



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

Mail To:  
LISA STEWART  
PO BOX 10523  
NAPA, CA 94581-252523

Requested by: LISA STEWART

Comments: City Of Napa

<i>Napa Recorder-Co. Clerk Office</i>		
<i>Invoice</i>		
<b>Date:</b> 8/24/2021	<b>Transaction #</b> 2021082400096	<b>Time:</b> 12:15:26PM
Product - Description	Charge	Amount
1 FISH/GAME ADMIN FEE Soscol Square Shopping Center		\$50.00
1 FISH/GAME NEGATIVE DECLARATION		\$2,480.25
TOTAL CHARGES		\$2,530.25
CHECK	346	\$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

StartOver

Save

RECEIPT NUMBER:

28 — 08242021 — 078

STATE CLEARINGHOUSE NUMBER (If applicable)

2021070299

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Napa

LEAD AGENCY EMAIL

mallen@cityofnapa.org

DATE

08242021

COUNTY/STATE AGENCY OF FILING

Napa

DOCUMENT NUMBER

2021-078

PROJECT TITLE

Soscol Square Shopping Center

PROJECT APPLICANT NAME

Ronmore Developers Inc.

PROJECT APPLICANT EMAIL

poroznid@ronmore.ca

PHONE NUMBER

(403) 692-4626

PROJECT APPLICANT ADDRESS

5920-1A Street SW, Ste. 250

CITY

Calgary

STATE

Alberta

ZIP CODE

T2H 0G3, Canada

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	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$	2,480.25
<input type="checkbox"/> 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)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input checked="" type="checkbox"/> Other Receipt Number: 2021082400096		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

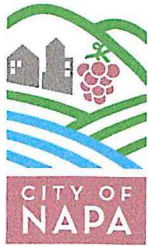
TOTAL RECEIVED \$ 2,530.25

SIGNATURE

**X** Lawrence Rodriguez  
Digitally signed by Lawrence Rodriguez  
Date: 2021.08.24 13:45:11 -07'00'

AGENCY OF FILING PRINTED NAME AND TITLE

Napa County Clerk L. Rodriguez Deputy County Clerk



2021-078

**NOTICE OF DETERMINATION**

*Mailing Address:*  
PO Box 660  
Napa, CA 94559

**Planning Division**  
1600 First Street  
707.257.9530

**TO:** ☒ County Clerk - County of Napa  
900 Coombs Street, Room 116  
Napa, CA 94559

☐ Office of Planning & Research  
1400 Tenth Street, Room 131  
Sacramento, CA 95814

**STATE CLEARING HOUSE NUMBER:****2021070299****Project Name:** Soscol Square Shopping Center**File Number:** PL20-0162**Site Address:** 333 & 407 Soscol Avenue**APNs:** 046-190-054, 046-190-024**City & County:** City of Napa & County of Napa

**Applicant/  
Property  
Owner** Ronmore Developers Inc.  
5920-1A Street SW, Ste. 250  
Calgary, Alberta T2H 0G3, Canada

**Phone:** 403.692.4626**Email:** [poroznid@ronmore.ca](mailto:poroznid@ronmore.ca)**Staff Manager:** Michael Allen**Phone:** 707.257.9530**Email:** [mallen@cityofnapa.org](mailto:mallen@cityofnapa.org)**PROJECT DESCRIPTION:**

55,000-square foot Kohl's retail store building; a 9,800-square foot future commercial building to be constructed at a later phase; and a 4,970-square foot fast food restaurant with a double lane drive-thru accommodating up to 26 cars. Additional site improvements include: outdoor dining areas, new surface parking lot with delineated pedestrian pathways, bio-infiltration ponds and planters, a 12-foot wide (1-foot shoulder on both sides and 10-foot pavement) Class I bicycle trail within a public access easement along Tulocay Creek with associated fencing, public artwork, and monument signs.

**ENVIRONMENTAL SETTING:**

The 7.03-acre Project site is located at 333 Soscol Avenue, Napa, California, specifically north of Tulocay Creek, west of Soscol Avenue (State Route 121), and east of Gasser Drive (Figures 1 and 2). The Project site is bound by commercial properties to the north, by Tulocay Creek followed by commercial properties to the south, by Soscol Avenue followed by commercial properties to the east, and by undeveloped land (zoned multi-family residential) to the west. The Project site is currently vacant with no existing buildings or structures on-site. Previous uses at the Project site included an active automobile dealership and an architectural materials store.

This is to advise that the City of Napa has approved the above-described project on August 19, 2021 and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

**CERTIFICATION:**

This is to certify that the Soscol Square Shopping Center Initial Study with comments and responses and record of project approval are available to the General Public at the Community Development Department located at 1600 First Street, Napa, CA 94559.

**PREPARED BY:**

Michael Allen, Senior Planner  
for Vin Smith, Community Development Director

August 23, 2021

Date