

City of American Canyon
Notice of Preparation and Notice of Public Scoping Meeting
SDG Commerce 220 Distribution Center Project

Date: October 27, 2023

To: Public Agencies and Private Parties

From: William He, AICP, Senior Planner, 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 SDG Commerce 220 Distribution Center Project are described in the attached materials. The project applicant is SDG Commerce 220, LLC.

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. November, 27, 2023**. 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.

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Public Scoping Meeting

A virtual public scoping meeting will be held at Friday, November 17 at 2:00 PM. 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.

SDG COMMERCE 224 PROJECT

Project Location

The 10.45-acre project site is located at 1055 Commerce Court in the City of American Canyon, Napa County, California; refer to Exhibit 1. The rectangular project site is bounded by a Eucalyptus grove and North Slough (west), a parcel entitled for a wine distribution warehouse known as SDG Commerce 217 (north), Commerce Court (east), beyond which is a paintball recreation area, and a wine distribution warehouse known as SDG Commerce 330 (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, Section 14 (Latitude 38° 11' 22" North; Longitude 122° 16' 19" West).

Existing Conditions

1.1.1 - Land Use Activities

The project site contains undeveloped land, which slopes downward from east to west and is approximately 13 to 25 feet above mean sea level. The project frontage with Commerce Court is improved with curb, gutter, and sidewalk.

The southern portion of the project site contains several soil stockpiles that are intended for use at the SDG Commerce 217 property. A young Eucalyptus tree is located near Commerce Court, and a linear wetland and an isolated wetland are located within the northern portion of the property.

1.1.2 - Land Use Designations

The project site is designated "Commercial Recreation (CR)" by the City of American Canyon General Plan and is zoned Recreation (REC).

A Recreation Zoning District Code Amendment (Ordinance No. 2018-01) was adopted by the City Council on January 16, 2018. The Ordinance allows wine-related warehousing and distribution facilities as a conditionally permitted use within the REC zone district.

The project site is within Compatibility Zone D (Common Traffic Pattern) of the Napa County Airport's Land Use Compatibility Plan.

Project Description

1.1.3 - Project Summary

The applicant, SDG Commerce, is proposing to develop a 219,834 square-foot wine storage and distribution center on the 10.45-acre (443,005-square-foot) project site. The warehouse would provide 23 truck doors and up to 4,400 square feet of office space. It would have perimeter concrete tilt wall panels with varying parapet heights and accent spandrel glass/metal canopy features around offices and corners of the building. The average roof height would be approximately 35 feet, and

portions of the building exterior walls would have varied heights to provide architectural relief. The building would be insulated and refrigerated at approximately 58°F (degrees Fahrenheit), making it suitable for storage of wine and related products. The amount of refrigeration necessary would be reduced through the use of intake louvers and fans, which would allow cool night air to be utilized. Table 1 summarizes the project characteristics. Exhibit 3 depicts the site plan.

Table 1: SDG Commerce 220 Project Summary

Acres	Building Square Feet	Floor Area Ratio	Building Height	End Use/Characteristics
10.45 ¹	219,834	0.5	35 feet	Wine Distribution Warehouse/23 truck doors

¹Project site consists of assessor’s parcel number 058-030-069 (10.17 acres) plus small additional improvement areas for a total of 10.45 acres.
 Source: SDG Commerce 220, LLC. 2023.

Operation and Employment

The building would be designed to accommodate approximately three tenants. Typical hours of operation for wine distribution and storage are generally 6:00 a.m. to 6:00 p.m., Monday through Friday; during the peak seasonal months, typically June through November, hours are extended from 6:00 a.m. to 12:00 a.m., Monday through Friday. It is anticipated that the project would employ approximately 35 full-time employees and 20 part-time employees, working in up to three overlapping shifts.

Warehousing and storage of wine and other wine-related industries are not labor intensive, and the proposed uses for the building do not demand frequent client or user trips to the site. It is estimated that the proposed project would generate approximately 2 to 4 client or visitor trips per day, likely during off-peak season and during normal working hours. Forklifts used within the building would be electrically powered.

Site Access, Circulation, and Parking

Vehicular and truck access would be taken from one driveway on Commerce Court that would be shared with the SDG Commerce 330 project. Drive aisles would be provided around the full perimeter of the building to support emergency ingress and egress.

A total of 134 car spaces and 23 truck parking stalls would be provided. Of the parking spaces, five would be designated for handicap access and one would be a compact space. There would be five electric vehicle supply equipment (EVSE) stalls, one van accessible EVSE stall, and 19 electric vehicle (EV) capable stalls. Per the 2022 California Green Building Standards Code (CALGreen), nonresidential developments with 101–150 parking spaces must provide at least 17 EV capable spaces and at least four EV capable spaces provided with EVSE (Title 24, Part 11, Chapter 5, Table 5.106.5.3.1). The proposed project would meet these requirements.

