

CHAPTER 1: INTRODUCTION

1.1 - Overview of the CEQA Process

This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Suisun Logistics Center Project (State Clearinghouse No. 2021010044). This document is prepared in conformance with CEQA (California Public Resources Code [PRC], § 21000, *et seq.*) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et seq.*). This Draft EIR is intended to serve as an informational document for the public agency decision makers and the public regarding the proposed project.

1.1.1 - Overview

The proposed project consists of the annexation of the 167-acre project site into the Suisun City limits and the development of 2.1 million square feet of high-cube warehouse on 120 acres. The remaining 47 acres would be preserved as open space. Vehicular access would be taken from Walters Road and Petersen Road. Section 2, Project Description provides a complete description of the project.

1.1.2 - Purpose and Authority

This Draft EIR provides a project-level analysis of the environmental effects of the Suisun Logistics Center Project. The environmental impacts of the proposed project are analyzed in the EIR to the degree of specificity appropriate, in accordance with CEQA Guidelines Section 15146. This document addresses the potentially significant adverse environmental impacts that may be associated with the planning, construction, or operation of the project. This document also identifies potentially feasible mitigation measures and alternatives that agency decisionmakers may adopt to substantially reduce or avoid these significant impacts. (See, e.g., *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 981, 999 [alternatives set forth in an EIR should be considered only “potentially feasible,” as the agency decision-making body, at the time of project approval, determines whether they are “actually feasible”]; *San Diego Citizenry Group v. County of San Diego* (2013) 219 Cal.App.4th 1, 18 [the same is true of mitigation measures, which decision-makers can also reject as infeasible].)

CEQA requires that an EIR contain, at a minimum, certain specific elements. These elements are contained in this Draft EIR and include:

- Table of Contents
- Introduction
- Executive Summary
- Project Description
- Environmental Setting, Significant Environmental Impacts, and Mitigation Measures
- Cumulative Impacts
- Significant Unavoidable Adverse Impacts
- Alternatives to the Proposed Project

- Growth-Inducing Impacts
- Effects Found not to be Significant
- Areas of Known Controversy

1.1.3 - Lead Agency Determination

The City of Suisun City is designated as the lead agency for the project. CEQA Guidelines Section 15367 defines the lead agency as “. . . the public agency, which has the principal responsibility for carrying out or approving a project.” Other public agencies may use this Draft EIR in the decision-making or permit process and consider the information in this Draft EIR along with other information that may be presented during the CEQA process.

This Draft EIR was prepared by FirstCarbon Solutions (FCS), an environmental consultant. Prior to public review, it was extensively reviewed and evaluated by the City of Suisun City. This Draft EIR reflects the independent judgment and analysis of the City of Suisun City as required by CEQA. Lists of organizations and persons consulted, and the report preparation personnel is provided in Section 8, Persons and Organizations/List of Preparers, of this Draft EIR, respectively.

1.2 - Scope of the EIR

This Draft EIR addresses the potential environmental effects of the proposed project. The City of Suisun City issued a Notice of Preparation (NOP) for the proposed project on January 6, 2021, which was circulated between January 6, 2021 and February 4, 2021 for the statutory 30-day public review period. The scope of this Draft EIR includes the potential environmental impacts identified in the NOP and issues raised by agencies and the public in response to the NOP. The NOP is contained in Appendix A of this Draft EIR.

Nine comment letters were received in response to the NOP. They are listed in Table 1-1 and provided in Appendix A of this Draft EIR.

Table 1-1: NOP Comment Letter Summary

Status	Affiliation	Signatory	Date
Public Agencies	Native American Heritage Commission	Nancy Gonzalez-Lopez, Cultural Resources Analyst	January 6, 2021
	California Air Resources Board	Heather Arias, Chief, Transportation and Air Toxics	January 28, 2021
	California Department of Fish and Wildlife	Greg Erickson, Regional Manager, Bay Delta Region	January 29, 2021
	Solano County Department of Resource Management	Matt Walsh, Principal Planner	January 29, 2021
	Solano Local Agency Formation Commission	Michelle McIntyre, Senior Analyst	February 4, 2021
	California Department of Transportation, District 4	Mark Leong, District Branch Chief	February 4, 2021

Status	Affiliation	Signatory	Date
Private Parties	United Brotherhood of Carpenters and Joiners of America, Carpenters Local No. 180	Fidel Chavez, Senior Field Representative	February 3, 2021
	Center for Biological Diversity	Tiffany Yap, Staff Scientist; Mary Rassenfoss, Legal Fellow	February 3, 2021
	Solano County Orderly Growth Committee	Bob Berman	February 3, 2021

Source: City of Suisun City, 2021.

