

**Appendix A:
Notice of Preparation, Comments**

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City of American Canyon
Notice of Preparation and Notice of Public Scoping Meeting
Giovannoni Logistics Center Project

Date: January 12, 2021

To: Public Agencies and Private Parties

From: Brent Cooper, AICP, Community Development Director, City of American Canyon

Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting

The City of American Canyon will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified herein. The project description, location, and probable environmental effects of the Giovannoni Logistics Center Project are described in the attached materials.

The City of American Canyon is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the EIR, and the environmental issues and alternatives to be addressed in the document. Public agencies may need to use the EIR when considering permitting or other approvals that are germane to the agencies' responsibilities in connection with the projects.

Because of time limits mandated by state law, public agencies must submit any comments in response to this notice at the earliest possible date but not later than 30 days after receipt of this notice. The City of American Canyon also will accept comments from other interested parties regarding this notice during this time period. Accordingly, please provide your written response to the address shown below by **5 p.m. Wednesday, February 10, 2021**. If you wish to be placed on the notification list for this project, or if you have any questions or need additional information, please contact the person below.

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

Public Scoping Meeting

A virtual public scoping meeting will be held at **3 p.m. Tuesday, February 2, 2021**. Refer to the 'Scoping Meeting' portion of this NOP for details. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.

GIOVANNONI LOGISTICS CENTER PROJECT

Project Location

The 208-acre project site is located in the City of American Canyon, Napa County, California; refer to Exhibit 1. The semi-rectangular project site is bounded by industrial development in the Green Island Business Park (west), the Napa Logistics Project and Devlin Road (north), the Napa Branch Line (east), and Green Island Road, a stone supply business, and a wine distribution warehouse (south); refer to Exhibit 2. The project site is located on the Cuttings Wharf, California, United States Geological Survey 7.5-minute topographic quadrangle, Township 4 North, Range 4 West, Sections 13 and 14 (Latitude 38° 11' 50" North; Longitude 122° 15' 36" West).

Existing Conditions

1.1.1 - Land Use Activities

The project site contains undeveloped land. The project site gently slopes from east to west and the elevation ranges from 50 feet to 35 feet above mean sea level. No Name Creek meanders through the northern portion of the project site. Wetlands are located around No Name Creek. The West Napa Fault bisects the project site in a northwest / southeast direction.

1.1.2 - Land Use Designations

The project site is designated "Industrial" by the City of American Canyon General Plan and zoned "General Industrial." The project site is within the boundaries of the Napa County Airport Land Use Compatibility Plan.

Project Description

1.1.3 - Proposed Project

The applicant, Buzz Oates LLC, is proposing to develop a 2.4 million square foot logistics center on approximately 161 acres of the project site. The remaining 47 acres would be preserved as open space. In conjunction with the proposed project, the City of American Canyon would extend Devlin Road through the project site.

The applicant has developed site design-level plans for Phase 1, the 94.7 acre-area east of the Devlin Road extension. This area will support two high cube warehouse buildings totaling 1,069,904 square feet. One of the buildings would be rail-served by the adjacent Napa Branch Line. 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.

Phase 2, the 113.1-acre area west of Devlin Road, is conceptually proposed for the remaining 1.3 million square feet of high cube warehouse. Phase 2 would commence once Phase 1 is completed. Accordingly, the environmental review process will evaluate Phase 1 at a project level and Phase 2 at

a program level. The project would employ an estimated 3,643 workers at buildout. Table 1 summarizes the proposed project. Exhibit 3 depicts the preliminary site plan for Phase 1.

Table 1: Giovannoni Logistics Center Project Summary

Phase	Acres	Building / Square Feet	End Use / Characteristics
1 (Project Level)	94.7	A / 627,976	High Cube Warehouse / 36 feet clear height
		B / 469,512	High Cube Warehouse / 36 feet clear height
		<i>Subtotal: 1,097,488</i>	—
2 (Program Level)	113.1	1.3 million	High Cube Warehouse
Total	208	2.4 million	—
Notes: Total values are rounded Source: RMW Architecture Interiors, 2020.			

Devlin Road Extension

As a separate City project, Devlin Road would be extended approximately 3,000 lineal feet from Green Island Road to Middleton Way (Napa Logistics Park), closing a gap in the City’s roadway network. The extension is contemplated by the City of American Canyon General Plan Circulation Element. The extended roadway would be one lane in each direction. Driveway access to the proposed project would be taken from Devlin Road and Green Island Road.

