

Notice of Determination

ENDORSED

2024-091

SEP 27 2024

JOHN TUTEUR
Napa County Recorder - County Clerk
By: John Tuteur
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 Design Permit (File No. PL24-0022).

Project Applicant: AC-1, LLC c/o Terry McGrath, 103 Mallen Way, American Canyon, CA 94503, Ph: 510-273-2010

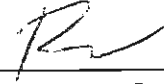
Project Location (include county): 80 to 212 Cartier Street, APNs 059-430-012 and 059-430-037.

Project Description: A Design Permit 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 Planning Commission (Lead Agency) has approved the project on September 26, 2024, and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. [] 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 [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [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: September 27, 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

Print **Start Over** **Save**

RECEIPT NUMBER:
 28 — 09/27/2024 — 091
 STATE CLEARINGHOUSE NUMBER (If applicable)
2015022030

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of American Canyon	LEAD AGENCY EMAIL	DATE 09/27/2024
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2024-091	

PROJECT TITLE

Watson Ranch Lot 8 Design Permit (File No. PL24-0022)

PROJECT APPLICANT NAME AC-1, LLC c/o Terry McGrath	PROJECT APPLICANT EMAIL	PHONE NUMBER (510)273-2010
PROJECT APPLICANT ADDRESS 103 Mallen Way	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 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 |
|
 | | | |
| <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) | | | |
| <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 Receipt# 2024092700024 | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X <i>Lisa Spence</i>	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk, L. Spence, Deputy County Clerk
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FILED

2018-136

OCT 27 2018

Napa County
County Clerk

NOTICE OF DETERMINATION

To: County Clerk
County of Napa
1127 1st 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

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

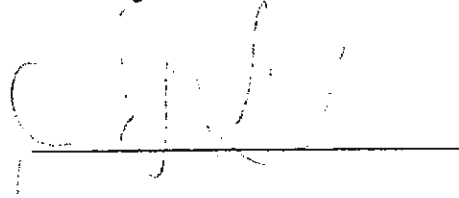
law by amending the Land Use Element and by amending the Circulation Element. The Land Use Element Amendment amends the Land Use Map (Figure 1-1) to incorporate the Land Use Plan of the Watson Ranch Specific Plan into the General Plan as required by the Town Center designation. The amendment also amends 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 "G. J. ...", is written over a horizontal line. The signature is somewhat stylized and cursive.



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

11/16/2018
Date



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

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	\$	<u>3,168.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	<u>0.00</u>
<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)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input checked="" type="checkbox"/> Other 2018101700005		\$	<u> </u>

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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