

SECTION 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), Section 21000, et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.) to evaluate the potential environmental impacts associated with the implementation of the Napa Airport Corporate Center Project (State Clearinghouse No. 2014122005). 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 development of five buildings totaling a maximum of 571,808 square feet. At least 50 percent of the square footage would be for wine warehousing and up to 50 percent may be for general warehousing. There is also a separate application on file that contemplates the development of a gas station, convenience market, and restaurant totaling 6,688 square feet on Lot 1, which abuts the State Route 29/S. Kelly Road intersection. (These uses would be developed in place of a 24,397-square-foot warehouse building). Under this application, total project square footage would be a maximum 554,099 square feet. 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 Napa Airport Corporate 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. It also identifies appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid these impacts.

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 American Canyon 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 American Canyon. This Draft EIR reflects the independent judgment and analysis of the City of American Canyon as required by CEQA. Lists of organizations and persons consulted and the report preparation personnel are provided in Section 8 of this Draft EIR.

1.2 - Scope of the EIR

This Draft EIR addresses the potential environmental effects of the proposed project. The City of American Canyon issued a Notice of Preparation (NOP) for the proposed project on December 2, 2014, which circulated between December 2, 2014 and January 2, 2015 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.

Five 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 Letters

Status	Affiliation	Author	Date
Public Agencies	Governor’s Office of Planning and Research, State Clearinghouse and Planning Unit	Scott Morgan, Director	December 2, 2014
	California Department of Transportation, District 4	Erik Alm, District Branch Chief	December 23, 2014
	Native American Heritage Commission	Katy Sanchez, Associate Government Program Analyst	December 24, 2014
	California Department of Conservation, District 4	Patricia Maurice, Acting District Branch Chief	January 28, 2015
Private Parties	Private Citizen	Greg Lockshaw	January 2, 2015

Source: City of American Canyon, 2015.

1.2.1 - Scoping Meeting

Pursuant to CEQA Guidelines Section 15082(c)(1), the City of American Canyon held a public scoping meeting for the proposed project on Monday, December 15, 2014 in the Oat Hill Conference Room, American Canyon City Hall, 4381 Broadway Street, American Canyon, CA 94503. The scoping meeting sign-in sheet is provided in Appendix A.

1.2.2 - Environmental Issues Determined Not To Be Significant

The NOP identified topical areas that were determined not to be significant. 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

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 analyzed in Section 7, Effects Found Not To Be Significant:

- State Scenic Highways (Section 3.1, Aesthetics, Light, and Glare)
- Objectionable Odors (Section 3.2, Air Quality/Greenhouse Gas Emissions)
- Conservation Plans (Section 3.3, Biological Resources)
- Septic or Alternative Wastewater Disposal Systems (Section 3.5, Geology, Soils, and Seismicity)
- Exposure of Schools to Hazardous Materials (Section 3.6, Hazards and Hazardous Materials)
- Private Airstrips (Section 3.6, Hazards and Hazardous Materials)
- Wildland Fires (Section 3.6, Hazards and Hazardous Materials)
- 100-Year Flood Hazards (Section 3.7, Hydrology and Water Quality)
- Levee or Dam Failure (Section 3.7, Hydrology and Water Quality)
- Seiches, Tsunamis, or Mudflows (Section 3.7, Hydrology and Water Quality)
- Division of an Established Community (Section 3.8, Land Use)
- Conservation Plans (Section 3.8, Land Use)
- Schools (Section 3.10, Public Services and Utilities)
- Parks (Section 3.10, Public Services and Utilities)
- Other Public Facilities (Section 3.10, Public Services and Utilities)

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/Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services and Utilities
- Transportation

1.3 - Organization of the EIR

This Draft EIR is organized into the following main sections:

- **Section ES: Executive Summary.** This section 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, in addition to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation, are also included in this section.
- **Section 1: Introduction.** This section provides an introduction and overview describing the purpose of this Draft EIR, its scope and components, and its review and certification process.
- **Section 2: Project Description.** This section includes a detailed description of the proposed project, including its location, site, and project characteristics. A discussion of the project objectives, intended uses of the Draft EIR, responsible agencies, and approvals that are needed for the proposed project are also provided.
- **Section 3: Environmental Impact Analysis.** This section 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/Greenhouse Gas Emissions:** Addresses the potential air quality impacts associated with project implementation, as well as consistency with the Bay Area Air Quality Management District Clean Air Plan. In addition, the section evaluates project emissions of greenhouse gases.
 - **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 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—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 3.7—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 3.8—Land Use:** Addresses the potential land use impacts associated with division of an established community and consistency with the City of American Canyon General Plan and Napa County Airport Industrial Area Specific Plan.
 - **Section 3.9—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 3.10—Public Services and Utilities:** Addresses the potential impacts upon public services, including fire protection, law enforcement, water supply, wastewater, solid waste, and energy providers.
 - **Section 3.11—Transportation:** Addresses the impacts on the local and regional roadway system, public transportation, bicycle, and pedestrian access.
- **Section 4: Cumulative Effects.** This section discusses the cumulative impacts associated with the proposed project, including the impacts of past, present, and probable future projects.
 - **Section 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 Business Park Alternative. An environmentally superior alternative is identified. In addition, alternatives initially considered but rejected from further consideration are discussed.
 - **Section 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.
 - **Section 7: Effects Found Not To Be Significant.** This section contains analysis of the topical sections not addressed in Section 3.
 - **Section 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.
 - **Section 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 American Canyon General Plan
- American Canyon Municipal Code
- City of American Canyon Urban Water Management Plan
- Napa County Airport Industrial Area Specific Plan
- Napa County Airport Land Use Compatibility Plan

These documents are specifically identified in Section 9, References, of this Draft EIR. In accordance with CEQA Guidelines Section 15150(b), the General Plan, Specific Plan, Municipal Code, and Urban Water Management Plan, and the referenced documents and other sources used in the preparation of the Draft EIR are available for review at American Canyon 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 Technical Report, prepared by Cardno Entrix (Appendix C)
- Cultural Resources Inventory, prepared by Cardno Entrix (Appendix D)
- Geotechnical Investigations, prepared by Raney Geotechnical (Appendix E)
- Phase I Environmental Site Assessment, prepared by Cardno ATC (Appendix F.1)
- Soil Stockpile Assessment Report, prepared by Cardno ATC (Appendix F.2)
- Environmental Noise Analysis, prepared by Bollard Acoustical Consultants (Appendix G)
- Water Supply Assessment, prepared by Balance Hydrologics (Appendix H)
- Transportation Impact Analysis, prepared by Fehr & Peers (Appendix I).

1.6 - Review of the Draft EIR

Upon completion of the Draft EIR, the City of American Canyon filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code, Section 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 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the City of American Canyon. The address for each location is provided below:

City of American Canyon	American Canyon Library
Community Development Department	300 Crawford Way
4381 Broadway Street, Suite 201	American Canyon, CA 94503
American Canyon, CA 94503	Tuesday: 10:00 a.m. to 5:30 p.m.
Hours: Monday–Friday, 8:00 a.m. to 5:00 p.m.	Wednesday/Thursday: 1:00 p.m. to 8:00 p.m.
	Friday/Saturday: 10:00 a.m. to 5:30 p.m.

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:

Ms. Colette Meunier, Consulting Project Planner
City of American Canyon
Community Development Department
4381 Broadway Street, Suite 201
American Canyon, CA 94503
Phone: 707.647.4336
Fax: 707.643.2355
Email: cmeunier@cityofamericancanyon.org

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 hearing before the City of American Canyon 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