



CITY COUNCIL

CITY COUNCIL MEETING

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, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY

TUESDAY, OCTOBER 18, 2011

7:00 P.M.

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

(Next Ord. No. – 721)

(Next City Council Res. No. 2011 – 87)

(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 Police Officer Tom Kvamme – (Dadisho).
2. Presentation of Proclamation Proclaiming October 28, 2011 as "Suisun City Social Security Office Day".

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.

City Council

3. Council Adoption of Resolution No. 2011-__: Approving Amendment #4 of the Agreement with the City Manager to Extend Her Employment Contract by Two-Years – (Anderson).

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS
421-7340

REDEVELOPMENT AGENCY 421-7309 FAX 421-7366

4. Council Adoption of Resolution No. 2011-__: Authorizing the City Manager Execute a Cooperative Work Agreement (CWA) Extension for the Grizzly Island Trail Project, Project No. SR2SL-5032(020) - (Kasperson).

Joint City Council / Redevelopment Agency

5. Council/Agency Approval of the August 2011 Payroll Warrants inclusive in the amount of \$640,371.41 and September 2011 Payroll Warrants inclusive in the amount of \$586,092.14. Council Approval of the September 2011 Payable Warrants inclusive in the amount of \$802,907.91 and Agency Approval of the September 2011 Payable Warrants inclusive in the amount of \$38,053.46 – (Finance).

GENERAL BUSINESS

City Council

6. HEARING

Council Adoption of Resolution No. 2011-__: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California – (Anderson).

PUBLIC HEARINGS:

City Council

7. PUBLIC HEARING

Council Adoption of Resolution No. 2011-__: Approving a Preferred Land Use Alternative for the 2035 General Plan Update - (Wooden).

REPORTS: (Informational items only.)

8. City Manager/Executive Director/Staff
9. Mayor/Council -Chair/Boardmembers

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 Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting regarding any item on this agenda will be made available for public inspection during normal business hours. An agenda 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 agendized 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
701 Civic Center Boulevard

Fire Station
621 Pintail Drive

Senior Center
318 Merganser Drive

AGENDA TRANSMITTAL

MEETING DATE: October 18, 2011

CITY AGENDA ITEM: Council Adoption of Resolution No. 2011-____: Approving Amendment #4 of the Agreement with the City Manager to Extend Her Employment Contract by Two-Years.

FISCAL IMPACT: There would be no fiscal impact.

STAFF REPORT: Consistent with the Employment Contract with the City Manager, the City Council has evaluated the performance of the City Manager. Based on that evaluation, the City Council has decided to grant a two-year extension of the agreement with the City Manager through August 31, 2014

Recognizing the current economic climate and the financial pressures that the City is facing given the State's proposal to eliminate redevelopment unless agencies pay significant payments back to the State (i.e., \$4.5 million in the current fiscal year and \$1.05 million annually thereafter), the City Manager will not be awarded a salary adjustment or bonus at this time. Furthermore, any concessions from employees that may happen in the future to bridge a potential gap of \$1.4 million will likewise be taken by the City Manager *if* the City and California Redevelopment Association do not prevail in the current lawsuit challenging the actions of the State. This is consistent with the theme that "we are all in this together" as we work through options and alternatives to address another reduction of \$1.4 million in revenues

RECOMMENDATION: It is recommended that the Council adopt Resolution No. 2011-__: Approving Amendment #4 to the Agreement with the City Manager to Extend Her Employment Contract by Two-Years.

ATTACHMENT:

1. Approving Amendment #4 to the Agreement with the City Manager to Extend Her Employment Contract by Two-Years.

PREPARED BY:

Ronald C. Anderson, Jr., Assistant City Manager

REVIEWED/APPROVED BY:

Ronald C. Anderson, Jr., Assistant City Manager

RESOLUTION NO. 2011 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING AMENDMENT #4 TO THE AGREEMENT WITH THE CITY MANAGER
TO EXTEND HER EMPLOYEMENT CONTRACT BY TWO-YEARS**

WHEREAS, the annual performance evaluation of the City Manager was conducted on October 4, 2011; and

