

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023100842

Project Title: SDG Commerce 220 Distribution Center Project

Lead Agency: City of American Canyon Contact Person: William He
 Mailing Address: 4381 Broadway Street, Suite 201 Phone: 707.647.5345
 City: American Canyon Zip: 94503 County: Napa

Project Location: County: Napa City/Nearest Community: American Canyon
 Cross Streets: Commerce Court and Eucalyptus Drive Zip Code: 94503

Longitude/Latitude (degrees, minutes and seconds): 38 ° 11 ' 22 " N / 122 ° 16 ' 19 " W Total Acres: 10.17

Assessor's Parcel No.: 058-030-065 Section: 14,15,22,23 Twp.: 04W Range: 04W Base: _____

Within 2 Miles: State Hwy #: SR-29 Waterways: Napa River, Russ Island, North Slough, American Creek
 Airports: Napa County Airport Railways: CFNR, NWP Schools: Napa Junction Magnet Elementary School, American Car

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 4,400 Acres _____ Employees 45 Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 219,834 Acres 10.17 Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use Designation: Commercial Recreation (CR). Zoning Designation: Recreation (REC). Site is currently Undeveloped.

Project Description: (please use a separate page if necessary)

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. A total of 134 car spaces and 23 truck parking stalls would be provided.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 6/11/2024 Ending Date 7/26/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>SDG Commerce 220, LLC</u>
Address: <u>2999 Oak Road, Suite 250</u>	Address: <u>413 W. Yosemite Ave, Suite 105</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Madera, CA 93637</u>
Contact: <u>Janna Waligorski</u>	Phone: <u>559-674-0906</u>
Phone: <u>925-357-2562</u>	

Signature of Lead Agency Representative: _____



Date: 6/6/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.