Pedestrian circulation throughout the project site would be provided in accordance with CalDAG and ADA recommendations and standards. The proposed project would also provide three bicycle

lockers, each of which would accommodate up to four bicycles, for a total of 12 bicycle parking spaces. The proposed 12 bicycle parking spaces would be five more than required per the City's Zoning Ordinance Chapter 19.14.090 (A), Bicycle Parking Requirements.

Lighting

Exterior lighting for the proposed project would include lighting on the building and on parking lot poles on the north side of the property. Parking lot lighting would be consistent with City of American Canyon municipal code requirements Section 19.21.030(M). The 30-foot-tall lights would be "shoebox" dimmable light-emitting diode (LED) fixtures designed to be dark-sky friendly by directing the light toward the ground and reducing glare to surrounding properties.

Signage

One monument sign is proposed, (approximately 8 feet wide by 5 feet tall) located at the entry to the site from Commerce Court.

Landscaping

Landscaping would be provided around the site perimeter on the east, north and partial west sides and within parking islands throughout. Mechanical equipment would be placed on the north side of the building behind a 6-foot-high color slatted chain link fence. The irrigation system would be connected to the City's reclaimed water system, thus eliminating the use of the City's potable water for landscape purposes.

Storm Drainage

Stormwater runoff would be directed via an onsite storm drain system into a detention/bioretention pond located on the western side of the site. Roof drainage would be connected to the proposed detention/bioretention pond via the onsite storm drain system surrounding the building by way of down spouts on the exterior of the building, which would be painted to blend-in with the building façade.

Wetland Areas

The two existing, on-site wetland areas would be preserved in place.

Utilities

Water

The City of American Canyon would provide potable and recycled water service to the proposed project. Potable and recycled water infrastructure currently exists within Commerce Court, and service laterals would be extended to the project building. The warehouse would be dual plumbed to allow use of recycled water for non potable water use within the building.

Wastewater

The City of American Canyon would provide wastewater collection and treatment service to the proposed project. Sewer infrastructure currently exists within Commerce Court. Connection back to

the existing City sewer infrastructure in Commerce Court will be made through the existing sanitary sewer system and lift station that was previously designed and constructed on the Commerce 330 site for future shared use with the SDG Commerce 220 project.

Electricity

Pacific Gas and Electric Company (PG&E) would deliver electricity to the proposed project. Electric infrastructure currently exists within Commerce Court. Service laterals would extend from the Commerce Court facilities to project buildings. No natural gas would be used. Solar would be installed on the building roof top and would produce an estimated 235,204 kilowatt-hour (kWh) per year.

Telecommunications Services

Telephone service provided by AT&T would be extended from the existing underground infrastructure in the Commerce Court right-of-way (ROW) to the electrical room located in the northeast corner of the building.

Off-site Improvements

A small portion of the development extends beyond the parcel boundaries to the north and south of the project site to provide connection to the adjacent parking lots and to enhance internal circulation between the sites. The properties to the north and south of the project site are under related ownership as the proposed project and the potential impacts associated with development and site disturbance on those parcels was analyzed in previous California Environmental Quality Act (CEQA) documentation.^{1,2} Long-term reciprocal access would be ensured through recorded easements between the two properties.

Construction

Construction would occur in a single phase, lasting approximately 9.5 months. For this analysis, construction is assumed to start in September 2024. During the construction phase, an average of 12 to 24 workers would be at the site, with a maximum of up to 80 workers and a minimum of one. Construction hours would be from 7:00 a.m. to 6:00 p.m. Monday through Friday.

Construction of the concrete building slab, wall panels and large concrete paving pours would be required to be performed during nighttime hours starting no earlier than 12:00 a.m. Pre-notification of these night pour dates and times would be provided to the City and property owners in the vicinity. Typical construction equipment that would be used at the site would include self-loading dirt scraper, bulldozer, motor grader, compactor, roller, water truck, backhoe, excavator, trencher, drilling auger, front end loader, paving machine, laser screed, concrete finishing trowels, tractor, crane, forklift, generator, man lift, scissor lift, welding machine, and light tower. Imported soil would be required for grading but would be less than 1,000 cubic yards.

¹ City of American Canyon. 2021. Commerce 217 Distribution Center Project Initial Study/Mitigated Negative Declaration. Website: <https://ceqanet.opr.ca.gov/2020120302/2>. Accessed August 16, 2023.