WHEREAS, given the challenging economic climate and the financial pressures that the City is facing given the State's proposal to eliminate redevelopment unless agencies pay significant payments back to the State (i.e., \$4.5 million in the current fiscal year and \$1.05 million annually thereafter), the City Manager will not be awarded a salary adjustment or bonus at this time; and

WHEREAS, given the potential gap of \$1.4 million in the City's operating budget *if* the City and California Redevelopment Association do not prevail in the current lawsuit challenging the actions of the State, and consistent with the City Manager's employment contract, any concessions from employees that may happen in the future to bridge this gap will likewise be taken by the City Manager; and

WHEREAS, through the annual performance evaluation of the City Manager and with an interest in stability during the challenging fiscal times facing the City, the Parties have agreed to amend the employment contract between the City and City Manager to extend the employment agreement by two-years to August 31, 2014.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves Amendment #4 to the Employment Contract as provided in the attached.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City duly held on Tuesday, the 18th day of October 2011, by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 18th day of October 2011.

Donna Pock, CMC
City Clerk

**EMPLOYMENT CONTRACT
AMENDMENT NO. 4**

The Parties agree that Section 3A of the Employment Contract shall be amended as follows:

3. Term of Agreement

- A. The Term of this Agreement shall run through August 31, 2014. On or about November 30, 2013, Employer and Employee shall discuss employment arrangement between Employer and Employee and the mutual interest in furthering the employment arrangement beyond the Term of this Agreement.

All other provisions of the existing Agreement shall remain in effect.

IN WITNESS WHEREOF, the Parties hereto have executed Amendment #4 of the Employment Contract by and between the City of Suisun City and Ms. Suzanne Bragdon on this 18th day of October, 2011.

Employer:

Attest:

By: _____
Mayor Sanchez

By: _____

Employee:

By: _____
Suzanne Bragdon

AGENDA TRANSMITTAL

MEETING DATE: October 18, 2011

CITY AGENDA ITEM: Adoption of Resolution No. 2011-___: Authorizing the City Manager to Execute a Cooperative Work Agreement (CWA) Extension for the Grizzly Island Trail Project, Project No. SR2SL-5032(020).

FISCAL IMPACT: In June 2008, the City was awarded \$900,000 grant fund for the Grizzly Island Trail Project under Cycle 7 of the State Safe Route to School (SR2S) Program. In addition \$1.1 million was awarded to the project under the Congestion Mitigation and Air Quality Improvement (CMAQ) Program. RDA is providing \$150,000 in matching funds. Any grant funds unspent by the end of the grant period must be forfeited and returned to the source. The SR2S grant is scheduled to expire June 30, 2012. In an attempt to ensure that grant funds are available for this project through to completion of the project, staff proposes to file a two year extension request with Caltrans. There is no additional fiscal impact by this item.

STAFF REPORT: The City has received \$2 million grant allocations in SR2S and CMAQ funding for this project. Once completed, this new path will provide a safer and more direct route for students to travel to and from Crystal Middle School and Crescent Elementary School areas. Students living on the south side of Highway 12 will no longer need to cross Highway 12 to get to or from either of these schools. Residents on the south side of Highway 12 will have a safer more efficient route to get to the Train Station, Downtown and eateries on the south side of Highway 12.

Staff has been able to keep this project on track by working closely with the involved outside regulatory agencies. Staff is confident that this project will continue to move forward to completion. Currently the project's construction drawings and documents are at 95% completion. One of the last approvals to be obtained is from the United States Fish and Wildlife Service. The Service has stated that they may not be able to meet the project's deadlines due to heavy staff workloads. City staff continues to work with the Service in an attempt to find a way to meet the project deadlines. To ensure that grant funds are available for this project through to completion, staff proposes to file a two year extension request with Caltrans. While there is no guarantee that Caltrans will grant our extension request, Caltrans has been very supportive of this project. By submitting a request at this time, we will be positioned to move forward if it turns out the Fish and Wildlife Service can not meet our deadlines. If the time extension is not granted by Caltrans, staff is working on alternatives so this project will happen.

