

NOTICE OF AVAILABILITY

City of Suisun City Highway 12 Logistics Center Project Draft Environmental Impact Report

Notice is hereby given that the City of Suisun City (City), as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) (State Clearinghouse Number 2021040016) for the below referenced Highway 12 Logistics Center Project (also referred to as “the Project” or “the proposed Project”). The Draft EIR addresses the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). As provided in Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice that the Draft EIR is now available for review, and to solicit comments and concerns regarding the environmental issues associated with the proposed Highway 12 Logistics Project from August 31st, 2023 to October 17th, 2023.

Project Location

The approximately 486-acre Project Site is in unincorporated Solano County, California, within the City of Suisun City Sphere of Influence. The Project Site is bounded to the east by the Union Pacific Railroad and to the north by State Highway 12. The western perimeter of the Project Site is bounded by the eastern edge of Ledgewood Creek in the northern portion of the site and Orehr Road in the southern portion of the Project Site. To the south, the Project Site meets the Suisun Marsh.

Project Description

The applicant, Buzz Oates Construction, Inc., is proposing to annex and pre-zone 161 acres of the approximately 486-acre Project Site into the City of Suisun City and develop 1.28 million square feet of warehouse and logistics uses on approximately 93 acres (referred to as the “development area”). The rest of the annexation area would be in managed open space. The portion of the Project Site not proposed for annexation is outside the City’s Sphere of Influence (SOI), is not proposed for any SOI change or annexation, and is proposed for managed open space. This open space would be managed consistent with the Suisun Marsh Protection Plan and in accordance with any required permit conditions imposed by applicable regulatory agencies. The Project proposes an amendment to the City’s General Plan Land Use Diagram so that the proposed development and conservation areas are consistent with the General Plan’s Commercial Mixed Use and Open Space land use designations.

A 2020 Phase I Environmental Assessment for the Project site by Bole and Associates included a search of over 90 federal, state, and tribal databases related to hazardous materials, including the databases that are maintained under California Public Resources Code Section 65962.5 (“Cortese List”) and found that the Project Site parcels were not listed in any of these databases.

Public Review

The public review period for the Draft EIR commences on **August 31st, 2023**, and ends on **October 17th, 2023**. Interested public agencies and individuals should mail or email comments to:

Jim Bermudez, Development Services Director
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585
jbermudez@suisun.com

Copies of the Highway 12 Logistics Center Draft EIR and documents incorporated by reference are available for review at the following locations:

Development Services Department
701 Civic Center Boulevard
Suisun City, CA 94585

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

Suisun City Library
601 Pintail Drive
Suisun City, CA 94585

Detailed information related to the project and this EIR are also available online at the City's website:

<https://www.suisun.com/Departments/Development-Services/Planning/Environmental-Documents>