



Pedro "Pete" M. Sanchez, Mayor  
Mike Hudson, Mayor Pro-Tem  
Jane Day  
Sam Derting  
Michael A. Segala

First and Third Tuesday  
Every Month

## A G E N D A

### REGULAR MEETING OF THE SUISUN CITY COUNCIL AND REDEVELOPMENT AGENCY

TUESDAY, SEPTEMBER 6, 2011

7:00 P.M.

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SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

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(Next Ord. No. – 720)  
(Next City Council Res. No. 2011 – 83)  
(Next Redevelopment Agency Res. No. RA2011 – 27)  
(Next Housing Authority Res. No. HA2011 – 05)

#### **ROLL CALL**

Council / Board Members  
Pledge of Allegiance  
Invocation

#### **PRESENTATIONS/APPOINTMENTS**

*(Presentations, Awards, Proclamations, Appointments).*

1. Introduction and Swearing in of new Suisun City Reserve Police Officer Tom Kvamme – (Dadisho).
2. Presentation of Proclamation to Patricia McKnight, Corresponding Secretary of the Chief Solano Chapter of the National Society Daughters of the American Revolution, Proclaiming September 17-23, 2011 as Constitution Week in Suisun City.
3. Presentation of Proclamation Joining the National Moment of Remembrance of the 10<sup>th</sup> Anniversary of September 11<sup>th</sup>.

#### **PUBLIC COMMENT**

*(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).*

#### **CONFLICT OF INTEREST NOTIFICATION**

*(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)*

#### **CONSENT CALENDAR**

*Consent calendar items requiring little or no discussion may be acted upon with one motion.*

Joint City Council / Redevelopment Agency / Housing Authority

4. Council/Agency/Commission Approval of the Minutes of the Regular and Special Meetings of the Suisun City Council, Redevelopment Agency Board and Housing Authority Board held on August 16, 2011 and August 23, 2011– (Hobson).

**GENERAL BUSINESS**City Council

5. Adoption of AB X1 27 Ordinance and Resolution Denouncing State Raids on Local Government – (Garben).
  - a. Council Adoption Ordinance No.\_\_\_\_: Determining that it Will Comply with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Suisun City Redevelopment Agency.
  - b. Council Adoption of Resolution No. 2011-\_\_: Denouncing the State of California for Stripping the City of Basic Tax Revenues and Spending Authority Required for Provision of Core Services to Local Taxpayers

**PUBLIC HEARINGS:**City Council

6. PUBLIC HEARING (CONTINUED FROM AUGUST 16, 2011)  
Council Adoption of Resolution 2011-\_\_: Approving a Preferred Land Use Alternative for the 2035 General Plan Update – (Wooden).

**REPORTS:** *(Informational items only.)*

7. City Manager/Executive Director/Staff –
8. Mayor/Council -Chair/Boardmembers
  - a. Workshop of Fiscal Issues.

**CLOSED SESSION**City Council

Pursuant to California Government Code section 54950 the Suisun City Council will hold a Closed Session for the purpose of:

9. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION  
Name of case Edmond Dadisho v. City of Suisun City/York  
Electronic Adjudication Management System (EAMS) Case #ADJ7545364

Joint City Council / Redevelopment Agency

10. PERSONNEL MATTERS  
Public Employee Performance Evaluation: City Manager/Executive Director.

**CONVENE OPEN SESSION**

Announcement of Actions Taken, if any, in Closed Session.

**ADJOURNMENT**

A complete packet of information containing Staff Reports and exhibits related to each item is available for public review at least 72 hours prior to a Council /Agency/authority Meeting or, in the event that it is delivered to the Council/Board Members less than 72 hours prior to a Council/Agency/Authority Meeting, as soon as it is so delivered. The packet is available for review in the City Manager's Office during normal business hours.

***PLEASE NOTE:***

1. The City Council hopes to conclude its public business by 11:00 P.M. Ordinarily, no new items will be taken up after the 11:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. City Council agendas are posted at least 72 hours in advance of regular meetings at:

City Hall	Fire Station	Senior Center
701 Civic Center Boulevard	621 Pintail Drive	318 Merganser Drive

Office of the Mayor

Suisun City, California

# Proclamation



**WHEREAS**, the Constitution of the United States, the guardian of our liberties, is a product of reflection and choice, embodying the principles of limited government in a Republic dedicated to rule by law, not by men; and

**WHEREAS**, September 17, 2011 marks the two hundred twenty fourth anniversary of the drafting of the Constitution of the United States; and

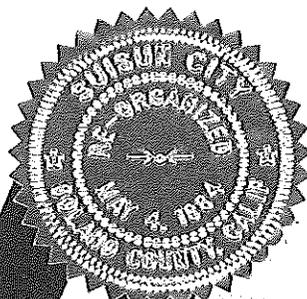
**WHEREAS**, it is fitting and proper to accord official recognition to this memorable anniversary, and to the patriotic exercises that will commemorate the occasion; and

**WHEREAS**, Public Law No. 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23 as Constitution Week.

**NOW, THEREFORE, BE IT RESOLVED, THAT I**, Pete Sanchez, by virtue of the authority vested in me as Mayor of the City of Suisun City, do hereby proclaim the week of September 17<sup>th</sup> through September 23<sup>rd</sup> 2011 as:

## “CONSTITUTION WEEK”

and urge all citizens to pay special attention during that week to our Federal Constitution and the advantage of American Citizenship.



*In witness whereof I have hereunto set my hand and caused this seal to be affixed.*

\_\_\_\_\_  
Pete Sanchez, Mayor

ATTEST: \_\_\_\_\_

DATE: September 6, 2011

Office of the Mayor

Suisun City, California

# Proclamation



**WHEREAS**, the lives of Americans were changed forever on September 11, 2001, when a series of terrorists attacks killed thousands of American; and

**WHEREAS**, September 11 should never be just another day in the hearts and minds of the American people; and

**WHEREAS**, in observing this 10<sup>th</sup> anniversary of September 11, 2001, we honor the memory of the nearly 3,000 innocent civilians killed at the World Trade Center in New York; the Pentagon in Arlington, Virginia; and a field in Shanksville, Pennsylvania; and

**WHEREAS**, tens of thousands of individuals who narrowly escaped the attacks witnessed this tragedy and were forever changed; and

**WHEREAS**, countless fire departments, police departments, first responders, governmental officials, workers, emergency medical personnel, and volunteers responded immediately and heroically; and

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Suisun City

1. Recognizes September 11, 2011, as a day of solemn commemoration of the events of September 11, 2001, and a day to come together as a Nation; and
2. Offers its deepest and most sincere condolences to the families, friends, and loved ones of the September 11, 2001, terrorist attacks; and

**BE IT FURTHER RESOLVED**, that the City Council of the City of Suisun City calls upon all residents of our community to join a National Moment of Remembrance to last for 1 minute beginning at 10:00 p.m. Pacific Daylight Time by, to the maximum extent practicable ceasing all work or other activity; and marking the moment in an appropriate manner, including by ringing bells, blowing whistles, or sounding sirens.

**NOW, THEREFORE**, I, Pete Sanchez, by virtue of the authority vested in me as Mayor of the City of Suisun City in the State of California, do hereby proclaim September 11, 2011 at 10:00 a.m. PDT as:

***“Stop and Remember—A National Moment of Remembrance”***

*In witness whereof I have hereunto set my hand and caused this seal to be affixed.*

\_\_\_\_\_  
Pete Sanchez, Mayor

ATTEST: \_\_\_\_\_

DATE: September 6, 2011



# MINUTES

## REGULAR MEETING OF THE SUISUN CITY COUNCIL, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY

TUESDAY, AUGUST 16, 2011

7:00 P.M.

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SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

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### ROLL CALL [7:03:10 PM](#)

Mayor / Chairman Sanchez called the meeting to order at 7:00 PM with Council / Board Members Day, Derting, Hudson, and Segala.

Pledge of Allegiance was led by Council Member Derting.

Invocation was given by City Manager Bragdon.

### PRESENTATIONS/APPOINTMENTS

*(Presentations, Awards, Proclamations, Appointments).*

1. Presentation by Amit Pal of \$1,000 Grant from Pacific Gas and Electric to the Suisun City Fire Department for the World Trade Center Memorial Steel.

Council Member Hudson and Fire Chief O'Brien accepted the \$1,000 Grant from PG&E.

2. Presentation of Certificate of Appreciation to Retired Police Officer Kevin Page.

Mayor Sanchez read and Council Member Hudson presented the Certificate of Appreciation to Retired Officer Page.

### PUBLIC COMMENT

*(Requests by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3 allowing 3 minutes to each speaker).*

George Guynn expressed concern about council's salary [7:09:12 PM](#) discussed problem at post office a few weeks ago.

Richard Giddens commented on council salaries and expressed concern about shooting at post office [7:12:21 PM](#) and commented on Police Chief Dadisho being sued by his fellow officers, and expressed concern about auto painting in his neighborhood.

Mayor Sanchez began to address the public comments regarding council salaries and Mr. Giddens kept interrupting Mayor Sanchez. Mayor Sanchez directed police officer to escort Mr. Giddens from the Council Chambers.

### CONFLICT OF INTEREST NOTIFICATION - None

*(Any items on this agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)*

**CONSENT CALENDAR**

*Consent calendar items requiring little or no discussion may be acted upon with one motion.*

**City Council**

3. Council Adoption of Resolution No. 2011-77: Authorizing the City Manager to Enter into an Addendum to an Existing License Agreement with Island Gypsy Cruises for the Operation of Vessels from the Suisun City Marina – (Wooden).
4. Council Adoption of Resolution No. 2011-78: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Ghilotti Construction for the Chyrl Way Rehabilitation Project – (Kasperson).
5. Council Adoption of Resolution No. 2011-79: Approving and Authorizing the City Manager to Execute Second Lease Amendment with California Marine Sports, Inc. – (Garben).
6. Council Adoption of Resolution No. 2011-80: Supporting the Submission of a Grant Application for Development of a Children's Memory Garden by the Solano County Chapter of The Compassionate Friends – (Wooden).

**Joint City Council / Redevelopment Agency**

7. Council/Agency Approval of the July 2011 Payroll Warrants inclusive in the amount of \$1,047,018.36; and Council Approval of the July 2011 Payable Warrants inclusive in the amount of \$991,019.50 and Agency Approval of the July 2011 Payable Warrants inclusive in the amount of \$1,037,110.11 – (Finance).

**Joint City Council / Redevelopment Agency / Housing Authority**

8. Council/Agency/Authority Review and Accept the Financial Officer's Investment Report for the Quarter ending June 30, 2011 – (Anderson).
9. Council/Agency/Commission Approval of the Minutes of the Regular and Special Meetings of the Suisun City Council, Redevelopment Agency Board and Housing Authority Board held on July 19, 2011 – (Hobson).

**Mayor Sanchez advised Resolution No. 2011-77 (Item 3) was amended to allow additional water taxis.**

**Motioned by Council / Board Member Day and seconded by Council/ Board Member Derting to approve Consent Calendar with amended resolution. Motion carried unanimously.**

**GENERAL BUSINESS****PUBLIC HEARINGS****City Council**

10. PUBLIC HEARING (CONTINUED TO SEPTEMBER 6, 2011)[7:19:30 PM](#)  
Council Adoption of Resolution 2011-81: Recommending Approving a Preferred Land Use Alternative for the 2035 General Plan Update – (Wooden).

**Mayor Sanchez advised Item 10 would be continued to the next meeting.**

**11. PUBLIC HEARING [7:19:30 PM](#) [7:26:54 PM](#)**

Council Consideration, Waive Reading, and Introduction of Ordinance No. 720: Determining it will Comply with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and safety Code in Order to Permit the Continued Existence and Operation of the Suisun City Redevelopment Agency – (Garben). [7:34:37 PM](#)

**Mayor Sanchez opened the public hearing.**

George Guynn asked about market value of assets and stated the City would be better off without the Redevelopment Agency. [7:44:08 PM](#)

**Hearing no further comments, Mayor Sanchez closed the public hearing.**

Discussion was held by the Council and Council Member Hudson suggested the City pay the State in cash. [7:53:19 PM](#) [7:59:53 PM](#) [8:06:43 PM](#) [8:15:40 PM](#)

Motioned by Council Member Day [8:20:26 PM](#) and seconded by Council Member Derting to waive the reading and introduce Ordinance No. 720. Motion carried unanimously.

**REPORTS** (*Informational items only.*)**12. City Manager/Executive Director/Staff –**

City Manager Bragdon commented on Pintail Drive and Chyrl Way projects with a general schedule, and commended Fire Chief O'Brien on his efforts to have the steel from the New York Twin Towers put into a memorial display for Suisun City. [8:22:58 PM](#)

Mayor/Council

Council Member Derting commented on citizens being welcome to attend City Council meetings but suggested citizens should show the City Council respect.

Council Member Day thanked Fire Chief O'Brien for the work he has been doing on the 911 Memorial.

Council Member Segala also commended Fire Chief O'Brien for all his work on the 911 event.

**ADJOURNMENT**

There being no further business, Mayor Sanchez adjourned the City Council meeting at 8:25 PM. [8:25:25 PM](#)

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Linda Hobson, CMC  
City Clerk

## AGENDA TRANSMITTAL

**MEETING DATE:** September 6, 2011

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**CITY AGENDA ITEM:** Adoption of AB X1 27 Ordinance and Resolution Denouncing State Raids on Local Government:

- a. Council Adoption Ordinance No.\_\_\_\_: Determining that it Will Comply with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Suisun City Redevelopment Agency.
  - b. Council Adoption of Resolution No. 2011-\_\_: Denouncing the State of California for Stripping the City of Basic Tax Revenues and Spending Authority Required for Provision of Core Services to Local Taxpayers.
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**FISCAL IMPACT:** The fiscal impact of the opt-in ordinance (based on current law pending outcome of litigation) this year and next year would be:

Fiscal Impact	FY 2011-12	FY 2012-13
	Pay to Play	Pay to Play
<b>Operating Budget</b>	<b>\$1,800,000</b>	<b>\$1,800,000</b>
New General Fund Property Taxes	\$0	\$0
Ransom Payment to the State	\$0	\$0
Net Tax Increment	(\$1,000,000)	(\$1,000,000)
Housing Set-Aside contribution	(\$500,000)	(\$500,000)
Use of one-time reserves	<u>(\$300,000)</u>	<u>\$0</u>
<b>NET COSTS</b>	<b><u>\$0</u></b>	<b><u>\$300,000</u></b>

In addition, it would cost \$4.5 million in FY 2011-12 to “opt-in”, which would avoid the loss of approximately \$12.7 million in RDA assets.

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**BACKGROUND:** As part of the State’s budget bills, the California Legislature has adopted, and the Governor has signed, AB X1 26 (AB 26) and AB X1 27 (AB 27) into law. AB 26 essentially dissolves Redevelopment Agencies across the State, and AB 27 provides for an Alternative Voluntary Redevelopment Program that essentially allows the Agency to continue normal operations if the City adopts an “opt-in” Ordinance that requires the City to divert local tax increment revenues to the State.

On August 16, 2011, a public hearing was held and the “opt-in” ordinance determining the City will comply with the Voluntary Alternative Redevelopment Program pursuant to AB 27 was introduced, and the reading was waived. The staff report from the August 16 meeting is attached hereto as Attachment 1.

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**PREPARED BY:**  
**APPROVED BY:**

Jason D. Garben, Economic Development Director  
Suzanne Bragdon, City Manager

Further, at the meeting on August 23, 2011, staff received direction to prepare a resolution denouncing the State of California for continuing to raid local governments of funds the State is taking to balance its budget.

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**STAFF REPORT:** As noted at the meeting on August 16, 2011, the attached “opt-in” ordinance provides language reflecting the fact that the City understands an action challenging the constitutionality of AB 26 and AB 27 has been filed on behalf of cities, counties and redevelopment agencies, and that although the City currently intends to make “opt-in” payments, those payments would be made under protest and without prejudice to the City’s right to recover such amounts and interest thereon, to the extent there is a final determination by the California Supreme Court that AB 26 and AB 27 are unconstitutional.

