

**Notice of Determination**

**ENDORSED**

**APR 17 2024**

2024-039

JOHN TUTEUR  
Napa County Recorder-County Clerk  
By: Jisa Spence  
DEPUTY RECORDER - CLERK

**TO:**

x County Clerk  
County of Napa  
1127 First Street – Ste A  
Napa, CA 94559

**FROM:**

City of American Canyon  
4381 Broadway Street, Suite 201  
American Canyon CA 94503  
Contact: William He, AICP, Senior Planner  
Phone: (707) 647-4337

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): SCH #2015022030 for the Watson Ranch Specific Plan.

Project Title: Watson Ranch Lot 8 Vesting Tentative Subdivision Map (File No. PL22-0024).

Project Applicant: AC-1, LLC c/o Terry McGrath, 1001 42<sup>nd</sup> St-Suite 200, Oakland, CA 94608, Ph: 510-273-2010

Project Location (include county): Vacant lot north of Cartier Street, APNs 059-430-012 and 059-430-037.

Project Description: A Vesting Tentative Subdivision Map for development of 25 single-family residential lots on a 2.3-acre site in the Watson Ranch Specific Plan Medium Density Residential 16 Zoning District.

This is to advise that the City of American City Council (Lead Agency) has approved the project on April 16, 2024, and has made the following determinations regarding the above described project:

1. The project [X will  will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA for approval of the Project. An Addendum to that EIR was prepared for the approval of the Development Agreement for this Project in 2020.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X was  was not ] adopted for this project.
5. A statement of Overriding Considerations [X was  was not] adopted for this project.
6. Findings [X were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, is available to the General Public at: 4361 Broadway Street, Suite 201, American Canyon, CA 94503.

Signature (Public Agency)  Title: Community Development Director  
Date: April 17, 2024 Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.





State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 28 — 04/17/2024 — 039  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2015022030

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>City of American Canyon</b>	LEAD AGENCY EMAIL	DATE <b>04/17/2024</b>
COUNTY/STATE AGENCY OF FILING <b>Napa</b>	DOCUMENT NUMBER <b>2024-039</b>	

PROJECT TITLE

**Watson Ranch Lot 8 Vesting Tentative Subdivision Map (File No. PL22-0024)**

PROJECT APPLICANT NAME <b>AC-1, LLC c/o Terry McGrath</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(510) 273-2010</b>
PROJECT APPLICANT ADDRESS <b>1001 42nd St-Suite 200</b>	CITY <b>Oakland</b>	STATE <b>CA</b>
		ZIP CODE <b>94608</b>

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- |  |            |    |      |
|--|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)   | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                    | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW  | \$1,377.25 | \$ | 0.00 |
| <br>   |            |    |      |
| <input type="checkbox"/> Exempt from fee   |            |    |      |
| <input type="checkbox"/> Notice of Exemption (attach)  |            |    |      |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                       |            |    |      |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) |            |    |      |

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input checked="" type="checkbox"/> Other Receipt# 2024041700041  |          | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b> <i>Jessie Spence</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Napa County Clerk, L. Spence, Deputy County Clerk</b>
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State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due).*

**Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))**

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due).*

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090



State of California - Department of Fish and Wildlife  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print StartOver Finalize&Email

RECEIPT NUMBER:  
 28 — 10172018 — 0136  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of American Canyon	LEAD AGENCY EMAIL jwilbanks@cityofamericancanyon.org	DATE 10172018
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2018-0136	

PROJECT TITLE  
 Watson Ranch Specific Plan Project General Plan Amendment

PROJECT APPLICANT NAME American Canyon 1, LLC and the Newell Family	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 647-4348
PROJECT APPLICANT ADDRESS 4381 Broadway St, Suite 201	CITY American Canyon	STATE CA
		ZIP CODE 94503

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	3,168.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input checked="" type="checkbox"/> Other 2018101700005		\$	

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 3,218.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Chris Butler, Deputy County Clerk, County of Napa
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**FILED**

2018-136

OCT 17 2018

Napa County  
County Clerk

**NOTICE OF DETERMINATION**

To: County Clerk  
County of Napa  
1127 1<sup>st</sup> Street, Suite A  
Napa, CA 94559

From: City of American Canyon  
4381 Broadway Street, Suite 201  
American Canyon, CA 94503

