

City of Suisun City
Notice of Preparation and Notice of Public Scoping Meeting
Suisun Logistics Center Project

Date: January 6, 2021

To: Public Agencies and Private Parties

From: John Kearns, Senior Planner, City of Suisun City

Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting

The City of Suisun City 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 Suisun Logistics Center Project are described in the attached materials.

The City of Suisun City 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 project.

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 Suisun City 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 **Thursday, February 4, 2021**. 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 **3 p.m. Tuesday, January 26, 2021**. Refer to '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.

SUISUN LOGISTICS CENTER PROJECT

Project Location

The 167.43-acre project site is located in unincorporated Solano County, California, within the existing Suisun City Sphere of Influence; refer to Exhibit 1. The semi-triangular project site is bounded by an under-construction service station and Walters Road (west), Petersen Road (north), grazing land and Travis Air Force Base (east), and State Route 12 (SR-12) (south); refer to Exhibit 2. The project site is located on the Denver, California United States Geological Survey 7.5-minute topographic quadrangle, Township 5 North, Range 1 West, Section 33 (Latitude 38° 14' 22" North; Longitude 121° 58' 48" West).

Existing Conditions

1.1.1 - Land Use Activities

The project site is used for cattle grazing and contains grassy vegetation. The project site gently slopes from north to south and the elevation ranges from 18 feet in the northern portion to 10 feet above mean sea level in the southern portion.

Two man-made drainage channels cross the site in a north-south direction. The southern portion of the project site overlaps with a 100-year flood plain. A 16-inch-diameter Pacific Gas and Electric Company (PG&E) underground natural gas transmission pipeline crosses through the project site in an east-west direction within a 15-foot-wide easement. A 100-foot power line easement crosses the project site in an east-west direction. A barbed wire fence surrounds the project site.

1.1.2 - Land Use Designations

The project site is currently designated "Agricultural" by the Solano County General Plan and zoned "Exclusive Agricultural 160 acres (A-160)" by the Solano County Zoning Ordinance.

The project site is currently designated "Special Planning Area" by the City of Suisun City General Plan, which is a non-binding designation. The project site is within the Suisun City Sphere of Influence.

The project site is within the boundaries of the Travis Air Force Base Airport Land Use Compatibility Plan.

Project Description

1.1.3 - Proposed Project

Summary

The applicant, Buzz Oates Construction, Inc., is proposing to annex the project site into the City of Suisun City and develop 2.1 million square feet of warehouse uses on approximately 120 acres. The remaining 47 acres would be permanently preserved as open space.

Six buildings ranging from 145,397 to 644,782 square feet would be developed onsite in one phase. Each building would provide docks, grade level roll up doors, and trailer parking stalls. The facility would be enclosed with a secure perimeter and access would be restricted to authorized users. The proposed project would employ an estimated 2,843 workers at buildout. Table 1 summarizes the proposed project. Exhibit 3 depicts the preliminary site plan.

Table 1: Suisun Logistics Center Project Summary

Building	Square Feet	End Use / Characteristics
A	199,784	High Cube Warehouse / 36 feet clear height
B	199,784	High Cube Warehouse / 36 feet clear height
C	145,397	High Cube Warehouse / 36 feet clear height
D	224,138	High Cube Warehouse / 36 feet clear height
E	644,782	High Cube Warehouse / 42 feet clear height
F	644,782	High Cube Warehouse / 42 feet clear height
Total	2,058,667	—
Source: RMW Architecture Interiors, 2020.		

Roadway Improvements

The project frontages with SR-12, Walters Road, and Petersen Road would be improved. Half width improvements would be installed along the project frontages with Walters Road and Petersen Road. The fourth (east) leg of the existing signalized Walters Road/Walmart Driveway intersection would be improved to provide access to the proposed project.

Petersen Road has an existing stacking lane for vehicles queued at the Travis Air Force Base Southgate. In addition, Petersen Road also has a Class I bike/pedestrian facility that is part of the Central County Bikeway. These existing facilities would be maintained as part of the improvements to Petersen Road.

