

CHAPTER 1: INTRODUCTION

1.1 - Overview of the CEQA Process

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 proposed Giovannoni Logistics Center Project (proposed project) (State Clearinghouse No. 2021010104). This document is prepared in conformance with CEQA (California Public Resources Code [PRC], § 21000, *et seq.*) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et seq.*). This Draft EIR is intended to serve as an informational document for the public agency decision-makers and the public regarding the proposed project.

1.1.1 - Overview

The proposed project consists of the development of up to 2.4 million square feet of high-cube warehouse on 208-acre 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 also 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.

1.1.2 - Purpose and Authority

This Draft EIR for the proposed Giovannoni Logistics Center Project is a combination of a project EIR and a program EIR. The Draft EIR provides a project-level analysis of the environmental effects of Phase 1 and programmatic analysis for Phase 2 of the Project.

The project-level analysis for Phase 1, consistent with CEQA Guidelines Section 15161, provides sufficient detail to allow for approvals of all needed approvals and permitting for, as well as construction of, Phase 1 without any need for additional environmental review, provided that future project changes or changed circumstances do not trigger the need for some sort of subsequent environmental review pursuant to CEQA Guidelines Sections 15162 through 15164 (subsequent EIR, supplement to an EIR, or addendum to an EIR).

The programmatic level of analysis for Phase 2 has been prepared pursuant to CEQA Guidelines Section 15168. Under Section 15168(c), “[l]ater activities in the program must be examined in the light of [a] program EIR to determine whether an additional environmental document must be prepared.” Two general outcomes are possible: the later activity may be found to be “within the scope of the project covered by the program EIR,” in which case “no new environmental document would be required;” or such a finding cannot be made and a new project-specific Mitigated Negative Declaration or EIR would be required, depending on the severity of the effects of the later activity.

Section 15168(c)(4) directs that “[w]here the later activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and

the activity to determine whether the environmental effects of the operation were within the scope of the program EIR.”

Section 15168(c)(2) provides that “[i]f the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR.”

For any later activity covered in whole or in part in the program EIR, “[a]n agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into later activities in the program” (CEQA Guidelines Section 15168(c)(2)).

This document addresses the potentially significant adverse environmental impacts (both project-level and programmatic) that may be associated with the planning, construction, or operation of the proposed project. It also identifies appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid these impacts.

CEQA requires that an EIR contain, at a minimum, certain specific elements. These elements are contained in this Draft EIR and include:

- Table of Contents
- Executive Summary
- Introduction
- Project Description
- Environmental Setting, Significant Environmental Impacts, and Mitigation Measures
- Cumulative Impacts
- Significant Unavoidable Adverse Impacts
- Alternatives to the Proposed Project
- Growth-Inducing Impacts (Addressed in Chapter 6, Other CEQA Considerations)Areas of Known Controversy

1.1.3 - Lead Agency Determination

The City of American Canyon is designated as the lead agency for the project. CEQA Guidelines Section 15367 defines the lead agency as “. . . the public agency, which has the principal responsibility for carrying out or approving a project.” Once the City certifies the Final EIR for the proposed project after soliciting and responding to public and agency comments on this Draft EIR, other public agencies acting as responsible agencies may use the Final EIR in their own decision-making or permit processes.

This Draft EIR was prepared by FirstCarbon Solutions (FCS), an environmental consultant. Prior to public review, it was extensively reviewed and evaluated by the City of American Canyon. This Draft EIR reflects the independent judgment and analysis of the City of American Canyon as required by

CEQA. Lists of organizations and persons consulted and the report preparation personnel are provided in Chapter 8, Persons and Organizations/List of Preparers, of this Draft EIR.

1.2 - Scope of the Draft EIR

This Draft EIR addresses the potential environmental effects of the proposed project. The City of American Canyon issued a Notice of Preparation (NOP) for the proposed project on January 12, 2021, which circulated between January 12, 2021, and February 10, 2021, for the statutory 30-day public review period. The scope of this Draft EIR includes the potential environmental impacts identified in the NOP and issues raised by agencies and the public in response to the NOP. The NOP is contained in Appendix A of this Draft EIR.

Seven comment letters were received in response to the NOP. They are listed in Table 1-1 and provided in Appendix A of this Draft EIR.