In light of the legal challenges associated with AB 26 and AB 27 that are being considered by the California Supreme Court, the City Attorney advises that the City Council proceed with adoption of the “opt-in” ordinance. Thus, staff recommends adoption of the “opt-in” ordinance.

As directed by the City Council, staff has prepared the attached resolution which denounces the State for its continued fiscal raids on local governments. The State Legislature and Governor have, rather than curtail or control State budgets and spending, habitually borrowed, purloined, extorted, or otherwise diverted billions of dollars in local property taxes which would otherwise have been used to fund local police, fire and paramedic response, and other vital local services. The continued raiding and borrowing of revenues dedicated to funding local government services and transportation projects is causing severe consequences, such as layoffs of police, fire and paramedic first-responders, abandonment of economic development, public transit fare increases and cutbacks in public transit services.

In 2009 alone, the State Legislature and Governor created a program that diverted \$5.7 million from Suisun City to pay State education obligations. That amount would equal what would be needed to resurface 40% of the City’s streets, *or* what would be needed to operate the entire Police Department for more than one year. Another \$1.2 million was taken in 2010, and the State is trying to take another \$4.5 million from Suisun City this year. Suisun City cannot continue to subsidize the State, while attempting to sustain basic municipal services to its residents and remain solvent.

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**RECOMMENDATION:** It is recommended that the City Council:

1. Adopt Ordinance No.\_\_\_\_: Determining that it Will Comply with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Suisun City Redevelopment Agency; and
2. Adopt City Resolution No. 2011-\_\_: Denouncing the State of California for Stripping the City of Basic Tax Revenues and Spending Authority Required for Provision of Core Services to Local Taxpayers.

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**ATTACHMENTS:**

1. August 16, 2011 Staff Report and Attachments.

2. Ordinance No.\_\_\_\_: Determining that it Will Comply with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Suisun City Redevelopment Agency.
3. City Resolution No. 2011-\_\_: Denouncing the State of California for Stripping the City of Basic Tax Revenues and Spending Authority Required for Provision of Core Services to Local Taxpayers.

## AGENDA TRANSMITTAL

**MEETING DATE:** July 5, 2011

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**CITY AGENDA ITEM:** Council Consideration, Introduction of, and Waiver of the Reading of Ordinance No. \_\_: Determining that it Will Comply with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Suisun City Redevelopment Agency.

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**FISCAL IMPACT:** Pursuant to state law, the City Council has two alternatives: 1) Pay to Play, or 2) Dissolve. The fiscal impacts of these two alternatives for this year and next year would be:

Fiscal Impact	FY 2011-12		FY 2012-13	
	Pay to Play	Dissolution	Pay to Play	Dissolution
<b>Operating Budget</b>	<b>\$1,800,000</b>	<b>\$1,800,000</b>	<b>\$1,800,000</b>	<b>\$1,800,000</b>
New General Fund Property Taxes	\$0	(\$380,000)	\$0	(\$380,000)
Ransom Payment to the State	\$0	\$0	\$1,057,852	\$0
Net Tax Increment	(\$1,000,000)	\$0	(\$1,000,000)	\$0
Housing Set-Aside contribution	(\$500,000)	\$0	(\$500,000)	\$0
Use of one-time reserves	(\$300,000)	\$0	\$0	\$0
<b>NET COSTS</b>	<b>\$0</b>	<b>\$1,420,000</b>	<b>\$1,357,852</b>	<b>\$1,420,000</b>

In addition, it would cost \$4.5 million in FY 2011-12 to Pay to Play, which would avoid the loss of \$12.7 million in RDA assets. (Attachments 2 and 3.)

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**BACKGROUND:** As part of the State's budget bills, the California Legislature has adopted, and the Governor has signed, AB X1 26 (AB 26) and AB X1 27 (AB 27) into law.

### **AB 26 Dissolves the Redevelopment Agency**

This is the first half of a two-part scheme to circumvent the will of the voters. Its impact is as follows:

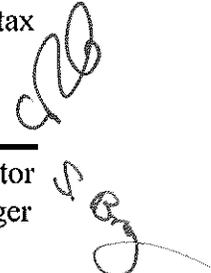
- Has suspended all activities (except enforceable obligations) of the Suisun City Redevelopment Agency as of June 29, 2011.
- Dissolves the Agency as of October 1, 2011.
- Requires the liquidation of Agency assets subsequent to dissolution estimated to be \$12.7 million (Attachment 2).

AB 26 provides that Agency assets will be liquidated in an expeditious manner, and proceeds would be distributed to other taxing entities by the County Auditor-Controller as property tax proceeds.

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**PREPARED BY:**  
**APPROVED BY:**

Jason D. Garben, Economic Development Director  
Suzanne Bragdon, City Manager



## **AB 27 Provides an Alternative Voluntary Redevelopment Program**

The second half of the two-part scheme would do the following:

- Establish an Alternative Voluntary Redevelopment Program that essentially allows the Agency to continue normal operations if the City adopts an "opt-in" Ordinance that requires the City to divert local tax increment revenues to the State.
- If the City fails to adopt an "opt-in" ordinance and to make the payments required pursuant to AB 27, the Agency will be subject AB 26, which, in addition to dissolving the Agency on October 1, 2011, provides for a successor agency to take control of the Agency's assets and obligations under the direction of an Oversight Board comprised primarily of members appointed by the County, School District and Community College District.

At this time, AB 27 requires the City to make payments of \$4,480,454 in FY 2011-12, as published by the State Department of Finance on August 1, 2011. In subsequent years, the payments would be calculated based on the Agency's share of the statewide total of \$400,000,000, with adjustments based on the growth or decline of tax increment revenue, along with additional payments if the Agency were to incur additional debt. Staff estimates the payment based on current information for FY 2012-13 would be \$1,050,000. All subsequent payments would be subject to audit by the State Department of Finance.

Pursuant to AB 27, staff is appealing the payment amounts provided by the State, since the percentage of tax increment necessary to pay debt service on bonds has increased more than 10% over the percentage of tax increment used to pay debt service on bonds during the FY 2008-09. This appeal must be submitted to the State by August 15, 2011. The exact amount of the payment for FY 2011-12, if the appeal is successful, is not known due to vague language in the bill that makes the determining the exact calculation for the appeal amount impossible, however staff estimates that it could be in the neighborhood of \$152,600.

## **Writ Filed by LCC and CRA Seeking Stay and Challenging Validity of AB 26 and AB 27**

The League California of Cities (LCC) and the California Redevelopment Association (CRA) have hired special legal counsel that has essentially opined that AB 26 and AB 27, violate Proposition 22 and the State Constitution, and are invalid and unenforceable. A petition for writ of mandate filed by the CRA, the LCC, the cities of San Jose and Union City, and John Shirey, challenging the legality of AB 26 and AB 27 and requesting a stay of the legislation.

On August 11, 2011, the Supreme Court issued a stay that does the following:

- Stays the implementation of AB 26, *except* the provisions of that legislation that preclude the Agency from: incurring new indebtedness, transferring assets, acquiring real property, entering into new contracts or modifying existing contracts, entering into new partnerships, adopting or amending redevelopment plans, etc.
- Stays the implementation of AB 27 in its entirety.

Staff will continue to closely monitor the litigation and legislative developments.

## Maximum Flexibility

It is important to note the City may decide at any time in the future to rescind the “opt-in” Ordinance and allow the Agency to dissolve pursuant to AB 26. There is no additional penalty associated with adopting the Ordinance and subsequently deciding to rescind the ordinance, as long as the Agency acts in good faith and within the current laws. The provisions of AB 26 and its timelines would then apply. In addition, the one-year “look-back” provision would apply at the time of dissolution.

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**STAFF REPORT:** Staff was asked to analyze the impacts of the two alternatives: 1) the Dissolution Alternative or 2) the Pay-to-Play Alternative. Each alternative has been analyzed based on the impacts on the following criteria: operating budget, impact on current projects, RDA assets, ability to pay ransom, future growth in tax revenues, litigation, “clean-up” legislation, appeal of ransom amount, what other cities are choosing to do, etc.

- **Operating Budget** – As shown in the worksheet provided as Attachment 1, if the City Council adopts the “opt-in” ordinance, the City’s budget will need to be cut by \$1.4 million starting in FY 2012-13. If the City decides to allow the Agency to dissolve pursuant to AB 26, \$1.4 million in cuts to the *current* fiscal year budget (FY 2011-12) will need to occur. *Thus, from an ongoing operating budget perspective (assuming that neither revenues nor expenditures change dramatically), the ongoing operating budget impacts of Dissolution versus Pay to Play are virtually identical.*
- **Impact on Current Projects** – The Agency has several projects that are at different stages of completeness. If an “opt-in” ordinance is not adopted, the Agency’s ability to complete any project that has not progressed to a point that has resulted in an “enforceable obligation” would expire. *Thus, projects such as the 30-acre ENA could be lost if the Dissolution alternative is selected.*
- **Agency Assets** – The Agency currently has assets valued at approximately \$12,700,000 (Attachment 2). If the Agency were to dissolve pursuant to AB 26, many of these assets would be liquidated in an expeditious manner pursuant to the direction of an Oversight Board comprised primarily of members appointed by the County, School District and Community College District. For example, real property would be sold and the proceeds would be distributed to the various property tax entities. If these properties could be disposed of at book value, the General Fund would receive about \$1.9 million in one-time moneys. If the City adopts the “opt-in” ordinance, the Agency has an opportunity to maintain control of these assets and use them in the best interest of the City of Suisun City. *Under the Dissolution alternative, the City might gain \$1.9 million at a loss of \$12.7 million in assets, so the Pay-to-Play alternative would appear to be preferable with regard to Agency assets. Further, the City/Agency would retain control of the property to ensure its highest and best use for the community.*
- **Initial Ransom Payment** – Most of the funds used to make the initial “opt-in” (ransom) payment of approximately \$4.5 million would be one-time moneys that are at risk of being lost to the state in the event that the Agency were to dissolve pursuant to AB 26 (Attachment 3). *Thus, the City would lose a very significant portion of this \$4.5 million in either case.*

- **Future Growth in Tax Revenues** – If the City adopts an “opt-in” ordinance, future growth in assessed value due to the ability of the Agency to stay in business will eventually offset the impact of the \$1.4 million in operating reductions. For example, if the assessed values were to grow (through market value increases of existing property and by increases due to new development) by only half of the reduction that has occurred in the past four years, there would be *no fiscal impact* to the City’s budget. Under the Dissolution alternative, the impact in the growth in assessed value would result in about one-fifth the property tax revenue compared with tax increment revenue, and the growth in new development may not be as vigorous without the leverage of the Agency. *Thus, under the Pay-to-Play alternative, the City would enhance its ability to increase future tax revenues.*
- **Ongoing Affordable Housing Program** – By adopting the “opt-in” ordinance, the Agency would retain the ongoing revenue stream of about \$2.2 million per year for senior and affordable housing, such as the Lotz Way and Post Office site projects. *Thus, under the Pay-to-Play alternative, the Agency would continue to have ongoing resources to leverage the creation of affordable and senior housing.*
- **Lawsuit Filed Against State** – As previously mentioned, the petition for writ of mandate filed by the California Redevelopment Association, *et al.* challenging the legality of AB 26 and AB 27 and requesting a stay of the legislation, is currently pending before the California Supreme Court. The Supreme Court has granted the stay, but it is not known how long it will be before the decision is made on the writ. *Keeping the Agency in place until the Supreme Court takes action would be prudent, because attempting to resurrect the Agency in the event of a favorable court ruling after the Agency has been dissolved pursuant to AB 26 would be problematic. The first payment to the State is not due until January 15, 2012, and the City Council could decide to rescind the ordinance prior to making the first payment.*
- **Impact of “Clean-Up” or “Reform” Legislation** – If the law changes through “clean-up” legislation (which is anticipated), if “reform” bills are enacted that are detrimental to the City’s or Agency’s situation, or if other issues surface that compromise the City’s fiscal health as a result of retaining the Agency, as previously mentioned, the City can rescind the “opt-in” ordinance at *any* time in the future and dissolve the Agency pursuant to AB 26 at a later date without additional penalty, if new legislation dramatically alters the impact of paying to play. *Thus, there would be no negative impact associated with the Pay-to Play alternative regarding new legislation.*
- **Appeal of State’s Determination of Ransom Payments** – As directed by Council, staff is submitting an appeal on the payment calculations provided by the State Department of Finance. Due to ambiguous language in AB 27 outlining the calculation of the appeal, it is not possible for the City to determine with certainty the exact amount of the payments due to the State. Estimates calculated by staff indicate the appeal could reduce the figure provided by the State Department of Finance by as much as \$152,600. Pursuant to AB 27, the Department of Finance has until September 15, 2011, to issue a decision on the appeal. However, the Director of the State Department of Finance may extend the appeal decision deadline to October 15, 2011, in which case the date by which the “opt-in” ordinance must be adopted is extended to December 1, 2011 (as opposed to October 1, 2011). *Thus, adopting an “opt-in” ordinance may assist in the effort to minimize the ransom payment.*

- **Look-Back Provision Impacts** – Under AB 26, the state would have the ability to review and reverse actions of the Agency that have occurred within the previous fiscal year. Under the Pay-to-Play alternative, the state would not be able to reverse any Agency actions unless and until the City decides to rescind its “opt-in” ordinance. At that time the state could look back one year. *Thus, under the Pay-to-Play alternative, the Agency could control what actions the state could review, by controlling when and if the Agency chooses to rescind the “opt-in” ordinance.*
- **Survey of Other Cities** – Staff has surveyed a number of cities throughout the state to determine how most cities are proceeding in light of AB 26 and AB 27. Of 32 cities where information was available, 29 intend to adopt the “opt-in” ordinance, two have not yet decided, and one is dissolving its Agency (Attachment 4). *Thus, the Pay-to-Play alternative is what the vast majority of cities are planning to do.*

It should be noted the attached ordinance provides language reflecting the fact that the City understands an action challenging the constitutionality of AB 26 and AB 27 has been filed on behalf of cities, counties and redevelopment agencies, and that although the City currently intends to make “opt-in” payments, **they would be made under protest and without prejudice to the City’s right to recover such amounts and interest thereon, to the extent there is a final determination by the California Supreme Court that AB 26 and AB 27 are unconstitutional.**

Based on the foregoing, staff recommends that the City Council: open the public hearing and receive testimony from the public, consider the item, waive the first reading, and introduce the ordinance. Staff is recommending the City Council introduce the “opt-in” ordinance based on the current legislation and the information available. The language in AB 27 requires that an ordinance be adopted (second reading) by October 1, 2011, if a City desires to retain the activities of the Redevelopment Agency. Attachment 6 provides an outline of the Pay-to-Play process. The dates will change due to the stay issued by the California Supreme Court. The City Attorney’s Office has advised that we should continue to follow the process in spite of the stay, if it is the City Council’s desire to select the Pay-to-Play alternative.

An alternative course of action would be to dissolve the Agency pursuant to AB 26. Attachment 5 provides an outline of the dissolution process. It should be noted that these dates will change due to the stay issued by the California Supreme Court. If the City were to select this alternative, up to \$450,000 in the first year and up to \$250,000 each year thereafter would be available to the Oversight Committee to wind down the affairs of the Agency. The language is vague, but it is anticipated that such expenditures would include: property appraisals, audits, attorneys fees, and other costs associated with the liquidation of assets.

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**RECOMMENDATION:** It is recommended that the City Council:

1. Conduct a Public Hearing; and
2. Introduce and waive first reading of Ordinance No.\_\_\_\_: Determining that it Will Comply with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Suisun City Redevelopment Agency.

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**ATTACHMENTS:**

1. Agency Pay-to-Play vs. Agency Dissolution Analysis.
2. Agency Asset List.
3. Sources of One-Time Funds for FY 2011-12 Ransom Payment.
4. Survey of Cities.
5. Timeline for Actions Pursuant to ABX1 26 (Dissolution Alternative).
6. Timeline for Actions Pursuant to ABX1 27 (Pay-to-Play Alternative).
7. Ordinance No.\_\_\_\_: Determining that it Will Comply with the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Suisun City Redevelopment Agency.

