideration of impacts and alternatives than would be practical in an individual EIR;

- They focus on cumulative impacts that might be slighted in a case-by-case analysis;
- They allow a public agency to avoid continual reconsideration of recurring policy issues;
- They allow a public agency to consider broad policy alternatives and programmatic mitigation measures at an early stage when the agency has greater flexibility to deal with them;
- They allow an agency to reduce paperwork by encouraging the reuse of data (through tiering).

This Environmental Impact Report is divided into 11 chapters:

- Project Description – Identifies the project applicant, discusses project objectives, project location, and specific project characteristics.
- Cumulative Projects – Presents an explanation of the areas identified for future growth by City staff and neighboring jurisdictions which are located in the vicinity of the proposed project. This cumulative area, together with the proposed project, is the basis for the cumulative impacts analyses presented in the Environmental Impact Analysis section.
- Analysis of Environmental Issues – Describes existing settings found in the planning area and surrounding vicinity. This chapter analyses the potential environmental impacts that could be generated from the implementation of the General Plan. Project impacts are assessed and compared to thresholds of significance to determine the potential significance of anticipated impacts. Significant impacts are identified as those impacts which exceed the thresholds. Mitigation measures, intended to reduce potential adverse impacts to acceptable levels, are proposed where feasible. Those impacts which cannot be eliminated or mitigated to insignificant levels are also identified. In addition, the cumulative impacts from development of the General Plan together with the “related” projects are assessed and mitigation proposed.
- Growth Inducing Impacts – Identifies potential short- and long-term spatial, economic, or population growth impacts fostered by implementation of the General Plan.
- Significant Irreversible Environmental Changes – Describes any changes to the existing environment which are irreversible in nature. Such irreversible changes may include the use of nonrenewable resources or the commitment of future generations to similar land uses.

- Short-term Use of the Environment Versus Maintenance of Long-term Productivity – Describes the cumulative and long-term effects of the project which could narrow the beneficial uses or eliminate future options of the area.
- Alternatives – Presents and analyzes the potential environmental impacts of the alternatives to the General Plan. The alternatives include: the “no project” alternative, the “no project-no growth” alternative and the Policy General Plan Buildout Alternative. The impacts of these alternatives are compared to those of the Theoretical Buildout General Plan.
- Organizations and Persons Consulted – Lists all federal, state, and local agencies, community groups, and other persons and organizations consulted during the preparation of this EIR.
- References – Lists all sources used in the preparation of this report including published materials, written correspondence, and verbal communication.
- Comments and Responses on the Draft EIR
- Addendum to the Final EIR

Summary of Significant Impacts and Mitigation Measures

Table I-1 summarizes the impacts of the proposed American Canyon General Plan and the mitigation measures proposed for each of these environmental impacts. Project impacts are ranked according to their level of impact significance, from *Class I* (significant and unavoidable) to *Class IV* (beneficial). This table is in compliance with CEQA Guidelines Section 15123 by showing reduction and avoidance of impacts by implementation of mitigation and alternatives, establishing known areas of controversy, and providing mitigation for resolution of significant effects.

Evaluation of Environmental Impacts: Theoretical and Policy Buildout

The Environmental Impact Report evaluates two levels of development that may result from the implementation of the Draft General Plan. The first, the “Theoretical Buildout,” represents the total amount of housing units, commercial and industrial square footage, and open space that could occur in the City if all lands were to be developed to the maximum densities permitted by the land use zone in which they are located (as depicted by Figure 1.1). Simply, this is derived by multiplying the zone density (units per acre and commercial/industrial floor area ratios) by the acreage of the use. The second, the “Policy Buildout,” represents the maximum amount of housing units and commercial and industrial square footage that is permitted by the Plan (as defined in Policy 1.3.4). This level of development is less than the “Theoretical Buildout” and has been established to maintain the Level of Service standards specified by the Circulation Element of the General Plan (Policies 4.4.1, 4.4.2, and 4.4.3). Development in excess of this number will be

permitted only when it can be demonstrated that additional capacity has been added to the transportation system and/or the number of trips generated is reduced (as specified by (Policy 1.3.5). Increases in the development capacity above the Policy Buildout would necessitate an amendment to the General Plan.

