

Notice of Determination

2026-007

ENDORSED

JAN 21 2026

JOHN TUTEUR
Napa County Recorder - County Clerk
By: John Tuteur
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: William He, AICP, Senior 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 #2017042025 for the Broadway District Specific Plan.

Project Title: Crawford Way Multifamily Condominium Tentative Subdivision Map (File No. PL25-0010).

Project Applicant: Yeh Area Group c/o Billy Yeh, 4941 Allison Parkway, Vacaville, Solano County, CA 95688, Ph: 707-688-6668

Project Location (include county): SW corner of Crawford and Hwy 29, American Canyon, Napa County, APNs 058-302-001 and 058-290-012.

Project Description: Tentative Subdivision Map to permit the future subdivision of the Crawford Way Project into 100 condominium multifamily dwelling units on a 4.34-acre site at the southwest corner of Crawford Way and Highway 29

This is to advise that the City of American City Council (Lead Agency) has approved the project on January 20, 2026, and has made the following determinations regarding the above described project:

1. The project [X will will not] have a significant effect on the environment.
2. [X] 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 this project in November of 2024.

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 [X was 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: 4381 Broadway Street, Suite 201, American Canyon, CA 94503.

Signature (Public Agency)  Title: Senior Planner, Community Development Dept.
Date: January 21, 2026 Date Received for filing at OPR: _____

2019-074

FILED

JUN 19 2019

**City of American Canyon
NOTICE OF DETERMINATION**

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

~~JOHN TUTTLE
Napa County Recorder - County Clerk
By
DEPUTY RECORDER - CLERK~~

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.

<u>2017042025</u>	<u>Brent Cooper, AICP Community Development Director</u>	<u>(707) 437-4335</u>
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.

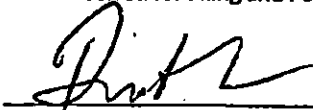
5. A mitigation reporting and monitoring plan was adopted for the Project.

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



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

Start Over

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:

☒ Environmental Impact Report (EIR)	\$3,271.00	\$	3,271.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	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
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☒ County documentary handling fee		\$	50.00
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☒ Other 2019061906076		\$	
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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

CITY OF AMERICAN CANYON, 4381 Broadway, Suite 201, American Canyon, CA 94503

177672

Vendor Name: Napa County Clerk Recorder

Vendor Number: NCCLERK

Check Amount: 3,321.00

Check Date: 06/19/2019

<u>Check Number</u>	<u>Date</u>	<u>Description</u>
2019	06/19/19	Broadway District Specific Plan CEQA Envir

<u>Amount</u>
3,321.00

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

1 FISH/GAME LIR	3271.00
1 FISH/GAME ADMIN FEE	50.00

Total Charges	3321.00
CHECK 177672	3321.00
Total Tendered	3321.00
Change	.00

6/19/2019 1:04:14 PM	20190619000076
KR	C8806

Thank You





A Tradition of Stewardship
A Commitment to Service

Assessor-Recorder-County Clerk
Recorder-Clerk Division

1127 First Street Ste A
Napa, CA 94559-2931
PO Box 298
Napa, CA 94559-0298

(707) 253-4247
Fax: (707) 259-8149

JOHN TUTEUR
ASSESSOR-RECORDER-COUNTY CLERK

2021-118

COUNTY CLERK'S CERTIFICATE OF POSTING

Pursuant to CEQA, Section 21152(c) of the Public Resource Code, I, L. Rodriguez, Deputy Recorder-County Clerk, certify that the attached notice was posted in the office of the Recorder-County Clerk at 1127 First Street Ste. A, Napa California, for the following time period: 12/08/2021 through 01/07/2022.

Deputy Clerk Recorder
For: John Tuteur
Napa County Assessor-Recorder-County Clerk

01/07/2022

Date



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

28 — 01/22/2026 — 007

STATE CLEARINGHOUSE NUMBER (if applicable)

2017042025

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of American Canyon

LEAD AGENCY EMAIL

DATE

01/22/2026

COUNTY/STATE AGENCY OF FILING

Napa

DOCUMENT NUMBER

2026-007

PROJECT TITLE

Crawford Way Multifamily Condominium Tentative Subdivision Map (File No. PL25-0010)

PROJECT APPLICANT NAME

Yeh Area Group c/o Billy Yeh

PROJECT APPLICANT EMAIL

PHONE NUMBER

(707) 688-6668

PROJECT APPLICANT ADDRESS

4941 Allison Parkway

CITY

Vacaville

STATE

CA

ZIP CODE

95688

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

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# 2026012200036

\$

PAYMENT METHOD:

☐ Cash☒ Credit☐ Check☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

Lisa Spence

AGENCY OF FILING PRINTED NAME AND TITLE

Napa County Clerk, L. Spence, Deputy County Clerk



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental document 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 document 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 document 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 environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail environmental document filing fee 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. 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 document filing fee is due)*.

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt to NOE *(no environmental document filing fee is due)*.

Within 30 days after the end of each month in which the environmental document 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 submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):

- A photocopy of the monthly State of California Form No. CA25 (TC31)
- CDFW/ASB copies of all cash environmental document filing fee 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 and NOEs 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 and NOE has been filed. If this information is contained on the environmental document filing fee 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 a copy of the environmental document filing fee cash receipt and 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.

For access to CDFW's File Transfer Portal, submit email to CEQA@wildlife.ca.gov (Subject line: [County name] FTP account).

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090