## Attachment 1

Fiscal Impact	FY 2011-12		FY 2012-13	
	Pay to Play	Dissolution	Pay to Play	Dissolution
<b>Operating Budget</b>	<b>\$1,800,000</b>	<b>\$1,800,000</b>	<b>\$1,800,000</b>	<b>\$1,800,000</b>
New General Fund Property Taxes	\$0	(\$380,000)	\$0	(\$380,000)
Ransom Payment to the State	\$0	\$0	\$1,057,852	\$0
Net Tax Increment	(\$1,000,000)	\$0	(\$1,000,000)	\$0
Housing Set-Aside contribution	(\$500,000)	\$0	(\$500,000)	\$0
Use of one-time reserves	(\$300,000)	\$0	\$0	\$0
<b>NET COSTS</b>	<b>\$0</b>	<b>\$1,420,000</b>	<b>\$1,357,852</b>	<b>\$1,420,000</b>

The table above illustrates the effects of AB 26 or AB27 to ongoing operations for FY 11-12 and FY 12-13.

The **operating budget** line item consists of ongoing expenditures funded by the Agency (excludes any one-time capital project costs). For FY 2011-12 the amount is based on the adopted budget. For FY 2012-13 the amount is based on the adopted budget for FY 2011-12 assuming no increase in expenditures. These expenditures include personnel costs (across seven different City departments), services and supplies (includes costs like phone and internet service, copying, etc), cost allocation charges (that pay for services provided to the Agency by other City departments) contingency, and funds transferred to the General Fund from the Agency.

The new **General Fund property tax** line item represents the additional property tax revenue to the City if the Agency were to dissolve. Based on current assessed value figures, staff estimates \$380,000 of revenue to the City's General Fund if the Agency is dissolved. This revenue would be offset by a loss of \$1,500,000 in revenue to the Agency from tax increment and housing set-aside dollars utilized to pay ongoing administrative costs (see below).

The **ransom payment to the state** line item is the "opt-in" payment in the event the City Council wished to adopt the AB 27 "opt-in" ordinance. No ongoing monies would be used to make the payment in FY 2011-12, thus the \$4.5 million payment is not reflected in this analysis for FY 2011-12.

The **net tax increment** line item is the amount of tax increment the Agency would receive based on current assessed value estimates. If the Agency were dissolved, this revenue would be replaced by the \$380,000 in new property tax revenue.

The **housing set-aside contribution** line item is additional tax increment dedicated to administrative uses associate with low and moderate income housing. This includes personnel costs across four City departments, services and supplies, and cost allocation charges.

The **use of one-time reserves** line item represents carryover amounts and one-time monies utilized to balance the FY 2011-12 budget for the Agency's component of ongoing operations.

This table illustrates that cuts of approximately \$1,420,000 would be necessary *this fiscal year* if the Agency is dissolved.

If the "opt-in" ordinance is adopted, and one-time funds are used to make the FY 2011-12 "opt-in" payment of \$4.5 million, not cuts are necessary this fiscal year.

Looking ahead to next fiscal year, in the event of the dissolution of the Agency, the cuts of \$1,420,000 would need to be maintained.

If the "opt-in" ordinance is adopted, and if the estimated "opt-in" (or ransom) payment is made from ongoing revenues, cuts of approximately \$1,350,000 would be necessary to balance the budget.

## Attachment 2

<b>Agency Assets at Risk</b>	<b>"Book Value"</b>
Cash and Deposits	\$ 1,490,000
710 Kellogg Note	\$ 75,000
One Harbor Center Equity Participation	\$ 500,000
Library Advance Repayment from County	\$ 1,000,000
Cal Marine Building	\$ 500,000
SW corner of Lotz and Civic Center*	\$ 135,000
Almond Gardens*	\$ 2,000,000
707 Main Street*	\$ 220,000
30-Acre Site NW Corner Hwy 12 and Marina	\$ 4,950,000
9-Acre Site behind Post Office	\$ 1,805,600
<b>Total "Book Value"</b>	<b><u>\$ 12,675,600</u></b>

The list above is a representative list of assets that are at risk of being liquidated or controlled by the successor agency in the event of Agency dissolution.

- \* It is possible that these assets could stay with the Housing Authority for future affordable housing development activities.

### Attachment 3

Initial Ransom Note Funding Sources	Balance Available	Less: Ransom	Residual Balance	Program/Budget Impacts
Net Housing Set-Aside	\$2,200,000	\$1,200,000	\$1,000,000	First-time homebuyer/Neighborhood Reinvestment programs will be suspended for at least FY 2011-12.
Railroad Ave. Extension Project (50%)	\$1,047,100	\$1,047,100	\$0	Project will be delayed; or costs could be transferred to developer of 30-acre site.
Available balance in Almond Gardens	\$1,000,000	\$800,000	\$200,000	20% cash reserve remains for renovations.
Iconic Sign	\$208,000	\$208,000	\$0	Opportunity lost to attract visitors downtown.
Residual Event Funds	\$50,000	\$50,000	\$0	No Christmas events on the Waterfront.
Reverse some of the Civic Center D/S payment	<u>\$2,936,000</u>	<u>\$2,000,000</u>	<u>\$936,000</u>	Loan to Fac. Impact Fund will be paid back over time.
<b>Total</b>	<b><u>\$7,441,100</u></b>	<b><u>\$5,305,100</u></b>	<b><u>\$2,136,000</u></b>	

The table above illustrates approximately \$5,305,100 in one-time funds are available for payment to the State. It is important to note that adopting the ordinance does not lock in how the payment would be made. A decision on how to make the payment must be made by the first City Council meeting in December (December 6, 2011).

### Attachment 4

Continuing Agency	Dissolving Agency	Undecided
Bakersfield	Lemore	Concord
Baldwin Park		Vallejo
Banning		
Bellflower		
Carson		
Cypress		
Davis		
Fairfield		
Glendale		
Hesperia		
Irwindale		
Lawndale		
Lemon Grove		
Lompoc		
Long Beach		
Lynwood		
Millbrae		
Napa		
Oceanside		
Palmdale		
Perris		
Placerville		
Rio Vista		
Sacramento		
Santa Monica		
Sea Side		
Signal Hill		
Town of Yucca Valley		
Vacaville		

The above table represents a sampling of what other cities in California are doing with regard to AB 26 and AB 27.

**ATTACHMENT 5: TIMELINE FOR ACTIONS PURSUANT TO ABX1 26**

<b>ACTION</b>	<b>DATE</b>
Suspension of RDA powers	6/29/2011
RDA adopts an Enforceable Obligation Payment Schedule for payments due through December 2011 (transmit schedule to County Auditor-Controller, State Controller and Department of Finance, which consist of identifying internet web site location of the posted schedule)	On or before August 28, 2011
No payments may be made by RDA for obligations not listed on an adopted enforceable obligation payment schedule (other than payments required to meet obligations with respect to bonded indebtedness)	The earlier of August 28, 2011 or adoption of enforceable obligation payment schedule
If city will not be successor agency, adopt a resolution so stating	9/1/2011
Determine allowed administrative costs, including staffing	9/1/2011
RDA prepares preliminary draft of the initial Recognized Obligation Payment Schedule and provides it to successor agency	On or before 9/30/2011
MOUs with labor organizations representing RDA employees expire (unless a new agreement is reached prior to deadline)	After 9/30/2011
RDA is dissolved (unless ordinance stating payments will be made pursuant to ABX1 27 has been adopted)	10/1/2011
Determine whether city will retain housing responsibilities or transfer those responsibilities to housing authority	10/1/2011
Successor agency takes over responsibility for payment of enforceable obligations; only payments on a Recognized Obligation Payment Schedule may be made after this date	10/1/2011
Successor agency becomes employer of all RDA employee and is deemed successor employer under labor agreements	10/1/2011
All RDA assets (including cash and cash equivalents and accounts receivable), properties, contracts, leases, books and records, buildings and equipment are transferred by law to the successor agency	10/11/2011

<p>Successor agency creates a Redevelopment Obligation Payment Fund</p>	<p>10/1/2011 (no date specified in legislation, but this deadline applies as a practical matter due to other provisions)</p>
<p>Successor agency to remit unencumbered balances of RDA funds to the County Auditor-Controller, including unencumbered balance of Low and Moderate Income Housing Fund</p>	<p>After 10/1/2011</p>
<p>Successor agency to:</p> <ul style="list-style-type: none"> <li>• Dispose of assets and properties as directed by the oversight board</li> <li>• Enforce all former RDA rights for the benefit of taxing entities (collect loans, rents, other revenues that were due to the RDA)</li> <li>• Effectuate transfer of housing functions and assets to entity designated to accept those functions (city or housing authority)</li> <li>• Wind down the affairs of the RDA pursuant to the legislation and in accordance with the direction of the oversight board</li> <li>• Continue to oversee developer of properties until work has been completed or contractual obligations of RDA can be transferred to other parties</li> <li>• Continue to use bond proceeds until the purposes for which bonds were sold have been achieved; use bond proceeds to defease the bonds if purposes can no longer be achieved</li> </ul>	<p>After 10/1/2011</p>
<p>Successor agency prepared first draft Recognized Obligation Payment Schedule</p>	<p>On or before 11/1/2011</p>
<p>Successor agency submits first Recognized Obligation Payment Schedule to State Controller and Department of Finance for period from 1/1/12 to 6/30/12</p>	<p>On or before 12/15/2011</p>
<p>Successor agency to prepare a proposed administrative budget and submit it to the oversight board for its approval. Budget is to include:</p>	<p>For every six-month fiscal period after 10/1/2011</p>

<p>Estimated amounts for successor agency administrative costs for the upcoming six-month fiscal period</p> <p>Proposed sources of payment for administrative costs</p> <p>Proposals for arrangements for administrative and operations services provided by city, county or other entity</p>	
<p>Successor agency to provide administrative cost estimates that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund to the County Auditor-Controller</p>	<p>For every six-month fiscal period after 10/1/2011</p>
<p>Successor agency to prepare a Recognized Obligation Payment Schedule, which must identify a source of payment for each obligation from the following sources:</p> <ul style="list-style-type: none"> <li>• Low and Moderate Income Housing Fund</li> <li>• Bond proceeds</li> <li>• Reserve balances</li> <li>• Administrative cost allowance</li> <li>• Redevelopment Property Tax Trust Fund, but only when no other funding source is available or when payment from property tax revenues is required by an enforceable obligation or other provisions of the legislation</li> </ul>	<p>For every six-month fiscal period after 10/1/2011</p>
<p>Statement of indebtedness no longer has any effect and is superseded by the Recognized Obligation Payment Schedule</p>	<p>1/1/2012</p>
<p>Successor agency has no authority to accelerate payments under Recognized Obligation Payment Schedule to prepay loans unless such accelerated payments were required prior to 10/1/11</p>	<p>1/1/2011 through 7/1/2012</p>

**ATTACHMENT 6: TIMELINE/PROCESS PURSUANT TO AB 27**

<b>ACTION</b>	<b>DATE</b>
Suspension of RDA powers	Signing of bills by Governor (the "Effective Date")
Department of Finance calculates payment amounts and gives notice to all RDAs	On or before 8/1/2011
RDAs may appeal amount of payment only if: <ul style="list-style-type: none"> <li>• Report submitted to State Controller for 2008-2009 fiscal years was wrong, or</li> <li>• The RDA's debt service on bonded indebtedness has increased by more than 10% since 2008-2009 fiscal year</li> </ul>	On or before 8/15/2011
Prepare Enforceable Obligation Schedule (only necessary if ordinance electing to make AB1X 27 payments has not been adopted yet)	8/28/2011
Department of Finance rules on appeals of payment amounts	On or before 9/15/2011, but Department may extend to 10/15/2011
City adopts non-binding resolution saying it will make payments; notify Department of Finance; dissolution of agency is stayed to November 1, 2011 (optional)	On or before 10/1/2011
City adopts ordinance saying it will make payments; prevents dissolution of agency	On or before 10/1/2011; extended to 12/1/2011 if Department of Finance extends time for ruling on appeal of amount of payments
City gives notice of Department of Finance that it has adopted ordinance saying it will make payments	On or before 10/1/2011; presumably extended to 12/1/2011 if Department of Finance extends time for ruling on appeal of amounts of payments
Prepare Statement of Indebtedness	On or before 10/1/2011
City that adopted non-binding resolution adopts ordinance saying it will make payments; notify Department of	On or before 11/1/2011; extended to 12/1/2011 if Department of

Finance; prevents dissolution of agency	Finance extends time for ruling on appeal of amount of payments
City makes first payment due – ½ of amount due (for 2011-2012 and subsequent years)	On or before January 15, (2012)
City makes second payment due – ½ of amount due (for 2011-2012 and subsequent years)	On or before May 15, (2012)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, DETERMINING IT WILL COMPLY WITH THE VOLUNTARY ALTERNATIVE REDEVELOPMENT PROGRAM PURSUANT TO PART 1.9 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE IN ORDER TO PERMIT THE CONTINUED EXISTENCE AND OPERATION OF THE SUISUN CITY REDEVELOPMENT AGENCY**

**WHEREAS**, the City Council of the City of Suisun City (“City”) approved and adopted the Redevelopment Plan for the Suisun City Redevelopment Project (“Redevelopment Plan”) covering certain properties within the City (the “Project Area”); and

**WHEREAS**, the Redevelopment Agency of the City of Suisun City (“Agency”) is engaged in activities to execute and implement the Redevelopment Plan pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*) (“CRL”); and

**WHEREAS**, since adoption of the Redevelopment Plan, the Agency has undertaken redevelopment projects in the Project Area to eliminate blight, to improve public facilities and infrastructure, to renovate and construct affordable housing, and to enter into partnerships with private industries to create jobs and expand the local economy; and

**WHEREAS**, over the next few years, the Agency hopes to implement a variety of redevelopment projects and programs to continue to eliminate and prevent blight, stimulate and expand the Project Area’s economic growth, create and develop local job opportunities and alleviate deficiencies in public infrastructure, to name a few; and

**WHEREAS**, as part of the 2011-12 State budget bill, the California Legislature has recently enacted and the Governor has signed, companion bills AB 1X 26 and AB 1X 27, requiring that each redevelopment agency be dissolved unless the community that created it enacts an ordinance committing it to making certain payments; and

**WHEREAS**, specifically, AB 1X 26 prohibits agencies from taking numerous actions, effective immediately and purportedly retroactively, and additionally provides that agencies are deemed to be dissolved as of October 1, 2011; and

**WHEREAS**, AB 1X 27 provides that a community may participate in an “Alternative Voluntary Redevelopment Program,” in order to enable a redevelopment agency within that community to remain in existence and carry out the provisions of the CRL, by enacting an ordinance agreeing to comply with Part 1.9 of Division 24 of the Health and Safety Code; and

**WHEREAS**, the Alternative Voluntary Redevelopment Program requires that the community agree by ordinance to remit specified annual amounts to the county auditor-controller; and

**WHEREAS**, under the threat of dissolution pursuant to AB 1X 26, and upon the contingencies and reservations set forth herein, the City shall make the Fiscal Year 2011-2012 community remittance, currently estimated to be Four Million Four Hundred Eighty Thousand Four Hundred Fifty Four Dollars (\$4,480,454), as well as the subsequent annual community remittances as set forth in the CRL; and

**WHEREAS**, the City reserves the right to appeal the California Director of Finance's determination of the Fiscal Year 2011-12 community remittance, as provided in Health and Safety Code Section 34194; and

**WHEREAS**, City understands an action challenging the constitutionality of AB 1X 26 and AB 1X 27 has been filed on behalf of cities, counties and redevelopment agencies; and

**WHEREAS**, while the City currently intends to make these community remittances, they shall be made under protest and without prejudice to the City's right to recover such amounts and interest thereon, to the extent there is a final determination that AB 1X 26 and AB 1X 27 are unconstitutional; and

**WHEREAS**, the City reserves the right, regardless of any community remittance made pursuant to this Ordinance, to challenge the legality of AB 1X 26 and AB 1X 27; and

**WHEREAS**, to the extent a court of competent jurisdiction enjoins, restrains, or grants a stay on the effectiveness of the Alternative Voluntary Redevelopment Program's payment obligation of AB 1X 26 and AB 1X 27, the City shall not be obligated to make any community remittance for the duration of such injunction, restraint, or stay; and

**WHEREAS**, all other legal prerequisites to the adoption of this Ordinance have occurred.

**THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**Section 1.** **Recitals.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2.** **Participation in the Alternative Voluntary Redevelopment Program.** In accordance with Health and Safety Code Section 34193, and based on the Recitals set forth above, the City Council hereby determines that the City shall, to the extent required by law, comply with the provisions of Part 1.9 of Division 24 of the Health and Safety Code, as enacted by AB 1X 27.