TABLE SUM-1

Summary of Environmental Impacts and Proposed Mitigation Measures (by Subject Area)

Topic	Identified Environmental Impacts	Proposed Mitigation Measures	Level of Significance	Significance After Mitigation
Land Use	<p>The amount of development generated by the proposed General Plan has the potential of altering the character of the community. Through implementation of the Plan's policies relating to land use and urban design, there will be the creation of districts, intensification of use at key activity nodes, and an appropriate mix or balance of uses. These impacts are considered beneficial.</p> <p>Adoption and implementation of the General Plan, including its policies and objectives, will result in an irretrievable loss of currently undeveloped lands which are presently existing within the planning area. The landform alteration necessary to implement the General Plan will change the character of the City's areas, although most development will be limited to flatter portions of the City.</p>	<p>No further mitigation measures are required in addition to implementation of the Plan's policies.</p> <p>No further mitigation measures are suggested in addition to implementation of the Plan's policies.</p>	<p>Class IV Environmental Impact (Beneficial Impact)</p> <p>Class I Environmental Impact (significant unavoidable adverse impacts)</p>	<p>Not Significant</p> <p>Significant</p>
Socioeconomics	<p>Plan implementation will result in increased population and consequently place additional demands on public services and infrastructure. In addition, the provision of housing development within the Plan will aim at feasibility accounting for all of the regional need assessed on the City of American Canyon.</p>	<p>No Mitigation measures, above and beyond full and successful implementation of Plan policies and programs are required.</p>	<p>Class II Environmental Impact (significant impact which can be reduced to a level of non-significance or avoided).</p>	<p>Not significant</p>

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Summary of Environmental Impacts and Proposed Mitigation Measures (by Subject Area)

<p>Water Resources</p>	<p>Plan implementation will result in increased demands on existing water supply and the need for water infrastructure improvements.</p>	<p>Implementation of the General Plan's policies and applicable mitigation measures. Specifically, Policy ?? does not permit development until adequate water sources are available.</p> <p>WR-1 Although there is now no connection, American Canyon shall pursue construction of an interconnection with the City of Vallejo. This will provide both an emergency supply (in case of loss of NBA supply, the American Canyon treatment Plant, or other large scale emergency), and supplemental supply to potentially receive treated water purchased from the City of Vallejo in a period of restricted NBA supply. Vallejo has other supplies besides the NBA (groundwater and Delta water rights) which it may be willing to share with American Canyon either through a metered interconnection, or by exchange of raw water conveyed through the NBA pipeline.</p>	<p>Class II Environmental Impact (significant impact which can be reduced to a level of non-significance or avoided).</p>	<p>Not Significant</p>
<p>Storm Drainage</p>	<p>Future Development under the land use scenarios will result in the installation of impermeable surfaces in currently undeveloped areas, thereby increasing local runoff volumes and velocities which may exceed the capacities of existing storm drains. This is considered a potentially significant impact.</p>	<p>Provided the City's General Plan Policies are adopted and implemented, no additional mitigation measures will be required to mitigate potential impacts to the storm drainage system.</p>	<p>Class II (significant impacts which can be reduced to a level of non-significance or avoided)</p>	<p>Not Significant</p>

Summary of Environmental Impacts and Proposed Mitigation Measures (by Subject Area)