Vehicular Access

Vehicular access would be taken from one point on Walters Road and three points on Petersen Road. A reciprocal access point may be provided with the under-construction service station at the corner of SR-12 / Walters Road.

Open Space Preservation

The applicant would permanently preserve approximately 47 acres of the project site as open space. This area coincides with the southern portion of the project site where a 100-year flood hazard area is mapped.

Storm Drainage

The proposed project would provide 323,280 square feet (7.6 acres) of stormwater retention facilities including bioswales and basins.

Utilities

Water

The proposed project would be served with potable water provided by the Suisun-Solano Water Authority. Service laterals would be extended to project buildings from existing facilities in Petersen Road. The City of Suisun City and Solano Irrigation District contemplate a negotiated agreement in which the City would exchange an unperfected State Water Project entitlement for additional water to serve the project.

Wastewater

The proposed project would be served with wastewater collection and treatment service provided by Fairfield-Suisun Sewer District. Service laterals would be extended to project buildings from existing facilities in Petersen Road.

Electricity and Natural Gas

Electricity and natural gas service would be provided by PG&E. Service laterals would be extended to project buildings from existing facilities in Petersen Road. The existing PG&E natural gas transmission pipeline that crosses the project site would remain in place and protected in accordance with federal and state safety standards during construction activities.

Required Discretionary Approvals

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

- General Plan Amendment
- Prezone
- Planned Unit Development
- Tentative Parcel Map
- Use Permit
- Site Plan / Architectural Review

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

- Solano Local Agency Formation Commission – Annexation
- Solano County Airport Land Use Commission – Land Use Compatibility Review
- Solano Irrigation District – Negotiated Agreement for Water
- United States Army Corps of Engineers – Section 404 Permit
- California Department of Fish and Wildlife – Section 1602 Lake and Streambed Alteration Agreement
- San Francisco Bay Regional Water Quality Control Board – Section 401 Water Quality Certification

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 supports grazing land use activities. The California Department of Conservation maps the project site as 'grazing 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 would be rezoned for light industrial use as part of the annexation process, which would eliminate any conflicts with the existing agricultural zoning. The project site does not contain any stands of commercially harvestable trees and, thus, would not convert forestland to non-forest use. No impacts would occur.

Mineral Resources

The project site contains grazing land. No mineral extraction occurs onsite, including natural gas production associated with the Rio Vista natural gas field. This precludes the possibility of conflicts in this regard. No impacts would occur.

Population and Housing

The proposed project would develop 2.1 million square feet of light industrial uses on a site currently used as grazing land. No direct residential growth would occur and no existing dwelling units would be removed. The proposed project would employ an estimated 910 workers during construction and 2,843 workers when fully operational at buildout. The California Employment Development Department estimated Solano County's labor force at 203,600 in November 2020. 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, the project would be served by existing utilities and infrastructure available in Petersen Road and Walters Road and, thus, would not remove a barrier to growth. No impacts would occur.

Recreation

The proposed project would not involve the construction of dwelling units and, thus, would not result in direct population growth. As such, it would not increase the use of existing recreational facilities. No impacts would occur.

Wildfire

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

Scoping Meeting

A virtual public scoping meeting will be held at **3 p.m. Tuesday, January 26, 2021:**

The webinar can be accessed at the following link:

<https://us02web.zoom.us/j/84335420304?pwd=dUtsM29JNWY3MHZqQXdlldjV1TzMxQT09>

Passcode: 335524

Or iPhone one-tap:

US: +16699006833, 84335420304# or +12532158782, 84335420304#

Or Telephone:

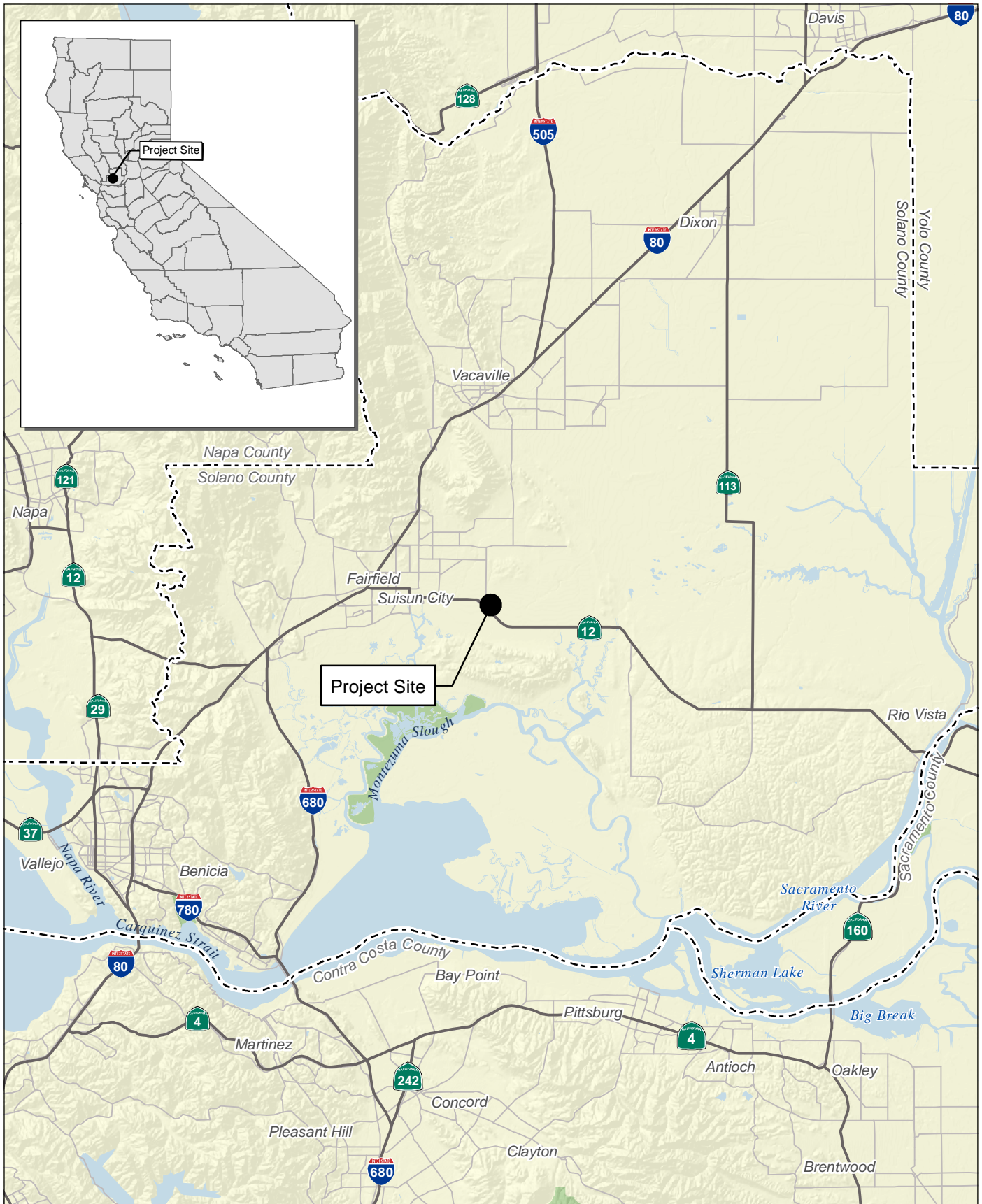
Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799
or +1 929 205 6099

Webinar ID: 843 3542 0304

International numbers available: <https://us02web.zoom.us/j/kcVu8LDqKF>

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).