**Section 3.** **Payment Under Protest.** Except as set forth in Section 4, below, the City Council hereby determines that the City shall make the community remittances set forth in Health and Safety Code section 34194 *et seq.*

**Section 4. Effect of Stay or Determination of Invalidity.** City shall not make any community remittance in the event a court of competent jurisdiction either grants a stay on the enforcement of AB 1X 26 and AB 1X 27 or determines that AB 1X 26 and AB 1X 27 are unconstitutional and therefore invalid, and all appeals therefrom are exhausted or unsuccessful, or time for filing an appeal therefrom has lapsed. Any community remittance shall be made under protest and without prejudice to the City's right to recover such amount and interest thereon in the event that there is a final determination that AB 1X 26 and AB 1X 27 are unconstitutional. If there is a final determination that AB 1X 26 and AB 1X 27 are invalid, this Ordinance shall be deemed to be null and void and of no further force or effect. This Ordinance shall not effect or give rise to any waiver of rights or remedies that the City may have, whether in law or in equity, to challenge ABX1 26 or ABX1 27. This Ordinance shall not be construed as the City's willing acceptance of, or concurrence with, either ABX1 26 or ABX1 27; nor does this Ordinance evidence any assertion or belief whatsoever on the part of the City that said bills are constitutional or lawful.

**Section 5. Implementation.** The City Council hereby authorizes and directs the City Manager to take any action and execute any documents necessary to implement this Ordinance, including but not limited to notifying the Solano County Auditor-Controller, the Controller of the State of California, and the California Department of Finance of the adoption of this Ordinance and the City's agreement to comply with the provisions of Part 1.9 of Division 24 of the Health and Safety Code, as set forth in AB 1X 27.

**Section 6. Additional Understandings and Intent.** It is the understanding and intent of the City Council that, once the Agency is again authorized to enter into agreements under the CRL, the City will enter into an agreement with the Agency as authorized pursuant to Section 34194.2, whereby the Agency will transfer annual portions of its tax increment to the City in amounts not to exceed the annual community remittance payments to enable the City, directly or indirectly, to make the annual remittance payments. The City Council does not intend, by enactment of this Ordinance, to pledge any of its general fund revenues or assets to make the remittance payments. The City reserves the right to withdraw from making the payments required by ABX1 27 should the amount of such payments (as will be determined by the State Department of Finance) prove to be in excess of the City's available funds not otherwise obligated for other uses.

**Section 7. CEQA.** The City Council finds, under Title 14 of the California Code of Regulations, Section 15378(b)(4), that this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") in that it is not a "project," but instead consists of the creation and continuation of a governmental funding mechanism for potential future projects and programs, and does not commit funds to any specific project or program. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of Solano in accordance with CEQA Guidelines.

**Section 8. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office located at 701 Civic Center Boulevard, Suisun City, California. The custodian for these records is Donna Pock.

**Section 9. Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

**Section 10. Certification; Publication.** The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Suisun City, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with Government Code § 36933.

**Section 11. Effective Date.** This Ordinance shall become effective thirty (30) days from its adoption.

**PASSED AND ADOPTED** at a regular meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_ 2011, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
\_\_\_\_\_, Mayor

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, DETERMINING IT WILL COMPLY WITH THE VOLUNTARY ALTERNATIVE REDEVELOPMENT PROGRAM PURSUANT TO PART 1.9 OF DIVISION 24 OF THE CALIFORNIA HEALTH AND SAFETY CODE IN ORDER TO PERMIT THE CONTINUED EXISTENCE AND OPERATION OF THE SUISUN CITY REDEVELOPMENT AGENCY**

**WHEREAS**, the City Council of the City of Suisun City (“City”) approved and adopted the Redevelopment Plan for the Suisun City Redevelopment Project (“Redevelopment Plan”) covering certain properties within the City (the “Project Area”); and

**WHEREAS**, the Redevelopment Agency of the City of Suisun City (“Agency”) is engaged in activities to execute and implement the Redevelopment Plan pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*) (“CRL”); and

**WHEREAS**, since adoption of the Redevelopment Plan, the Agency has undertaken redevelopment projects in the Project Area to eliminate blight, to improve public facilities and infrastructure, to renovate and construct affordable housing, and to enter into partnerships with private industries to create jobs and expand the local economy; and

**WHEREAS**, over the next few years, the Agency hopes to implement a variety of redevelopment projects and programs to continue to eliminate and prevent blight, stimulate and expand the Project Area’s economic growth, create and develop local job opportunities and alleviate deficiencies in public infrastructure, to name a few; and

**WHEREAS**, as part of the 2011-12 State budget bill, the California Legislature has recently enacted and the Governor has signed, companion bills AB 1X 26 and AB 1X 27, requiring that each redevelopment agency be dissolved unless the community that created it enacts an ordinance committing it to making certain payments; and

**WHEREAS**, specifically, AB 1X 26 prohibits agencies from taking numerous actions, effective immediately and purportedly retroactively, and additionally provides that agencies are deemed to be dissolved as of October 1, 2011; and

**WHEREAS**, AB 1X 27 provides that a community may participate in an “Alternative Voluntary Redevelopment Program,” in order to enable a redevelopment agency within that community to remain in existence and carry out the provisions of the CRL, by enacting an ordinance agreeing to comply with Part 1.9 of Division 24 of the Health and Safety Code; and

**WHEREAS**, the Alternative Voluntary Redevelopment Program requires that the community agree by ordinance to remit specified annual amounts to the county auditor-controller; and

**WHEREAS**, under the threat of dissolution pursuant to AB 1X 26, and upon the contingencies and reservations set forth herein, the City shall make the Fiscal Year 2011-2012 community remittance, currently estimated to be Four Million Four Hundred Eighty Thousand Four Hundred Fifty Four Dollars (\$4,480,454), as well as the subsequent annual community remittances as set forth in the CRL; and

**WHEREAS**, the City reserves the right to appeal the California Director of Finance's determination of the Fiscal Year 2011-12 community remittance, as provided in Health and Safety Code Section 34194; and

**WHEREAS**, City understands an action challenging the constitutionality of AB 1X 26 and AB 1X 27 has been filed on behalf of cities, counties and redevelopment agencies; and

**WHEREAS**, while the City currently intends to make these community remittances, they shall be made under protest and without prejudice to the City's right to recover such amounts and interest thereon, to the extent there is a final determination that AB 1X 26 and AB 1X 27 are unconstitutional; and

**WHEREAS**, the City reserves the right, regardless of any community remittance made pursuant to this Ordinance, to challenge the legality of AB 1X 26 and AB 1X 27; and

**WHEREAS**, to the extent a court of competent jurisdiction enjoins, restrains, or grants a stay on the effectiveness of the Alternative Voluntary Redevelopment Program's payment obligation of AB 1X 26 and AB 1X 27, the City shall not be obligated to make any community remittance for the duration of such injunction, restraint, or stay; and

**WHEREAS**, all other legal prerequisites to the adoption of this Ordinance have occurred.

**THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**Section 1.** **Recitals.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2.** **Participation in the Alternative Voluntary Redevelopment Program.** In accordance with Health and Safety Code Section 34193, and based on the Recitals set forth above, the City Council hereby determines that the City shall, to the extent required by law, comply with the provisions of Part 1.9 of Division 24 of the Health and Safety Code, as enacted by AB 1X 27.

**Section 3.** **Payment Under Protest.** Except as set forth in Section 4, below, the City Council hereby determines that the City shall make the community remittances set forth in Health

and Safety Code section 34194 *et seq.*

**Section 4. Effect of Stay or Determination of Invalidity.** City shall not make any community remittance in the event a court of competent jurisdiction either grants a stay on the enforcement of AB 1X 26 and AB 1X 27 or determines that AB 1X 26 and AB 1X 27 are unconstitutional and therefore invalid, and all appeals therefrom are exhausted or unsuccessful, or time for filing an appeal therefrom has lapsed. Any community remittance shall be made under protest and without prejudice to the City's right to recover such amount and interest thereon in the event that there is a final determination that AB 1X 26 and AB 1X 27 are unconstitutional. If there is a final determination that AB 1X 26 and AB 1X 27 are invalid, this Ordinance shall be deemed to be null and void and of no further force or effect. This Ordinance shall not effect or give rise to any waiver of rights or remedies that the City may have, whether in law or in equity, to challenge ABX1 26 or ABX1 27. This Ordinance shall not be construed as the City's willing acceptance of, or concurrence with, either ABX1 26 or ABX1 27; nor does this Ordinance evidence any assertion or belief whatsoever on the part of the City that said bills are constitutional or lawful.

**Section 5. Implementation.** The City Council hereby authorizes and directs the City Manager to take any action and execute any documents necessary to implement this Ordinance, including but not limited to notifying the Solano County Auditor-Controller, the Controller of the State of California, and the California Department of Finance of the adoption of this Ordinance and the City's agreement to comply with the provisions of Part 1.9 of Division 24 of the Health and Safety Code, as set forth in AB 1X 27.

**Section 6. Additional Understandings and Intent.** It is the understanding and intent of the City Council that, once the Agency is again authorized to enter into agreements under the CRL, the City will enter into an agreement with the Agency as authorized pursuant to Section 34194.2, whereby the Agency will transfer annual portions of its tax increment to the City in amounts not to exceed the annual community remittance payments to enable the City, directly or indirectly, to make the annual remittance payments. The City Council does not intend, by enactment of this Ordinance, to pledge any of its general fund revenues or assets to make the remittance payments. The City reserves the right to withdraw from making the payments required by ABX1 27 should the amount of such payments (as will be determined by the State Department of Finance) prove to be in excess of the City's available funds not otherwise obligated for other uses.

**Section 7. CEQA.** The City Council finds, under Title 14 of the California Code of Regulations, Section 15378(b)(4), that this Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") in that it is not a "project," but instead consists of the creation and continuation of a governmental funding mechanism for potential future projects and programs, and does not commit funds to any specific project or program. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of Solano in accordance with CEQA Guidelines.

**Section 8. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office located

at 701 Civic Center Boulevard, Suisun City, California. The custodian for these records is Donna Pock.

**Section 9. Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

**Section 10. Certification; Publication.** The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Suisun City, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with Government Code § 36933.

**Section 11. Effective Date.** This Ordinance shall become effective thirty (30) days from its adoption.

**PASSED AND ADOPTED** at a regular meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_ 2011, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
\_\_\_\_\_, Mayor

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, City Clerk

**RESOLUTION NO. 2011-\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
DENOUNCING THE STATE OF CALIFORNIA FOR STRIPPING THE CITY OF  
BASIC TAX REVENUES AND SPENDING AUTHORITY REQUIRED FOR  
PROVISION OF CORE SERVICES TO LOCAL TAXPAYERS**

**WHEREAS**, the City of Suisun City (the “City”) was incorporated on October 9, 1868, as the 30<sup>th</sup> city of the State of California (the “State”); and

**WHEREAS**, the City has consistently provided municipal services for its residents through prudent expenditure of taxpayer funds, including reliance on the service of the *volunteer* Suisun City Fire Department for the past *150 years*; and

**WHEREAS**, the voters of the State approved Proposition 13 in June of 1978, that restricted the ability of local government to raise necessary funds for core services by increasing property taxes; and

**WHEREAS**, the voters of the State approved Proposition 4 in November of 1979, establishing the Gann Limit to further limit State and local governments’ ability to fund services through proceeds of taxes; and

**WHEREAS**, local government has consistently adopted *balanced* budgets that are dramatically below that limit, including Suisun City’s FY 2011-12 Annual Budget that is *69.6% below* the voter-approved Gann Limit; and

**WHEREAS**, the State has routinely *exceeded* the voter-approved Gann Limit as it has failed to control its expenditures; and

**WHEREAS**, the State Legislature and Governor have, rather than curtail or control State budgets and spending, habitually borrowed, purloined, extorted, or otherwise diverted billions of dollars in local property taxes which would otherwise have been used to fund local police, fire and paramedic response, and other vital local services; and

**WHEREAS**, since the early 1990’s, the State has taken \$93 billion from agencies statewide to backfill the State’s obligation for education funding; and

**WHEREAS**, the State Legislature and Governor have sought to take and borrow billions of dollars in Gas Tax revenues that voters dedicated to ongoing transportation projects and tried to use them for non-transportation purposes; and

**WHEREAS**, the State Legislature and Governor have taken billions of dollars of local community redevelopment funds on numerous occasions to use them for unrelated State purposes; and

**WHEREAS**, the State Legislature and Governor have taken billions of dollars from local public transit, including bus, shuttle, light-rail, and regional commuter rail to use these funds for unrelated State purposes; and

**WHEREAS**, the continued raiding and borrowing of revenues dedicated to funding local government services and transportation projects is causing severe consequences, such as layoffs of police, fire and paramedic first-responders, abandonment of economic development, public transit fare increases and cutbacks in public transit services; and

**WHEREAS**, in 2009 alone, the State Legislature and Governor created a program that diverted \$5.7 million from Suisun City to pay State education obligations. That amount equals what would be needed to resurface 40% of the City's streets, *or* what would be needed to operate the entire Police Department for more than one year; and

**WHEREAS**, another \$1.2 million was taken in 2010, and the State is trying to take another \$4.5 million from Suisun City this year. Suisun City cannot continue to subsidize the State, while attempting to sustain basic municipal services to its residents and remain solvent' and

**WHEREAS**, State actions coupled with a weak economy have forced the City to reduce its budget by 30% in the past four years, with another 12% reduction required by recent State action against the Suisun City Redevelopment Agency; and

**WHEREAS**, State politicians in Sacramento continually ignore the will of the voters, including the November 2010 passage of Proposition 22 that specifically prohibited the State from further diverting, seizing or forcing relinquishment of local revenues, including Redevelopment Agency tax increment; and

**WHEREAS**, the State Legislature and Governor blatantly subverted the will of the people by callously and maliciously abolishing Redevelopment Agencies in an extraordinary session for the sole purpose of seizing local assets for redistribution to other taxing entities; and

**WHEREAS**, at a time when enhanced economic development is needed to bring the economy out of the worst recession since the Great Depression, the State Legislature and Governor eliminated the most effective tool to stimulate economic development statewide: *Redevelopment*; Redevelopment Agencies statewide generate 300,000 private sector jobs annually; and

**WHEREAS**, the City Council of the City of Suisun City can no longer stand by while State politicians continually undercut the authority and ability of locally elected officials to use local tax revenues to provide City services demanded by local taxpayers; and

**WHEREAS**, the State's continual usurpation of local control of taxation and spending authority is an affront to the traditions of the American people and residents of the State of California.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Suisun City does hereby denounce the State Legislature, Governor and other Constitutional Officers for systematically stripping the City of basic taxation and spending authority most properly residing with City government; and

**BE IT FURTHER RESOLVED** that the City Council does hereby denounce the State for routinely failing to live within its means, contrary to what it mandates that the City and all other local governments must do.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Suisun City held on this 6<sup>th</sup> day of September, 2011 by the following vote:

<b>AYES:</b>	Councilmembers:	_____
<b>NOES:</b>	Councilmembers:	_____
<b>ABSENT:</b>	Councilmembers:	_____
<b>ABSTAIN:</b>	Councilmembers:	_____

**WITNESS** my hand and the seal of said Agency this 6<sup>th</sup> day of September, 2011.

\_\_\_\_\_  
Donna Pock, CMC  
Deputy City Clerk

## AGENDA TRANSMITTAL

**MEETING DATE:** September 6, 2011

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**CITY AGENDA ITEM:** PUBLIC HEARING: Council Adoption of Resolution No. 2011-\_\_: Approving a Preferred Land Use Alternative for the 2035 General Plan Update.