<p>Solid Waste Disposal</p>	<p>Future growth and development allowed and projected under the Theoretical General Plan and Policy General Plan will generate additional demands on the local landfills.</p>	<p>The policies contained within the General Plan represent a variety of mitigation measures that will assist in reducing the total amount of solid waste generated by the City in the future. If these policies are completely implemented, project-related impacts relative to solid waste disposal are not expected to be significant. Therefore no additional mitigation measures would be required.</p>	<p>Class III Environmental Impacts (potentially significant impacts which can be reduced to a level of non-significance or avoided).</p>	<p>Not Significant</p>
<p>Natural Gas/Electricity</p>	<p>Creation of additional demand and usage of natural gas, usage of electricity and construction of new distribution lines as development occurs in currently vacant areas.</p>	<p>No mitigation measures above and beyond implementation of General Plan policies are required .</p>	<p>Class III Environmental Impacts (adverse but not significant)</p>	<p>Not Significant</p>
<p>Wastewater Disposal</p>	<p>Plan implementation will result in the generation of additional wastewater within the City that will increase demands on the existing collection and treatment facilities.</p>	<p>Although adverse, impacts to wastewater disposal and treatment are not considered significant, the proposed General Plan policies will assist in reducing the total amount of wastewater generated by the City in the future. No further mitigation is recommended.</p>	<p>Class II (significant impacts which can be reduced to a level of non-significance or avoided)</p>	<p>Not Significant</p>
<p>Fire Protection</p>	<p>Creation of additional demands for firefighter personnel and equipment to maintain acceptable levels of service.</p>	<p>The policies contained in the General Plan represent a variety of measures that will serve to alleviate potential impacts relative to fire protection. No additional mitigation measures are required.</p>	<p>Class II Environmental Impact (significant impact which can be reduced to a level of non-significance or avoided)</p>	<p>Not Significant</p>

TABLE SUM-1

Summary of Environmental Impacts and Proposed Mitigation Measures (by Subject Area)

<p>Police Services</p>	<p>Creation of additional demand for sworn officers over the life span of Plan to maintain acceptable level of police protection.</p>	<p>In addition to the policies contained in the General Plan , the following mitigation measure is recommended: LE-1 Require all site plans for new development within the City and SOI submit plans to the Napa County Sheriff's Department for review. The plans shall be reviewed for input incorporating an adequate amount of "definable space" (i.e. lighting, landscaping). "Defendable space" will aid the Napa County Sheriff's Department in providing the greatest level of protection possible.. The above mitigation measure, combined with the polices listed in the General Plan will serve to mitigate any potential significant impacts to police services.</p>	<p>Class II Environmental Impact (adverse but not significant)</p>	<p>Not Significant</p>
<p>Parks and Recreation</p>	<p>Increased demands for City parks and recreation facilities.</p>	<p>The policies contained within the General Plan represent a variety of measures that will assist in reducing demands on parks and recreational facilities within the City, regardless of which land use scenario is implemented.</p>	<p>Class II Environmental Impact (significant impacts which can be reduced to a level of non-significance or avoided)</p>	<p>Not Significant</p>
<p>Schools</p>	<p>Creation of additional students will place additional demands on the Napa Valley Unified School District. Future students will require future classroom space currently deficient within the District.</p>	<p>No additional mitigation measures are required beyond those policies identified in the General Plan.</p>	<p>Class II Environmental Impact (significant impacts which can be reduced to a level of non-significance or avoided)</p>	<p>Not Significant</p>

Summary of Environmental Impacts and Proposed Mitigation Measures (by Subject Area)

Libraries	Creation of additional population to the City of American Canyon will increase the need for more library space.	No additional mitigation measures are required beyond those policies identified in the General Plan.	Class II Environmental Impact (significant impacts which can be reduced to a level of non-significance or avoided)	Not Significant
Noise	<p>Plan implementation will result in short-term noise impacts associated with construction activities. Increased traffic volumes will result in potentially significant noise impacts to residential areas located near the freeways, particularly in the areas surrounding Highway 29.</p> <p>Plan implementation will result in noise impacts in the currently undeveloped areas by increasing ambient noise levels by more than 5 decibels.</p>	<p>Provided the policies of the General Plan are fully implemented, no additional mitigation measures are required.</p>	<p>Class II Environmental Impacts (significant impacts which can be reduced to levels of non-significance or avoided).</p>	Not Significant
Air Quality	<p>Plan implementation will exceed the AQMD's air pollution thresholds of construction related emissions for ROG, NOx, and SOx. Air Quality emissions related to daily operations of the proposed General Plan will have significant and adverse impacts on long-term air quality in terms of NOx, SOx, and PM10.</p>	<p>In addition to the policies identified in the General Plan the following mitigation measure is required for Plan implementation: AQ-1 Require that new development utilize appropriate BAAQMD Best Available Control Technology (BACT) air quality mitigation measures and thresholds from BAAQMD's Air Quality and Urban Development: <u>Guidelines for Assessing Impacts of Projects and Plans</u> document.</p>	<p>Class I Environmental Impacts (significant unavoidable adverse impacts)</p>	Significant

