

**Notice of Determination**

2024-112

**ENDORSED**

OCT 25 2024

JOHN TUTEUR  
Napa County Recorder-County Clerk  
By: Julia 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 7 Design Permit (File No. PL24-0013).

Project Applicant: KB Homes North Bay, LLC c/o Jerry Marcus, 4830 Business Center Dr, Suite 150, Fairfield, CA 94534, Ph: 707-389-7500


Project Location (include county): Vacant site west of Marcus Rd, APNs 059-430-045.

Project Description: A Design Permit for development of 136 single-family homes on a 12.86-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 October 24, 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: Senior Planner, Community Development Dept.  
Date: October 25, 2024 Date Received for filing at OPR: \_\_\_\_\_



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 — 10/25/2024 — 112  
 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>10/25/2024</b>
COUNTY/STATE AGENCY OF FILING <b>Napa</b>	DOCUMENT NUMBER <b>2024-112</b>	

PROJECT TITLE

**Watson Ranch Lot 7 Design Permit (File No. PL24-0013)**

PROJECT APPLICANT NAME <b>KB Homes North Bay, LLC c/o Jerry Marcus</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(707) 389-7500</b>
PROJECT APPLICANT ADDRESS <b>4830 Business Center Dr., Suite 150</b>	CITY <b>Fairfield</b>	STATE <b>CA</b>
		ZIP CODE <b>94534</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 | \$ | <u>0.00</u>       |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,916.75 | \$ | <u>0.00</u>       |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,377.25 | \$ | <u>0.00</u>       |
| <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)        |            |    |                   |
| <hr/>   |            |    |                   |
| <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 Receipt# 2024102500026  |            | \$ | <u>          </u> |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 50.00

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

2018-136

OCT 17 2018

JOHN WILBANKS  
Napa County Public Resources Department  
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



A Tradition of Stewardship  
A Commitment to Service

Assessor-Recorder-County Clerk  
Recorder-Clerk Division

900 Coombs Street, Suite 118  
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