



City of American Canyon
CC RESOLUTION NO. 2006-244

**ADOPTING A MITIGATED NEGATIVE DECLARATION
FOR THE VILLAGE AT VINTAGE RANCH TOWNHOMES**
**Northeast Corner of Highway 29 and American Canyon Road/
Silver Oak Trail**
APNs 059-080-012 and 059-080-033

WHEREAS, an application for a Tentative Map for Condominium Purposes was filed by Standard Pacific Homes and BayRock Residential to permit the subdivision of 18 buildings into 164 separate ownership units for property in the Cluster Residential designation of the Southeast Area Specific Plan located at the corner of Highway 29 and American Canyon Road, with APNs 059-080-012 and 059-080-033; and

WHEREAS, an application for Design Review approval was filed by Standard Pacific Homes to permit the construction of the Village at Vintage Ranch townhome project including eighteen multi-unit residential buildings plus improvements and amenities within the Cluster Residential zoning district of the Southeast Area Specific Plan in the same location, and

WHEREAS, pursuant to the California Environmental Quality Act, an Initial Study was prepared for the project which concluded that no significant adverse environmental impacts would occur as a result of the project because revisions in the project have been made by or agreed to by the applicant, and a Mitigated Negative Declaration was prepared; and

WHEREAS, pursuant to the California Environmental Quality Act, a Subsequent Initial Study/Mitigated Negative Declaration was prepared and circulated to address water availability and traffic issues; and

WHEREAS, based on the evidence in the record at the time, at its meeting of November 29, 2005, the Planning Commission adopted Resolution No. 2005-31 recommending that the City Council adopt the Mitigated Negative Declaration, and

WHEREAS, a duly-noticed public hearing a duly-noticed public hearing was held by the City Council on June 1, 2006, at which time all those in attendance were given the opportunity to speak, and

WHEREAS, the City Council considered the information in the Initial Study/Mitigated Negative Declaration in making its decision, and determined that the project would not have a significant effect on the environment;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of American Canyon hereby finds as follows:

1. An Initial Study was prepared for the Village at Vintage Ranch project and proper notice provided in accordance with CEQA and local guidelines.

2. That based upon the Initial Study, there is no substantial evidence that supports a fair argument that the project, as conditioned, would have a significant effect on the environment.
3. That the project does not have the potential to have a significant adverse impact on wildlife resources as defined in the State Fish and Game Code, either individually or cumulatively as a result of mitigation measures that have been agreed to.
4. That the project is not located on a site listed on any Hazardous Waste Site List compiled by the State pursuant to Section 65962.5 of the California Government Code.
5. That the Planning Commission reviewed the Initial Study and considered public comments before making a recommendation on the project.
6. That the record of proceedings of the decision on the project is available for public review at the City of American Canyon Planning Department, 3423 Broadway, Suite D-2, American Canyon, CA.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council accepts and adopts the Initial Study and Mitigated Negative Declaration, including all mitigation measures, for the Village at Vintage Ranch as complete and adequate.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council on June 1, 2006 by the following vote:

AYES: Coffee, Garcia, Anderson, Shaver
NOES: None
ABSTAIN: None
ABSENT: None



(For) Cecil Shaver, Mayor
Leon Garcia, Mayor

ATTEST:



(For) Kay Woodson, City Clerk
Cherri Walton, Deputy City Clerk

APPROVED AS TO FORM:



William D. Ross, City Attorney

(See Memo to File dated June 8, 2015)