

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

sc 2018102050

Project Title: LDK WAREHOUSE PROJECT

Lead Agency: City of Vacaville Contact Person: Peyman Behvand, City Planner
Mailing Address: 650 Merchant Street Phone: (707) 449-5140
City: Vacaville Zip: 95688 County: Solano

Project Location: County: Solano City/Nearest Community: Vacaville
Cross Streets: Crocker Drive and Midway Road Zip Code: 95688
Longitude/Latitude (degrees, minutes and seconds): 38 ° 24 ' 54.7 " N / 121 ° 56 ' 56.2 " W Total Acres: 68.90
Assessor's Parcel No.: 0106-240-210, 340, 350 and 360 Section: 35 Twp.: 7 Range: 1W Base:
Within 2 Miles: State Hwy #: Interstates 80 and 505 Waterways: Gibson Canyon Creek
Airports: Nut Tree County Airport Railways: None Schools: None

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:
[X] Mit Neg Dec Other: Note: Recirculated ISMND

Governor's Office of Planning & Research

Local Action Type:

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

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Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[X] Industrial: Sq.ft. 661K Acres 68.90 Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant/Industrial Park/Industrial Park and Commercial Office

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

Proposal to construct 3 warehouse buildings south of Midway Rd. north of Crocker Dr. Project site is + 68.90-acres, consisting of assessor's parcel numbers 106-240-210, 106-240-340, 106-240-350, and 106-240-360. Also includes tentative parcel map to reconfigure four parcels: (1) Parcel A - existing former Lucky Distribution Center; (2) Parcel B - new 617,760 sq. ft. warehouse building; (3) Parcel C - two (2) new warehouse buildings of 33,696 sq. ft. and 93,240 sq. ft.; and (4) Parcel D - reserved for a future undetermined use. Construction would require re-route of + 2,025 ft. of Solano Irrigation District canal within a 48-inch pipe. The pipe would be located within a new 25 ft. ROW connecting with the southern bank of existing SID canal. Site plan includes three buildings, 670 total parking spaces, on-site landscaping, and access via driveways on Crocker Dr. and Midway Rd.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 3 - 4 - 2019

SCH COMPLIANCE 4 - 2 - 2019

Project Sent to the following State Agencies

[X] Resources [X] Cal EPA
Boating & Waterways [X] ARB: Airport & Freight
[X] Central Valley Flood Prot. [] ARB: Transportation Projects
Coastal Comm [] ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl. & Recovery
[X] Conservation [X] SWRCB: Div. of Drinking Water
[X] CDFW # 3 [] SWRCB: Div. Drinking Wtr #
Cal Fire [] SWRCB: Div. Financial Assist.
[X] Historic Preservation [] SWRCB: Wtr Quality
[X] Parks & Rec [] SWRCB: Wtr Rights
Bay Cons & Dev Comm. [X] Reg. WQCB # 5
[X] DWR [X] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[X] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other: _____

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018102050

Please forward late comments directly to the Lead Agency

AQMD/APCD 2/40

(Resources: 3 / 9)

Reviewing Agencies Checklist

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

- | | |
|---|--|
| <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 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 type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input 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 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 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 type="checkbox"/> Food & Agriculture, Department of | <input 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: <u>Yolo-Solano AQMD</u> |
| <input 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 Monday, March 4, 2019 Ending Date Tuesday, April 3, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stantec Consulting Services, Inc.</u>	Applicant: <u>700 Crocker LLC c/o LDK Ventures</u>
Address: <u>1340 Treat Boulevard, Suite 300</u>	Address: <u>3140 Peacekeeper Way</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>McClellan, CA 95652</u>
Contact: <u>Anna Radonich</u>	Phone: <u>(916) 965-7100</u>
Phone: <u>(925) 285-6541</u>	

Signature of Lead Agency Representative: *Annun Radonich* Date: March 4, 2019

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