

**City of American Canyon
NOTICE OF DETERMINATION**

JUN 19 2019

JOHN TUTEUR
Napa County Recorder - County Clerk
By L. RODRIGUEZ
DEPUTY RECORDER - CLERK

TO: X Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

X County Clerk of
Napa County
900 Coombs Street, Room 116
Napa, CA 94559

FROM: Community Development Department
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

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

2017042025 Brent Cooper, AICP Community Development Director (707) 437-4335
State Clearinghouse Number Contact Person Area Code/Number/Extension

Project Title:Broadway District Specific Plan**Project Location:**

The Specific Plan area is located within the City of American Canyon, Napa County, California (Cuttings Wharf, California and Cordelia, California, United States Geological Survey 7.5-minute topographical quadrangle map, Township 4 North, Range 4 West, Sections 13 and 24 (Latitude 38° 09' 57" North; Longitude 122° 15' 10" West)). The Specific Plan area encompasses more than 300 acres along both sides of the Broadway corridor (State Route 29) from the American Canyon/Vallejo city limit (Napa/Solano County line) to the northern city limit).

Project Description:

The Broadway District Specific Plan (BDSP) Project will guide development within the BDSP site with a mixed-use community consisting of approximately 1,200 net new residential units and approximately 840,000 net new square feet of non-residential uses (commercial, office, etc.) by the year 2036 within 9 subareas. The Specific Plan sets forth development regulations for the residential and commercial/mixed uses along with design guidelines, parks, multi-use trails, and related infrastructure. Project approvals include, but are not limited to: a General Plan Amendment, the Broadway District Specific Plan, Tentative Maps, Final Maps, Conditional Use Permits, and Design Permits.

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 BDSP, as required by controlling law by amending the Land Use Element. The Land Use Element Amendment amends the Land use Map (Figure 1-1) to incorporate the Land Use Plan of the Broadway District Specific Plan into the General Plan. The amendment also includes amending Policy 1.1.1 which establishes land use designations within the City. The Policy 1.1.1 amendment adds the BDSP land use designations to the Land Use Schedule.

This is to advise that the City of American Canyon City Council, has approved the above described project on June 18, 2019 and has made the following determinations regarding the above described project:

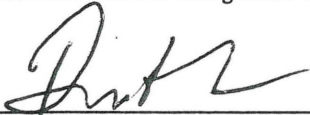
1. The project **will have** a significant effect on the environment.
2. An **Environmental Impact Report** was prepared for the entire Project (including the Action Taken) pursuant to the provisions of CEQA.
3. Mitigation measures **were** made conditions of approval for the Project.
4. A statement of Overriding Considerations **was** adopted for this Project.

5. A mitigation reporting and monitoring plan **was** adopted for the Project.
6. Findings **were** made pursuant to the provisions of CEQA and 14 Cal Code Regs Section 15091.

This is to certify that the Addendum for this Project, and record of project approval is available to the General Public at:

Community Development Department
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

Date Received for Filing and Posting at OPR: June 19, 2019



Signature

Brent Cooper, AICP
Community Development Director,
City of American Canyon

Governor's Office of Planning & Research
JUN 24 2019
STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 28 — 06192019 — 074
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2017042025

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of American Canyon Community Development Department	LEAD AGENCY EMAIL	DATE 06192019
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2019-074	

PROJECT TITLE

Broadway District Specific Plan

PROJECT APPLICANT NAME City of American Canyon Community Development Department	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 437-4335
PROJECT APPLICANT ADDRESS 4381 Broadway, Ste 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) | \$3,271.00 | \$ | <u>3,271.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | <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) | | | |
| <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 2019061900076 | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 3,321.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Lawrence Rodriguez Deputy County Clerk
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Governor's Office of Planning & Research

JUN 24

STATE CLEARINGHOUSE