

Notice of Determination

TO:

x County Clerk
County of Napa
900 Coombs Street
Napa, CA 94559

FROM:

City of American Canyon
4381 Broadway Street, Suite 201
American Canyon CA 94503
Contact: William He, Associate 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 Number 2021020107

Project Title: Oat Hill Multi-Family Residential Project General Plan Amendment, and Zone Change (File Nos. PL20-0024, PL20-0026)

Project Applicant: RH Hess Development, P.O Box 3438, Napa, CA 94558

Project Location (include county): Vacant lot on the east slope of Oat Hill between Hess Road and the western terminus of Napa Junction Road, American Canyon, Napa County, CA, Assessor's Parcel Number 058-380-008 and 058-320-001.

Project Description: A General Plan Amendment and Zone Change for Parcel "A" and Parcel "B". The Parcel A description consists of a General Plan Amendment and Zone Change from Industrial with a Specialty Commercial (CS) overlay and Estate Residential (RE) to High Density Residential (RH-1). The Parcel B description consists of a General Plan Amendment and Zone Change from Estate Density Residential to Medium Density Residential (RM).

This is to advise that the City of American Canyon City Council (Lead Agency) approved the project on September 21, 2021, and has made the following determinations regarding the above described project:

1. The project [will [X] 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. An Addendum to that EIR was prepared for the approval of the Development Agreement for this Project.
[X] 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 [was X 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 Negative Declaration, is available to the General Public at:
American Canyon, 4361 Broadway Street, Suite 201, American Canyon, CA 94503

Signature (Public Agency) 

Title: Community Development Director

Date: September 22, 2021

Date Received for filing at OPR: September 22, 2021