

EXECUTIVE SUMMARY

Purpose

This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Giovannoni Logistics Center Project (State Clearinghouse No. 2021010104). This document is prepared in conformance with CEQA (Public Resources Code [PRC] § 21000, *et seq.*) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et seq.*).

The purpose of this Draft EIR is to inform decision-makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

Project Summary

Project Location

The 208-acre project site is located in the City of American Canyon, Napa County, California. The semi-rectangular project site is bounded by industrial development in the Green Island Business Park (west), the Napa Logistics Park and Devlin Road (north), the Napa Branch Line (east), and Green Island Road, a stone supply business, and a wine distribution warehouse (south).

Project Description

The proposed project consists of the development of up to 2.4 million square feet of high-cube warehouse on 163 acres of the project site. Phase 1 consists of approximately 1.1 million square feet on the eastern portion of the project site. Phase 2 consist of approximately 1.3 million square feet on the western portion of the project. Approximately 45 acres of the project site would be preserved as wetlands. The applicant would extend the Napa Valley Vine Trail along the project frontage with Devlin Road and Green Island Road. Section 2, Project Description, provides a complete description of the project.

Project Objectives and Underlying Purpose

The underlying purpose of the proposed project is to develop industrially zoned undeveloped land within the American Canyon city limits to its highest and best use.

The objectives of the proposed project are to:

1. Promote economic growth in American Canyon by attracting new industries.

2. Promote development that that generates net positive tax revenues for the City by generating more in new tax revenues than are consumed by City expenditures on services provided to the development.
3. Create new employment opportunities for residents of Napa County and the surrounding region.
4. Develop compatible land uses near the Napa County Airport in the interests of avoiding interference with aviation operations.
5. Improve American Canyon’s jobs-housing ratio by adding new employment opportunities.
6. Continue the orderly development of the Devlin Road corridor with a well-designed project.
7. Further the goals and policies of the City of American Canyon General Plan by developing land contemplated to support urban development to its highest and best use.
8. Preserve the most biologically sensitive portions of the project site as open space.
9. Install circulation improvements along Green Island Road and Devlin Road that provide efficient ingress and egress to the proposed project while also ensuring these facilities operate at acceptable levels.
10. Promote public safety by incorporating security measures into the project design.
11. Mitigate impacts on the environment through implementation of feasible mitigation measures.

Significant Unavoidable Adverse Impacts

The proposed project would result in the following significant unavoidable impacts:

- **Consistency With Air Quality Management Plan:** The proposed project would result in exceedances of regional emissions thresholds and, therefore, be inconsistent with the Bay Area Air Quality Management District (BAAQMD) regional air quality planning assumptions. Mitigation is proposed requiring the implementation of feasible emissions reduction measures; however, these measures would not reconcile this inconsistency. Therefore, the significance after mitigation is significant and unavoidable.
- **Cumulative Criteria Pollutant Emissions Impacts:** The proposed project would result in a cumulatively considerable net increase of criteria pollutants for which the project region is nonattainment under an applicable federal or State ambient air quality standard. Mitigation is proposed requiring the implementation of air emissions reduction measures, but it would not fully reduce this impact to a level of less than significant. Therefore, the significance after mitigation is significant and unavoidable.

Summary of Project Alternatives

Below is a summary of the alternatives to the proposed project considered in Section 5, Alternatives to the Proposed Project.

No Project/No Development Alternative

The proposed project would not be pursued, and the project site would remain undeveloped for the foreseeable future. This alternative would avoid all of the proposed project's significant impacts.

No Project/Existing General Plan Alternative

A 2.4 million square-foot food and beverage facility would be developed on the project site. The project boundaries would remain the same as the proposed project. This alternative would increase the severity of all of the proposed project's significant impacts.

Reduced Density Alternative

A 1.6-million-square-foot logistics center would be developed on the project site, which represents a 25 percent reduction relative to the proposed project. The layout and project boundaries would remain the same as the proposed project. This alternative would lessen the severity of all of the proposed project's significant impacts.

Phase 1 Only Alternative

Phase 1 would be developed, which consist of 1.1 million square feet of high-cube warehouse on 95 acres. Phase 2 would not be pursued, and the remaining 113 acres of the project site would remain undeveloped. This alternative would lessen the severity of all of the proposed project's significant impacts to the greatest extent. The Phase 1 Only Alternative is the environmentally superior alternative.

Areas of Controversy and Potentially Controversial Issues

Pursuant to CEQA Guidelines Section 15123(b), a summary section must address areas of controversy known to the lead agency, including issues raised by agencies and the public, and it must also address issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

A Notice of Preparation (NOP) for the proposed project was issued on January 12, 2021. The NOP describing the original concept for the project and issues to be addressed in the EIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period extending from January 12, 2021, through February 10, 2021. During the NOP review period, the following issues were raised in comments submitted to the City of American Canyon:

- Health effects on disadvantaged communities from diesel emissions
- Housing for project employees
- Climate change
- Impacts on nearby vernal pools

- Impacts on special-status plant and wildlife species
- Traffic
- Aesthetics
- Noise

Disagreement Among Experts

This Draft EIR contains substantial evidence to support all the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although the City of American Canyon is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision-makers to make an informed judgment about the environmental consequences of the proposed project.

