

## 2 INTRODUCTION

### 2.1 PURPOSE OF THIS ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) evaluates the impacts of the Highway 12 Logistics Center Project (also referred to as the “proposed Project”). This EIR was prepared in compliance with the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

The CEQA Guidelines charge public agencies with the responsibility of avoiding or minimizing environmental damage that could result from implementation of a project, where feasible. As part of this responsibility, public agencies are required to balance various public objectives, including economic, environmental, and social issues.

Under CEQA, the lead agency for a project is the public agency with primary responsibility over the proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), “[t]he lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose.” The City of Suisun City (the City) is the lead agency under CEQA for this proposed project. According to the CEQA Guidelines, Section 15064(F)(1), a lead agency must prepare an EIR when a project may result in a significant environmental impact.

Furthermore, the City anticipates that Solano LAFCo will rely on this EIR as it considers changes in public agency organization related to proposed annexation.

The purpose of an EIR is neither to recommend approval nor denial of a project. An EIR is an informational document used in the planning and decision-making process by the lead agency and responsible and trustee agencies. An EIR describes the potentially significant and significant environmental impacts of a project, identifies potentially feasible measures to mitigate potentially significant and significant impacts, and describes potentially feasible alternatives to the project that can reduce or avoid significant environmental effects. CEQA requires decision-makers to balance the benefits of a project against its unavoidable environmental effects in deciding whether to carry out a project.

As the lead agency, the City prepared this EIR to evaluate and disclose the significant adverse effects on the physical environment (potentially significant and significant impacts) that could result from implementation, both during construction and operational phases, of the proposed Project; identify feasible mitigation, including mitigation that would avoid, eliminate, or reduce potentially significant or significant impacts; and identify and evaluate a range of alternatives to the proposed Project that would feasibly reduce or avoid potentially significant or significant impacts while meeting most of the objectives of the proposed project. The analysis in this EIR includes both direct impacts attributable to the Project, as well as reasonably foreseeable indirect impacts.

The CEQA Guidelines have specific requirements for EIRs related to description of a project, environmental setting, and impact analysis. Table 2-1 identifies the required elements of an EIR (with CEQA Guidelines sections referenced) and the corresponding chapters or sections in which each item is discussed in this document.

**Table 2-1. Analyses Required by the CEQA Guidelines**

Required Description and Analysis	EIR Chapter or Section
Summary (Section 15123)	1
Project Description (Section 15124)	3
Description of the Existing Setting (Section 15125)	4
Environmental Impacts (Sections 15126 and 15143)	4
Cumulative Impacts (Section 15355)	5
Alternatives (Section 15126.6)	6
Growth-Inducing Impacts (Section 15126[d])	7
Irreversible Environmental Effects (Section 15126.2[c])	7
Significant Environmental Effects Which Cannot be Avoided (Section 15126.2[b])	7

Note:

CEQA = California Environmental Quality Act

EIR = Environmental Impact Report

## 2.2 ORGANIZATION AND CONTENT OF THIS DRAFT EIR

This Draft EIR is organized as follows:

- ▶ **Chapter 1, “Executive Summary,”** provides an overview of the findings, conclusions, and any recommended mitigation measures in the DEIR.
- ▶ **Chapter 2, “Introduction,”** describes the intended uses and purposes of this Draft EIR; environmental review process; issues to be resolved and areas of controversy; lead, responsible, and trustee agencies; public involvement process; and organization of this document.
- ▶ **Chapter 3, “Project Description,”** describes the Project location, Project characteristics, supporting infrastructure, project schedule, construction plans, required approvals and entitlements, and Project Objectives.
- ▶ **Chapter 4, “Impact Analysis,”** details the existing environmental setting and regulatory framework, and then evaluates the physical environmental effects of the project and identifies mitigation for potentially significant and significant effects.
- ▶ **Chapter 5, “Cumulative Impact Analysis,”** provides the resource-specific analysis of cumulative effects – impacts of implementing the project in combination with other impacts of related past, present, and reasonably foreseeable future projects – for each topic area presented in Chapter 4.
- ▶ **Chapter 6, “Alternatives,”** provides a comparative analysis between the proposed Project and alternatives to the Project. The Alternatives chapter provides a summary of the relative environmental impacts of the proposed Project alternatives, including the No Project Alternative. This chapter also identifies the “environmentally superior” alternative.
- ▶ **Chapter 7, “Other CEQA Considerations”** discusses the Project’s growth inducement potential, any significant irreversible environmental changes associated with the Project, and any significant and unavoidable effects of the Project.