RECOMMENDATION: It is recommended that the City Council Adopt:

Resolution No. 2011-___: Authorizing the City Manager to Execute a Cooperative Work Agreement (CWA) Extension for the Grizzly Island Trail Project, Project No. SR2SL-5032(020).

PREPARED BY:

Nick Lozano, Associate Engineer

REVIEWED/APPROVED BY:

Daniel Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

ATTACHMENT:

1. Resolution No. 2011-___: Authorizing the City Manager Execute a Cooperative Work Agreement (CWA) Extension for the Grizzly Island Trail Project, Project No. SR2SL-5032(020).

RESOLUTION NO. 2011-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO EXECUTE A COOPERATIVE WORK
AGREEMENT (CWA) EXTENSION FOR THE GRIZZLY ISLAND TRAIL PROJECT,
PROJECT NO. SR2SL-5032(020).**

WHEREAS, through direction of City Council and City staff it has been determined it is necessary and in the public interest to develop the Grizzly Island Trail, a Class I bike and pedestrian trail; and

WHEREAS, the City has secured State Safe Routes to School (SR2S) funds for the project in the amount of \$900,000 were authorized for the project; and

WHEREAS, SR2S funds in the amount of \$900,000 will expire in June 30, 2012; and

WHEREAS, Caltrans, the SR2S fund administrator will allow a onetime, two-year extension on said funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City authorizes the City Manager to execute a cooperative work agreement (CWA) extension for the Grizzly Island Trail project, project no. SR2SL-5032(020), and to take all actions necessary to ensure that the SR2S allocation is not lost and to take such further actions as are necessary or appropriate to implement this Resolution.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 18th of October 2011, by the following vote:

AYES:	COUNCILMEMBERS	_____
NOES:	COUNCILMEMBERS	_____
ABSTAIN:	COUNCILMEMBERS	_____
ABSENT:	COUNCILMEMBERS	_____

WITNESS my hand and the seal of the City of Suisun City this 18th of October 2011.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 18, 2011

CITY AGENDA ITEM: HEARING: Adoption of Council Resolution No. 2011-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.

FISCAL IMPACT: Solano Garbage is requesting that the City Council place liens on 392 delinquent solid waste accounts representing approximately \$95,302.30 in uncollected solid waste collection service charges. The City's General Fund will receive twenty-dollars per lien and 1% of the total levy amount to be used as the recording fee and to offset the administrative costs associated with the lien and levy process. Through the lien and levy process, the City will collect on outstanding franchise fees totaling 10 percent of the uncollected solid waste service charges when the money actually is received.

BACKGROUND: Solano Garbage provides solid waste collection service for properties located in the City of Suisun City. SCMC Section 8.08.015 requires subscribers to pay the collection charge directly to Solano Garbage. In the event that a customer does not pay the collection charges, Solano Garbage must prepare delinquent notices to notify each customer that the account is delinquent and could be subject to a lien/levy process whereby charges would be recorded against the property.

Solano Garbage began actively pursuing collection of delinquent accounts in December 2001. Solano Garbage will request hearings three times per year in order for the Suisun City Council to consider enforcing the lien/levy process for delinquent waste charges.

STAFF REPORT: Solano Garbage customers were compared with the owners of record to the parcel information database obtained from Solano County property records. Notification letters were mailed to all known property owners advising them of the lien and levy process. The letters informed the property owners that they could present their reasons for disputing the waste collection charges by either attending the hearing on October 18, 2011 or by sending letters to the Council prior to the hearing.

Solano Garbage is asking that the City enforce SCMC Section 8.08.170 by placing a special assessment/levying a lien on the properties that have delinquent charges. Solano Garbage will verify accounts for payments prior to recording the special assessments.

PREPARED BY:
REVIEWED BY:

Ronald C. Anderson, Jr., Assistant City Manager
Suzanne Bragdon, City Manager

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Conduct a Hearing on the proposed liens; and
2. Adopt Resolution No. 2011-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.

ATTACHMENTS:

1. Resolution No. 2011-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.
2. Attachment A, which provides a listing of delinquent accounts, as compiled by Solano Garbage, and it will be updated and made available to the City Council in advance of the meeting.