Table 1-1: NOP Comment Letter Summary

Status	Affiliation	Signatory	Date
Public Agencies	Native American Heritage Commission	Nancy Gonzalez-Lopez	January 13, 2021
	California Air Resources Board	Heather Arias, Chief, Transportation and Toxics Division	February 8, 2021
	California Department of Fish and Wildlife	Greg Erickson, Regional Manager, Bay Delta Region	February 8, 2021
	Napa County Planning, Building and Environmental Services Department	John McDowell	February 10, 2021
Private Parties	Ironworkers Local 378	Jason Lindsey, Business Representative	February 4, 2021
	Ironworkers Local 378	Jason Gallia, President/Business Agent	February 8, 2021
	Center for Biological Diversity	Ross Middlemiss, Staff Attorney; Mary Rassenfoss, Legal Fellow	February 9, 2021

Source: City of American Canyon 2021.

1.2.1 - Scoping Meeting

Pursuant to CEQA Guidelines Section 15082(c)(1), the City of American Canyon held a virtual public scoping meeting for the proposed project on Tuesday, February 2, 2021. The meeting was recorded and is posted on the City of American Canyon’s website: www.cityofamericancanyon.org.

1.2.2 - Environmental Issues Determined not to be Significant

The NOP identified topical areas that were determined not to be significant. An explanation, in compliance with CEQA Guidelines Section 15128, of the reasons why each area is determined not to

be significant is also provided in Chapter 7, Effects Found not to be Significant. These topical areas are as follows:

- Agriculture and Forest Resources
- Mineral Resources
- Population and Housing
- Recreation
- Wildfire

In addition, certain subjects with various topical areas were determined not to be significant. Other potentially significant issues are analyzed in these topical areas; however, the following issues are not analyzed:

- State Scenic Highways
- Septic or Alternative Wastewater Disposal Systems
- Exposure of Schools to Hazardous Materials
- Private Airstrips
- Emergency Response or Evacuation Plan
- Wildland Fire
- Levee or Dam Failure
- Seiches, Tsunamis, or Mudflows
- Division of an Established Community
- Schools
- Parks
- Other Public Facilities

An explanation, in compliance with CEQA Guidelines Section 15128, of the reasons why each issue is determined not to be significant is provided in Chapter 7, Effects Found Not to be Significant.

1.2.3 - Potentially Significant Environmental Issues

The NOP found that the following topical areas may contain potentially significant environmental issues that will require further analysis in the Draft EIR. These sections are as follows:

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

1.3 - Organization of the Draft EIR

This Draft EIR is organized into the following main sections:

- **ES: Executive Summary.** This section includes a summary of the proposed project and alternatives to be addressed in the Draft EIR. A brief description of the areas of controversy and issues to be resolved, and overview of the Mitigation Monitoring and Reporting Program (MMRP), in addition to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation, are also included in this section.
- **Chapter 1: Introduction.** This chapter provides an introduction and overview describing the purpose of this Draft EIR, its scope and components, and its review and certification process.
- **Chapter 2: Project Description.** This chapter includes a detailed description of the proposed project, including its location, site, and project characteristics. A discussion of the project objectives, intended uses of the Draft EIR, responsible agencies, and approvals that are needed for the proposed project are also provided.
- **Chapter 3: Environmental Impact Analysis.** This chapter analyzes the environmental impacts of the proposed project. Impacts are organized into major topic areas. Each topic area includes a description of the environmental setting, methodology, significance criteria, impacts, mitigation measures, and significance after mitigation. The specific environmental topics that are addressed within Section 3 are as follows:
 - **Section 3.1—Aesthetics, Light and Glare:** Addresses the potential visual impacts of development intensification and the overall increase in illumination produced by the project.
 - **Section 3.2—Air Quality:** Addresses potential air quality impacts associated with project implementation and emissions of criteria pollutants. In addition, the section also evaluates project emissions of toxic air contaminants.
 - **Section 3.3—Biological Resources:** Addresses the project’s potential impacts on habitat, vegetation, and wildlife; the potential degradation or elimination of important habitat; and impacts on listed, proposed, and candidate threatened and endangered species.
 - **Section 3.4—Cultural and Tribal Cultural Resources:** Addresses potential impacts on historical resources, unique archaeological resources, tribal cultural resources, and burial sites.
 - **Section 3.5—Geology, Soils, and Seismicity:** Addresses the potential impacts the project may have on soils and assesses the effects of project development in relation to geologic and seismic conditions as well as paleontological resources.
 - **Section 3.6—Greenhouse Gas Emissions and Energy:** Addresses potential project impacts related to energy usage and project emissions of greenhouse gases.
 - **Section 3.7—Hazards and Hazardous Materials:** Addresses the potential for the presence of hazardous materials or conditions on the project site and in the project area that may have the potential to impact human health.
 - **Section 3.8—Hydrology and Water Quality:** Addresses the potential impacts of the project on local hydrological conditions, including drainage areas, and changes in the flow rates.
 - **Section 3.9—Land Use:** Addresses the potential land use impacts associated with division of an established community and consistency with the City of American Canyon General Plan, the American Canyon Zoning Ordinance, and the Napa County Airport Land Use Compatibility Plan.

