



Local Agency Formation Commission of Napa County
Subdivision of the State of California

1030 Seminary Street, Suite B
Napa, California 94559
Phone: (707) 259-8645
Fax: (707) 251-1053
www.napa.lafco.ca.gov

We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

June 30, 2015

Mr. Brent Cooper
City of American Canyon
4381 Broadway Street, Suite 201
American Canyon, CA 94503

SUBJECT: Canyon Estates Reorganization

Mr. Cooper:

This letter confirms at its June 29, 2015 special meeting the Local Agency Formation Commission (LAFCO) of Napa County approved your proposal to concurrently amend the spheres of influence for the City of American Canyon and the American Canyon Fire Protection District (ACFPD) as well as annex to each agency approximately 38.2 acres of unincorporated territory. Staff amended the proposal to also include concurrent detachment from County Service Area No. 4.

Please note the Commission's approval is subject to a standard 30 day period in which any person or agency may file a request seeking reconsideration based on any new or different evidence not presented at the June 29th meeting. If no reconsideration requests are received, the following standard conditions must be satisfied within one calendar year of Commission approval before I am authorized to issue a Certificate of Completion.

- Submittal of a final map and geographic description of the affected territory for the boundary change involving (a) American Canyon and (b) ACFPD. The map and geographic description must be reviewed by the County Surveyor to ensure conformance with the adopted standards of the State Board of Equalization.
- Submittal of the following outstanding fees owed to the Commission and/or other agencies involved in the processing of this proposal:
 - A check in the amount of \$125 made payable to "LAFCO of Napa County" to update our geographic information system with the approved proposal.
 - A check in the amount of \$990 made payable to "County of Napa" as a deposit to review the submittal of a map and geographic description for the approved proposal. This deposit covers the first six hours of review time with additional hours billed at \$165.

Juliana Inman, Chair
Councilmember, City of Napa

Greg Pitts, Commissioner
Councilmember, City of St. Helena

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

Diane Dillon, Vice Chair
County of Napa Supervisor, 3rd District

Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st District

Keith Caldwell, Alternate Commissioner
County of Napa Supervisor, 5th District

Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

- A check in the amount of \$1,200 to the “State Board of Equalization” for recording the approved proposal in the State tax database.
- A check in the amount of \$125 made payable to the “County of Napa Assessor’s Office” for recording the approved proposal in their database.

These preceding conditions must be satisfied within one calendar year from the date of approval. If needed, you may request a one-time extension to satisfy the term before the original deadline expires. If you have any questions, please contact me by telephone at (707) 259-8645 or by e-mail at bfreeman@napa.lafco.ca.gov.