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**FISCAL IMPACT:** All costs associated with this item are included in the adopted budget.

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**BACKGROUND:** The Public Hearing to approve a Preferred Land Use Alternative for the General Plan Update was advertised for the August 16, 2011 City Council meeting, and it was continued to the September 6, 2011 meeting.

The City of Suisun City's General Plan was last comprehensively updated in 1992. Since that time, amendments to the Circulation and Transportation Element and the Land Use map have been adopted. Additionally, the Housing Element was amended in 1994, and new Housing Elements were adopted in 2005 and 2009.

In May 2010, City Council authorized a professional services contract with AECOM, Inc. to assist staff with the preparation of a focused update of the City's General Plan. Since that time, the consultant's team and City staff have completed many tasks, including background reports and public workshops/community outreach.

Completed tasks include:

- April 2010: City Council Authorizes contract with AECOM.
- June 2010: City Council and Planning Commission held joint workshop to kick-off General Plan Update.
- August 2010: Guiding Principle discussion with City Council.
- August 2010-January 2011: Technical Advisory Committee (TAC) meetings.
- December 2010: Public Meeting with Tolenas area residents.
- May 2011: Workshops held regarding General Plan Land Use Alternatives.
- July 26, 2011: Planning Commission adopts resolution recommending City Council approval of a preferred land use alternative.

In August 2010, the City Council discussed a set of Guiding Principles that would help direct staff's work on the General Plan Update. These principles (Attachment 4) consist of 10 topic areas which have informed all work to date, including the development of the draft land use alternatives:

- Community Character.
- Destination Tourism and Entertainment.
- Downtown.
- Economic Vitality.

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**PREPARED BY:**  
**REVIEWED BY:**  
**APPROVED BY:**

John Kearns, Associate Planner  
April Wooden, Community Development Director  
Suzanne Bragdon, City Manager

- Infrastructure.
- Neighborhood Revitalization.
- Public Safety and Emergency Preparedness.
- Quality of Community Life.
- Sustainability.
- Transportation.

All necessary steps have been taken, culminating with the recent Planning Commission action unanimously adopting a resolution recommending City Council approval of a preferred land use alternative, to proceed with Council consideration of the Preferred Land Use Alternative.

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**STAFF REPORT:** One of the important steps in the development of the General Plan Update (GPU) is the consideration and selection of a preferred land use alternative. The Preferred Land Use Alternative forms the basis for environmental analysis of potential impacts of the GPU on the environment, guides the development of policies that will implement the land use plan over time, and is the “first draft” of a General Plan Land Use Map. The process provides for a recommendation from the Planning Commission and the approval of a preferred alternative by the City Council.

Staff is recommending that most existing development continue to be designated with the current General Plan land use designation, with the exception of minor corrections. However, vacant sites in the City represent “opportunity sites” for consideration of changes in land use designation. New land use designations that encourage beneficial development would assist the City in achieving its long-term vision and goals, particularly related to economic development and fiscal stability. The Preferred Land Use Alternative also takes advantage of other unique features of the City, including the Suisun Fairfield Train Station and transit center, the Suisun Marsh, the downtown waterfront, and the opportunity for these amenities to draw visitors and tourists to the City.

In 2008, the City designated 448 acres, including the entire Downtown Waterfront Specific Plan area and the area immediately west of Marina Boulevard and north of Highway 12, as a Priority Development Area (PDA). This designation (along with many other factors) positioned the City for upcoming grant opportunities. The City received a grant in 2006 to complete a Transit Feasibility Study for the area within a one-half mile of the train station and recently received a FOCUS Grant that is funding the preparation of a development feasibility analysis within the PDA.

The development of the regional Sustainable Communities Strategy (SCS), currently underway by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), will have long-term impacts on the City. The SCS is designed to achieve required statutory reductions in Greenhouse Gas (GHG) emissions, as well as achieving other positive results, such as improved health, increased pedestrian activity, and increased employment opportunities. Tied to the SCS is the policy that grant funding of the transportation infrastructure in the Bay Area will be directed to areas that are using smart-growth and sustainable development principles as they grow, especially in those areas in proximity to transit, such as the City’s Priority Development Area. Currently, MTC is proposing that 70% of all

available Congestion Mitigation and Air Quality (CMAQ) and Surface Transportation Program (STP) funds for transportation infrastructure development must be invested within the region's PDA's. Adopting land use designations and policies that are consistent with the SCS would position the City to take advantage of additional funding opportunities for important projects like the extension of Railroad Avenue. In addition, any sites designated for development and regulated by policies consistent with the SCS would not need additional environmental review beyond the General Plan EIR. This would present a significant incentive to development.

At the July 6, 2011 Planning Commission Public Hearing, staff presented four land use alternatives with two sub-alternatives, that provided various options for the Planning Commission to consider. Each alternative uses the City's existing Sphere of Influence as the boundary for future planning and, based on land use designations, would result in different environmental impacts. The EIR will analyze the potential impacts generated by each type of land use. These impacts, for example the requirement for additional street capacity that might be created by certain types of development, will be addressed in other Elements of the GPU, such as the Circulation and Transportation Element, and will be financed in the future through increased impact fees, calculated once the level of those impacts is determined.

In addition, sites identified in the current Housing Element for future residential development remain designated consistent with this use. Each alternative also provides for additional sites for residential development that may be needed to meet future RHNA goals.

## **ALTERNATIVES PRESENTED TO THE PLANNING COMMISSION**

Staff presented the alternatives that are summarized below:

- Existing General Plan Land Use Designations.
- Existing General Plan Land Use Designations with Property Owner Requests.
- Retail Focus
  - Retail Focus with Priority Development Area (PDA) Sustainable Development.
- Destination Tourism/Recreation Focus
  - Destination Tourism/Recreation Focus with PDA Sustainable Development.

These are explained in more detail in the following sections.

### Alternative 1 - Existing General Plan Land Uses

- Alternative based on existing General Plan Land Use Map, adopted in 1992.
- The current General Plan contemplates the area directly east and west of the current City limits as primarily Agriculture or Open Space land use.

### Alternative 2 - Existing Land Uses w/Property Owner Requests

This alternative is based on the existing General Plan Land Use map, but also includes three (3) property owner requests which were presented to the Planning Commission on May 10, 2011. These requests are highlighted below:

- Ted Aksnes, representing Assessor Parcel Number 0174-190-060, requested that this parcel be considered for a land use that would allow for the creation of a mitigation bank. This property is outside of the current City limits, but within the City’s Sphere of Influence and it is designated as part of the Travis Study Area.
- Robert Schwartz, representing Assessor Parcel Numbers 0032-411-010 through 030 and 050-110, requested that these properties be designated for a mix of uses (commercial and high-density residential). These properties are within the current City limits and are designated as PUD Commercial in the current General Plan.
- Chris Johnson, representing Assessor Parcel Numbers 0174-170-420 through 450, requested that these parcels (totaling approximately 18 acres) be considered for residential use. These properties are within the current City limits and are currently designated as Commercial Service in the current General Plan (this request is reflected on some, but not all alternatives).

#### Alternative 3a - Commercial Focus

- Contemplates a shift from current land uses on vacant properties to maximize opportunities for commercial development.
- Within the PDA, a few sites are designated as High-Density Residential in order to provide the “rooftops” for the increase in commercial designations.
- The area east of Walters Road on both sides of Petersen Road is designated as commercial. Most of this area is outside the City boundary and is currently designated as Agriculture-Open Space.

#### Alternative 3b - Commercial Focus w/PDA Sustainable Development

- Contemplates a shift from current land uses on vacant properties to commercial focus outside of the PDA but a “Mixed-Use” and “Destination Tourism/Recreation” focus within the PDA.
- Builds on the principles and goals of regional strategies such as the Sustainable Communities Strategy (SCS).

#### Alternative 4a - Destination Tourism/Recreation Focus

- Provides a focus on “Destination Tourism/Recreation”, a designation that includes visitor-serving uses, recreational uses, lodging, tourism, and related commercial uses, within the PDA and on the east side of the City.
- Incorporates “Mixed-Use” designations as transition areas between “Destination Tourism/Recreation” opportunity sites and existing single-family neighborhoods.

#### Alternative 4b - Destination Tourism Focus w/PDA Sustainable Development

- Several “Destination Tourism” designations become “Mixed-Use” designations to support regional strategies such as the SCS.
- Areas on the edge of the PDA are designated for residential uses.

**PLANNING COMMISSION’S RECOMMENDED PREFERRED LAND USE ALTERNATIVE**

The Planning Commission analyzed and discussed the designation for each opportunity site, continued the July 6, 2011 Public Hearing to July 26, 2011, and directed staff prepare a revised preferred land use alternative that reflected the comments received at the meeting and the discussion and direction of the Planning Commission.

The overall result of this hybrid alternative would be an increased number of sites designated for mixed-use development. This broad designation would maximize flexibility with the expectation that at the zoning level, certain parcels would be required to be more oriented to commercial, others to residential. If approved as proposed, the EIR analysis would be based on a site-specific “best mix” of both commercial and residential land use. AECOM is experienced in this type of analysis.

The revised alternative proposed by the Planning Commission (See Table 1, below) is a hybrid of several alternatives presented to the Planning Commission. The initial alternatives were intended to show relatively extreme options that the City Council could consider. The recommended Preferred Land Use Alternative (Attachment 1) represents a more balanced approach. Key elements of the revised alternative include:

- Mixed-Use development toward the north side of the PDA.
- A Destination Tourism focus on the south side of the PDA.
- A gradient approach of Commercial to Destination Tourism to Agriculture/Open Space (sites 15-18).

The designation of “Mitigation Bank” has been revised to “Open Space”, since this designation allows for such a use.

<b>Site Number</b>	<b>Location</b>	<b>Existing Designation</b>	<b>Planning Commission Proposed Designation</b>
1	Gentry Project site west of City limits	Ag-Open Space and General Com.	Mixed-Use
2	Former Crystal Middle School site north of Cordelia Road	Downtown Waterfront	Medium-Density Residential
3	West of Main Street and east of Union Pacific Railroad	Downtown Waterfront	Mixed-use
4	Directly north and south of SR 12 in the downtown	Downtown Waterfront/General Commercial	Mixed-Use
5	Northwest corner of Marina Boulevard and SR 12	PUD-Commercial Service	Mixed-Use
6	North of SR 12 and east of Marina Boulevard	PUD-Commercial Service	Mixed-Use

7	Southwest corner of SR 12 and Marina Boulevard	Downtown Waterfront	Mixed-Use
8	Southeast corner of SR 12 and Marina Boulevard	Downtown Waterfront	Single-Family Residential
9	South of Whispering Bay Lane and South of Civic Center Boulevard	Downtown Waterfront	Destination Tourism
10	South of the Delta Cove subdivision	Downtown Waterfront	Destination Tourism
11	East of Sunset Avenue and south of Railroad Avenue	General Commercial	Commercial
12	Northeast and southeast corners of Sunset Avenue/Grizzly Island Road and SR 12	PUD-General Commercial	Commercial
13	Southeast corner of East Tabor Avenue and Walters Road	PUD-General Commercial	Mixed-Use
14	East of Peterson Ranch Subdivision	Ag-Open Space	Open Space
15	Directly north and south of Petersen Road east of Walters Road	Commercial Service and Ag-Open Space	Commercial
16	South of Petersen Road and east of Walters Road	Ag-Open Space	Destination Tourism
17	South of Petersen Road and east of Walters Road	Ag-Open Space	Open Space
18	South of Petersen Road and east of Walters Road	Undesignated	Mitigation Bank

## **BALANCING COMMERCIAL AND RESIDENTIAL LAND USES**

Given the challenge Suisun City has to enhance its tax base, staff is sensitive to the need to balance appropriately commercial and residential uses throughout the community, while maximizing the City’s ability to acquire grant funding within the PDA. This has been an issue for some time as reflected in the City Council’s formal adoption of a Revenue Based Land Use Policy.

Using the Planning Commission’s recommended land use alternative as a starting point, should the Council prefer to adopt an alternative that is more specific, the use of designations such as “mixed-use commercial and “mixed-use residential” could be considered. For example, “mixed-use commercial” would emphasize commercial development but allow for residential development on site, while “mixed-use residential” would emphasize residential development but also allow commercial development on site. Staff recommends providing the EIR consultant with the flexibility to consider various ratios of commercial/residential in the analysis of potential environmental impacts, guided by the Community’s interests as determined by the Council.

By utilizing mixed use rather than solely commercial land use designations, added flexibility is given to the development of these sites when a residential component is desirable (e.g. around

the train station). The Gentry site recommended for a mixed-use land use designation, is proposed to maintain the same mix of commercial and residential as analyzed in the Draft EIR.

## **DESTINATION TOURISM/RECREATION FOCUS**

Staff proposed a concept of Destination Tourism/Recreation as a focus throughout the City. It would focus development of some vacant parcels on a land use scheme that is centered on tourism, visitor-serving, and amusement and recreation types of activities. This land use designation would allow great flexibility regarding the types of uses consistent with the designation. For example, uses envisioned in these areas would include: hotels, bed and breakfasts, and other lodging; from simple to luxury campgrounds; regional recreational and sports facilities; educational facilities and conference facilities; wine-related uses, including tasting rooms and retail; and a vast array of retail uses that complement the destination tourism/recreational development.

There may be a real opportunity to capitalize on the City's strengths through this alternative. There are waterfront properties that are vacant and, if developed in accordance with staff's proposed alternative, these properties could provide an opportunity to draw visitors from outside the City and county, resulting with enhanced revenue and fiscal improvement based on spending from outside the community.

The concept of a Destination Tourism/Recreation designation would be similar to Downtown Waterfront (DW) designation that exists in the Downtown Waterfront Specific Plan. The Planning Commission's recommended Preferred Land Use Alternative proposes retaining the current DW designation. This is consistent with previous Council direction not to deviate from the Specific Plan. The Council may wish to discuss an additional site that the Planning Commission did not discuss. This site, currently a part of the Main Street West Disposition and Development Agreement, is commonly referred to as "Parcels 12 and 13", and is currently designated DW in the General Plan. This designation allows for flexibility in development options including commercial, office, and residential. The existing designation would also allow for a variety of Destination Tourism/Recreation uses. For purposes of environmental review, the Council could provide direction for the preferred type of land use to be analyzed in the EIR.

## **CITY COUNCIL APPROVAL OF A PREFERRED LAND USE ALTERNATIVE**

Again the short-term goal is to have the City Council approve a Preferred Land Use Alternative, so that the next step in the process of updating the General Plan [environmental review] may be initiated. To accomplish that goal, the Council may consider not only the Planning Commission's recommendation, but also the four alternatives and two sub-alternatives that were presented to the Planning Commission, as well as any other land use alternative that the Council may prefer.

Once the City Council has adopted a Preferred Land Use Alternative, staff and the consultant will begin preparing the Environmental Impact Report (EIR), the Notice of Preparation (NOP), and staff will hold the Scoping Meeting for the EIR.

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**STAFF RECOMMENDATION:** It is recommended that the City Council:

1. Open the Public Hearing and take Public Comment; and
2. Close the Public Hearing; and
3. Adopt Resolution No. 2011-\_\_: Approving a Preferred Land Use Alternative for the 2035 General Plan Update.