Public Review of the Draft EIR

Upon completion of the Draft EIR, the City of American Canyon filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (PRC § 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the City of American Canyon offices and the American Canyon Library. The address for each location is provided below:

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| American Canyon City Hall 4381 Broadway Street, Suite 201 American Canyon, CA 94503 Hours: Monday-Friday: 8:00 a.m. to 5:00 p.m. | American Canyon Library 300 Crawford Way Hours: Monday-Saturday 10:00 a.m. to 5:30 p.m. |
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The Draft EIR is also posted on the City of American Canyon's website:
<https://www.cityofamericancanyon.org>

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

Brent Cooper, AICP, Community Development Director
City of American Canyon
4381 Broadway Street, Suite 201
American Canyon, CA 94503
Phone: 707.647.4335
Email: bcooper@cityofamericancanyon.org

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the City of American Canyon on the project, at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision-makers for the project.

Executive Summary Matrix

Table ES-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed project. The table is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding section of this EIR. Table ES-1 is included in the EIR as required by CEQA Guidelines Section 15123(b)(1).

Table ES-1: Executive Summary Matrix

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| Section 3.1—Aesthetics, Light, and Glare | | |
| Impact AES-1: The proposed project would not have a substantial adverse effect on a scenic vista. | No mitigation is necessary. | Less than significant impact. |
| Impact AES-2: The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. | No mitigation is necessary. | Less than significant impact. |
| Impact AES-3: The proposed project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. | MM AES-3: Prior to issuance of building permits for the proposed project, the project applicant shall prepare and submit a photometric plan to the City of American Canyon for review and approval which demonstrates that all exterior light fixtures would be directed downward or employ full cut-off fixtures to minimize light spillage and avoid interference with aviation operations at the Napa County Airport. The approved plan shall be incorporated into the proposed project. | Less than significant impact. |
| Section 3.2—Air Quality | | |
| Impact AIR-1: The proposed project would conflict with or obstruct implementation of the applicable air quality plan. | Implement Mitigation Measures MM AIR-2a, MM AIR-2b, MM AIR-2c, MM AIR-2d. | Significant unavoidable impact. |
| Impact AIR-2: The proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard. | MM AIR-2a: The following Best Management Practices (BMPs), as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included in the design of the project and implemented during construction: <ul style="list-style-type: none"> ● All active construction areas shall be watered at least two times per day. ● All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces. ● All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard. ● All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. | Significant unavoidable impact. |

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| | <ul style="list-style-type: none"> ● All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. ● All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ● Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure (ATCM) Title 13, Section 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points. ● All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. ● The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City and the construction contractor shall take corrective action within 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations. <p>MM AIR-2b: Prior to the issuance of grading or building permits, the project applicant shall provide the City with documentation demonstrating the use of “Low-VOC” architectural coatings during the proposed project’s construction. “Low-VOC” architectural coatings used during project construction shall not exceed 50 grams of reactive organic gases (ROG) or volatile organic compounds (VOC) per liter of product.</p> <p>MM AIR-2c: Prior to issuing any certificate of occupancy for the proposed project, the project applicant shall provide the City with documentation demonstrating the use of “Low-VOC” architectural coatings and electric landscaping equipment during the operation of the proposed project. “Low-VOC” architectural coatings used during project construction shall not exceed 50 grams of reactive organic gases (ROG) or volatile organic compounds (VOC) per liter of product. Landscaping equipment referred to in this requirement shall include lawnmowers, leaf blowers, and chainsaws.</p> | |

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| | <p>MM AIR-2d: Prior to issuing the certificate of occupancy for the proposed project, the project applicant shall provide the City with documentation demonstrating the use of a truck fleet that meets or exceeds model year 2014 for all heavy-duty trucks during operation of the proposed project. If the project applicant does not own the truck fleet that would be used during operation of the proposed project, the project applicant shall provide the City with documentation from the truck fleet owner or operator demonstrating that trucks utilized for operation of the proposed project will meet or exceed model year 2014. If any change occurs where a new truck fleet is utilized during operation of the proposed project, the project applicant shall provide the City with documentation demonstrating that the new truck fleet meets or exceeds this requirement.</p> <p>To monitor and ensure that trucks that meet a model year of 2014 or newer are used for the proposed project, the fleet operator shall maintain records of all trucks and equipment associated with the proposed project’s operation and make these records available to the City upon request. Alternatively, the City may require periodic reporting and provision of written records by operators and conduct regular inspections of the records to the maximum extent feasible and practicable.</p> | |
| <p>Impact AIR-3: The proposed project would not expose sensitive receptors to substantial pollutant concentrations.</p> | <p>None Required.</p> | <p>Less than significant impact.</p> |
| <p>Impact AIR-4: The proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.</p> | <p>None Required.</p> | <p>Less than significant impact.</p> |
| <p>Section 3.3—Biological Resources</p> | | |
| <p>Impact BIO-1: The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.</p> | <p>MM BIO-1a: Pre-construction surveys for Swainson’s hawk shall be conducted in the project site vicinity prior to initiation of project construction activities. These pre-construction surveys shall include investigation of all potential nesting trees within a half-mile radius around all project activities and shall be completed for at least two survey periods immediately prior to commencement of project construction. Surveys shall follow California Department of Fish and Wildlife (CDFW) guidelines for</p> | <p>Less than significant impact.</p> |