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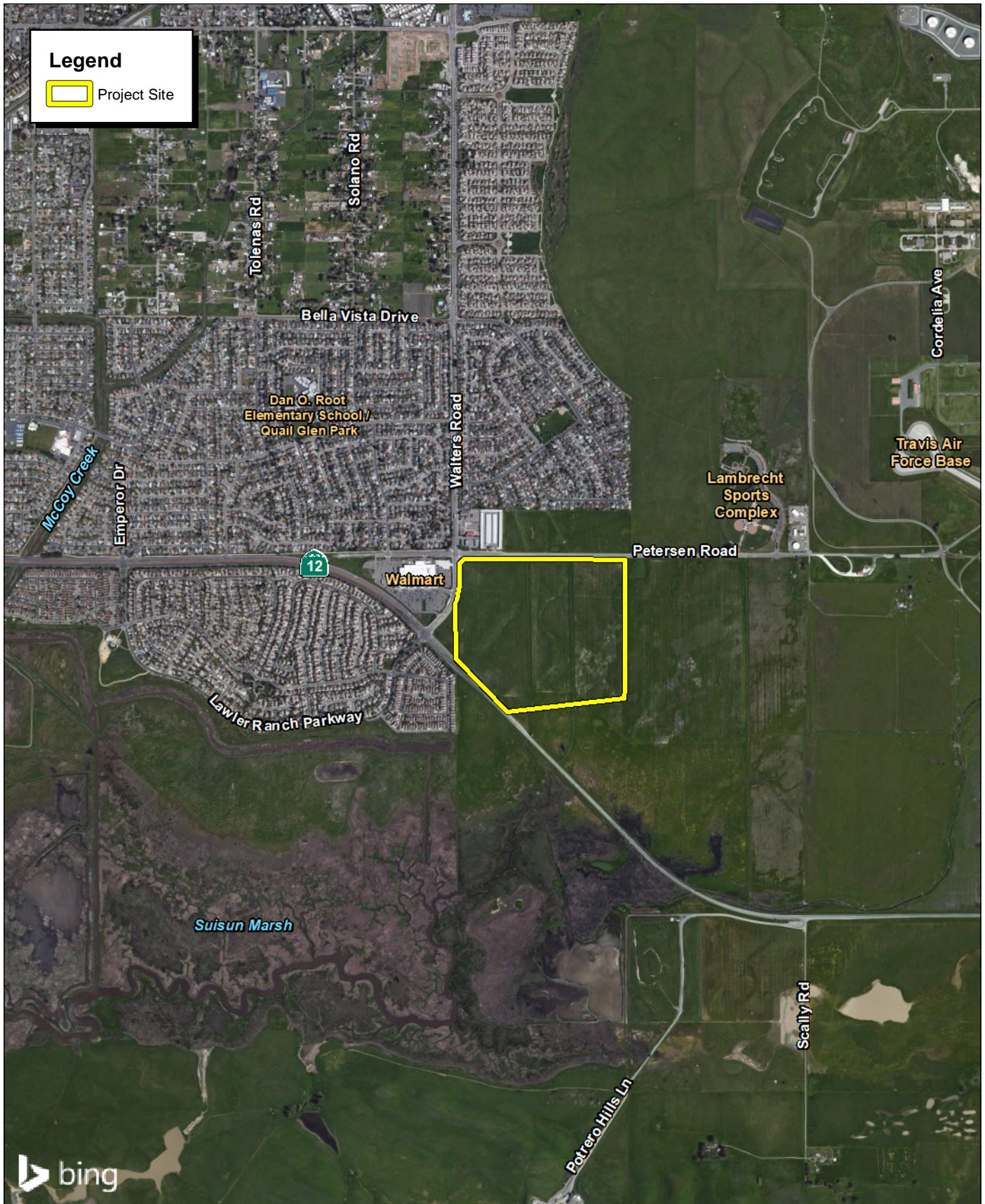


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Exhibit 1 Regional Location Map

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Source: Bing Aerial Imagery.