The Napa Valley Vine Trail is contemplated to follow the Devlin Road extension. The new roadway would reserve room for this facility.

Green Island Road Improvements

As a separate City project, Green Island Road would be improved. The roadway would be widened, and half width improvements would be installed along the project frontage. The new Green Island Road / Devlin Road intersection would provide turn lanes.

Open Space Preservation

The applicant would permanently preserve approximately 47 acres of the project site as open space. This area coincides with the northern portion of the project site where No Name Creek meanders. This would create a contiguous open space area with the adjoining 37-acre Napa Logistics Park wetland preserve.

Storm Drainage

The proposed project would provide 110,766 square feet (2.6 acres) of storm drainage retention onsite including bioswales and basins.

Utilities

Water

The City of American Canyon would provide potable water and recycle water service to the proposed project. Potable and recycled water infrastructure would be installed within the Devlin Road extension. Service laterals would extend from the Devlin Road water lines to project buildings.

Wastewater

The City of American Canyon would provide wastewater collection and treatment service to the proposed project. Sewer infrastructure would be installed within the Devlin Road extension. Service laterals would extend from the Devlin Road sewer line to project buildings.

Electricity and Natural Gas

Marin Clean Energy would procure, and Pacific Gas and Electric Company (PG&E) would deliver electricity to the proposed project. PG&E would procure and deliver natural gas to the proposed project. Electric and natural gas infrastructure would be installed within the Devlin Road extension. Service laterals would extend from the Devlin Road facilities to project buildings.

Required Discretionary Approvals

The proposed project requires the following discretionary approvals from the City of American Canyon:

- Use Permit
- Tentative Parcel Map
- Design Permits
- Lot Line Adjustment

The following parties would act as responsible agencies for the proposed project:

- United States Army Corps of Engineers – Section 404 Permit
- California Department of Fish and Wildlife – Section 1602 Lake and Streambed Alternation Agreement
- San Francisco Bay Regional Water Quality Control Board – Section 401 Water Quality Certification
- Napa Valley Transportation Authority / Napa Valley Vine Trail Coalition – Napa Valley Vine Trail construction

Environmental Review

1.1.4 - Potential Environmental Effects

The EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects, which will be evaluated in the relevant sections listed below.

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions/Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation
- Utilities and Service Systems

1.1.5 - Effects Found not to be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the project to result in significant impacts, the following issues will be addressed in the Effects Found not to be Significant section of the EIR.

Agriculture and Forest Resources

The project site contains undeveloped land and is not used for agricultural land use activities. The California Department of Conservation maps the project site as 'Farmland of Local Importance,' which does not fall under the Important Farmland umbrella. The project site is not encumbered by an active Williamson Act contract. The project site is zoned for industrial use; thus, no conflicts with agricultural or forest zoning would occur. The project site does not contain any stands of commercially harvestable trees and, thus, would not convert forestland to non-forest use. No impacts would occur.

Mineral Resources

The project site contains undeveloped land. No mineral extraction occurs onsite. This precludes the possibility of conflicts in this regard. No impacts would occur.

Population and Housing

The proposed project would develop 2.4 million square feet of light industrial uses on an undeveloped site. No direct residential growth would occur, and no existing dwelling units would be removed. The proposed project would employ an estimated 1,200 workers during construction and 3,643 workers when fully operational at buildout. The California Employment Development Department estimated Napa and Solano County's combined labor force at 274,600 in November 2020. As such, the local labor force is sufficiently large enough to allow the project's employment opportunities to be filled locally such that unplanned growth would not occur. Lastly, the Devlin Road and utility extensions would not remove a barrier to growth because adjoining properties are already served by roadways and wet utilities. No impacts would occur.

Recreation

The proposed project would not involve construction of dwelling units and, thus, would not result in direct population growth. As such, it would not increase use of existing recreational facilities. No impacts would occur.

Wildfire

The project site contains undeveloped land. There are no wildlands or other areas susceptible to wildfire within or near of the project site. No impacts would occur.