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| | <p>conducting surveys for Swainson’s hawk that were developed by the Swainson’s Hawk Technical Advisory Committee to maximize the potential for locating nesting Swainson’s hawk and reduce the potential for nest failures due to project activities and/or disturbances.</p> <p>If no nesting Swainson’s hawk are found during the first non-optional survey period starting March 20, then project construction may commence. If during the third surveys (April 5–April 20) Swainson’s hawk are found to be nesting in the project vicinity and construction has commenced, it shall be assumed the Swainson’s hawk commenced nesting and thus that the Swainson’s hawk are habituated to the ambient level of noise and disturbance emanating from the project site.</p> <p>If Swainson’s hawk are found to be nesting within 1,000 feet of the project site, a non-disturbance buffer shall be established to keep all construction activities a minimum of 1,000 feet from the nest site. The CDFW shall be consulted regarding the adequacy of the buffer established by the qualified Raptor Biologist. At that time the necessity for acquiring a Fish and Game Section 2081 Incidental Take Permit (ITP) authorization would be determined. An ITP authorization shall be required if there is a valid concern the project activities would result in the “take” of an adult Swainson’s hawk, eggs, or nestlings.</p> <p>No disturbance such as construction or earthmoving activity shall occur within the established buffer zone until it is determined by a qualified Raptor Biologist that the young have fledged or the nesting cycle is complete based on monitoring of the active nest by a qualified Biologist.</p> <p>MM BIO-1b: No more than 30 days prior to the first ground disturbance activity, pre-construction golden eagle nesting surveys shall be conducted in the project site vicinity. Pre-construction surveys shall include investigation of all potential nesting trees within a 0.5-mile radius around all project activities. If active golden eagle active nests are identified within any trees within a 0.5-mile radius of the project site, a qualified Raptor Biologist shall establish a protection buffer at a minimum of 1,000 feet that is adequate to ensure noise or activity from the proposed project would not cause nest disturbance or young or adult bird mortality. Buffer zones may vary in size as some golden eagles are more acclimated to disturbance than others. Size</p> | |

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| | <p>of buffer zone may be modified by the qualified Raptor Biologist considering the type of construction activity that may occur and the behavioral factors and extent that golden eagle may have acclimated to disturbance. No construction or earthmoving activity shall occur within the established buffer zone until it is determined by a qualified Raptor Biologist that the young golden eagles have fledged or that the nesting cycle is complete based on monitoring of the active nest by a qualified Biologist.</p> <p>MM BIO-1c: Prior to ground disturbance, a pre-construction nesting survey shall be conducted for northern harrier if construction is scheduled during the nesting season (February 1 through September 1). To determine whether northern harrier is nesting on-site, a qualified Raptor Biologist(s) shall conduct walking transects through the project site grassland habitat searching for nests. An active northern harrier nest must be protected by implementing a minimum 500-foot radius buffer zone around the nest marked with orange construction fencing. If an active nest is located outside of the project site, the buffer shall be extended onto the project site and demarcated where it intersects the project site. Size of buffer zone could be modified considering the type of construction activity that may occur, physical barriers between the construction site and active nest, and the behavioral factors and extent that northern harrier may have acclimated to disturbance. No construction or earthmoving activity shall occur within the established buffer zone until it is determined by a qualified Raptor Biologist that the young have fledged or that the nesting cycle is otherwise determined to be complete based on monitoring of the active nest by a qualified Biologist.</p> <p>MM BIO-1d: Prior to any ground disturbance, pre-construction surveys for burrowing owl shall be conducted. The pre-construction surveys shall be conducted within 2 weeks prior to the onset of any ground-disturbing activities. Surveys shall be conducted by a qualified Biologist following California Department of Fish and Wildlife (CDFW) 2012 staff report survey methods and Biologist qualifications to establish the status of burrowing owl on the project site.</p> <p>If burrowing owl are found to occupy the project site during the nonbreeding season (September 1 to January 31), occupied burrows shall</p> | |

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| | <p>be avoided by establishing a no-disturbance buffer zone a minimum of 100 feet around the burrow. Buffers may be adjusted to address site-specific conditions using the impact assessment approach described in the CDFW 2012 staff report. If a qualified Raptor Biologist determines the location of an occupied burrow/s may be impacted even with a 100-foot buffer, or the burrow(s) are in a location(s) on the project site where a buffer cannot be established without preventing the proposed project from moving forward, then a passive relocation effort may be instituted to relocate the individual(s) out of harm’s way pursuant to a Burrowing Owl Exclusion Plan prepared in accordance with the CDFW 2012 staff report.</p> <p>If burrowing owl are found to be present during the breeding season (February 1 to August 31), the proposed project ground-disturbing activities shall follow the CDFW 2012 staff report recommended avoidance protocol whereby occupied burrows shall be avoided with a no-disturbance buffer.</p> | |
| <p>Impact BIO-2: The proposed project could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.</p> | <p>MM BIO-2: To offset the loss of the 0.496 acre of seasonal wetland impacts from Phase 1, and 2.57 acres of seasonal wetlands and 1.13 acres of vernal pools from Phase 2, and to ensure there is no-net loss of wetland area, the applicant shall establish/create 0.992 acre of palustrine emergent wetlands (2:1 ratio) for Phase 1 concurrent with project construction, and 2.57 acres of seasonal wetlands (1:1 ratio) and 1.13 acres of vernal pool wetlands (1:1 ratio) for Phase 2 at least 1 year prior to the start of Phase 2 construction, on the 45-acre Wetland Preserve. The established/created wetlands shall be monitored for a minimum of 5 years to ensure the wetlands meet the USACE’s and RWQCB’s definition of a wetland.</p> | <p>Less than significant impact.</p> |
| <p>Impact BIO-3: The proposed project could have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p> | <p>MM BIO-3a: Prior to issuance of the Phase 1 grading permit, the project applicant shall apply for and obtain a Nationwide Permit from the San Francisco District of the United States Army Corps of Engineers (USACE) for discharge within 0.004 acre of wetlands/waters of the United States under Clean Water Act Section 404 jurisdiction. For the USACE permit to be valid, the applicant shall apply for and obtain the accompanying Section 401 Water Quality Certification from the San Francisco Bay Regional Water Quality Control Board (San Francisco Bay RWQCB). The applicant shall apply for and obtain a separate Waiver of Waste Discharge Requirements from the San Francisco Bay RWQCB for impacts to 0.496 acre of wetlands/waters</p> | <p>Less than significant impact.</p> |