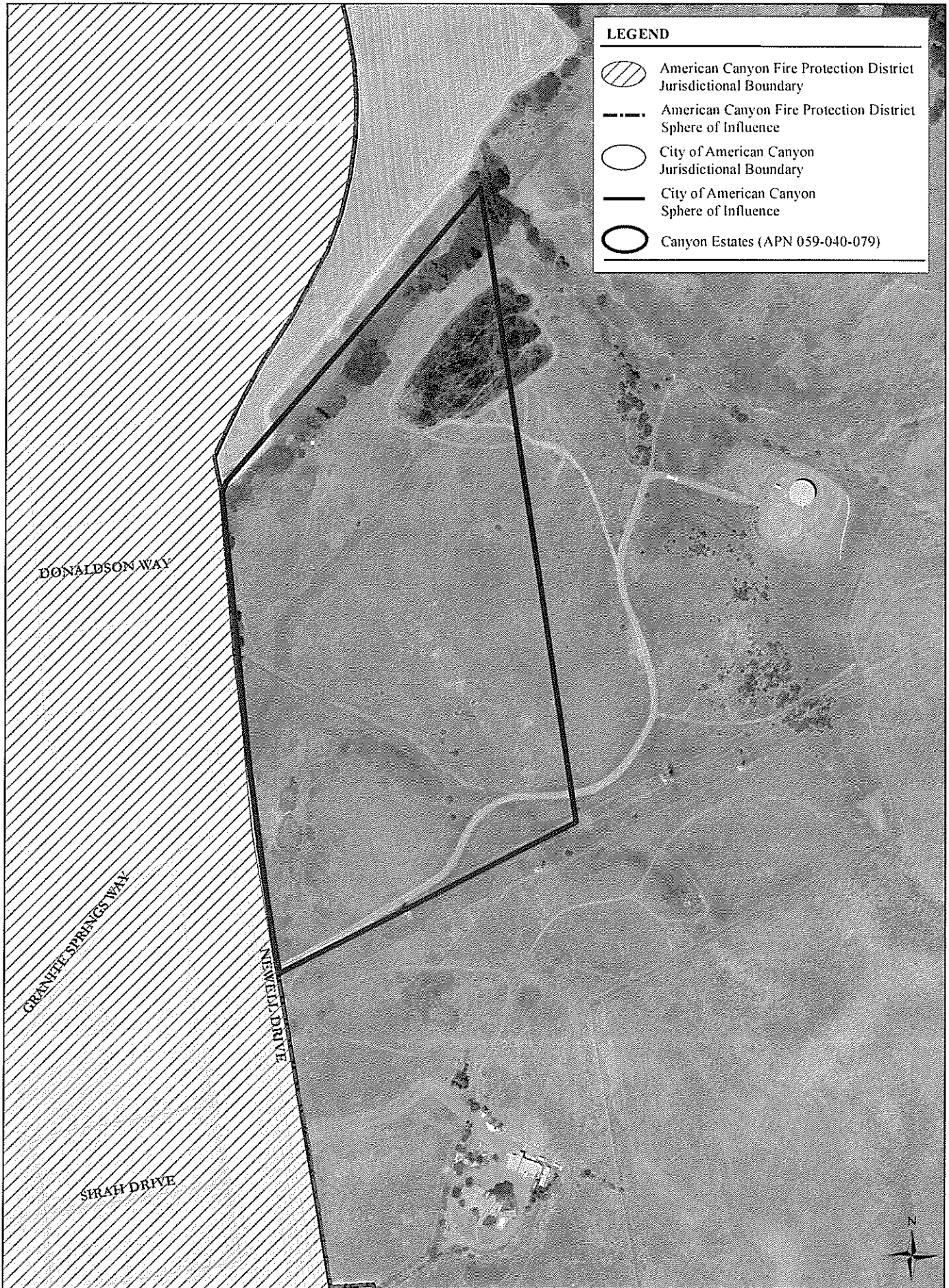
Sincerely,



Brendon Freeman
Executive Officer

cc: Dana Shigley, City Manager, City of American Canyon
Glen Weeks, Fire Chief, ACFPD
Richard T. Loewke, AICP
Edward Biggs, Landowner

Canyon Estates Proposed SOI Amendment and Annexation to the City of American Canyon and American Canyon Fire Protection District



FEB 04 2015

Print Form

Notice of Determination

OFFICE OF THE CLERK
COUNTY OF NAPA
DEPUTY CLERK

Appendix D

To:

Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 8044 _____ 1400 Tenth St., Rm 118
 Sacramento, CA 95812-8044 Sacramento, CA 95814

County Clerk
 County of: Napa County
 Address: 2751 Napa Valley Corporate Drive
 Napa CA 94558

From:
 Public Agency: City of American Canyon
 Address: 4381 Broadway Street, Suite 201
 American Canyon, CA 94503
 Contact: John Wilbanks, Contract Planner
 Phone: 707-647-4348

Lead Agency (if different from above): _____
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21106 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2014082050

Project Title: Canyon Estates General Plan Amendment, Re-Zoning, and Annexation

Project Applicant: Edward Biggs

Project Location (include county): Newell Drive, American Canyon Ca, 94501

Project Description:
 The proposed project would enable development of a portion of the Biggs Property (project site) which is currently located in unincorporated Napa County east of the City of American Canyon (City) within the City's Urban Limit Line (ULL). The proposed project includes a General Plan Amendment, re-zone of the project site, and annexation of the project site into the City. Approval of the project would allow for the future entitlement of a residential use on the subject property of up to 36 single family units. The remaining portion of the project site, which falls outside the City's ULL, would be placed in a conservation easement for public trails, biotic habitat, and open space preserve

This is to advise that the City of American Canyon Lead Agency or Responsible Agency) has approved the above

described project on February 03, 2015 and has made the following determinations regarding the above described project. (date)

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. 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, or the negative Declaration, is available to the General Public at:
City of American Canyon at 4381 Broadway, Suite 201 or <http://cityofamericancanyon.org/>

Signature (Public Agency): [Signature] Title: Contract Planner

Date: February 4, 2015 Date Received for filing at OFR: February 4, 2015

Handwritten note: Check Canyon form

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #28-2015-006
 STATE CLEARING HOUSE # 2014082050
(If applicable)

TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF AMERICAN CANYON		DATE 2/5/2015	
COUNTY/STATE AGENCY OF FILING NAPA COUNTY CLERK		DOCUMENT # 006	
PROJECT TITLE CANYON ESTATES GENERAL PLAN AMENDMENT, REZONE & ANNEXATION			
PROJECT APPLICANT NAME EDWARD BIGGS		PHONE NUMBER (707) 647-4348	
PROJECT APPLICANT ADDRESS C/O 4381 BROADWAY #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:

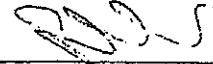
<input type="checkbox"/> Environmental Impact Report	\$3,069.75	\$ _____
<input checked="" type="checkbox"/> Negative Declaration	\$2,210.00	\$ 2210.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$1043.75	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 50.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ _____

TRANSACTION #2015020400005

PAYMENT METHOD:

TOTAL RECEIVED \$ 2260.00

Cash
 Credit
 Check
 Journal/Dep. ID

SIGNATURE X 	PRINTED NAME AND TITLE: S Wright, DEPUTY COUNTY CLERK
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ORIGINAL - PROJECT APPLICANT COPY - DFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK

Napa Recorder-County Clerk's Office
 County of Napa

JOHN TUTTLE
 Assessor-Recorder-County Clerk

1 FISH/GAME ADMIN FEE 50.00
 1 FISH/GAME NEGATIVE DECLARA 2210.00

TOTAL 2260.00

CHECK 8168 50.00
 CHECK 8168 2210.00

TOTAL TENDERED 2260.00

CHANGE 0.00

02/04/2015 8:26AM 2015020400005
 SW C7315

Thank You
 VISIT US ONLINE www.countyofnapa.org

Requested By:
 Edward F Biggs Sr