

NOTICE OF AVAILABILITY

City of Suisun City
Notice of Availability of Draft Environmental Impact Report
Suisun Logistics Center Project
State Clearinghouse Number: 2021010044

NOTICE IS HEREBY GIVEN that, pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Suisun City, Lead Agency for the proposed Suisun Logistics Center Project, has completed preparation of a Draft Environmental Impact Report (DEIR) in compliance with CEQA. As provided in Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice that the DEIR is now available for review, and to solicit comments and concerns regarding the environmental issues associated with the proposed Suisun Logistics Center Project from July 26, 2024, to September 9, 2024.

Project Location: The 167.43-acre project site is located in unincorporated Solano County, California, within the existing Suisun City Sphere of Influence. The semi-triangular project site is bounded by an under-construction service station and Walters Road (west), Petersen Road (north), grazing land and Travis Air Force Base (east), and State Route 12 (SR-12) (south). The project site is located on the Denverton, California United States Geological Survey 7.5-minute topographic quadrangle, Township 5 North, Range 1 West, Section 33 (Latitude 38° 14' 22" North; Longitude 121° 58' 48" West).

Project Description: The project applicant, Buzz Oates Construction, Inc., is proposing development of 2.1 million square feet of warehouse uses on approximately 120 acres. 47 acres would continue to be permanently preserved as open space. This area coincides with the portion of the site designated as Zone B1 (Inner Approach/Departure Zone) by the Travis Air Force Base Land Use Compatibility Plan and the Petersen Ranch West Conservation Easement. The entire approximately 167.43-acre project site and the right-of-way for Petersen Road abutting the project would be annexed into the Suisun City limits. Six buildings ranging from 145,397 to 644,782 square feet would be developed on-site. Each building would provide docks, grade level roll-up doors, and trailer parking stalls. The facility would be enclosed with a secure perimeter and access would be restricted to authorized users. The project would also include improvements to public infrastructure.

Potentially Significant Environmental Effects: Analysis of the project determined that there were potentially significant impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Soils, and Seismicity, Greenhouse Gas Emissions and Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation. However, implementation of mitigation measures provided in the DEIR would reduce the majority of these potential impacts to a less than significant level. Impacts that would remain significant even after implementation of all feasible mitigation measures include direct and cumulative impacts related to: views from Peterson Road; consistency with Air Quality Management Plan; cumulative criteria pollutant emissions; the pappose tarplant, a Special Status Species; Greenhouse Gas Emissions; and vehicle miles traveled. All other project-related environmental effects were concluded to be less than significant or less than significant with the implementation mitigation.

As discussed in the DEIR, several nearby sites are listed on regulatory databases (Cortese Lists). Of these sites, only one had the potential to impact the proposed project. As indicated in Section 3.7.2, Environmental Setting, of the DEIR, the results of a groundwater monitoring program show that residual contaminants in groundwater no longer exceed regulatory levels, and Solano County Department of Resource Management Environmental Health Division issued a "Case Closure" letter on June 30, 2017. Although the site is still included in the State Water Board's Geotracker database, it is noted as case closed.

DEIR Document Review and Availability: The DEIR, including the technical appendices, can be reviewed at the following website: <https://ceqanet.opr.ca.gov/2021010044/2> and on the City's website at: <https://www.suisun.com/Departments/Development-Services/Planning/Environmental-Documents>. A hard copy of the DEIR can be viewed at the following locations:

City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

Hours: Monday–Thursday: 9:00 a.m. to 5:00 p.m.

Joseph A. Nelson Center
611 Village Drive Suisun City,
CA 94585

Hours: 9:00 a.m. to 5:00 p.m.

Suisun City Library

601 Pintail Drive
Suisun City, CA 94585

Hours: 9:00 a.m. to 6:00 p.m. (Mondays and
Wednesdays; 9:00 a.m. to 8:00 p.m. Tuesdays and
Thursdays; and 9:00 a.m. to 5:00 p.m. Fridays and
Saturdays)

Public Review Period: The public review period to comment on the DEIR shall be 45-days, from July 26, 2024, to September 9, 2024, at 5:00 p.m. Any person, agencies, or organization wishing to comment on the document, please provide your written/typed comments (including name, affiliation, telephone number, and contact information) via electronic or US mail as shown below by 5:00 p.m. on Monday, September 9, 2024:

By Mail: City of Suisun City
Attn: Jim Bermudez
Development Services Director
701 Civic Center Boulevard
Suisun City, CA 94585

By Email: jbermudez@suisun.com