² City of American Canyon. 2018. SDG 330 Wine Warehouse Project Initial Study/Mitigated Negative Declaration. Website: <https://ceqanet.opr.ca.gov/2018112067>. Accessed August 16, 2023.

Required Discretionary Approvals

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

- Conditional Use Permit

Subsequent ministerial actions would be required for the implementation of the proposed project, including issuance of grading and building permits.

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

- United States Army Corps of Engineers (USACE)
- California Department of Fish and Wildlife (CDFW)
- San Francisco Bay Regional Water Quality Board (RWQCB)
- County of Napa
- Napa County Airport Land Use Commission (ALUC)

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 'Other Land,' 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 impact 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 impact would occur.

Population and Housing

The proposed project would develop a 224,539 square-foot wine warehouse 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 225 workers when fully operational at buildout. The California Employment Development Department estimated Napa and Solano County's combined labor force at 267,800 in November 2022. 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, roadways and infrastructure exist adjacent to the project site and, therefore, 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 impact would occur.

Wildfire

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

Scoping Meeting

A public scoping meeting will be held Friday, November 17 at 2:00 p.m. at American Canyon City Hall, 4381 Broadway, Suite 201, American Canyon, CA 94503.

The meeting will also be streamed virtually:

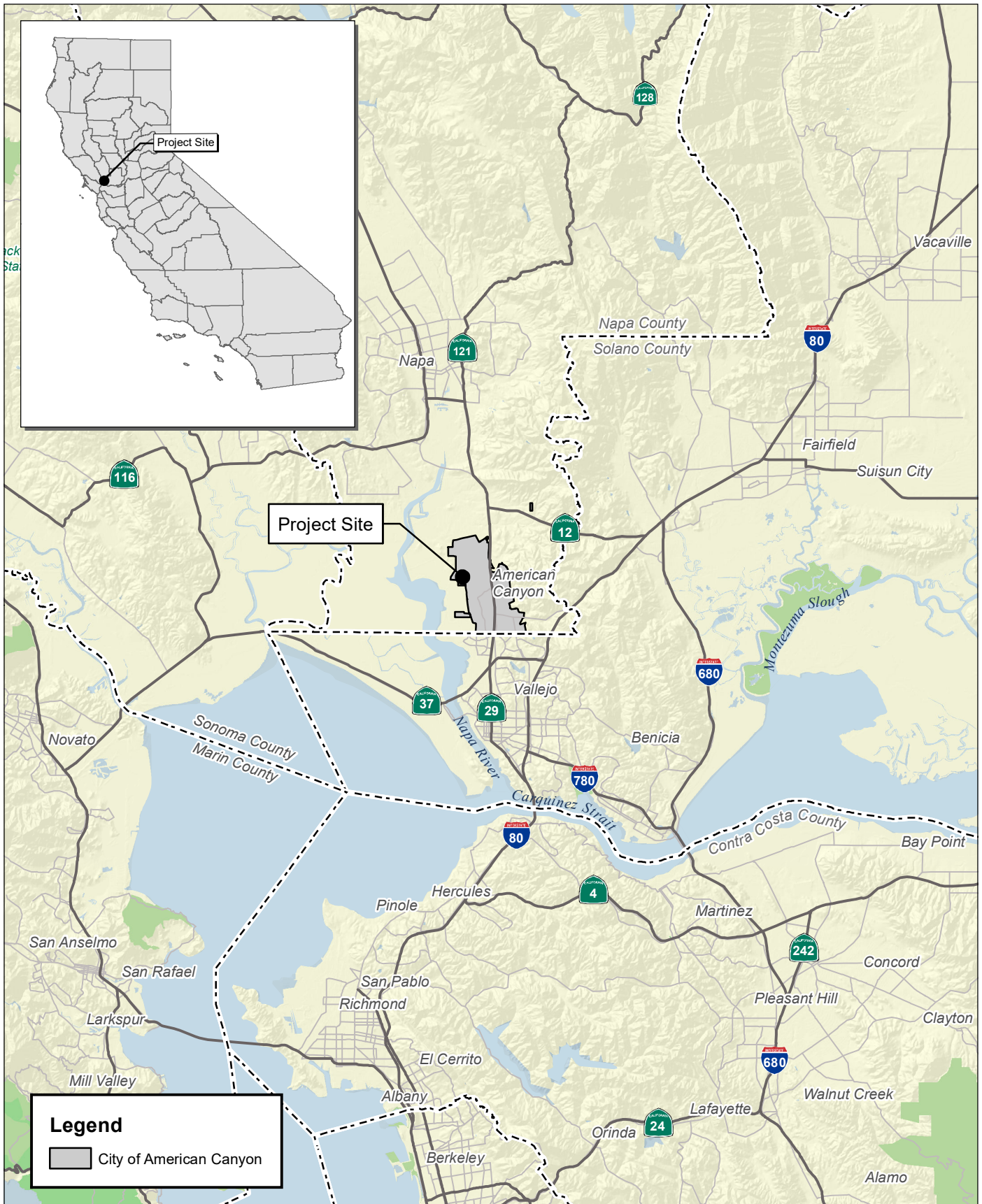
<https://zoom.us/join>

Meeting ID: 847 0393 6328

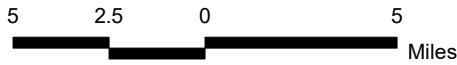
Passcode: 418059

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).