RESOLUTION NO. 2011-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
PLACING LIENS FOR UNPAID WASTE COLLECTION SERVICE CHARGES
ON CERTAIN LANDS SITUATED IN THE CITY OF SUISUN CITY,
COUNTY OF SOLANO, STATE OF CALIFORNIA**

WHEREAS, pursuant to the Suisun City Municipal Code (SCMC) Section 8.08.015 owners of all occupied premises must subscribe to and pay for weekly waste collection service; and

WHEREAS, the premises located in the City of Suisun City, County of Solano, State of California, and described in Exhibit A attached hereto and by this reference incorporated herein, were provided with waste collection service as required by the SCMC Section 8.08.015; and

WHEREAS, pursuant to the provisions of SCMC Section 8.08.015, all required notices were directed to owners of said properties and said owners failed to make payment for waste collection services as required; and

WHEREAS, as a result thereof, the City of Suisun City has incurred charges for delinquent waste collection charges and administrative costs, which amounts remain unpaid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City that pursuant to SCMC Section 8.08.170, the City Council does hereby lien said premises, in the amounts applicable to each specific premise as identified in Exhibit A attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED that Exhibit A may be amended to delete any enumerated waste collection service charges and administrative costs paid before liens authorized hereby are forwarded to the County Recorder of Solano County, California.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record this Resolution, together with Exhibit A as may be amended, with the Office of the County Recorder of Solano County, California.

BE IT FURTHER RESOLVED that the City Manager of the City of Suisun City is authorized to take such further actions as are necessary or appropriate to implement this Resolution and is also authorized to execute any other document(s) that may be necessary or appropriate to process or release said liens.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 18th day of October 2011, by the following vote:

AYES:	Council Members	_____
NOES:	Council Members	_____
ABSENT:	Council Members	_____
ABSTAIN:	Council Members	_____

WITNESS my hand and the seal of said City this 18th day of October 2011.