1.2.1 - Scoping Meeting

Pursuant to CEQA Guidelines Section 15082(c)(1), the City of Suisun City held a virtual public scoping meeting for the proposed project on Tuesday, January 26, 2021. The meeting was recorded and is posted on the City of Suisun City’s website: www.suisun.com.

1.2.2 - Environmental Issues Determined not to be Significant

The NOP identified topical areas that were determined not to be significant. Consistent with CEQA Guidelines Section 15128, an explanation of why each area is determined not to be significant is provided in Section 7, Effects Found not to be Significant. These topical areas are as follows:

- Agriculture and Forest Resources
- Mineral Resources
- Population and Housing
- Recreation
- Wildfire

In addition, certain subjects with various topical areas were determined not to be significant. Other potentially significant issues are analyzed in these topical areas; however, the following issues are not analyzed:

- State Scenic Highways
- Septic or Alternative Wastewater Disposal Systems
- Exposure of Schools to Hazardous Materials
- Private Airstrips
- Emergency Response or Evacuation Plan
- Wildland Fire
- Levee or Dam Failure
- Seiches, Tsunamis, or Mudflows
- Division of an Established Community
- Schools
- Parks
- Other Public Facilities

An explanation of why each issue is determined not to be significant is provided in Section 7, Effects Found not to be Significant.

1.2.3 - Potentially Significant Environmental Issues

The NOP found that the following topical areas may contain potentially significant environmental issues that will require further analysis in the EIR. These sections are as follows:

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions/Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation
- Utility Systems

1.3 - Organization of the EIR

This Draft EIR is organized into the following main sections:

- **Executive Summary.** This chapter includes a summary of the proposed project and alternatives to be addressed in the Draft EIR. A brief description of the areas of controversy and issues to be resolved, and overview of the Mitigation Monitoring and Reporting Program (MMRP), in addition to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation, are also included in this section.
- **Chapter 1: Introduction.** This chapter provides an introduction and overview describing the purpose of this Draft EIR, its scope and components, and its review and certification process.
- **Chapter 2: Project Description.** This chapter includes a detailed description of the proposed project, including its location, site, and project characteristics. A discussion of the project objectives, as well as intended uses of the Draft EIR, responsible agencies, and approvals that are needed for the proposed project are also provided.
- **Chapter 3: Environmental Impact Analysis.** This chapter analyzes the environmental impacts of the proposed project. Impacts are organized into major topic areas. Each topic area includes a description of the environmental setting, methodology, significance criteria, impacts, mitigation measures, and significance after mitigation. The specific environmental topics that are addressed within Section 3 are as follows:
 - **Section 3.1—Aesthetics, Light, and Glare:** Addresses the potential visual impacts of development intensification and the overall increase in illumination produced by the project.
 - **Section 3.2—Air Quality:** Addresses potential air quality impacts associated with project implementation and emissions of criteria pollutants. In addition, the section also evaluates project emissions of toxic air contaminants.
 - **Section 3.3—Biological Resources:** Addresses the project’s potential impacts on habitat, vegetation, and wildlife; the potential degradation or elimination of important habitat; and impacts on listed, proposed, and candidate threatened and endangered species.

- **Section 3.4—Cultural and Tribal Cultural Resources:** Addresses potential impacts on historical resources, archaeological resources, paleontological resources, and burial sites.
- **Section 3.5—Geology, Soils, and Seismicity:** Addresses the potential impacts the project may have on soils and assesses the effects of project development in relation to geologic and seismic conditions.
- **Section 3.6—Greenhouse Gas Emissions and Energy:** Addresses potential project impacts related to energy usage and project emissions of greenhouse gases.
- **Section 3.7—Hazards and Hazardous Materials:** Addresses the potential for the presence of hazardous materials or conditions on the project site and in the project area that may have the potential to impact human health.
- **Section 3.8—Hydrology and Water Quality:** Addresses the potential impacts of the project on local hydrological conditions, including drainage areas, and changes in the flow rates.
- **Section 3.9—Land Use:** Addresses the potential land use impacts associated with division of an established community and consistency with the City of Suisun City General Plan, Suisun City Code, and the Travis Air Force Base Land Use Compatibility Plan.
- **Section 3.10—Noise:** Addresses the potential noise impacts during construction and at project buildout from mobile and stationary sources. The section also addresses the impact of noise generation on neighboring uses.
- **Section 3.11—Public Services:** Addresses the potential impacts upon public services, including fire protection, law enforcement, schools, parks, and recreational facilities.
- **Section 3.12—Transportation:** Addresses the impacts on the local and regional roadway system, public transportation, bicycle, and pedestrian access.
- **Section 3.13—Utilities and Services Systems:** Addresses the potential impacts upon service providers, including fire protection, law enforcement, water supply, wastewater, solid waste, and energy providers.
- **Chapter 4: Cumulative Effects.** This section discusses the cumulative impacts associated with the proposed project, including the impacts of past, present, and probable future projects.
- **Chapter 5: Alternatives to the Proposed Project.** This section compares the impacts of the proposed project with three land-use project alternatives: the No Project Alternative, the Reduced Density Alternative, and the Buildings A, B, and C Alternative. An environmentally superior alternative is identified. In addition, alternatives initially considered but rejected from further consideration are discussed.
- **Chapter 6: Other CEQA Considerations.** This section provides a summary of significant environmental impacts, including unavoidable and growth-inducing impacts. This section discusses the cumulative impacts associated with the proposed project, including the impacts of past, present, and probable future projects. In addition, the proposed project’s energy demand is discussed.
- **Chapter 7: Effects Found not to be Significant.** This section contains analysis of the topical sections not addressed in Section 3.
- **Chapter 8: Persons and Organizations Consulted/List of Preparers.** This section also contains a full list of persons and organizations that were consulted during the preparation of this Draft