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| | <p>of the State. To offset the loss of 0.496 acre of permanent wetland impacts and to ensure there is no-net loss of wetland area, the applicant shall establish/create 0.992 acre of wetlands (2:1 ratio), prior to or concurrent with the start of construction, on the 45-acre Wetland Preserve. The established/created wetlands shall be monitored for a minimum of 5 years to ensure the wetlands meet the USACE’s and RWQCB’s definition of a wetland. The applicant shall implement the terms of the approved permit(s).</p> <p>MM BIO-3b: Prior to issuance of the Phase 2 grading permit, the project applicant shall apply for and obtain an Individual Permit from the San Francisco District of the United States Army Corps of Engineers (USACE) for the placement of fill material within approximately 3.7 acres of wetlands/waters of the United States under Clean Water Act Section 404 jurisdiction. For the USACE permit to be valid, the applicant shall apply for and obtain the accompanying Section 401 Water Quality Certification from the San Francisco Bay Regional Water Quality Control Board (San Francisco Bay RWQCB). The applicant shall apply for and obtain a separate Waiver of Waste Discharge Requirements from the San Francisco Bay RWQCB for the discharge of fill material within approximately 3.7 acres of waters of the State. To offset the loss of 3.7 acres of permanent wetland impacts and to ensure there is no-net loss of wetland area or permanent loss of functions and values, the applicant shall establish/create 2.57 acres of seasonal wetlands (1:1 ratio) and 1.13 acres of vernal pools (1:1 ratio), at a minimum of 1 year prior to the start of construction, on the 45-acre Wetland Preserve. The established/created wetlands and vernal pools shall be monitored for a minimum of 5 years to ensure the wetlands meet the USACE’s and RWQCB’s definition of a wetland. The applicant shall implement the terms of the approved permit(s).</p> <p>MM BIO-3c: Prior to issuance of the Phase 1 grading permit, a Wetland Mitigation and Monitoring Plan shall be prepared and submitted to the San Francisco Bay Regional Water Quality Control Board (San Francisco Bay RWQCB) for review as part of the process for obtaining a permit from the agency. The Wetland Mitigation and Monitoring Plan shall address the loss of 0.496 acre of wetlands impact due to Phase 1 of the proposed project as well as the potential loss of approximately 3.7 acres of wetlands that as part</p> | |

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| | <p>of Phase 2. The Wetland Mitigation and Monitoring Plan shall include in irrevocable instrument (e.g., deed restriction or conservation easements) that shall restrict use of both the 0.992 acre of created wetlands for Phase 1 as well as approximately 3.7 acres of additional wetlands created for Phase 2. The Wetland Mitigation and Monitoring Plan shall also include a long-term endowment that would be fully funded by the proposed project to manage approximately 45-acre open space preserve and created wetlands in perpetuity. If additional wetland mitigation lands are required to compensate for wetland impacts associated with Phase 2, wetlands shall be established/created at a minimum 1:1 ratio (1 acre established/created for every acre permanently impacted) on appropriate mitigation land, approved by the RWQCB and United States Army Corps of Engineers (USACE), within the Phase 2 project site’s Hydraulic Unit Code (HUC) 10 watershed. The established/created wetlands shall be monitored for a minimum of 5 years to ensure the wetlands meet the USACE’s and RWQCB’s definition of a wetland. The applicant shall implement the terms of the approved permit(s).</p> <p>MM BIO-3d: Prior to issuance of the Phase 1 and Phase 2 grading permit, a Wetland Mitigation and Monitoring Plan shall be submitted to the San Francisco Bay Regional Water Quality Control Board (San Francisco Bay RWQCB) for review as part of the process for obtaining a permit from the agency. The Wetland Mitigation and Monitoring Plan shall be prepared in accordance with the Subpart J—Compensatory Mitigation for Losses of Aquatic Resources outlined in the California State Water Resources Control Board (State Water Board) Procedures, and in accordance with the State Water Board Implementation Guidance dated April 2020, and in accordance with the United States Army Corps of Engineers (USACE) Compensatory Mitigation Rule (33 Code of Federal Regulations Part 332)</p> <p>The basic objective of the Wetland Mitigation and Monitoring Plan is to ensure that project wetland impacts, and compensatory mitigation proposed to offset the wetland impacts, shall provide a no-net-loss of area of wetlands, and wetlands established/created shall be in-kind to the wetlands impacted. In summary, the Wetland Mitigation and Monitoring Plan shall at a minimum:</p> | |

