

Notice of Determination

2024-123

ENDORSED

NOV 22 2024

JOHN TUTEUR
Napa County Recorder-County Clerk
By: *[Signature]*
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: Brent Cooper, AICP, CD Director
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: Napa Valley Ruins & Gardens Fence Design Permit (File No. PL24-0026).

Project Applicant: Napa Valley Ruins & Gardens, LLC c/o Terry McGrath, 110 Dodd Court, American Canyon, CA 94503, Ph: 510-273-2010

Project Location (include county): Site at APNs 059-430-032 and 059-430-025.

Project Description: A Design Permit for a Napa Valley Ruins and Gardens vertical metal post perimeter fence located across the Rio Del Mar East and Rolling Hills Drive property frontage.

This is to advise that the City of American Planning Commission (Lead Agency) has approved the project on November 21, 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) *[Signature]* Title: Community Development Director.

Date: November 22, 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 — 11/22/2024 — 123
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2015022030

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of American Canyon	LEAD AGENCY EMAIL	DATE 11/22/2024
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2024-123	

PROJECT TITLE

Napa Valley Ruins & Gardens Fence Design Permit (File No. PL24-0026)

PROJECT APPLICANT NAME Napa Valley Ruins & Gardens, LLC c/o Terry McGrath	PROJECT APPLICANT EMAIL	PHONE NUMBER (510) 273-2010
PROJECT APPLICANT ADDRESS 110 Dodd Court	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# 2024112200012 | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk, L. Spence, Deputy County Clerk
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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



JOHN TUTEUR
Assessor-Recorder-Co. Clerk
1127 1st Street, Suite A
Napa, CA 94559-2922
(707)253-4247

Mail To:
CITY OF AMERICAN CANYON

Requested by: CITY OF AMERICAN CANYON

Comments:

Napa Recorder-Co. Clerk Office
Invoice

Date: 11/22/2024

Transaction # 2024112200012

Time: 8:34:11AM

Product - Description	Charge	Amount
1 FISH/GAME ADMIN FEE	Napa Valley Ruins & Gardens Fence Design Permit	\$50.00
TOTAL CHARGES		\$50.00
ACCOUNTS RECEIVABLE		\$50.00

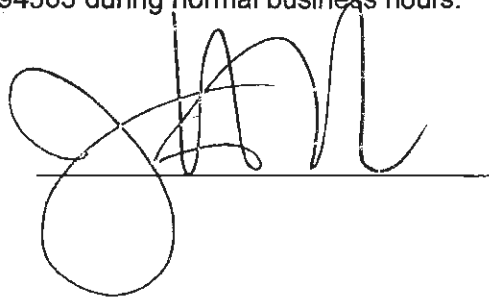
law by amending the Land Use Element and by amending the Circulation Element. The Land Use Element Amendment amends the Land Use Map (Figure 1-1) to incorporate the Land Use Plan of the Watson Ranch Specific Plan into the General Plan as required by the Town Center designation. The amendment also amends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



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](#) [Start Over](#) [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
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PROJECT APPLICANT ADDRESS 4381 Broadway St, Suite 201	CITY American Canyon	STATE CA	ZIP CODE 94503
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PROJECT APPLICANT (Check appropriate box)

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

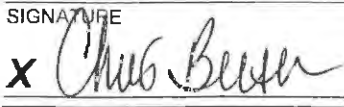
CHECK APPLICABLE FEES:

<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)			
<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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State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
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Mail to:

California Department of Fish and Wildlife
 Accounting Services Branch
 1416 9th Street, 12th Floor, Suite 1215
 Sacramento, California 95814

Napa Recorder-Co. Clerk Office
County of Napa
JOHN TUTEUR
Assessor-Recorder-Co. Clerk

1 FISH/GAME EIR	3168.00
1 FISH/GAME ADMIN FEE	50.00

Total Charges	3218.00
CHECK 11126	3168.00
CHECK 11127	50.00

Total Tendered	3218.00
Change	.00

10/17/2018 8:38:05 AM	2018101700005
CB	C8371

Thank You



Requested By McGrath Properites Am Can LLC

