



CITY OF AMERICAN CANYON
ENVIRONMENTAL CHECKLIST

Project Information:

1. **PROJECT TITLE:** General Plan Amendment and Rezoning for Clarke Ranch West and Rezoning for the Eucalyptus Grove

2. **Lead Agency Name** City of American Canyon
Address: Community Development Department
4381 Broadway Suite 201
American Canyon, CA 95403

3. **Contact Person:** Brent Cooper, AICP, Community Development Director
(707) 647-4335

4. **Project Location:** 2 Eucalyptus Drive, Unincorporated Napa County, north of Eucalyptus Drive and Wetlands Edge

5. **Application Number:** N/A

6. **Project Sponsor Name** City of American Canyon
Address: 4381 Broadway Suite 201
American Canyon, CA 95403

Project Location:

The project site is located in Unincorporated Napa County, north of Eucalyptus Drive and Wetlands Edge.

Surrounding Land Uses and Setting:

The project includes Clarke Ranch West, which consists of approximately 30.39 acres and the Eucalyptus Grove, which consists of 106.57 acres. Both properties are largely undeveloped.

Existing Site Conditions:

The properties are largely undeveloped within Unincorporated Napa County. Clarke Ranch West consists of grassland and non-native eucalyptus trees. The Eucalyptus Grove consists of non-native eucalyptus trees. Clarke Ranch West contains a 4H Club which houses small farm animals and poultry on a portion of the property. The Eucalyptus Grove contains an outdoor paintball course on a portion of the property. There are no permanent structures on either property.

Project Description:

In July 2008, the City of American Canyon and Napa County entered into an agreement whereby the City of American Canyon agreed to streamline its water service regulations in return for the County's agreement to amend the City's Rural-Urban Limit Line and support City annexation of certain properties that are in the County, including Clarke Ranch West.

Although included within the Urban Limit Line, Clarke Ranch West is located outside the City's General Plan land use map boundaries. The City/County Agreement ("MOU") requires the City to permit only recreation and open space uses on this property, and to preserve open space uses on the property in perpetuity through a conservation easement. Therefore, the proposed General Plan designation for Clarke Ranch West is "Open Space", which is an existing land use district in the General Plan.

The Eucalyptus Grove is included within the City's Sphere of Influence and a property tax sharing agreement was approved in 2003. The Eucalyptus Grove has an existing General Plan land use designation of Commercial Recreation.

Before Clarke Ranch West and the Eucalyptus Grove may be annexed into the City, State regulations that oversee City annexation of County property, (the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), require zoning regulations. The establishment of the zoning regulations prior to annexation is referred to as "prezoning". Therefore, the project includes establishment of zoning regulations for Clarke Ranch West and the Eucalyptus Grove.

The proposed zoning regulations for Clarke Ranch West consist of outdoor recreation, open space, agriculture uses and limited public facility uses. The site location is within the Napa County Airport Land Use Compatibility Plan and therefore, indoor uses with high occupancies are not permitted.

In addition, several minor zoning code clarifications are proposed for the Open Space and Recreation zoning district, such as deleting the GW and WR zoning designations as no sites within the City have been assigned these zoning designations. Development standards for the recreation and open space zoning districts have been included in the zoning regulations.

Other agencies whose approval is required (e.g. permits, financing approval, or participation agreements).

- The Napa County Airport Land Use Commission has review authority to determine whether the proposed project is consistent with the Napa County Airport Land Use Compatibility Plan. In the event the project is deemed inconsistent with the Airport Land Use Plan, the City Council may amend the project or override the determination with a 4/5 majority vote.
- Annexation of the property into the City of American Canyon requires approval of the Napa County Local Agency Formation Commission (LAFCO).