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| | <ol style="list-style-type: none"> 1. Preserve 7.58 acres of existing seasonal wetlands and 0.13 acre of vernal pools within the 45-acre Wetland Preserve. 2. Establish within the Wetland Preserve approximately 0.992 acre of seasonal wetlands in advance of or concurrent with implementation of Phase 1 impacts to 0.496 acre of palustrine emergent wetlands at a 2:1 ratio. 3. Establish within the Wetland Preserve approximately 2.57 acres of seasonal wetlands and 1.13 acres of vernal pools in advance of implementation of future Phase 2, assuming Phase 2 is built out, to address the potential maximum losses of approximately 3.7 acres of wetlands that may occur. 4. Provide financial assurances to ensure a high level of confidence that the compensatory mitigation shall be successfully completed, in accordance with applicable performance standards. 5. Design ecological performance standards to assess whether the Wetland Mitigation and Monitoring Plan is achieving the overall objectives, so that it can be objectively evaluated to determine whether it is developing into the desired resource type (vernal pool, seasonal wetland e.g.), and attaining any other applicable metrics such as acres, number of native plant species, water saturation and/or ponding depth etc. 6. Monitor the site for a duration necessary to determine whether the Wetland Mitigation and Monitoring Plan is meeting the performance standards. Established palustrine emergent wetlands and vernal pools typically develop quickly on soils with clay restrictive horizon. The 45-acre Wetland Preserve does have a clay restrictive layer approximately 8–18 inches below the surface therefore a 5-year monitoring period would be sufficient to determine whether performance standards are met. This monitoring period may be extended if performance standards are not met due to how the wetlands were constructed or natural events such as severe droughts. 7. Protect the approximately 45-acre Wetland Preserve in perpetuity using a conservation easement, and provide an endowment sufficient to fund the Long-Term Management Plan. 8. An overall assessment of the condition of the wetlands that shall be permanently impacted by the proposed project shall be conducted using the California Rapid Assessment Method (CRAM) for depressional | |

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| | <p>wetlands, or a hybrid approach based on CRAM. Each similar wetland type that may be impacted shall be assessed to describe the floristic community and record the native and non-native dominant plants within the vernal pool and palustrine emergent wetlands. Physical structure such as topographic complexity and physical features that may provide habitat for aquatic species (e.g., boulders, woody debris etc.) shall be recorded and used to design the created/established wetlands. The purpose of this assessment is to ensure the design of the wetlands shall provide habitat that is similar to the wetlands being impacted to ensure the impacted wetlands are mitigated in-kind.</p> | |
| <p>Impact BIO-4: The proposed project could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.</p> | <p>MM BIO-4: If construction occurs during the breeding season of migratory and resident birds (February 1 to August 31), a qualified Biologist shall conduct a pre-construction breeding bird survey in areas of suitable habitat within 15 days prior to the onset of construction activity. Nesting bird surveys shall cover the proposed project footprint and adjacent areas. If bird nests are found, appropriate buffer zones shall be established around all active nests to protect nesting adults and their young from direct or indirect impacts related to project construction disturbance. Size of buffer zones shall be determined per recommendations of the qualified Biologist based on-site conditions and species involved. At a minimum a 1,000-foot buffer shall be established for nesting Swainson’s hawk and golden eagle; 500-foot buffer for nesting northern harriers; 250-foot buffer for nesting accipiters; and minimum 50-foot buffers shall be established for nesting passerines and all other non-raptor or passerine nesting birds. Buffer zones shall be maintained until it can be documented that either the nest has failed, or the young have fledged.</p> | <p>Less than significant impact.</p> |
| <p>Impact BIO-5: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p> | <p>No mitigation is necessary.</p> | <p>Less than significant impact.</p> |
| <p>Section 3.4—Cultural and Tribal Cultural Resources</p> | | |
| <p>Impact CUL-1: The proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.</p> | <p>None required.</p> | <p>No impact.</p> |

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| <p>Impact CUL-2: The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</p> | <p>MM CUL-2a: No ground disturbance shall take place within 100 feet of informal archaeological resource 483A-001. The resource shall be preserved in place.</p> <p>MM CUL-2b: An Archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for archaeology shall be present on-site during all earth disturbing activities. If prehistoric or historic-period archaeological resources are encountered, all construction activities within 100 feet of the find shall halt and the City of American Canyon shall be notified. Prehistoric archaeological materials may include obsidian and chert flaked stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse.</p> <p>The Archaeologist shall inspect the findings within 24 hours of discovery. If it is determined the project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, a qualified Archaeologist shall prepare and implement a detailed treatment plan in consultation with the City of American Canyon. Treatment of unique archaeological resources shall follow the applicable requirements of Public Resources Code Section 21083.2. Treatment for most resources would consist of (but would not be limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the proposed project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results</p> | <p>Less than significant impact.</p> |

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| | <p>within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and State repositories, libraries, and interested professionals.</p> | |
| <p>Impact CUL-3: The proposed project could disturb human remains, including those interred outside of formal cemeteries.</p> | <p>MM CUL-3: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98. 2 Where the following conditions occur, the landowner or authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> • The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. <p>Additionally, California Public Resources Code Section 15064.5 requires the following relative to Native American Remains:</p> | <p>Less than significant.</p> |

