



City of American Canyon
Revised Notice of Availability of a Draft Environmental Impact Report
for the Proposed SDG Commerce 220 Distribution Center Project
and Public Workshop
to Solicit Comments on the Environmental Document

Date: June 11, 2024

To: State Clearinghouse and Interested Public Agencies, Parties, and Organizations

From: William He, AICP, Senior Planner, City of American Canyon

Subject: Notice of Availability of a Draft Environmental Impact Report for the Proposed SDG Commerce 220 Distribution Center Project (State Clearinghouse [SCH] No. 2023100842) and public workshop.

NOTICE IS HEREBY GIVEN that, pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of American Canyon (Lead Agency) has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed SDG Commerce 220 Distribution Center Project (proposed project), which is now available for public review.

Document Availability

The Draft EIR, including the technical appendices and any documents incorporated by reference, can be reviewed at the following website: <https://ceqanet.opr.ca.gov/2023100842> and <https://cityofamcan.org/projectreview>. A hard copy of the Draft EIR and technical appendices can also be reviewed at these locations during the identified business hours:

American Canyon City Hall
4831 Broadway Street, Suite 201
American Canyon, CA 94503
Monday through Friday 8 a.m. – 5 p.m.
Saturday–Sunday: Closed

Active Adults Center
2185 Elliot Drive
American Canyon, CA 94503
Hours: Monday - Friday 9:00 a.m. to 2:00 p.m.
Saturday–Sunday: Closed

American Canyon Library
300 Crawford Way
American Canyon, CA 94503
Monday, Tuesday, and Thursday through
Saturday 10 a.m. – 6 p.m.
Wednesday 12 p.m. – 8 p.m.
Sunday Closed



52-Day Comment Period on Draft Program EIR

The City of American Canyon is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the Draft EIR. In accordance with the time limits established by CEQA, the Draft EIR public review period will begin on **June 11, 2024**, and end on **August 2, 2024**. The lead agency has added 7 more days to the required 45-day review period. Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) via US mail or web link shown below by 5:00 p.m. on **Friday, August 2, 2024**:

SDG Commerce 220 Project
City of American Canyon
4381 Broadway Street, Suite 201
American Canyon, CA 94503
Comment Submittal Web Form link:
<https://cityofamcan.org/SDG220>.

Public Workshop

During the review period, the City will hold a workshop to provide additional information on the Draft EIR for the SDG Commerce 220 Distribution Center Project. For accurate administrative record purposes, oral comments received at the Planning Commission workshop will not be included in the Draft EIR. To include comments in the Draft EIR, please provide written comments as described above. The workshop will be held during a Planning Commission Workshop on **July 30, 2024 at 6:30pm** at the American Canyon City Hall, City Council Chambers, 4381 Broadway Street, American Canyon, CA 94503.

Proposed Project

Location: The project site is located at 1055 Commerce Court in the City of American Canyon, in Napa County, California. The project site consists of Assessor's Parcel Number (APN) 058-030-069 (10.17 acres) plus small additional improvement areas (consisting primarily of parking lot improvements and connections to adjoining land uses) for a total of 10.45 acres. 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 currently under construction (north), Commerce Court beyond which is a paintball recreation area (east), and a wine distribution warehouse known as SDG Commerce 330 (south). The project site is located on the *Cuttings Wharf, California*, United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 4 North, Range 4 West, Section 14 (Latitude 38° 11' 22" North; Longitude 122° 16' 19" West).

Summary: The applicant, SDG Commerce 220, LLC 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 approximately 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 and 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.

Anticipated Significant Environmental Effects

The following significant environmental effects are anticipated as a result of the project:

- **Vehicle Miles Traveled:** The Project's Vehicle Miles Traveled (VMT) would not be reduced by at least 19 percent below current levels. Mitigation is provided but due to the location of the project in relation to transit services, achieving this level of mitigation is considered infeasible and therefore, impacts would remain significant and unavoidable. As such, the proposed project would also have a cumulatively considerable contribution to VMT impacts.

All other project related environmental effects were concluded to be less than significant or less than significant with the implementation mitigation. As stated in the DEIR, the site is not listed as a hazardous materials site enumerated under Government Code Section 65962.5.