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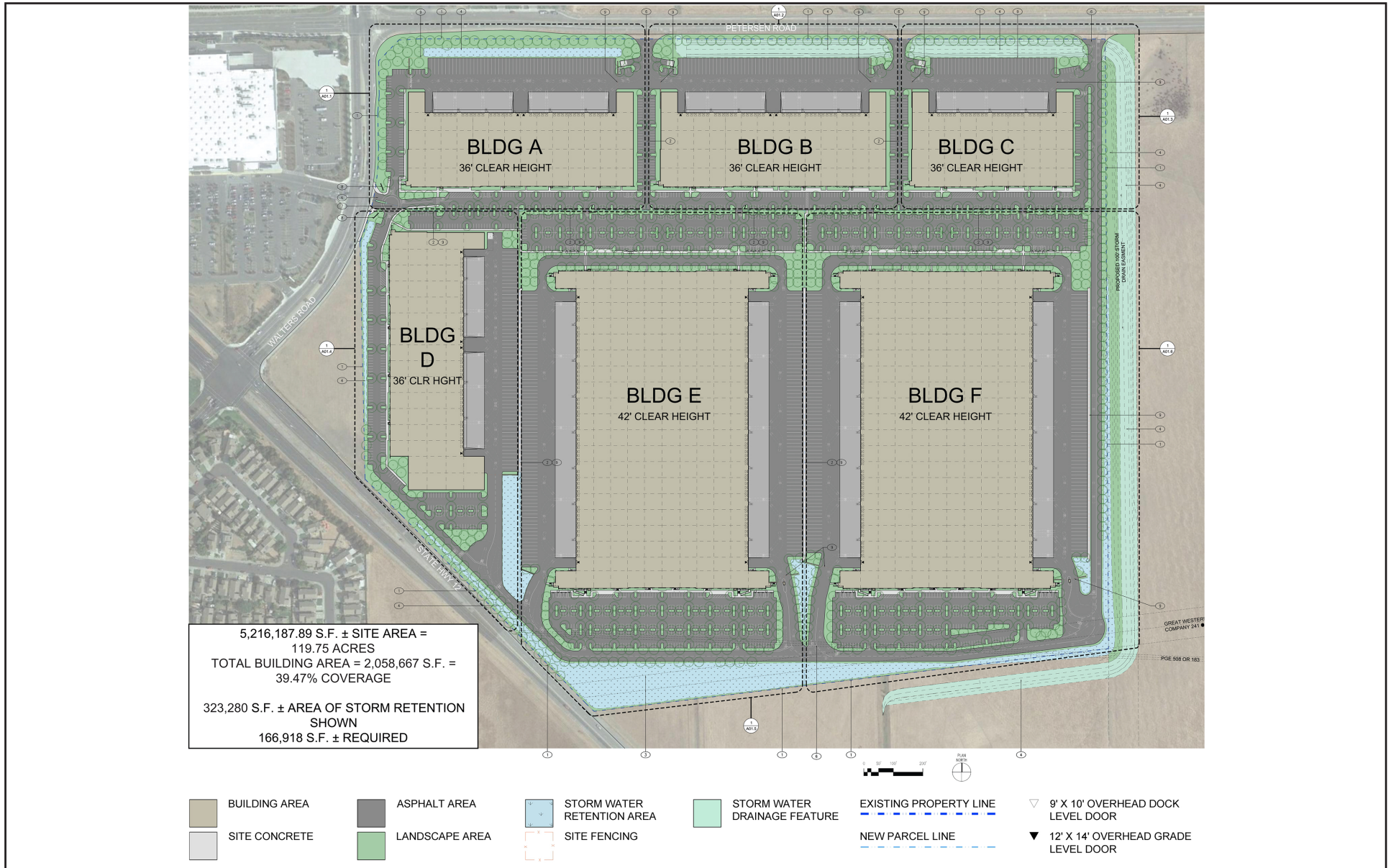


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Exhibit 2 Local Vicinity Map Aerial Base

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Source: RMW Architecture Interiors, 11/18/2020.