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| | <ul style="list-style-type: none"> When an initial study identifies the existence of, or the probable likelihood of, Native American Remains within a project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code Section 5097.98. The applicant may develop a plan with respect to their respective individual development proposals for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American Burials with the appropriate Native Americans as identified by the NAHC. | |
| <p>Impact CUL-4: The proposed project may cause a substantial adverse change in the significance of a Tribal Cultural Resource.</p> | <p>MM CUL-4: A Tribal Monitor representing the Yocha Dehe Wintun Nation shall be present during all project-related ground disturbance. Additionally, the Yocha Dehe Wintun Nation’s Treatment Protocol (Protocol) shall be followed with respect to Tribal Cultural Resources (TCRs). The purpose of the protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, if any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground-disturbing activity. This Protocol also formalizes procedures for Tribal Monitoring during archaeological studies, grading, and ground-disturbing activities.</p> <ol style="list-style-type: none"> Cultural Affiliation: The Yocha Dehe Wintun Nation (Tribe) traditionally occupied lands in Yolo, Solano, Lake, Colusa, and Napa Counties. The Tribe has designated its Cultural Resources Committee (Committee) to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with projects on lands culturally affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol. Inadvertent Discovery of Native American Human Remains: Whenever Native American human remains are found during the course of a project, the determination of Most Likely Descendant (MLD) under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission (NAHC) upon notification to the NAHC of the discovery of said remains at a project site. If the location of the site and the history and prehistory of the area is culturally affiliated with the | <p>Less than significant.</p> |

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| | <p>Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents. Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe agrees with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.</p> <p>3. Treatment of Native American Remains: In the event that Native American human remains are found during development of a project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground-disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity. The Tribe shall complete its inspection and make its MLD recommendation within 48 hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future. The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b). The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods, and animals. Ashes, soils, and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.</p> | |

| Impacts | Mitigation Measures | Level of Significance After Mitigation |
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| | <p>4. Non-Disclosure of Location of Reburials: Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will not be governed by public disclosure requirements of the California Public Records Act, California Government Code Section 6250 <i>et seq.</i> The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System (CHRIS) on a form acceptable to the CHRIS center. The Tribe may also suggest the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.</p> <p>5. Treatment of Cultural Resources: Treatment of all cultural items, including ceremonial items and archaeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archaeological items, which may be found at a project site shall be turned over to the Tribe for appropriate treatment, unless ordered by a court or agency of competent jurisdiction. The project proponent shall waive any and all claims to ownership of Tribal ceremonial and cultural items, including archaeological items, which may be found on a project site in favor of the Tribe. If any intermediary, (for example, an Archaeologist retained by the project proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.</p> <p>6. Inadvertent Discoveries: If additional significant sites or sites not identified as significant in a project environmental review process, but later determined to be significant, are located within a project impact area, such sites will be subjected to further archaeological and cultural significance evaluation by the project proponent, the Lead Agency, and the Tribe to determine whether additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.</p> | |

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| <p>Impact CUL-5: The proposed project may cause a substantial adverse change in the significance of a tribal cultural resource.</p> | <p>Implement Mitigation Measures CUL-2a, CUL-2b, CUL-3 and CUL-4.</p> | <p>Less than significant impact.</p> |
| <p>Section 3.5—Geology, Soils and Seismicity</p> | | |
| <p>Impact GEO-1: The proposed project may expose people or structures to potential substantial adverse effects associated with seismic hazards.</p> | <p>MM GEO-1a: Prior to the issuance of building permits for each Phase 2 structure, the project applicant shall submit plans to the City of American Canyon for review and approval that demonstrate a minimum 50-foot setback between the West Napa Fault and each building. The approved plans shall be incorporated into the proposed project.</p> <p>MM GEO-1b: Prior to the issuance of building permits for each Phase 1 and 2 structure, the project applicant shall submit a design-level Geotechnical Investigation to the City of American Canyon for review and approval. The investigation shall be prepared by a qualified engineer and identify grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code (CBC) geologic, soils, and seismic requirements, including abatement of expansive soil conditions. The report shall also determine the final design parameters for walls, foundations, foundation slabs, and surrounding related improvements (e.g., utilities roadways, parking lots, and sidewalks). The measures identified in the approved report shall be incorporated into the project plans and all applicable construction-related permits.</p> | <p>Less than significant impact.</p> |
| <p>Impact GEO-2: The proposed project may result in substantial soil erosion or the loss of topsoil.</p> | <p>MM HYD-1a: Prior to issuance of grading permits for the proposed project, the applicant shall submit to the City of American Canyon for review and approval a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources (e.g., runoff), including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity, are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board (RWQCB) permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) (e.g., silt fencing, street sweeping, routine inspection, etc.) are effective and result in the reduction or elimination of pollutants in</p> | <p>Less than significant impact.</p> |