Scoping Meeting

A virtual public scoping meeting will be held at **3 p.m., Tuesday, February 2, 2021:**

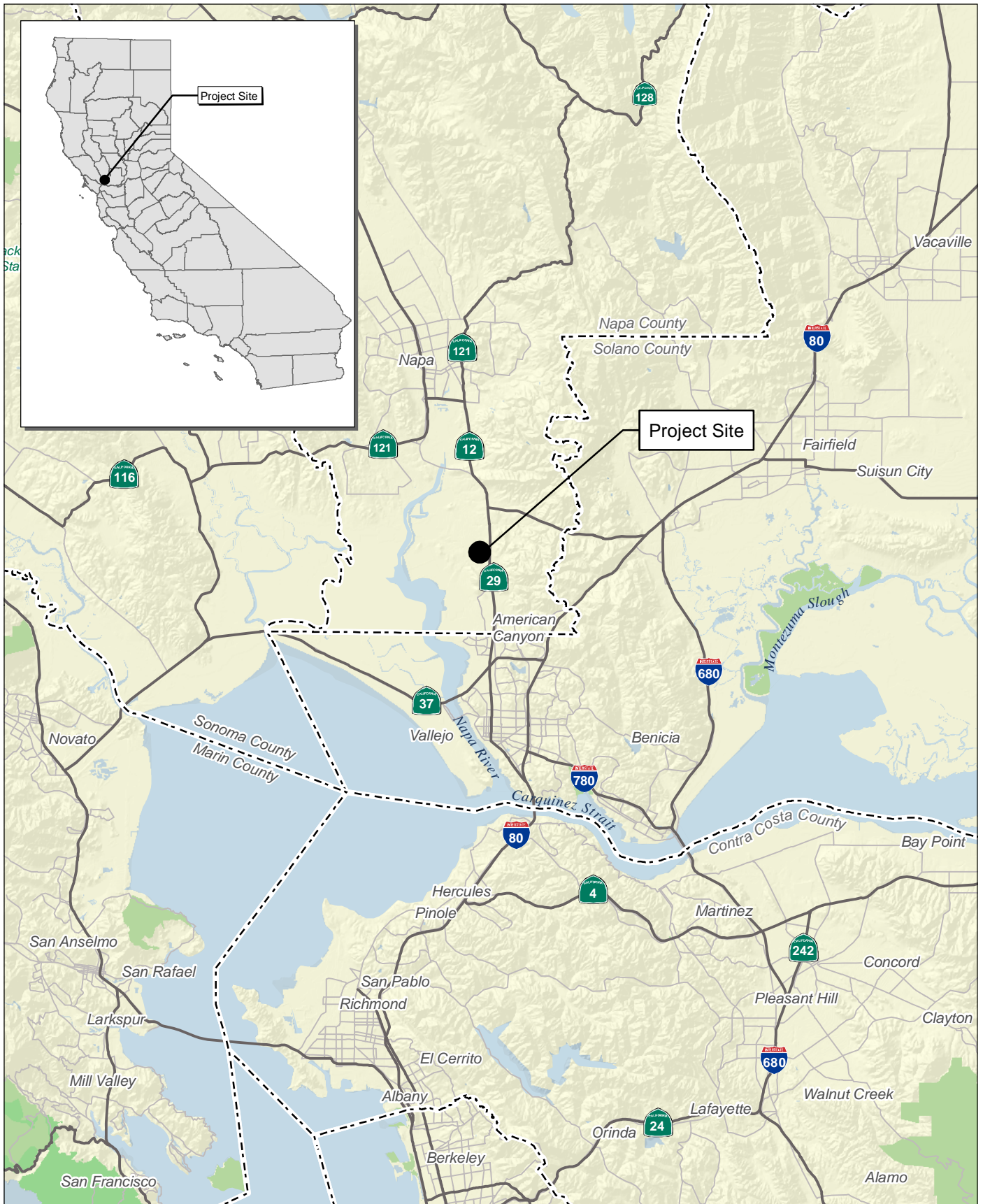
<https://zoom.us/join>

Meeting ID: 923 4379 6808

Passcode: 866833

Phone: (408) 638-0968

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.



Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

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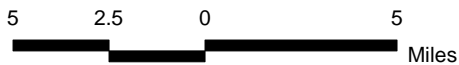
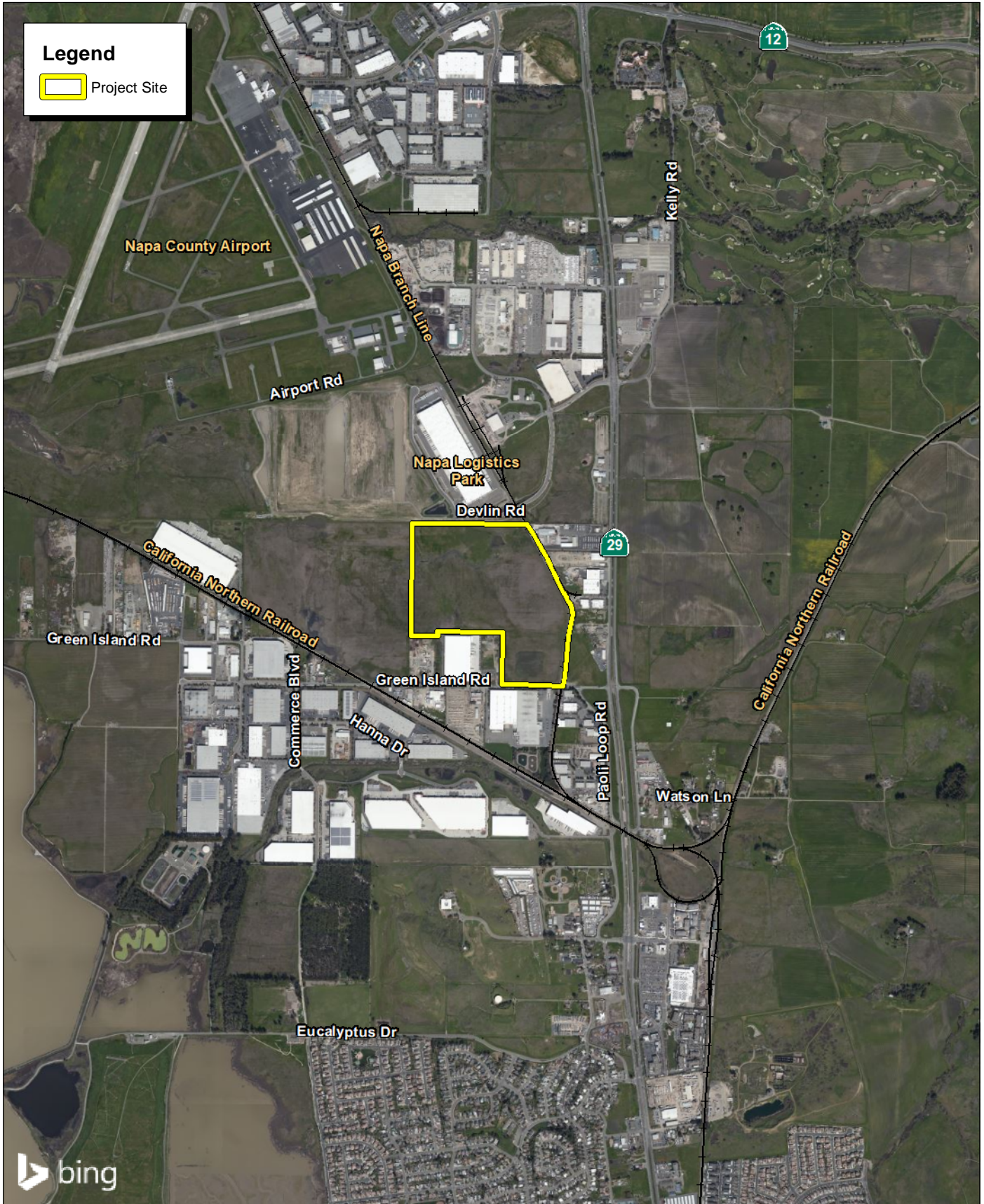
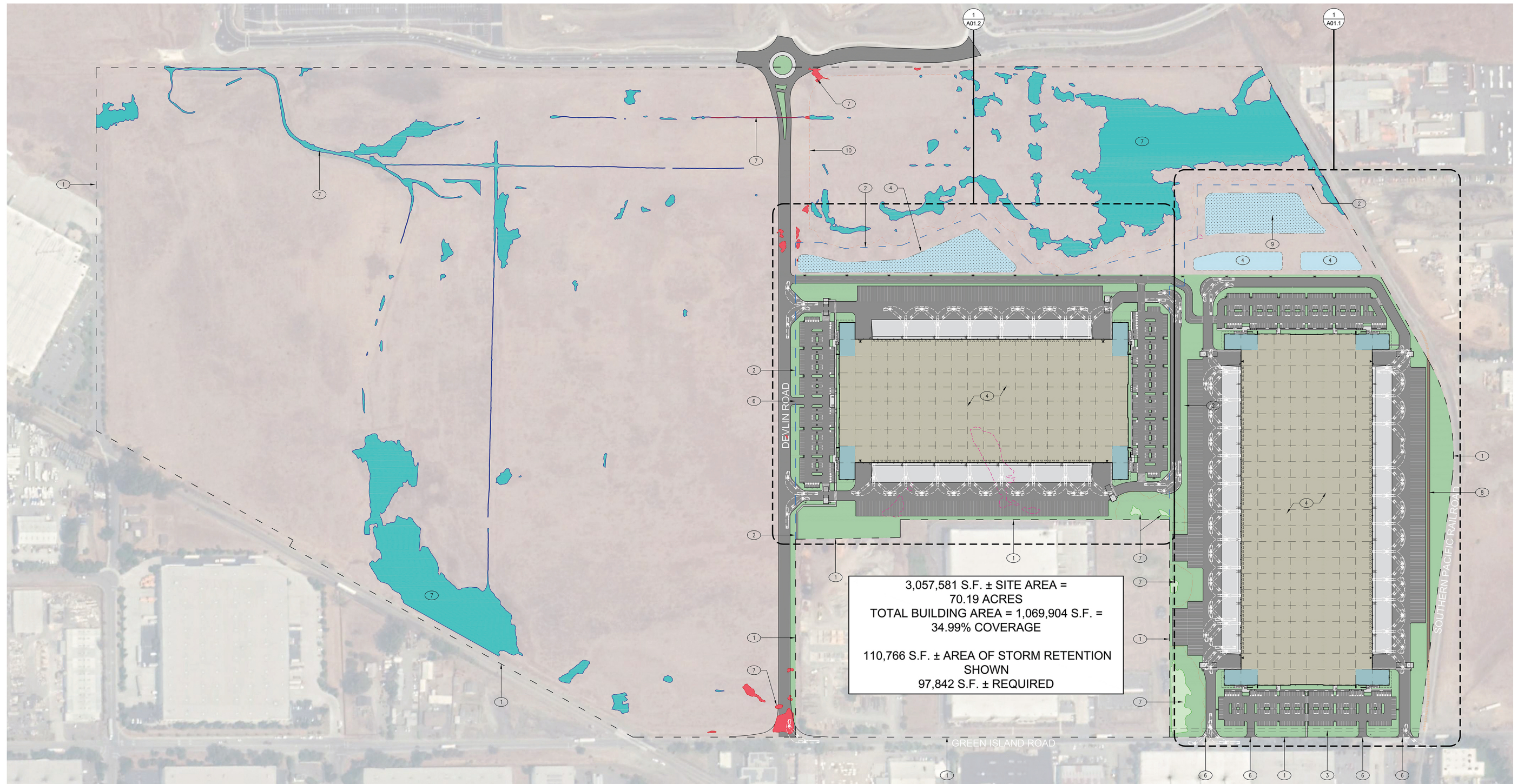