TABLE SUM-1

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<p>Biological</p>	<p>Project implementation has the potential to affect species of animal or plant or the habitat of the species; diminish habitat for fish, wildlife, or plants; and result in cumulatively significant impacts.</p>	<p>In addition to implementation of General Plan policies, the following mitigations are required.</p> <p>BR-1 In order to ensure that application for development in undeveloped areas receive adequate biological assessment, it is suggested that a clause be included to indicate that assessment reports are to be prepared by consultants selected by the City, and not hired directly by the applicant. Further, such assessment reports should not be reviewed by, or discussed with an applicant prior to submittal to the City, in order to ensure that all of the pertinent findings are disclosed.</p> <p>BR-2 In addition to the NDDB, the City shall conduct an extensive biological survey for each subarea, including the preparation of maps. This data shall be updated annually through brief surveys on each subarea. Data on sensitive biological resources will be maintained at the City's offices for review by landowners.</p> <p>BR-3 The policy 8.2-1 shall add "In addition to examining Figure 8-1 for information on these sensitive habitats, an on site assessment will be conducted by a City-approved qualified biologist to determine if sensitive habitats exist on site."</p>	
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Summary of Environmental Impacts and Proposed Mitigation Measures (by Subject Area)

Biological (cont'd)		<p>BR-4 Add "All riparian corridors shall be protected by an adequate buffer with a minimum 100-foot protection zone from the edge of the tree, shrub, or herb canopy."</p> <p>BR-5 Habitat linkages shall be a major consideration and receive regional study, and shall precede subarea and project design.</p>	<p>Class I Environmental Impact (significant unavoidable adverse impacts)</p>	<p>Significant</p>
<p>Geologic, Seismic and Soil Hazards</p>	<p>Potentially significant impacts due to landslides, faults, liquefaction prone deposits, and highly expansive soils may exist in areas of future development.</p>	<p>Full implementation of General Plan policies will adequately reduce adverse impacts to acceptable levels. therefore, no additional mitigation measures are required.</p>	<p>Class II Environmental Impact (significant impacts which can be reduced to levels of non-significance or avoided)</p>	<p>Not Significant</p>
<p>Aesthetics</p>	<p>Potentially significant impacts due to loss of existing scenic views in the City.</p>	<p>Implementation of General Plan policies will adequately mitigate adverse impacts to the City's visual resources. No Further mitigation is required.</p>	<p>Class II Environmental Impact (significant impacts which can be reduced to levels of non-significance or avoided)</p>	<p>Not Significant</p>
<p>Cultural Resources</p>	<p>Potentially significant impacts to archaeological resources which currently exist within the City and its planning area. Potentially significant impacts to historic resources.</p>	<p>The policies contained in the General Plan represent a variety of measures that will assist in reducing potential impacts to cultural resources. These policies will be completely implemented, project-related impacts to cultural resources would not be significant and therefore no additional mitigation measures would be required.</p>	<p>Class II Environmental Impact (significant impacts which can be reduced to levels of non-significance or avoided)</p>	<p>Not Significant</p>

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Summary of Environmental Impacts and Proposed Mitigation Measures (by Subject Area)

Extremely Low Frequency Magnetic Fields	Potentially significant impacts related to elevated magnetic fields are related to the placement of sensitive receivers to magnetic power lines.	The policies contained in the General Plan represent a variety of measures that will assist in reducing potential impacts to electromagnetic resources. The following Mitigation Measures are required to completely mitigate impacts: ELF-1 Restrict uses within powerline easement to "passive" uses such as open space, community gardens, vacant open space and commercial storage. ELF-2 Restrict placement of residences and schools within 100 feet from edge of right-of-way for 100-110 kV lines and 150 feet from 220-230 kV lines or establish a building setback to the 1 mG magnetic field level, whichever is greater. ELF-3 Require PG&E, when line improvement are necessary, to implement new industry accepted technologies to reduce the exposure and emissions of EMF's.	Class II Environmental Impact (significant impacts which can be reduced to levels of non-significance or avoided)	Not Significant