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| | stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs are installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association (CASQA) Stormwater Best Management Handbook–Construction or the California Department of Transportation (Caltrans) Stormwater Quality Handbook Construction Site BMPs Manual. The SWPPP shall be implemented during construction. | |
| Impact GEO-3: The proposed project would not be located on an unstable geologic unit or soil. | No mitigation is necessary. | Less than significant impact. |
| Impact GEO-4: The proposed project may create substantial risks to life or property as a result of expansive soil conditions on the project site. | Implement Mitigation Measure GEO-1b. | Less than significant impact. |
| Impact GEO-5: The proposed project may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. | MM GEO-5: If potential fossils are discovered during project implementation, all earthwork or other types of ground disturbance within 100 feet of the find shall stop immediately until a qualified professional Paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the Paleontologist shall either record the find and recommend that the City of American Canyon allow work to continue or recommend salvage and recovery of the fossil. The Paleontologist shall, if required, propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations will be consistent with Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If required, treatment for fossil remains shall include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and, if required, shall also include preparation of a report for publication describing the finds. | Less than significant impact. |

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| Section 3.6—Greenhouse Gas Emissions and Energy | | |
| <p>Impact GHG-1: The proposed project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p> | <p>MM GHG-1a: Prior to the issuance of any grading permits, the project applicant shall provide the City of American Canyon with documentation (e.g., site plans) demonstrating project construction will include the following construction Best Management Practices (BMPs):</p> <ul style="list-style-type: none"> ● At least 15 percent of the construction fleet for each project phase shall be alternatively fueled or electric. ● At least 10 percent of building materials used for project construction shall be sourced from local suppliers. ● At least 65 percent of construction and demolition waste materials shall be recycled or reused. ● At least one contractor that has a business location in American Canyon shall be contracted for project construction. ● All construction contracts shall include language that requires all off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers) using during construction be electrically powered. ● Architectural coatings used for project construction shall be “Low-VOC,” containing no greater than 50 grams of volatile organic compounds (VOC) per liter of product. ● Project construction shall prohibit the use of generators and shall establish grid power connection to electrical equipment needs. ● Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure [ATCM] Title 13, Section 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points. ● All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. ● The prime construction contractor shall post a publicly visible sign with their telephone number and contractor to contact. The construction contractor shall take corrective action within 48 hours. The BAAQMD’s | <p>Less than significant impact.</p> |

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| | <p>phone number shall also be identified and visible to ensure compliance with applicable regulations.</p> <p>MM GHG-1b: Prior to the issuance of any building permits, the project applicant shall provide the City of American Canyon with documentation (e.g., site plans) demonstrating the proposed project is designed without the use of any natural gas -fueled appliances or natural gas plumbing.</p> <p>MM GHG-1c: Prior to issuance of any building permits, the project applicant shall demonstrate to the satisfaction of the City of American Canyon (e.g., shown on-site plans), that the proposed buildings are designed and will be built to, at a minimum, the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of the California Green Building Standards Code, Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.2.</p> <p>MM GHG-1d: Prior to issuance of any building permits, the project applicant shall demonstrate to the satisfaction of the City of American Canyon (e.g., shown on-site plans), that the proposed parking areas for passenger automobiles and trucks are designed and will be built to accommodate electric vehicle (EV) charging stations. At a minimum, the parking shall be designed to accommodate a number of EV charging stations equal to the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2.</p> <p>Prior to the issuance of any building permits, the project applicant shall demonstrate to the satisfaction of the City of American Canyon (e.g., shown on-site plans), that each loading dock is each outfitted with at least one 240-volt outlet to accommodate truck and Transport Refrigeration Unit (TRU) charging and/or electrical power connection while trucks are loading and unloading goods.</p> <p>MM GHG-1e: Prior to the issuance of any building permit for the proposed project, the project applicant shall provide the City with documentation (e.g., site plans)</p> | |

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| | demonstrating to the City’s satisfaction that the electricity demand will be supplied with 100 percent carbon-free electricity sources through the year 2045. | |
| Impact GHG-2: The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. | No mitigation is necessary. | Less than significant impact. |
| Impact GHG-3: The proposed project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | No mitigation is necessary. | Less than significant impact. |
| Impact GHG-4: The proposed project would conflict with or obstruct a State or local plan for renewable energy or energy efficiency? | No mitigation is necessary. | Less than significant impact. |
| Section 3.7—Hazards and Hazardous Materials | | |
| Impact HAZ-1: Buildout of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. | No mitigation is necessary. | Less than significant impact. |
| Impact HAZ-2: The proposed project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. | No mitigation is necessary. | Less than significant impact. |
| Impact HAZ-3: The proposed project may create aviation safety hazards for persons residing or working within 2 miles of the Napa County Airport. | No mitigation is necessary. | Less than significant impact. |

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| <p>Impact HAZ-4: The proposed project would not impair emergency response or evacuation in the project vicinity.</p> | <p>No mitigation is necessary.</p> | <p>Less than significant impact.</p> |
| <p>Section 3.8—Hydrology and Water Quality</p> | | |
| <p>Impact HYD-1: Construction activities and changes to drainage patterns associated with the proposed project may degrade surface water quality in downstream water bodies.</p> | <p>MM HYD-1a: Prior to issuance of grading permits for the proposed project, the applicant shall submit to the City of American Canyon for review and approval a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources (e.g., runoff), including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity, are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board (RWQCB) permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) (e.g., silt fencing, street sweeping, routine inspection, etc.) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs are installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association (CASQA) Stormwater Best Management Handbook—Construction or the California Department of Transportation (Caltrans) Stormwater Quality Handbook Construction Site BMPs Manual. The SWPPP shall be implemented during construction.</p> <p>MM HYD-1b: Prior to the issuance of building permits, the project applicant shall submit a Stormwater Control Plan to the City of American Canyon for review and approval. The plan shall be developed using the California Stormwater Quality Association (CASQA) “New Development and Redevelopment Handbook” and include the applicable provisions of Section C.3 of the San Francisco Bay Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (Order No. R2-2015-0049, NPDES Permit No.</p> | <p>Less than significant impact.</p> |

