

Notice of Determination

2024-124

ENDORSED

NOV 22 2024

JOHN TUTEUR
Napa County Recorder-County Clerk
By: Jisa 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: 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 #2023100842 for the SDG Commerce 220 Distribution Center.

Project Title: SDG Commerce 220 EIR and CUP (File No. PL23-0017).

Project Applicant: SDG Commerce 220, LLC c/o John Woitas, 413 W. Yosemite Ave, Suite 105, Madera, Madera County, CA 93637, Ph: 559-674-0906

Project Location (include county): 1055 Commerce Ct, American Canyon, Napa County, CA 94503, APN 058-030-069.

Project Description: Final EIR and Conditional Use Permit for development of a 219,834 square foot wine distribution warehouse on a 10.17-acre site in the Recreation (REC) Zoning District. The warehouse has an average roof height of 35 feet and includes 23 truck doors and approximately 4,400 square feet of office space.

Brief Description of Action Taken: The "Action Taken" that this Notice of Determination addresses was:

1) the certification of a Final EIR as described above to develop a 219,834 square-foot wine distribution center on a 10.17-acre site; 2) and the approval of a Conditional Use Permit for development of a 219,834 wine distribution warehouse on a 10.17-acre site in the Recreation (REC) Zoning District. The warehouse has an average roof height of 35 feet and includes 23 truck doors and approximately 4,400 square feet of office space.

This is to advise that the City of American City Council (Lead Agency) has approved the project on November 19, 2024, 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 for approval of the 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 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: November 20, 2024 Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 28 — 11/22/2024 — 124
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2023100842

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of American Canyon	LEAD AGENCY EMAIL	DATE 11/22/2024
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2024-124	

PROJECT TITLE
SDG Commerce 220 EIR and CUP (File No. PL23-0017)

PROJECT APPLICANT NAME SDG Commerce 220, LLC c/o John Wojtas	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 674-0906
PROJECT APPLICANT ADDRESS 413 W. Yosemite Ave, Suite 105	CITY Madera	STATE CA
		ZIP CODE 93637

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	<u>4,051.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	<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)			
<hr/>			
<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# 2024112200014		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 4,101.25

SIGNATURE X <i>Lisa Spence</i>	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk, L. Spence, Deputy County Clerk
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