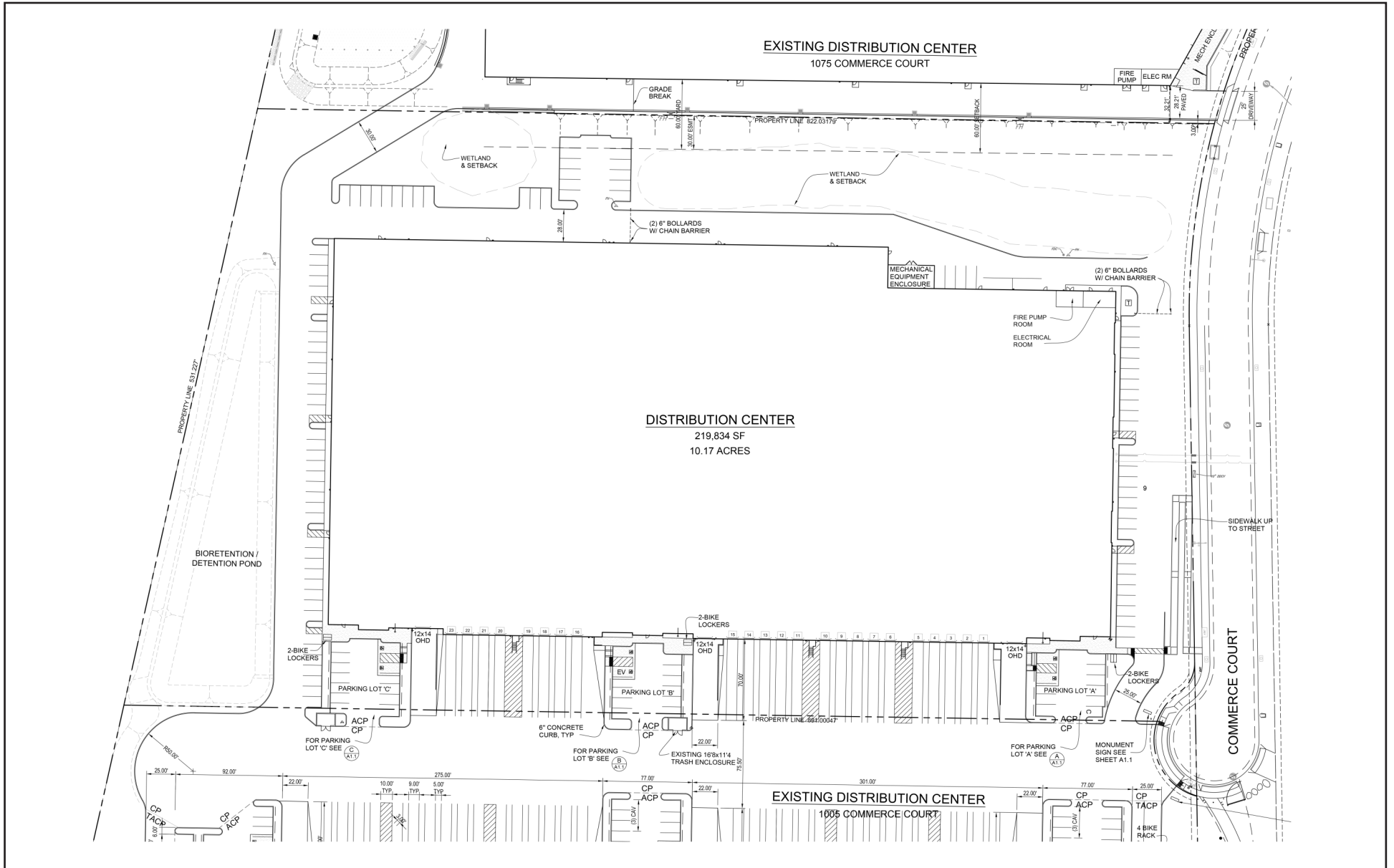


Legend

 Project Site

Source: Bing Aerial Imagery.





Source: Ward Architects, Inc. 08/01/2023.