Linda Hobson, CMC
City Clerk

Prog: BIDIV556
 Date: 10/11/11
 Time: 9:59:45
 PRELIMINARY LIEN LIST NO CONSOLIDATION

ATTACHMENT A

PRELIMINARY LIEN LISTS
 HEARING DATES

Oct-11

APN	Owners Name	Billing Address	City	Service Address	Service Thru	RSS Charges	City Charge	Total Due
	BANK OF NEW YORK MELLON	1800 TAPO CANYON RD	SIMI VALLEY CA 93063	423 MARINA BOULEVARD	11/9	303.86	23.04	326.90
3207302	RILEY RONDA	832 BAY ST	SUISUN CITY CA 94585	832 BAY STREET	11/5	316.43	23.16	339.59
3207418	DARBY DERWIN & GLORIA JT	731 LOTZ WY	SUISUN CITY CA 94585	731 LOTZ WAY	11/7	233.06	22.33	255.39
3207612	HAWKINS-MOSS PAMELA D TR	815 DRIFTWOOD DR	SUISUN CITY CA 94585	815 DRIFTWOOD DRIVE	11/7	197.48	21.97	219.45
3213008	STOUGH RICHARD T	406 CALIFORNIA APT C	SUISUN CITY CA 94585	406 CALIFORNIA STREE	11/5	201.53	22.02	223.55
3213008	STOUGH RICHARD T	406 CALIFORNIA APT C	SUISUN CITY CA 94585	406 CALIFORNIA STREE	11/7	197.48	21.97	219.45
3215402	MILLER MATTHEW C	307 MORGAN ST	SUISUN CITY CA 94585	307 MORGAN STREET	11/7	497.63	24.98	522.61
3215505	DAVIS JACQUELINE R	1010 SCHOOL ST	SUISUN CITY CA 94585	1010 SCHOOL STREET	11/7	199.68	22.00	221.68
3216216	FLORES, ROQUELIO C	1125 SCHOOL ST	SUISUN CITY CA 94585	1125 SCHOOL ST	11/5	229.44	22.29	251.73
3216425	SANDERS ANNA MARIE	1105 SUISUN ST	SUISUN CITY CA 94585	1105 SUISUN STREET	11/9	358.61	23.59	382.20
3216430	HERNANDEZ, FRANCISCO	1108 SUISUN STREET	SUISUN CITY CA 94585	1108 SUISUN STREET	11/7	298.31	22.98	321.29
3217114	LABAUVE SANDRA L TR	670 NW MARTINGALE RD	PRINEVILLE OR 97754-9185	1004 MAIN STREET	11/6	202.16	22.02	224.18
3224216	BILLINGS MARK E & BOBBI J	224 LONG ST	SUISUN CITY CA 94585	224 LONG STREET	11/9	303.86	23.04	326.90
3224509	KRIPAITIS MICHAEL J	233 MAPLE ST	SUISUN CITY CA 94585	233 MAPLE STREET	11/7	202.46	22.02	224.48
3229311	MARSHALL, TERRELL J JR & TI	1014 DRIFTWOOD DR	SUISUN CITY CA 94585	1014 DRIFTWOOD DR	11/6	430.03	24.30	454.33
3229602	AYERS JAMES M	907 FREEDOM DRIVE	SUISUN CITY CA 94585	907 FREEDOM DRIVE	11/7	258.34	22.58	280.92
3230202	SANTOS FABRICIO & MARIA V JT	503 MARINA BL	SUISUN CITY CA 94585	503 MARINA BOULEVARD	11/6	182.46	21.82	204.28
3230306	MARKEL JAMES E JR	404 MARINA BL	SUISUN CITY CA 94585	404 MARINA BOULEVARD	11/9	303.86	23.04	326.90
3230315	SETTEMBRINO RALPH N	1002 NEPTUNE CT	SUISUN CITY CA 94585	1002 NEPTUNE COURT	11/5	201.53	22.02	223.55
3231203	TREIMAN MICHAEL ANDREW	703 WHISPERING BAY LN	SUISUN CITY CA 94585	703 WHISPERING BAY L	11/5	201.52	22.02	223.54
3231404	ROYSTER HELENA MAY	1870 GARRISON BRANCH RD	COTTONTOWN TN 37048-5144	510 PAULA DRIVE	11/7	197.48	21.97	219.45
3231411	ROBERTS JODI LYNN	503 ERIN DR	SUISUN CITY CA 94585	503 ERIN DRIVE	11/5	201.53	22.02	223.55
3231412	UTU SONYA SIFALA	505 ERIN DR	SUISUN CITY CA 94585	505 ERIN DRIVE	11/5	201.53	22.02	223.55
3231417	SIEGEL SHANNON & SCOTT JT	515 ERIN DR	SUISUN CITY CA 94585	515 ERIN DRIVE	11/7	198.06	21.98	220.04
3232301	DAVIS MITCHELL G & DEBBIE C	2002 KLEE PL	DAVIS CA 95616	718 WHISPERING BAY LANE	11/7	100.31	21.00	121.31
3232403	MACFALL JOSEPH M & M C JT	522 PAULA DR	SUISUN CITY CA 94585	522 PAULA DRIVE	11/5	201.52	22.02	223.54
3233204	BLANEY, JOSEPH	515 MARINA BLVD	SUISUN CITY CA 94585	515 MARINA BLVD	11/7	202.69	22.03	224.72
3234106	WELCH NANCY & JIM JT	508 NADEL DR	SUISUN CITY CA 94585	508 NADEL DRIVE	11/5	201.52	22.02	223.54
3234203	SCOTT VICTOR H	81 ALEXANDER WY	SUISUN CITY CA 94585	81 ALEXANDER WAY	11/5	201.53	22.02	223.55
3234212	RAYGOZA JOSE L & MARIA E JT	99 ALEXANDER WY	SUISUN CITY CA 94585	99 ALEXANDER WAY	11/7	198.06	21.98	220.04
3234217	AZZOPARDI STEPHEN P & M L	90 CORAL LN	SUISUN CITY CA 94585-1712	90 CORAL LANE	11/9	218.72	22.19	240.91
3234223	DHALIWL BALJIT & JAGJEET	1068 TURQUOISE DR	HERCULES CA 94547	78 CORAL LANE	11/7	202.01	22.02	224.03
3234302	WALKER FAREN N	77 CORAL LN	SUISUN CITY CA 94585	77 CORAL LANE	11/5	201.53	22.02	223.55
3234325	ELLIOTT DOUGLAS A & D M TR	76 CHIPMAN LN	SUISUN CITY CA 94585	76 CHIPMAN LANE	11/5	221.56	22.22	243.78
3234326	RANGEL RIGOBERTO & BENITA JT	74 CHIPMAN LN	SUISUN CITY CA 94585	74 CHIPMAN LANE	11/5	201.52	22.02	223.54
3234409	JOHNSON MICHAEL F TR	87 CHIPMAN LN	SUISUN CITY CA 94585	87 CHIPMAN LANE	11/9	399.02	23.99	423.01
3234413	MACLEAN TERRY R	95 CHIPMAN LN	SUISUN CITY CA 94585	95 CHIPMAN LANE	11/5	175.98	21.76	197.74
3234414	WICKMAN ENTERPRISES	1473 SALEM CT	FAIRFIELD CA 94534	97 CHIPMAN LANE	11/7	240.07	22.40	262.47
3235111	NANCY YOUNG J	8515 HARBOR VIEW DR.	KELSEYVILLE CA 95451	67 ALEXANDER WAY	11/7	720.42	27.20	747.62
3235217	CA HOUSING FIN AGENCY	P.O. BOX 4034	SACRAMENTO CA 95812	706 VILLAGE DRIVE	11/9	110.70	21.11	131.81
3235223	DELAPENA BENIGNO G & N S JT	610 VILLAGE DR	SUISUN CITY CA 94585	610 VILLAGE DRIVE	11/6	202.07	22.02	224.09
3235302	WHITE KENNETH L & RENE JT	72 TERRY LN	SUISUN CITY CA 94585	72 TERRY LANE	11/7	96.34	20.96	117.30