---

**ATTACHMENTS:**

1. Resolution No. 2011-\_\_: Approving a Preferred Land Use Alternative for the 2035 General Plan Update.
2. Resolution PC11-10: A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a Preferred Land Use Alternative for the General Plan Update.
3. Land Use Alternatives presented to Planning Commission on July 6, 2011.
4. Guiding Principles.
5. Existing General Plan Land Uses and Opportunity Areas

## **RESOLUTION NO. 2011-\_\_**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING A PREFERRED LAND USE ALTERNATIVE FOR THE 2035 GENERAL PLAN UPDATE**

**WHEREAS**, the Suisun City General Plan Update project (“GPU”) was initiated with a public meeting on June 2, 2010; and

**WHEREAS**, meetings to solicit public comment on GPU land use were held on May 10, 2011 at a regular Planning Commission meeting and on May 12, 2011 at a public meeting held at the Suisun City library; and

**WHEREAS**, the City staff and consultants have developed land use alternatives for consideration by the public, the Planning Commission, and the City Council; and

**WHEREAS**, the Planning Commission received certain evidence on July 6, 2011 and July 26, 2011 and recommended that the City Council approve the proposed preferred land use alternative; and

**WHEREAS**, pursuant to California Government Code section 65090, the City Council held a duly noticed public hearing on the GPU land use alternatives on August 16, 2011; and

**WHEREAS**, the City Council received certain evidence on September 6, 2011 and considered approval of the proposed preferred land use alternative, attached hereto as “Exhibit A”.

**NOW, THEREFORE, BE IT RESOLVED** that from the facts and testimony presented, the City Council has determined that the approval of the proposed preferred land use alternative is consistent with the Guiding Principles discussed by the City Council at its August 17, 2010 meeting and will not be detrimental to property or improvements in the City or to the public health, safety, or general welfare, and is consistent with good planning practice.

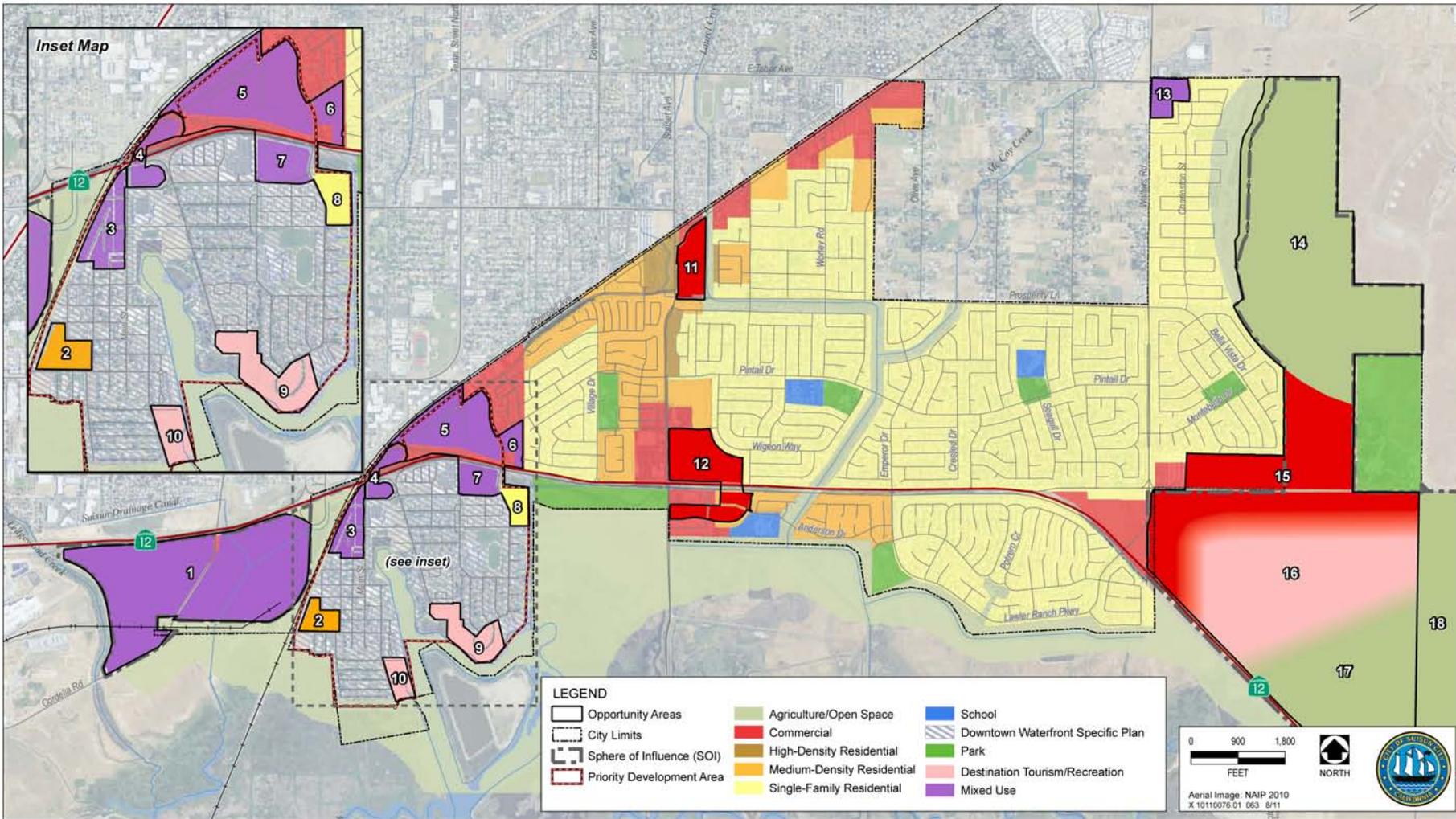
**BE IT FURTHER RESOLVED** that the City Council approves the proposed preferred land use alternative, Exhibit A, for use in the further development of the GPU, including a Notice of Preparation for an Environmental Impact Report analyzing environmental impacts of the proposed preferred land use alternative.

**PASSED AND ADOPTED** by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 6<sup>th</sup> of September 2011, by the following vote:

<b>AYES:</b>	Councilmembers:	_____
<b>NOES:</b>	Councilmembers:	_____
<b>ABSENT:</b>	Councilmembers:	_____
<b>ABSTAIN:</b>	Councilmembers:	_____

**WITNESS** my hand and the seal of said City this 6<sup>th</sup> day of September 2011.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk



Source: Suisun City 2011, AECOM 2011

Current General Plan Land Uses with Planning Commission Preferred Land Use Alternative

**RESOLUTION NO. PC 11-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN  
CITY RECOMMENDING CITY COUNCIL APPROVAL OF A PROPOSED  
PREFERRED LAND USE ALTERNATIVE FOR THE GENERAL PLAN UPDATE**

**WHEREAS**, the Suisun City General Plan Update project ("GPU") was initiated with a public meeting on June 2, 2010; and,

**WHEREAS**, meetings to solicit public comment on GPU land use were held on May 10, 2011 at a regular Planning Commission meeting and on May 12, 2011 at a public meeting held at the Suisun City library; and

**WHEREAS**, the City and its consultants have developed land use alternatives for consideration by the public, city staff, and the Planning Commission; and

**WHEREAS**, pursuant to California Government Code section 65090, the Planning Commission held a duly noticed public hearing on the GPU land use alternatives on July 6, 2011; and

**WHEREAS**, the Planning Commission has received certain evidence on July 6, 2011 and July 26, 2011 and hereby recommends that the City Council approve the proposed preferred land use alternative identified on Exhibit A, attached hereto and made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED THAT** from the facts and testimony presented, the Planning Commission has determined that the approval of the proposed preferred land use alternative is consistent with the Guiding Principles discussed by the City Council at its August 17, 2010 meeting and will not be detrimental to property or improvements in the City or to the public health, safety, or general welfare, and is consistent with good planning practice.

**BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION** recommends that the City Council adopt a resolution approving the proposed preferred land use alternative, Exhibit A, for use in the further development of the GPU, including a Notice of Preparation for an Environmental Impact Report analyzing environmental impacts of the proposed preferred land use alternative.

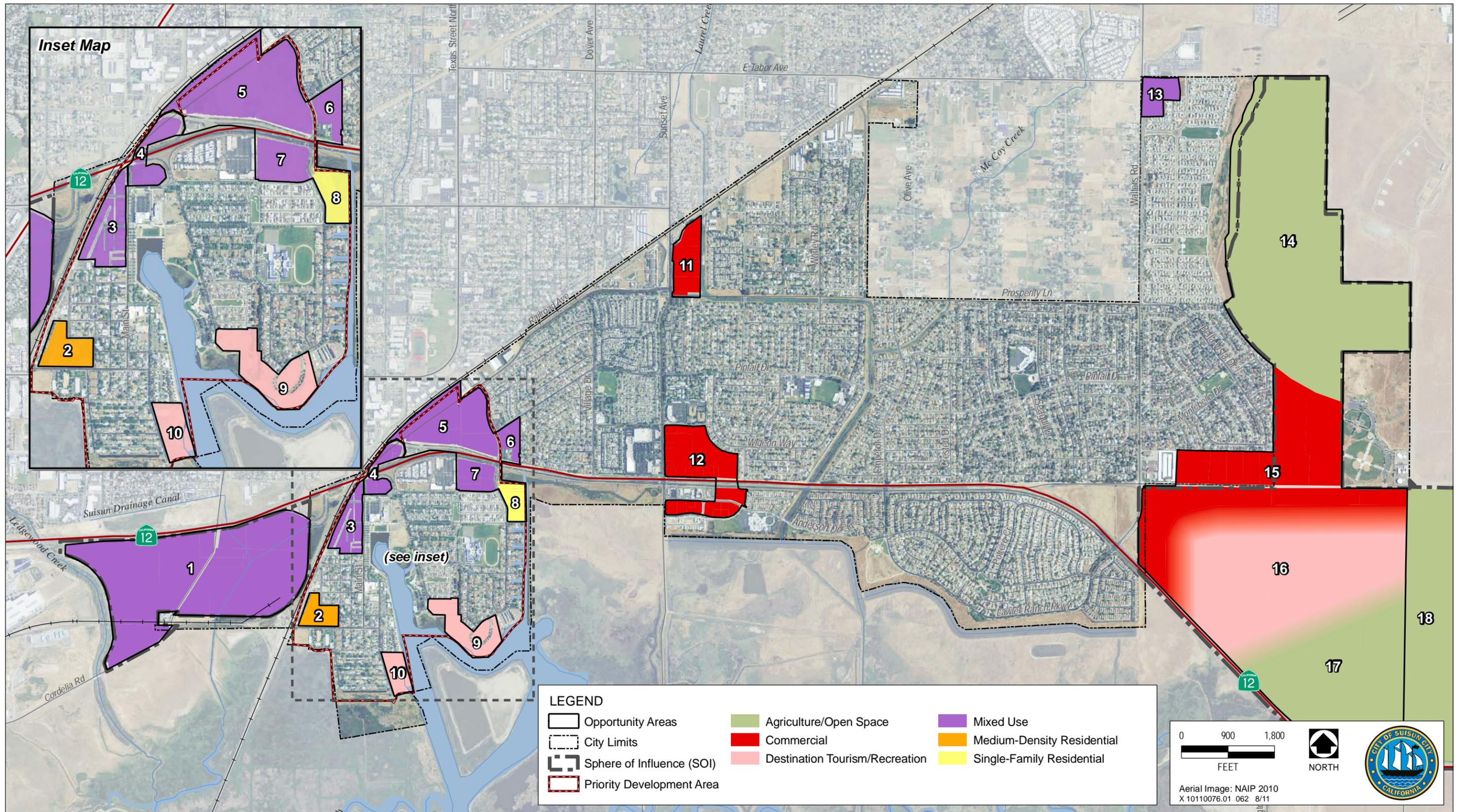
The foregoing motion was made by Commissioner Holzwarth and seconded by Commissioner Wade and carried by the following vote:

AYES: Commissioners: Adeva, Clemente, Harris, Holzwarth, Mirador, Wade  
NOES: Commissioners: None  
ABSENT: Commissioners: Ramos  
ABSTAIN: Commissioners: None

