## **Summary Form for Electronic Document Submittal**

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

| SCH#: 2023     | 3100842                                      |                            |  |
|----------------|--|----------------------------|--|
| Project Title: | SDG Commerce 220 Distribution Center Project |                            |  |
| Lead Agency:   | City of American Canyon                      |                            |  |
| Contact Name   | e: William He, Senior Planner                |                            |  |
| Email: whe@    | cityofamericancanyon.org                     | Phone Number: 707.647.4337 |  |
| Project Locat  | on: American Canyon, Napa                    | County                     |  |
|                |  |                            |  |

Project Description (Proposed actions, location, and/or consequences).

The applicant proposes to develop a 219,834-square-foot wine storage and distribution center on the 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 high; portions of the building exterior walls would have various 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. Vehicular access would be taken from one driveway on Commerce Court, and reciprocal access between the parking lots of the three sites (217, 220, and 230) would also be provided. Drive aisles would be provided around the full perimeter of the building to support emergency ingress and egress. See also, Executive Summary in the Draft Program EIR.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

## Significant and Unavoidable Impacts:

-Project-Level and Cumulative VMT; Given the lack of transit services within an acceptable walking distance of the proposed project, achieving the identified VMT reduction is considered infeasible even with implementation of a TDM Plan as required by MM TRANS-2. MM TRANS-2 would reduce project-related VMT but not to a level below significance. As such, the proposed project would also have a cumulatively considerable contribution to VMT impacts.

Potentially Significant Impacts Reduced to Less than Significant with Implementation of Mitigation Measures:

- -Air Quality: To address impacts to air quality during construction, mitigation requiring the implementation of BAAQMD Best Management Practices to control dust during construction (MM AIR-1)
- -Biological Resources: To reduce impacts to special-status species during construction, mitigation requiring pre-construction surveys, construction monitoring, and protection/avoidance regarding Swainson's Hawk, Burrowing Owl, Roosting Bat, Western Pond Turtles, and Monarch Butterfly (MM BIO-1a through 1g)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

## CONTINUED FROM ABOVE:

-Cultural Resources: To reduce impacts to historical, cultural, and Tribal cultural resources during construction, mitigation requiring WEAP training for construction personnel, archaeological monitoring, stopping work if resources or remains are uncovered (MM CUL-1a through 1c and MM CUL-3)

-Geology/Soils: To reduce impacts related to geology and soils, mitigation requiring the implementation of recommendations from the Geotechnical Engineering Investigation, obtain coverage under the NPDES General Permit implementing a SWPPP, and diverting activity from paleontological resources (MM GEO-1, MM HYD-1, and MM GEO-5) -Hydrology: To reduce impacts related to water quality, mitigation requiring the applicant to obtain coverage under the NPDES General Permit by preparing and implementing a SWPPP (MM HYD-1)

AREAS OF CONTROVERSY: Health effects on communities from diesel emissions; Traffic and Circulation; Land Use Compatibility; Impacts on wetlands; and Climate change.

See also, Executive Summary in the Draft Program EIR.

Provide a list of the responsible or trustee agencies for the project.

City of American Canyon
United States Army Corps of Engineers
California Department of Fish and Wildlife
San Francisco Bay Regional Water Quality Board
County of Napa
Napa County Airport Land Use Commission
Napa Valley Unified School District