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| | CAS612008 (or more recent permit). The Stormwater Control Plan shall identify pollution prevention measures and Best Management Practices (BMPs) to control stormwater pollution from operational activities and facilities and provide maintenance in perpetuity. The Stormwater Control Plan shall include Low Impact Development (LID) design concepts, as well as concepts that accomplish a “first flush” objective that remove contaminants from the first 2 inches of stormwater before it enters area waterways. The project applicant shall also prepare and submit an Operations and Maintenance Agreement to the City, identifying procedures to ensure stormwater quality control measures work properly during operations. | |
| Impact HYD-2: The proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge. | No mitigation is necessary. | Less than significant impact. |
| Impact HYD-3: The proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. | No mitigation is necessary. | Less than significant impact. |
| Section 3.9—Land Use | | |
| Impact LU-1: The proposed project would not conflict with the applicable provisions of the City of American Canyon General Plan. | No mitigation is necessary. | Less than significant impact. |
| Impact LU-2: The proposed project would not conflict with the applicable provisions of the American Canyon Municipal Code. | No mitigation is necessary. | Less than significant impact. |
| Impact LU-3: The proposed project may conflict with the applicable provisions of the Napa County Airport Land Use Compatibility Plan. | Implement Mitigation Measure AES-3 and: MM LU-3: Prior to issuance of grading permits, the applicant shall retain a qualified Biologist to assess potential wildlife hazards to aviation. The assessment shall evaluate the characteristics of the emergent wetlands, drainages, other potential wildlife attractant features (i.e., ponded water) located within the open space area and identify management practices (e.g., storm drainage, vegetation, etc.) to prevent the creation of attractants for large flocks or birds or other wildlife species that may present safety | Less than significant impact. |

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| | <p>hazards to aviation activities. As part of the assessment, the applicant shall consult with Napa County Airport and Napa County Airport Land Use Commission (ALUC) representatives, as appropriate, regarding findings and recommendations. The applicant shall submit a report to the City of American Canyon prepared by a qualified Biologist that confirms the wildlife hazard assessment’s findings and recommendations are incorporated into the design of the open space preserve.</p> | |
| Section 3.10—Noise | | |
| <p>Impact NOI-1: The proposed project could generate a substantial temporary or permanent increase in ambient noise levels in noise-sensitive locations in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> | <p>MM NOI-1: Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts:</p> <ul style="list-style-type: none"> • The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers that are in good condition and appropriate for the equipment. • The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited. • The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists. • At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences. • The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site. • The construction contractor shall ensure that all on-site construction activities, including the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work, are limited to between the daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction shall be permitted on Sundays and federal holidays. | <p>Less than significant impact.</p> |
| <p>Impact NOI-2: The proposed project would not result in generation of excessive groundborne vibration or groundborne noise levels.</p> | | <p>Less than significant impact.</p> |

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| <p>Impact NOI-3: The proposed project would not expose people residing or working in the project area to excessive noise levels for a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport.</p> | | <p>Less than significant impact.</p> |
| <p>Section 3.11—Public Services</p> | | |
| <p>Impact PS-1: The proposed project would not result in a need for new or expanded fire protection facilities that may have physical impacts on the environment.</p> | <p>No mitigation is necessary.</p> | <p>Less than significant impact.</p> |
| <p>Impact PS-2: The proposed project would not result in a need for new or expanded police protection facilities that may have physical impacts on the environment.</p> | <p>No mitigation is necessary.</p> | <p>Less than significant impact.</p> |
| <p>Section 3.12—Transportation</p> | | |
| <p>Impact TRANS-1: The proposed project would not conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities.</p> | <p>No mitigation is required.</p> | <p>Less than significant impact.</p> |
| <p>Impact TRANS-2: The proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?</p> | <p>No mitigation is necessary.</p> | <p>Less than significant impact.</p> |
| <p>Impact TRANS-3: The proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p> | <p>No mitigation is necessary.</p> | <p>Less than significant impact.</p> |
| <p>Impact TRANS-4: The proposed project would not result in inadequate emergency access.</p> | <p>No mitigation is necessary.</p> | <p>Less than significant impact.</p> |
| <p>Section 3.13—Utilities and Service Systems</p> | | |
| <p>Impact USS-1: The proposed project would not require the City of American Canyon to obtain additional water supplies in order to serve the project and reasonably</p> | <p>No mitigation is required.</p> | <p>Less than significant impact.</p> |

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| foreseeable future development during normal, dry, and multiple dry years. | | |
| Impact USS-2: The proposed project would not create a need for new or expanded wastewater collection or treatment facilities. | No mitigation is necessary. | Less than significant impact. |
| Impact USS-3: The proposed project would not result in a need for new or expanded off-site storm drainage facilities. | No mitigation is necessary. | Less than significant impact. |
| Impact USS-4: The proposed project’s solid waste would not create a need for additional landfill capacity. | No mitigation is necessary. | Less than significant impact. |