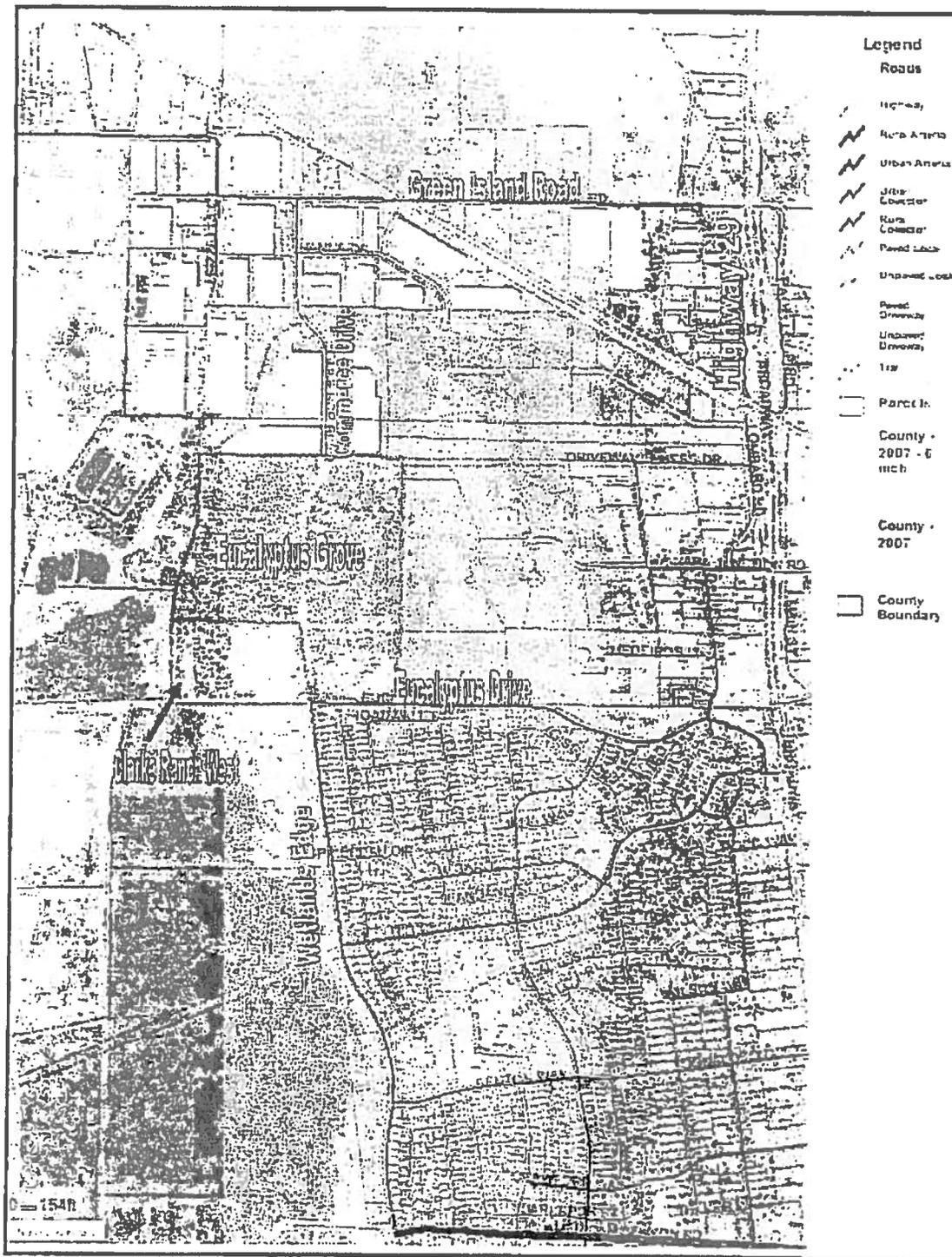


Figure 2: Project Location



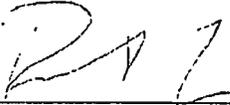
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially Significant Impact" as indicated on the following pages

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agricultural Resources	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Land Use Planning	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Mandatory Findings of Significance
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	

ENVIRONMENTAL DETERMINATION: On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared
<input checked="" type="checkbox"/>	I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing is further required


 Brent Cooper, AICP, Community Development Director Date 9-16-09

b) **Potentially Significant Impact Unless Mitigation Incorporated.** The project includes rezoning Clarke Ranch West and the Eucalyptus Grove and a General Plan Amendment to identify Clarke Ranch West as Open Space in the City's General Plan. Construction of open space and recreational uses may cause impacts to the environment. These causes are identified throughout the initial study with mitigation measures as applicable.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant impact	No Impact
XV. Transportation/Traffic Would the Project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

a,b) **Less Than Significant Impact.** The project includes rezoning Clarke Ranch West and the Eucalyptus Grove and a General Plan Amendment to identify Clarke Ranch West as Open Space in the City's General Plan. The open space and recreational uses that would be permitted in these project areas are intended to be local serving, and are located on roadways that meet established level of service standards. The City uses traffic study guidelines that

require a traffic study for any project that generates a significant amount of traffic. Implementation of Mitigation Measure T-1 will mitigate potential traffic impacts.

c) **Less than Significant Impact.** The project includes rezoning Clarke Ranch West and the Eucalyptus Grove and a General Plan Amendment to identify Clarke Ranch West as Open Space in the City's General Plan. The potential open space and recreational uses are normally consistent with the Napa County Airport Land Use Compatibility Plan. Therefore, implementation of the project is not anticipated to affect air travel or traffic patterns.

d) **No Impact.** The project includes rezoning Clarke Ranch West and the Eucalyptus Grove and a General Plan Amendment to identify Clarke Ranch West as Open Space in the City's General Plan. The rezoning will not result in reconfiguration of roadways that cause hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

e) **No Impact.** The project includes rezoning Clarke Ranch West and the Eucalyptus Grove and a General Plan Amendment to identify Clarke Ranch West as Open Space in the City's General Plan. The rezoning will not result in reconfiguration of roadways that would hinder emergency vehicle access and no mitigation is necessary.

f, g) **No Impact.** The project includes rezoning Clarke Ranch West and the Eucalyptus Grove and a General Plan Amendment to identify Clarke Ranch West as Open Space in the City's General Plan. Any uses implemented in accordance with the rezoning will be subject to the City's parking code, which will ensure sufficient on-site parking is provided. Therefore, the project will result in inadequate parking and no mitigation is necessary.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation incorporated	Less than significant impact	No Impact
XVI. Utilities and Service Systems				
– Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from			X	