Exhibit 1 Regional Location Map



Source: Bing Aerial Imagery. County of Napa.





3,057,581 S.F. ± SITE AREA =
70.19 ACRES
TOTAL BUILDING AREA = 1,069,904 S.F. =
34.99% COVERAGE
110,766 S.F. ± AREA OF STORM RETENTION
SHOWN
97,842 S.F. ± REQUIRED

SITE LEGEND:

- | | | | | | | | |
|-----------------------|---------------|----------------------------|-----------------------------|--|------------------------|--------------------|-------------------------------------|
| BUILDING AREA | ASPHALT AREA | STORM WATER RETENTION AREA | UNAVOIDABLE WETLAND IMPACTS | WATERS OF THE U.S. WETLANDS | EXISTING PROPERTY LINE | 50' WETLAND BUFFER | 9' X 10' OVERHEAD DOCK LEVEL DOOR |
| POTENTIAL OFFICE AREA | SITE CONCRETE | LANDSCAPE AREA | ISOLATED WETLANDS | DEVLIN RD / GREEN ISLAND RD WETLAND IMPACT | NEW PARCEL LINE | NEW RAIL SPUR | 12' X 14' OVERHEAD GRADE LEVEL DOOR |



Source: RMW Architecture Interiors, 11/11/2020.

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