

Notice of Determination

2024-094

FILED

OCT 03 2024

JOHN TUTEUR
Napa County Recorder - County Clerk
By: Jana 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: Brent Cooper, AICP, Community
Development 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): 2021020107.

Project Title: Russell Square Oat Hill Residential Major Modification (File No. PL24-0009).

Project Applicant: Blaise Hilton, Russell Square Consulting, 400 University Street, Seattle, WA 98101, Ph: 360.773.0022.

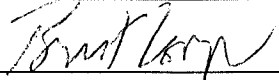
Project Location (include county): 100 Chennault Way and 100 Opus Lane, American Canyon, Napa County, CA 94503.

Project Description: A Major Modification to revise architecture and retaining walls related to Oat Hill Parcel A Design Permit PL20-0022 for 206 dwelling units on 13.6 acres (Resolution 2021-76) and Parcel B Design Permit PL20-0023 for 85 dwelling units on 7.3 acres (Resolution 2021-77).

This is to advise that the City of American City Council (Lead Agency) approved the project on October, 2024, 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 for approval of the Project. An Addendum to that EIR was prepared for the approval of the Development Agreement for this Project in 2020.
[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 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: October 2, 2024 Date Received for filing at OPR: _____



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

Mail To:
CITY OF AMERICAN CANYON
ATTN: RON RANADA
4381 BROADWAY SUITE 201
AMERICAN CANYON CA 94503

Requested by: CITY OF AMERICAN CANYON

Comments: Oat Hill Multi-Family Residential Project
Design Permit.

Napa Recorder-Co. Clerk Office
Invoice

Date: 9/22/2021

Transaction # 2021092200103

Time: 1:37:36PM

Product - Description	Charge	Amount
1 FISH/GAME ADMIN FEE Oat Hill Multi-Family Residential Project Design Permit,		\$50.00
TOTAL CHARGES		\$50.00
CHARGEDOWN ACCT		\$50.00
ACCOUNT BALANCE:		\$123.25



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER:
 28 — 09222021 — 089
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2021020107

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City Of American Canyon Council	LEAD AGENCY EMAIL	DATE 09222021
COUNTY/STATE AGENCY OF FILING Napa		DOCUMENT NUMBER 2021-089

PROJECT TITLE
 Oat Hill Multi-Family Residential Project Design Permit, Tentative Subdivision Map, and Zone Change (File Nos. PL20-0022, PL20-0023, PL20-0024, PL20-0025, PL20-0026 and PL20-0027)

PROJECT APPLICANT NAME RH Hess Development	PROJECT APPLICANT EMAIL	PHONE NUMBER (707)647-4337
PROJECT APPLICANT ADDRESS P.O. Box 3438	CITY Napa	STATE CA
		ZIP CODE 94558

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,445.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,480.25 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,171.25 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other Receipt Number 2021092200103 \$

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X Lawrence Rodriguez <small>Digitally signed by Lawrence Rodriguez Date: 2021.09.22 15:45:13 -07'00'</small>	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk L. Rodriguez Deputy County Clerk
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Notice of Determination

2021-089

ENDORSED

SEP 22 2021

JOHN TUTEUR
Napa County Recorder/County Clerk
By: J. RODRIGUEZ
DEPUTY RECORDER - CLERK

TO:

x County Clerk
County of Napa
900 Coombs Street, Room 11
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 Design Permit, Tentative Subdivision Map, and Zone Change (File Nos. PL20-0022, PL20-0023, PL20-0024, PL20-0025, PL20-0026, and PL20-0027)

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 Zone Change for Parcel "A" and Parcel "B". The Parcel A description consists of a 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 Zone Change from Estate Density Residential to Medium Density Residential (RM). For Parcel A, the project includes a design permit and tentative subdivision map for the development of 206 multifamily dwelling units with a leasing office and 451 parking spaces on a 13.6-acre parcel. For Parcel B, the project includes a design permit and tentative subdivision map for the development of 85 multifamily dwelling units with a recreation building and 183 parking spaces on a 7.2-acre parcel.

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 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.
 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 Negative Declaration, is available to the General Public at:
American Canyon, 4361 Broadway Street, Suite 201, American Canyon, CA 94503

Signature (Public Agency) Michelle Jones Title: Community Development Director
Date: September 22, 2021 Date Received for filing at OPR: September 22, 2021



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

Mail To:
 OAT HILL PROPERTIES II, LLC

Requested by: OAT HILL PROPERTIES II, LLC

Comments: City of Amreican Canyon

<i>Napa Recorder-Co. Clerk Office</i>		
<i>Invoice</i>		
Date: 9/8/2021	Transaction # 2021090800142	Time: 1:10:54PM
Proprietor - Description	Charge	Amount
1 FISH/GAME ADMIN FEE Oat Hill-Family Residential Projecy General Plan Amendment,		\$50.00
1 FISH/GAME NEGATIVE DECLARATION		\$2,480.25
TOTAL CHARGES		\$2,530.25
CHECK	1152	\$2,530.25



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

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

RECEIPT NUMBER:
 28 — 09082021 — 084
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2021020107

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of American Canyon City Council	LEAD AGENCY EMAIL	DATE 09082021
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2021-084	

PROJECT TITLE

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

PROJECT APPLICANT NAME RH Hess Development	PROJECT APPLICANT EMAIL	PHONE NUMBER (707)647-4337
PROJECT APPLICANT ADDRESS P.O. Box 3438	CITY Napa	STATE CA
		ZIP CODE 94558

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) | \$3,445.25 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,480.25 | \$ | <u>2,480.25</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,171.25 | \$ | <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) | | | |

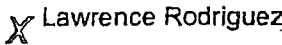
- | | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input checked="" type="checkbox"/> Other Receipt Number 2021090800142 | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,530.25

SIGNATURE


 Digitally signed by Lawrence Rodriguez
 Date: 2021.09.08 14:36:55 -07'00'

AGENCY OF FILING PRINTED NAME AND TITLE

Napa County Clerk L. Rodriguez Deputy County Clerk

Notice of Determination

2021-084

ENDORSED

SEP 08 2021

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

TO:

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

FROM:

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4381 Broadway Street, Suite 201
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Phone: (707) 647-4337

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6. Findings [X were were not] made pursuant to the provisions of CEQA.

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Signature (Public Agency) 

Title: Community Development Director

Date: September 22, 2021

Date Received for filing at OPR: September 22, 2021