- ▶ **Chapter 8, “References,”** lists the sources of information cited throughout the Draft EIR.
- ▶ **Chapter 9, “List of Preparers,”** lists the individuals who contributed to preparation of the Draft EIR.
- ▶ **Appendices** provide background and technical information.

## **2.3 ENVIRONMENTAL REVIEW PROCESS AND SCOPE OF THIS EIR**

### **2.3.1 APPLICATION AND PRELIMINARY REVIEW**

The City received an application for development of a warehouse and logistics center along Highway 12 at Pennsylvania Avenue, a gateway to the city. The City reviewed the application and determined that the proposed Project would have the potential to result in a significant impact the environment, and staff elected to not prepare an initial study, consistent with CEQA Guidelines Section 15063(s), and move directly to the preparation of an EIR.

### **2.3.2 SCOPING**

#### **NOTICE OF PREPARATION**

To initiate the EIR process, the City issued a Notice of Preparation (NOP) consistent with CEQA Guidelines Section 15060(d) and 15082 on April 1, 2021, and reissued the NOP on May 14, 2021, revised for clarity and to provide additional information related to planned sewer service that was not known at the time of the initial NOP release. The City held a public scoping meeting for the project on April 13, 2021, at a regular Planning Commission meeting. The release of the NOP initiated the scoping period, which went through June 14, 2021, 30 days after the release of the updated NOP. The NOP was submitted to the State Clearinghouse web portal of the Governor’s Office of Planning and Research and was posted on the City’s website for public review and to accept comments for a 30-day period through June 14, 2021. In response to the NOP, the City received comments on the scope and content of the EIR, as summarized below. The NOP and comment letters received during the scoping period are provided in Appendix A of this EIR.

#### **IDENTIFIED ISSUES OF POTENTIAL IMPACT**

The following topics of interest were identified during circulation of the NOP and the scoping meeting. Each topic of interest that relates to a potential adverse physical environmental impact of the Project is addressed in this EIR. The NOP comment letters and comments at the scoping meeting suggest that the following topics related to adverse physical environmental impacts should be particular areas of focus for the City’s environmental analysis:<sup>1</sup>

- ▶ Land use, traffic, noise and air quality concerns
- ▶ Visual changes at the western gateway to the city
- ▶ Direct and cumulative state highway system impacts

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<sup>1</sup> CEQA Guidelines Section 15123 requires that an “EIR shall contain a brief summary of the proposed action and its consequences” and the “summary shall identify: [...] (2) Areas of controversy known to the Lead Agency including issues raised by agencies and the public; and (3) Issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.” Comments received on the Notice of Preparation, along with additional review by the City, helped to inform the areas of controversy and issues to be resolved and were taken into account when developing the proposed project and alternatives and conducting the analysis of potential impacts.

- ▶ Adequacy of available water supply and wastewater services
- ▶ Appropriate consideration and treatment of tribal cultural resources
- ▶ Water quality
- ▶ Impacts related to climate change
- ▶ Interference with passenger and freight rail operations
- ▶ Impacts to rare species and habitats
- ▶ Release of hazardous wastes and substances near the project site
- ▶ Air pollutant emissions from construction worker trips
- ▶ Impacts of building operation
- ▶ Cumulative impacts related to increased demand for workers and housing
- ▶ Ensuring right-of-way for emergency access
- ▶ Impacts to tribal cultural resources
- ▶ Impacts related to sea level rise and the Suisun Marsh
- ▶ Impacts related to total vehicle miles traveled
- ▶ Impacts related to Solano County agricultural zoning
- ▶ Cumulative impacts related to a second logistics center in Suisun City
- ▶ Impacts to Travis Air Force Base
- ▶ Impacts related to agriculture and prime agricultural lands
- ▶ Aesthetic impacts
- ▶ Air pollutant emissions impacts including those contributing to health risk