**WITNESS** my hand and the seal of said City this 26<sup>th</sup> day of July 2011.

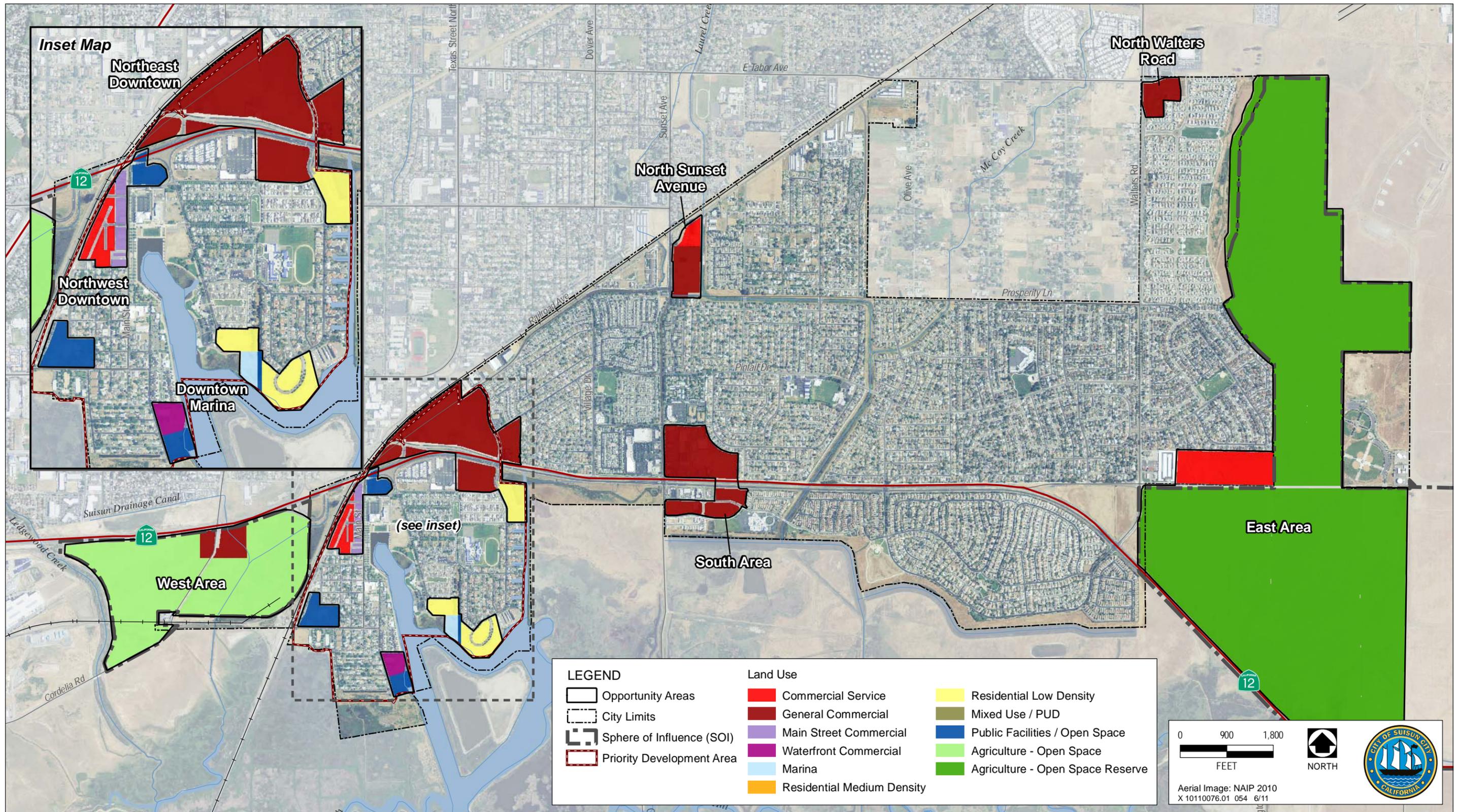


\_\_\_\_\_  
Anita Skinner, Commission Secretary



Source: Suisun City 2011, AECOM 2011

Planning Commission Preferred Land Use Alternative

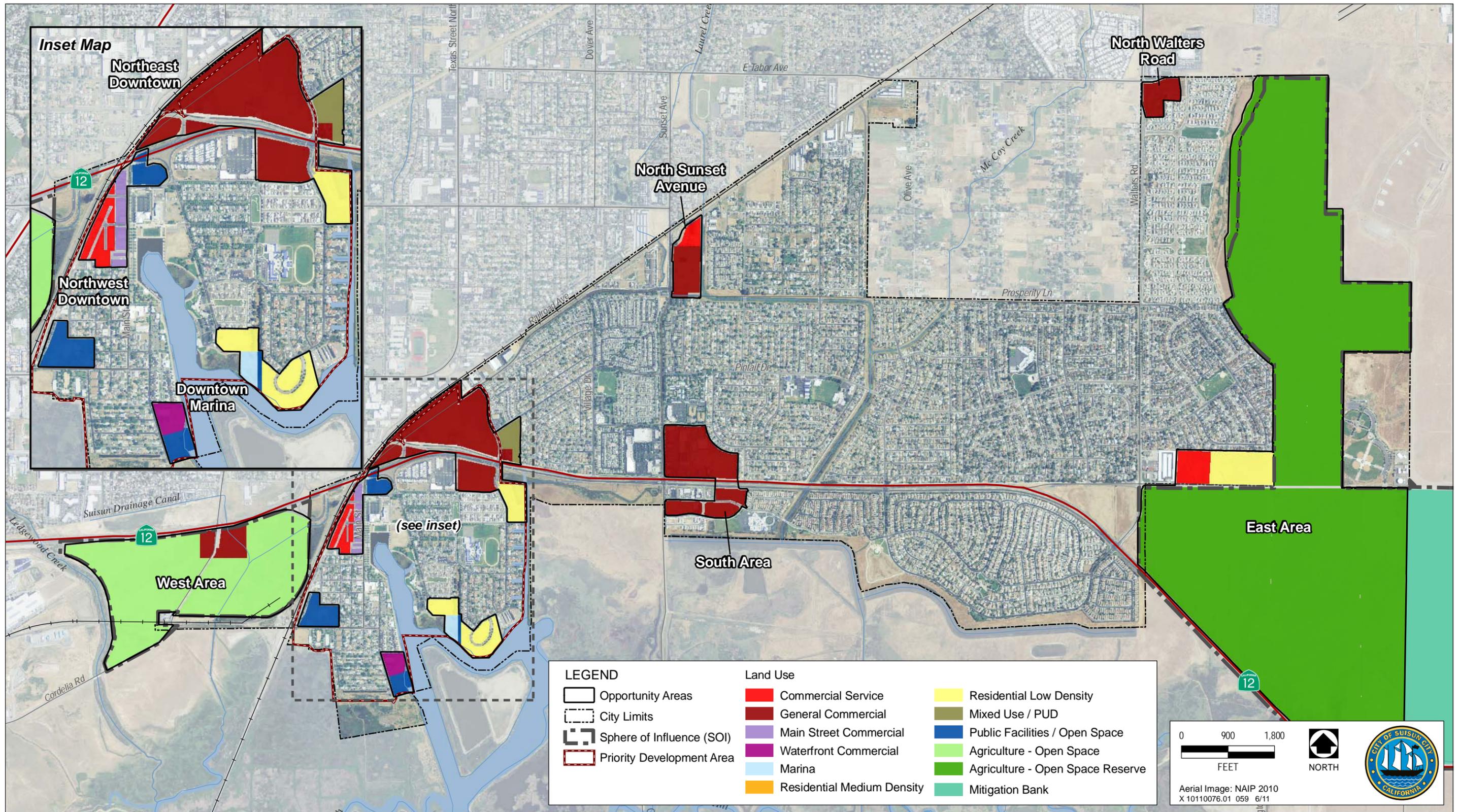


Source: Suisun City 2011, AECOM 2011

Alternative 1

**Alternative 1**

This alternative is based on the existing General Plan Land Use map and provides that the City use it as the basis for planning through the plan's horizon year of 2035. The current General Plan contemplates the areas immediately east and west of the current City limits as primarily Agricultural or Open Space land use.



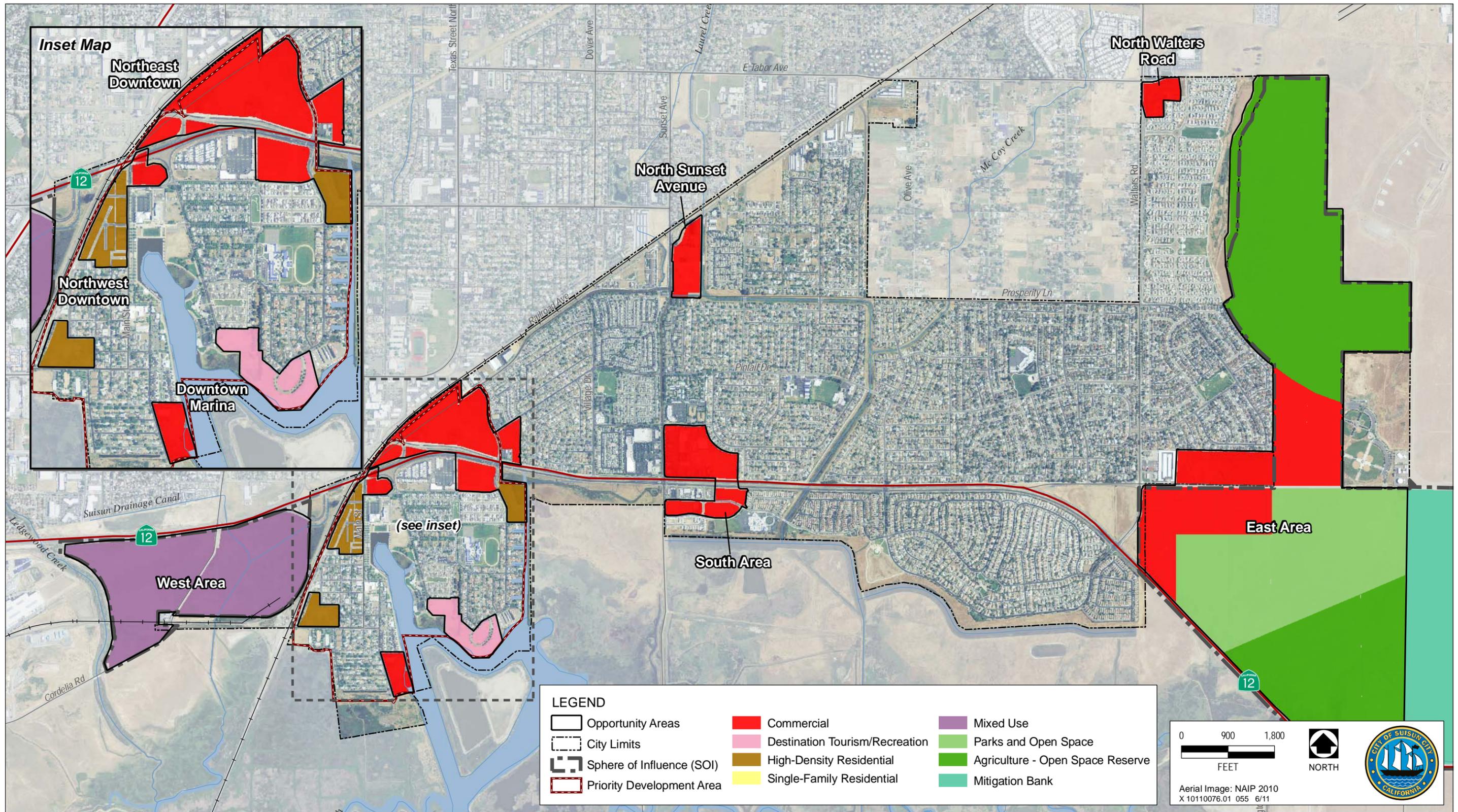
Source: Suisun City 2011, AECOM 2011

Alternative 2

## **Alternative 2**

This alternative is based on the existing General Plan Land Use map, but also includes three (3) property owner requests which were presented to the Planning Commission on May 10, 2011. These requests are highlighted below:

- Ted Aksnes, representing Assessor Parcel Number 0174-190-060, requested that this parcel be considered for a land use that would allow for mitigation banking. This property is outside of the current City limits, but within the City's Sphere of Influence and it is designated as part of the Travis Study Area. Staff believes that an Open Space/Mitigation Bank designation is most appropriate for the site and thus staff has reflected that land use on all alternatives.
- Robert Schwartz, representing Assessor Parcel Numbers 0032-411-010 through 030 and 050-110, requested that these properties be designated for a mix of uses (commercial and high-density residential). These properties are within the current City limits and are designated as PUD Commercial in the current General Plan. Staff believes mixed-use is the best use for these properties, thus the request is reflected on all alternatives.
- Chris Johnson, representing Assessor Parcel Numbers 0174-170-420 through 450, requested that these parcels (totaling approximately 18 acres) be considered for residential use. These properties are within the current City limits and are currently designated as Commercial Service in the current General Plan (this request is reflected on some, but not all alternatives).



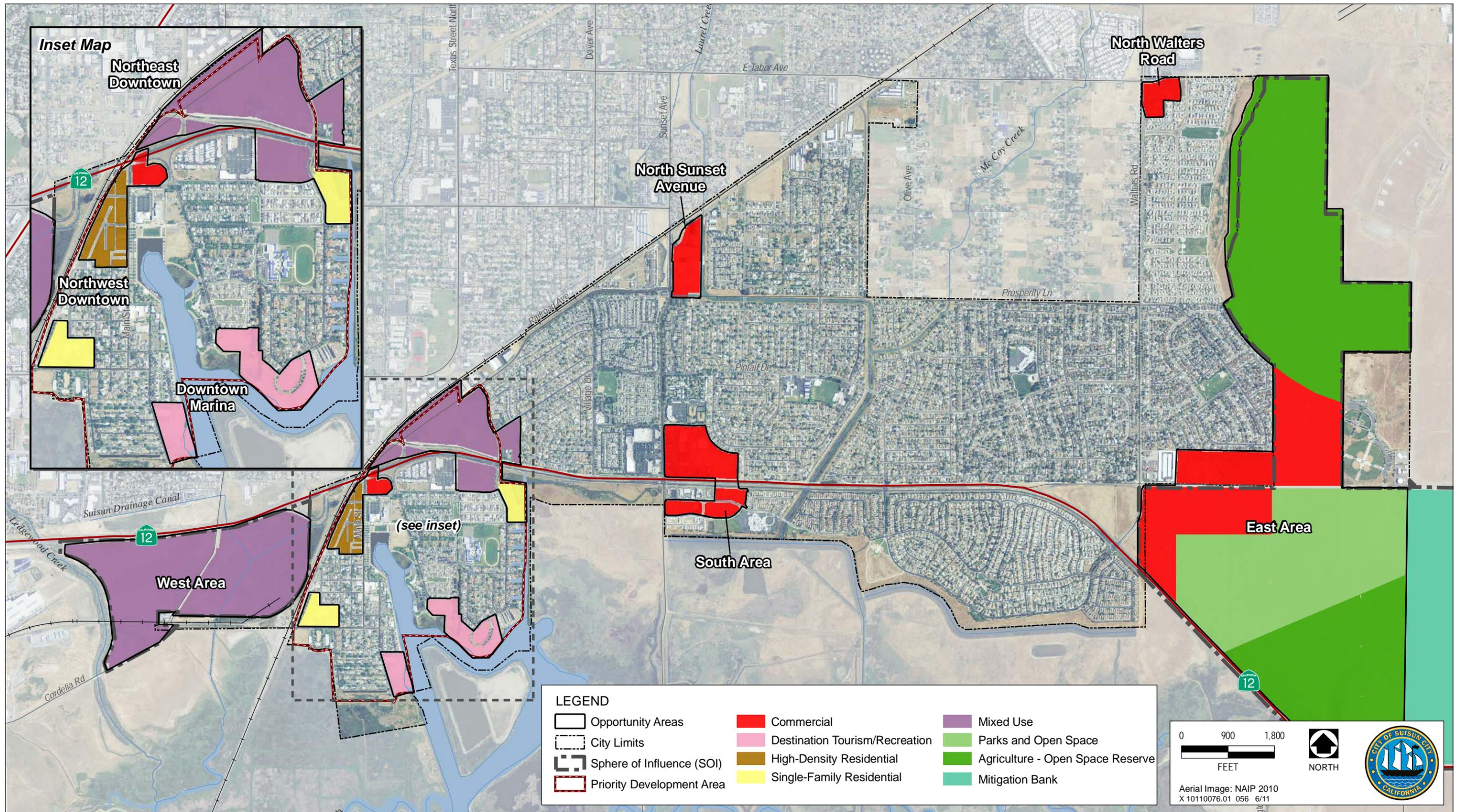
Source: Suisun City 2011, AECOM 2011

Alternative 3a

### **Alternative 3a**

This alternative contemplates a shift in current land use designation on vacant parcels to commercial (specifically retail commercial). The City is located adjacent to communities like the cities of Fairfield and Vacaville which are located along Interstate 80 and have strong cores of retail uses (i.e. Westfield Mall, Vacaville Premium Outlets, and The Nut Tree). By comparison, most of the City's current retail is located at the intersection of State Route 12 and Sunset Avenue, split between two shopping centers. The City of Suisun City experiences extremely high retail leakage to these neighboring cities. Staff's presentation at the meeting will provide greater detail and explanation regarding the leakage and its relationship to the land use alternatives discussion.

This alternative focuses on the designation of vacant "opportunity" sites, especially along State Route 12, as commercial. This designation is generally consistent with the current General Plan. However, the areas on the east side of the City south of State Route 12 and between the Lambrecht Sports Complex and the Montebello Vista Subdivision are designated as Agriculture in the current General Plan. This alternative also provides for certain sites to be designated as High-Density Residential. The basis for using the High-Density Residential designation is getting the required number of "roof tops" in the City to support the large amount of proposed retail development.



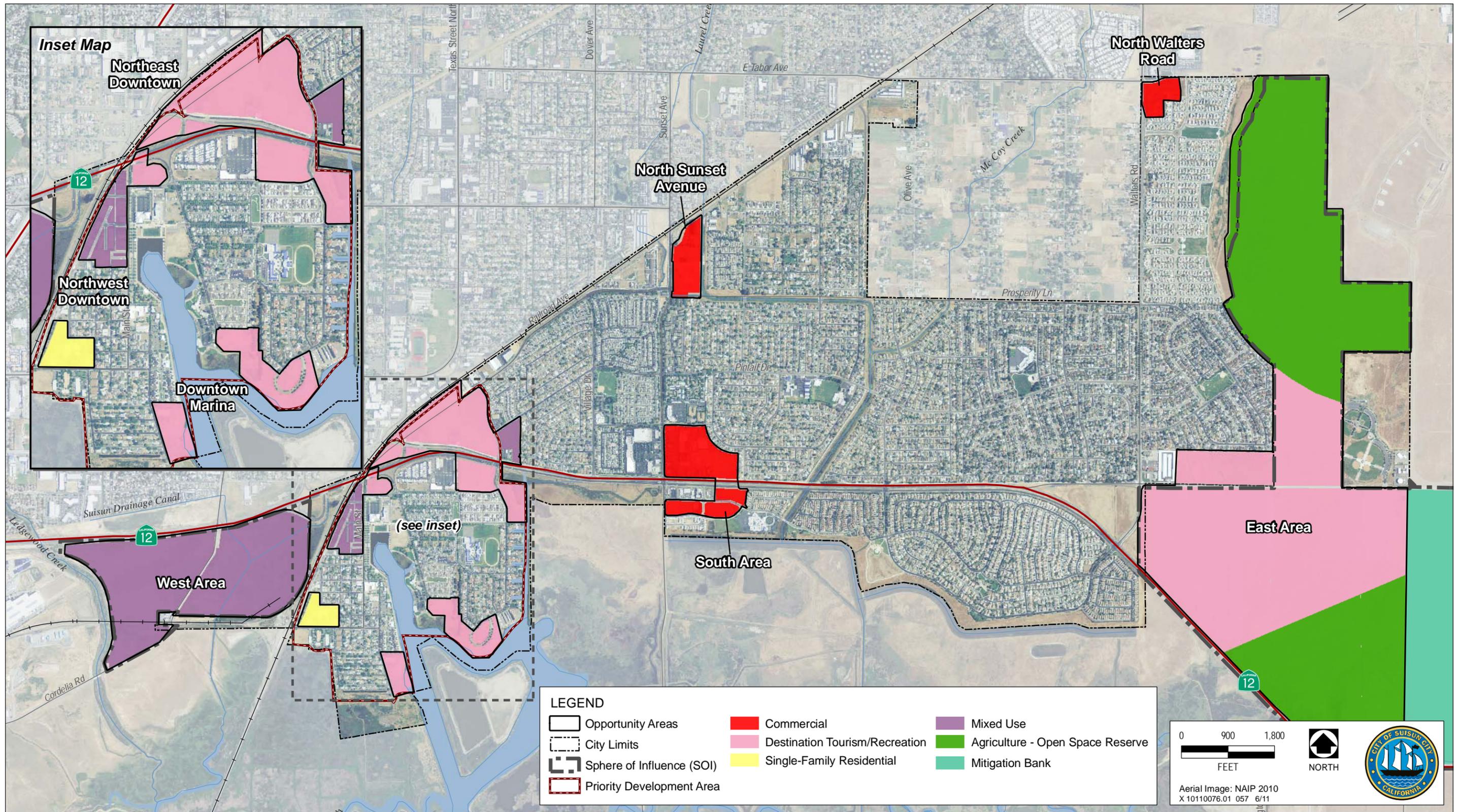
Source: Suisun City 2011, AECOM 2011

Alternative 3b

### **Alternative 3b**

This alternative keeps the same designations outside the PDA, but within the PDA area shows a shift to “Mixed Use”. In addition, sites designated “Destination Tourism/Recreation” are also shown. The development of the regional Sustainable Communities Strategy (SCS), currently underway by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), will have long-term impacts on the City. The SCS is designed to achieve required statutory reductions in Greenhouse Gas (GHG) emissions, as well as achieving other positive results, such as improved health, increased pedestrian activity, and increased employment opportunities. Tied to the SCS is the policy that transportation investment in the Bay Area will be directed to areas that are using smart-growth and sustainable development principles as they grow, especially in those areas in proximity to transit, such as the City’s PDA. This alternative also provides future flexibility in the PDA area as both Mixed-Use and Destination Tourism/Recreation will allow for many different uses.