**Subject:** Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code

**State Clearinghouse Number:** 2015022030

**Project Title:** Watson Ranch Specific Plan Project

**Project Applicant:** American Canyon 1, LLC and the Newell Family

**Lead Agency Contact Person:** John Wilbanks, Contract Planner  
City of American Canyon  
4381 Broadway Street, Suite 201  
American Canyon, CA 94503  
Phone: (707) 647 - 4348  
E-Mail: [jwilbanks@cityofamericancanyon.org](mailto:jwilbanks@cityofamericancanyon.org)

**Project Location:** The Watson Ranch Specific Plan (WRSP) project is located in the City of American Canyon, located east of the Union Pacific, California Northern Railroad line and north of the Vintage Ranch Estates Neighborhood. The approximately 309 acre WRSP site consists of four Assessor's Parcel Numbers, including 059-020-039, 059-020-040, 059-020-031 AND 059-030-005

**Brief Description of Project:** The WRSP project proposes to develop an approximately 309-acre site with a mixed use community including a mixed - use town center (NVRG), 1,253 residential units, approximately 23 acres of improved parks, an additional 30 acres of parks, trails and open space, a 10- acre school site, roads and supporting water, wastewater, recycled water and storm drainage infrastructure. Project approvals include without limitation, a General Plan Amendment, the Watson Ranch Specific Plan, a Development Agreement, Tentative Maps and Final Maps

**Brief Description of Action Taken:** The "Action Taken" that this Notice of Determination addresses was: The adoption of a General Plan Amendment to recognize, and ensure consistency with and between, the City of American Canyon General Plan and the WRSP, as required by controlling





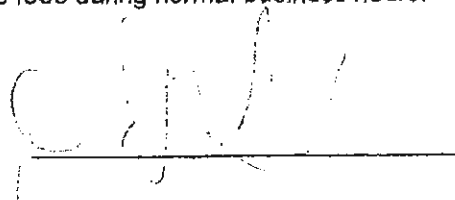
law by amending the Land Use Element and by amending the Circulation Element. The Land Use Element Amendment amends the Land Use Map (Figure 1-1) to incorporate the Land Use Plan of the Watson Ranch Specific Plan into the General Plan as required by the Town Center designation. The amendment also amends the General plan Circulation Map (Figure 3) and Table of Major Infrastructure Improvements (Table 3) to include the addition of Rio Del Mar as a possible east - west connection between SR 29 on the west and Newell Drive on the east; and, to reclassify the segment of Newell Drive north of the Rio Del or S. Napa Junction intersection from a 2-lane Arterial to a 2-lane Major Collector. Various text amendments are included that correlate with these map changes.

This is to advise that on **October 16, 2018**, the City of American Canyon City Council (Lead Agency) approved the Action Taken (described above) relating to the Project (also described above) and has made the following determinations regarding the Actions Taken and the Project:

1. The Project **will have** a significant effect on the environment with implementation of the mitigation measures made part of the Project as conditions of approval.
2. An **Environmental Impact Report** was prepared for the entire Project (including the Action Taken), pursuant to the provisions of CEQA for the approval of the Project in 2018.
3. Mitigation Measures **were** made conditions of the approval of this Project.
4. A Statement of Overriding Considerations was adopted for this Project.
5. A mitigation reporting or monitoring plan was adopted for the Project.
6. Findings **were** made pursuant to the provisions of CEQA and 14 Cal Code Regs §15091.

This is to certify that the Final EIR, all comments, responses, and the related administrative record of the Project and its approvals are available to the general public at the City Offices, 4381 Broadway Street, Suite 201, American Canyon, CA 94503 during normal business hours.

Dated: October 16, 2018



A handwritten signature in black ink, appearing to be 'C. J. ...', is written over a horizontal line. The signature is somewhat stylized and difficult to read precisely.





A Tradition of Stewardship  
A Commitment to Service

Assessor-Recorder-County Clerk  
Recorder-Clerk Division

900 Coombs Street, Suite 116  
Napa, CA 94559-2931  
PO Box 298  
Napa, CA 94559-0298

(707) 253-4247  
Fax: (707) 259-8149

JOHN TUTEUR  
ASSESSOR-RECORDER-COUNTY CLERK

2018-136

### COUNTY CLERK'S CERTIFICATE OF POSTING

Pursuant to CEQA, Section 21152(c) of the Public Resource Code, I, L. Rodriguez, Deputy Recorder-County Clerk, certify that the attached notice was posted in the office of the Recorder-County Clerk at 1127 First Street Ste. A, Napa California, for the following time period: **10/17/2018 through 11/16/2018.**

\_\_\_\_\_  
Deputy Clerk Recorder

For: John Tuteur  
Napa County Assessor-Recorder-County Clerk

\_\_\_\_\_  
Date

11/16/2018