### **2.3.3 NATIVE AMERICAN CONSULTATION**

The City conducted Native American consultation that met the requirements of Assembly Bill (AB) 52 for the proposed Project. The Yocha Dehe tribe responded to the project notification on May 19, 2021, noting its conclusion that the Project Site is within the aboriginal territories of the Yocha Dehe Wintun Nation. The Yocha Debe tribe requested the Project include cultural monitors during development and ground disturbance, including cultural sensitivity training prior to all ground disturbance activities, as well as that the Project incorporate Yocha Dehe Wintun Nation’s recommended treatment protocol into the mitigation measures and continue to consult with the Tribe. City representatives met with representatives of the Yocha Dehe Wintun Nation to invite additional input on August 28, 2023 and the Tribal representatives confirmed that preconstruction should be required, that Tribal monitoring should be allowed during the grading and early construction, and that the EIR should stipulate actions in case of uncovering resources. The Tribal recommendations are incorporated in this EIR.

### **2.3.4 PUBLIC REVIEW**

As noted above, the purpose of an EIR is to disclose the potential effects of a proposed Project on the physical environment and solicit comments from the public regarding the adequacy of the EIR in evaluating those effects and identifying mitigation measures and Project alternatives to reduce those effects to the extent feasible. This Draft EIR will be available for public review and comment for a 45-day period.

### **2.3.5 FINAL ENVIRONMENTAL IMPACT REPORT**

After the close of the public review period, a Response to Comments document will be prepared, containing all the comments received during the public review period, responses to those comments, and other information the

City deems relevant. This document will be made available for review before the City considers certification. The Response to Comments document, the Draft EIR, and any changes to the Draft EIR together will comprise the Final EIR. Written responses to each public agency's comments on the Draft EIR will be sent to that agency at least 10 days prior to certification of the EIR (CEQA Guidelines Section 15088[b]). The Final EIR will be made available for review before the City certifies it as complete. The City must certify that the Final EIR has been adequately prepared in compliance with CEQA prior to approving the proposed project.

If significant environmental effects are identified, a lead agency must adopt "findings" indicating whether feasible mitigation measures or alternatives exist that can avoid or reduce those effects. If the environmental impacts are identified as significant and unavoidable, the City may still approve the proposed project if it determines that social, economic, legal, technological, or other factors override the unavoidable impacts. The City would then be required to prepare a "statement of overriding considerations" discussing the specific reasons for approving the project, based on information in the EIR and other information in the record.

The City is responsible for certifying that the EIR has been adequately prepared in compliance with CEQA. After certification, responsible agencies may use the EIR when they determine whether to approve any discretionary actions over which they have jurisdiction.

Pursuant to Section 15097 of the CEQA Guidelines, if the City approves the proposed project and the EIR identifies significant impacts and mitigation measures, the City must adopt a mitigation monitoring and reporting program (MMRP). The purpose of the MMRP is to ensure compliance with required mitigation during implementation of the project. An MMRP defines the requirements for monitoring and reporting on the implementation of project revisions, or for compliance with mitigation measures that the lead agency has required as conditions of project approval. The MMRP will be prepared concurrently with the Final EIR

## **2.4 AVAILABILITY OF THIS DRAFT EIR**

This Draft EIR was submitted to the State Clearinghouse to initiate the public review period.

Copies of this Draft EIR are available through the City Development Services Department, Planning Division. The City has circulated the document to public agencies, other public and private organizations, property owners, developers, and other interested individuals. Detailed information related to this EIR are available at the City Planning Division website, <https://www.suisun.com/departments/development-services/planning/>.

Comments on the EIR are invited in writing or via email to:

Jim Bermudez, Development Services Director  
City of Suisun City  
701 Civic Center Boulevard  
[jbermudez@suisun.com](mailto:jbermudez@suisun.com)

Comments should be focused on the adequacy and completeness of the EIR. "Adequacy" is defined as the thoroughness of the EIR in addressing significant adverse physical environmental effects, identifying mitigation measures for those impacts, and supplying enough information for public officials to make decisions about the merits of the project.

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