The City of Suisun City is unique in its demographics, physical characteristics, and geographic location. The City has diversity in both socio-economic and racial makeup. Within a quarter-mile distance there are luxury waterfront homes, alley-loaded single-family homes, and mixed use projects. In the late 1980’s, the City was a less than desirable place to live due to the high crime rates and incompatible land uses in and around the Suisun Channel. The efforts of the Suisun City Redevelopment Agency began to change Suisun City’s stereotype as an undesirable community and to help the City reach its potential by addressing blight and developing a positive vision of what should take place downtown. Building upon the efforts of the redevelopment work in the downtown area and creating public access opportunities in and around the Suisun Channel places the City in a unique position to take advantage of its location directly adjacent to the largest brackish marsh in the western United States.



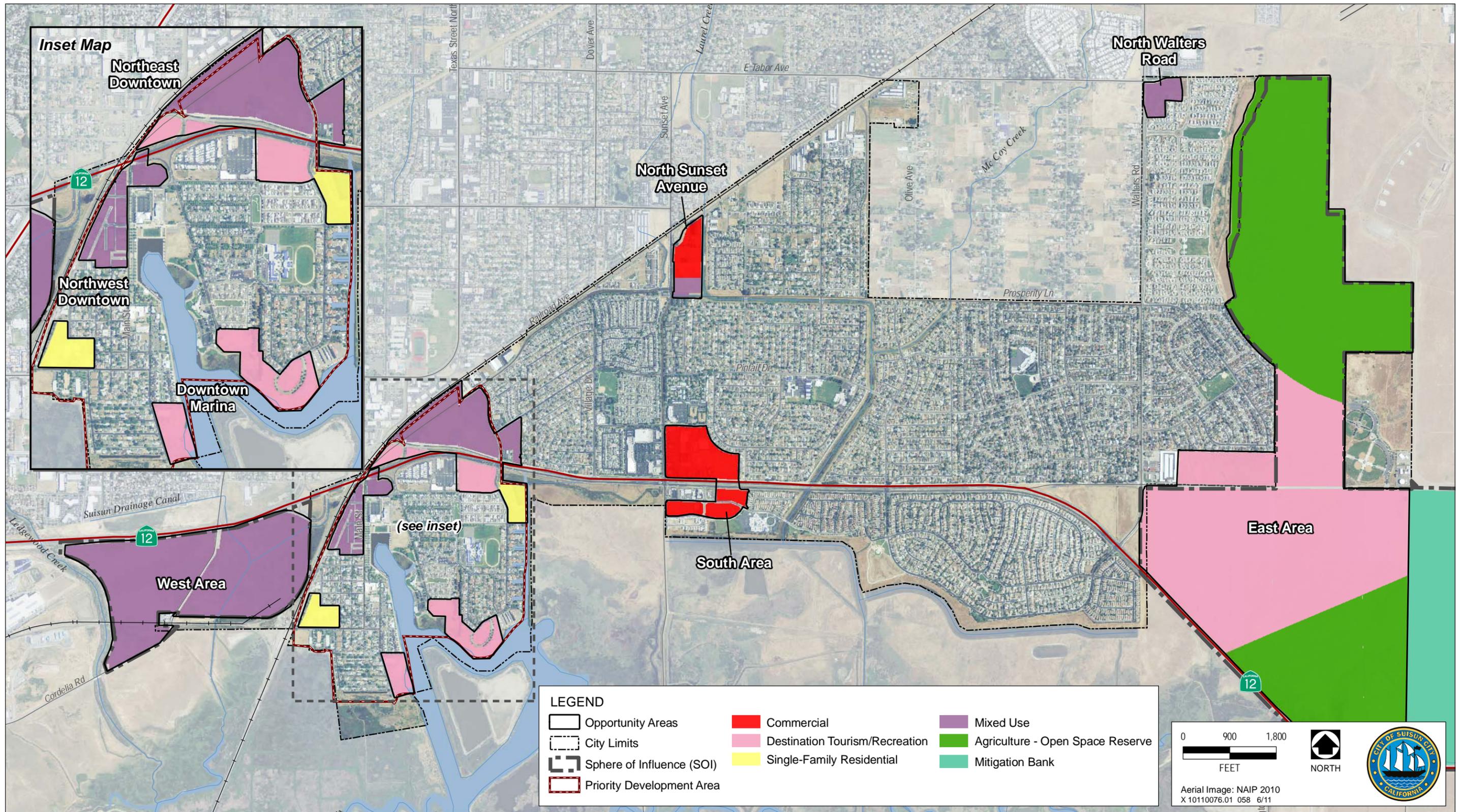
Source: Suisun City 2011, AECOM 2011

Alternative 4a

#### **Alternative 4a**

This alternative focuses development of vacant parcels as “Destination Tourism/Recreation” centered on tourism, visitor-serving, and amusement types of activities. This land use designation would allow great flexibility regarding the types of uses consistent with the designation. For example, uses envisioned in these areas include: hotels, bed and breakfasts, and other lodging; from simple to luxury campgrounds; regional recreational and sports facilities; educational facilities and conference facilities; wine-related uses, including tasting rooms and retail; and a vast array of retail uses that complement the destination tourism/recreational development. The alternative retains the Sunset Avenue corridor as retail (consistent with the prior alternative), and incorporates some mixed-use in the PDA area.

It appears that there is a real opportunity to capitalize on the City’s strengths through this alternative. There are waterfront properties that are vacant and, if developed in accordance with the proposed alternative, could provide an opportunity to draw visitors from outside the City and county, resulting with enhanced revenue and fiscal improvement based on spending from outside the community.



Source: Suisun City 2011, AECOM 2011

Alternative 4b

**Alternative 4b**

This alternative identifies the same land use designations outside of the PDA, but much like Alternative 3b, the alternative focus within the PDA supports the Sustainable Communities Strategy with mixed use and transit-oriented retail and residential uses, as well as employment generation. The primary change in this alternative is mixed-use north of State Route 12 and the addition of residential south of State Route 12.

# **GUIDING PRINCIPLES – SUISUN CITY GENERAL PLAN UPDATE**

(Listed alphabetically, since they are not ranked by importance)

## **COMMUNITY CHARACTER**

Suisun City will strive to enhance the City’s authentic, local identity as a vibrant waterfront community.

- Preserve and restore historic resources and utilize design review to ensure compatibility with existing development.
- Focus higher density development and mixed-use projects in areas adjacent to the train station.
- Provide regional leadership by working cooperatively to improve the economy and the quality of life in Solano County.

## **DESTINATION TOURISM AND ENTERTAINMENT**

Suisun City will encourage the development of uses and protection of resources that attract visitors, enhancing the community as a tourism destination.

- Promote a vibrant downtown that provides both daytime and nighttime activities to attract visitors.
- Protect and enhance the Suisun Marsh as a natural scenic recreational resource.
- Provide a variety of high-quality passive and active recreation and leisure activities.
- Promote arts and culture in the community, including theaters, galleries, museums, music venues, and other activities.
- Provide conference and meeting facilities.

## **DOWNTOWN**

Suisun City will continue to develop the downtown as a vibrant, pedestrian-scaled commercial and entertainment center that reflects our community’s unique waterfront character.

- Develop the downtown as the social and cultural heart of the community.
- Provide convenient linkages from the train station and other regional connectors to bring patrons to the downtown.
- Ensure safe and efficient walking, biking, driving, and parking in the downtown.
- Strategically develop the Priority Development Area to provide convenient, attractive housing, shopping, services, and employment in the downtown neighborhood.

## **ECONOMIC VITALITY**

Suisun City will strive for economic vitality, providing jobs, services, revenues, and opportunities.

- Maintain an economic base that is fiscally balanced and provides a wide range of job opportunities.
- Encourage the creation of a mix of uses that sustains a tax base that will allow the City to provide public services to the residents, businesses and visitors of the community.
- Strategically develop vacant, under-utilized, and infill land throughout the City, and especially in the downtown.
- Retain and attract new businesses to support the tax base and provide jobs and services for the community.

## **INFRASTRUCTURE**

Suisun City will provide quality community services and sound infrastructure.

- Deliver public facilities and services in a timely and cost-effective manner.
- Ensure availability of water and sewer services to accommodate the City’s continued growth and prosperity.
- Plan for the design and cost of future infrastructure to serve the community as it grows.

## **NEIGHBORHOOD VITALITY**

Suisun City will ensure that neighborhoods maintain their character and vitality.

- Maintain complete, well-designed, and walkable neighborhoods, with places to gather, nearby services, and multi-modal access to jobs, recreation, and other community and regional services.
- Create policies and programs to maintain the character and vitality of neighborhoods.
- Foster transit-oriented development around the train station.

### **PUBLIC SAFETY AND EMERGENCY PREPAREDNESS**

Suisun City will strive to protect the community and minimize vulnerability to disasters.

- Foster neighborhood safety through sensitive community planning practices, fire safety measures, building codes/seismic requirements, and effective code enforcement.
- Protect life and property through reliable law enforcement and fire protection, as well as active, sensitive service to members of the community in need.
- Minimize the City's vulnerability to natural and man-made disasters and strengthen the City's emergency response systems.

### **QUALITY OF COMMUNITY LIFE**

Suisun City will foster an inclusive, multigenerational community that is economically and ethnically diverse.

- Foster volunteerism and encourage and recognize our service, non-profit, and faith-based organizations and their impact on the community.
- Encourage our community to live, work, and play locally, while supporting social and cultural activities, facilities and programs.
- Provide a full-spectrum of activities and services to meet the needs of the entire community, including youth and seniors.

### **SUSTAINABILITY**

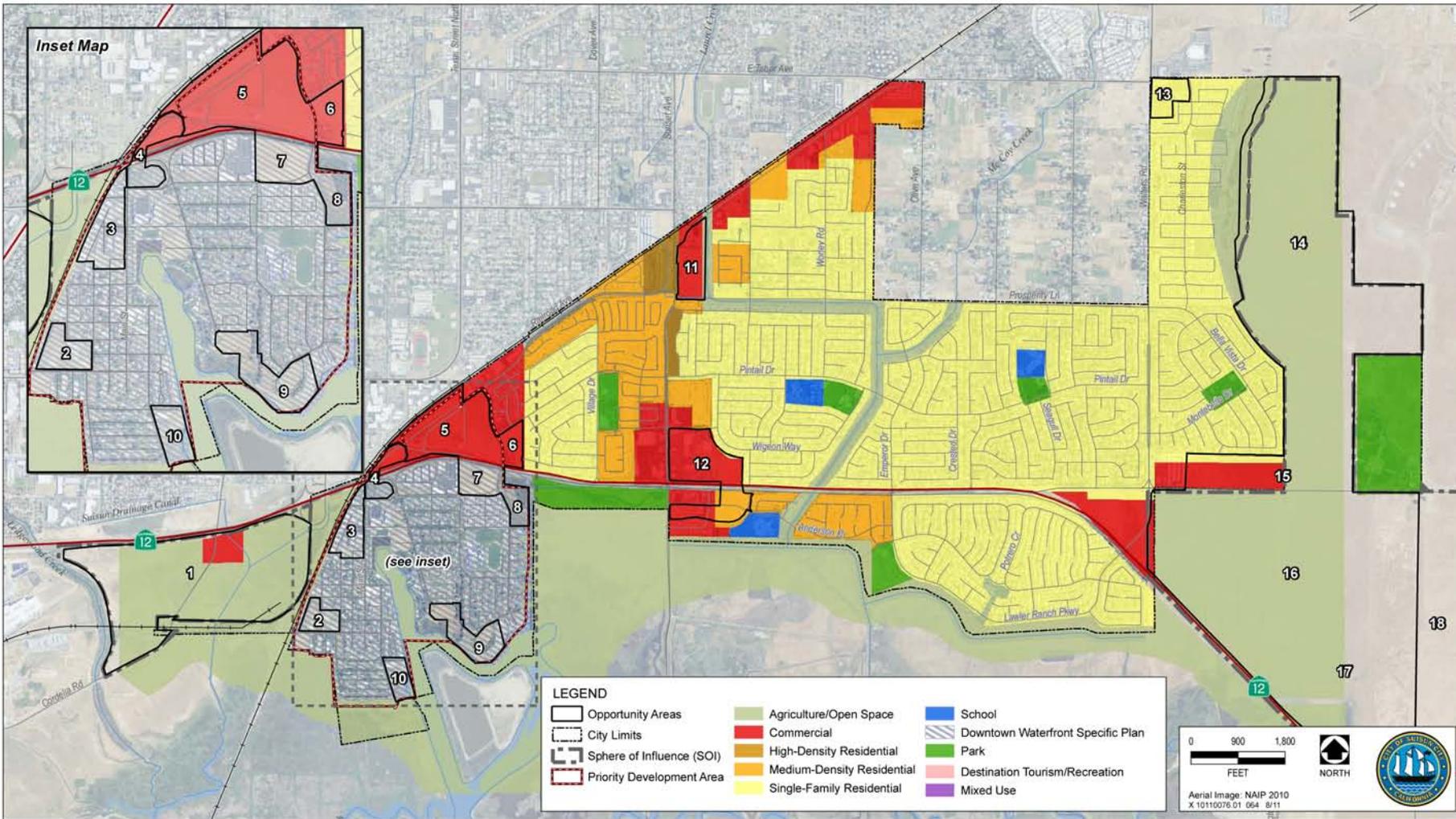
Suisun City will practice economically, fiscally and environmentally responsible municipal decision-making to avoid shifting today's costs to future generations.

- Utilize sustainable development and land use practices that provide for today's residents and businesses while preserving choices for the community in the future.
- Encourage a healthy living environment.
- Preserve and enhance natural resources and minimize negative environmental impacts.

### **TRANSPORTATION**

Suisun City will provide choices for attractive, convenient transportation.

- Maintain and construct roadway infrastructure as needed.
- Design for active pedestrian and bicycle-friendly paths and streets and public spaces.
- Provide transportation alternatives to the automobile, especially capitalizing on the location of the train station.



Source: Suisun City 2011, AECOM 2011

Current General Plan Land Uses and Opportunity Areas