- **Section 3.10—Noise:** Addresses the potential noise impacts during construction and at project buildout from mobile and stationary sources. The section also addresses the impact of noise generation on neighboring uses.
- **Section 3.11—Public Services:** Addresses the potential impacts upon public services, including fire protection, law enforcement, schools, parks, and recreational facilities.
- **Section 3.12—Transportation:** Addresses the impacts on the local and regional roadway system, public transportation, bicycle, and pedestrian access.
- **Section 3.13—Utilities and Services Systems:** Addresses the potential impacts upon service providers, including fire protection, law enforcement, water supply, wastewater, solid waste, and energy providers.
- **Chapter 4: Cumulative Effects.** Discusses the cumulative impacts associated with the proposed project, including the impacts of past, present, and probable future projects.
- **Chapter 5: Alternatives to the Proposed Project.** Compares the impacts of the proposed project with four project alternatives: the No Project/No Development Alternative, the No Project/Existing General Plan Alternative, the Reduced Density Alternative, and the Phase 1 Only Alternative. An environmentally superior alternative is identified. In addition, alternatives initially considered but rejected from further consideration are discussed.
- **Chapter 6: Other CEQA Considerations.** Provides a summary of significant environmental impacts, including unavoidable and growth-inducing impacts. This section discusses the cumulative impacts associated with the proposed project, including the impacts of past, present, and probable future projects. In addition, the proposed project’s energy demand is discussed.
- **Chapter 7: Effects Found not to be Significant.** Contains analysis of the topical sections not addressed in Chapter 3.
- **Chapter 8: Persons and Organizations Consulted/List of Preparers.** Contains a full list of persons and organizations that were consulted during the preparation of this Draft EIR. This section also contains a full list of the authors who assisted in the preparation of the Draft EIR, by name and affiliation.
- **Appendices.** Includes all notices and other procedural documents pertinent to the Draft EIR as well as all technical material prepared to support the analysis.

1.4 - Documents Used In Preparation of the Draft EIR

This Draft EIR has referenced several technical studies, analyses, and previously certified environmental documentation. The documents and other sources that have been used in the preparation of this Draft EIR include but are not limited to:

- City of American Canyon General Plan
- American Canyon Zoning Ordinance
- Napa County Airport Land Use Compatibility Plan
- City of American Canyon Urban Water Management Plan

In accordance with CEQA Guidelines Section 15150(b), the referenced documents and other sources used in the preparation of the Draft EIR are available for review at American Canyon City Hall at the address shown in Section 1.6 or online at www.cityofamericancanyon.org.

1.5 - Documents Prepared for the Project

The following technical studies and analyses were prepared for the proposed project:

- Air Quality/Greenhouse Gas Emissions Analysis, prepared by FirstCarbon Solutions (The analysis is wholly contained in Section 3.2, Air Quality/Greenhouse Gas Emissions and supporting information is provided in Appendix B.1)
- Health Risk Assessment, prepared by FirstCarbon Solutions (Appendix B.2)
- Biological Resources Study, prepared by Huffman Broadway Group (Appendix C)
- Section 106 Cultural Resources Assessment, prepared by FirstCarbon Solutions (Appendix D)
- Geotechnical Engineering Report, prepared by Wallace Kuhl & Associates (Appendix E.1)
- Geological Fault Investigation, prepared by Cornerstone Earth Group (Appendix E.2)
- Preliminary Hydrologic and Hydraulic Modeling Memo, prepared by Balance Hydrologics (Appendix F)
- Noise Analysis, prepared by FirstCarbon Solutions (The analysis is wholly contained in Section 3.9, Noise and supporting information is provided in Appendix G)
- Traffic Impact Study, prepared by W-Trans (Appendix H)
- Water Supply Assessment, prepared by Balance Hydrologics (Appendix I.1)
- Preliminary Sanitary Sewer Sizing Calculations, prepared by CBG (Appendix I.2)

1.6 - Review 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 Draft EIR 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 locations listed below and online at www.cityofamericancanyon.org.

American Canyon City Hall
Community Development Department
4381 Broadway Street, Suite 201
American Canyon, CA 94503
Hours:
Monday-Friday: 8:00 a.m.–5:00 p.m.
Saturday-Sunday: Closed

American Canyon Library
300 Crawford Way
American Canyon, CA 94503
Hours:
Monday-Friday: 1:00 p.m.–5:00 p.m.
Saturday: 10:00 a.m.–5:30 p.m.
Sunday: Closed

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:

Mr. 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 American Canyon Planning Commission 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.