EIR. This section also contains a full list of the authors who assisted in the preparation of the Draft EIR, by name and affiliation.

- **Chapter 9: References.** This section contains a full list of references that were used in the preparation of this Draft EIR.
- **Appendices.** This section includes all notices and other procedural documents pertinent to the Draft EIR, as well as all technical material prepared to support the analysis.

1.4 - Documents Incorporated by Reference

As permitted by CEQA Guidelines Section 15150, this Draft EIR has referenced several technical studies, analyses, and previously certified environmental documentation. Information from the documents, which have been incorporated by reference, has been briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document and the Draft EIR has also been described. The documents and other sources that have been used in the preparation of this Draft EIR include but are not limited to:

- City of Suisun City General Plan
- Suisun City Code
- Travis Air Force Base Land Use Compatibility Plan

In accordance with CEQA Guidelines Section 15150(b), the General Plan, City Code, and the referenced documents and other sources used in the preparation of the Draft EIR are available for review at Suisun City Hall at the address shown in Section 1.6 below.

1.5 - Documents Prepared for the Project

The following technical studies and analyses were prepared for the proposed project:

- Air Quality/Greenhouse Gas Emissions Analysis, prepared by FirstCarbon Solutions (The analysis is wholly contained in Section 3.2, Air Quality/Greenhouse Gas Emissions and supporting information is provided in Appendix B.1.)
- Health Risk Assessment, prepared by FirstCarbon Solutions (Appendix B.2)
- Biological Resources Assessment, prepared by SWCA (Appendix C)
- Phase I Cultural Resources Assessment, prepared by FirstCarbon Solutions (Appendix D)
- Preliminary Soil Investigation, prepared by Raney Geotechnical, Inc. (Appendix E)
- Phase I Environmental Site Assessment, prepared by Youngdahl Consulting Group, Inc. (Appendix F)
- Hydrologic and Water Quality Modeling, Balance Hydrologics (Appendix G)
- Travis Air Force Base Land Use Compatibility Plan Consistency Evaluation, prepared by ESA Associates (Appendix H)
- Wildlife Hazards Assessment, prepared by AECOM (Appendix I)
- Fiscal Impact Analysis, prepared by Goodwin Consulting Group (Appendix J)

- Noise Analysis, prepared by FirstCarbon Solutions (The analysis is wholly contained in Section 3.9, Noise and supporting information is provided in Appendix K)
- Transportation Impact Analysis, prepared by W-Trans (The analysis is wholly contained in Section 3.11, Transportation and supporting information is provided in Appendix L).
- Water Supply Assessment, prepared by KSN (Appendix M) on behalf of the Suisun-Solano Water Authority.

1.6 - Review of the Draft EIR

The City of Suisun City filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the Draft EIR public review period (PRC § 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code Section 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review online at www.suisun.com and at the following locations:

Suisun City Hall
701 Civic Center Boulevard
Suisun City, CA 94583

Hours:

Monday–Thursday: 9:00 a.m. to 5:00 p.m.
Friday–Saturday–Sunday: Closed

Joseph A. Nelson Center
611 Village Drive Suisun City,
CA 94585

Hours: 9:00 a.m. to 5:00 p.m

Suisun City Library
601 Pintail Drive
Suisun City, CA 94583

Hours:

Monday and Wednesday: 9:00 a.m. to 6:00
p.m.

Monday-Thursday: 9:00 a.m. to 8:88 p.m.

Friday and Saturday: 9 a.m. to 5 p.m.

Sunday: Closed

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

Mr. Jim Bermudez, Development
Services Director
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94583
Phone: 707.421.7333
Email: jbermudez@suisun.com

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearings before the Suisun Planning Commission on the project, at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision-makers for the project.

THIS PAGE INTENTIONALLY LEFT BLANK