3236113 HEALY PETER D TR	2018 CLIFFORD DR	FAIRFIELD CA 94534	76 BUENA VISTA AVENU	11/6	202.07	22.02	224.09
3236201 REYNOLDS DAMON JT	718 SHANNON DR	SUISUN CITY CA 94585	718 SHANNON DRIVE	11/9	197.48	21.97	219.45
3236213 AVILA NICOLE	69 BUENA VISTA AV	SUISUN CITY CA 94585	69 BUENA VISTA AVENU	11/5	201.53	22.02	223.55
3236309 HA TU M JT	1472 WHITBY WY	SUISUN CITY CA 94585	97 BUENA VISTA AVENU	11/9	164.68	21.65	186.33
3237111 CORLISS JAMES ROBERT DVA	506 RIO VERDE	SUISUN CITY CA 94585	506 RIO VERDE	11/7	113.66	21.14	134.80
3237210 TOMES ERICK J & TIFFANY JT	515 RIO VERDE	SUISUN CITY CA 94585	515 RIO VERDE	11/5	265.08	22.65	287.73
3238310 JIN GUOBING JT	3317 ONSLOW WAY	SAN JOSE CA 95132	61 BUENA VISTA AVENU	11/9	259.78	22.60	282.38
3239106 PO-WING NENITA L TR	607 ORANGE ST	DALY CITY CA 94014-2849	88 MOSSWOOD DRIVE	11/7	141.58	21.42	163.00
3239208 REED MARILYN A & KENNETH C JT	84 NEWPORT WY	SUISUN CITY CA 94585	84 NEWPORT WAY	11/5	201.53	22.02	223.55
3239209 NEITZEL JOSEPH L & LINDA J JT	2685 ROCKVILLE RD	FAIRFIELD CA 94534	82 NEWPORT WAY	11/7	181.67	21.82	203.49
3239215 CRUZ RUTH V & WINNIEFREDO A JT	87 MOSSWOOD DR	SUISUN CITY CA 94585	87 MOSSWOOD DRIVE	11/6	202.07	22.02	224.09
3239221 TURNER SAMUEL E & SHEILA JT	99 MOSSWOOD DR	SUISUN CITY CA 94585	99 MOSSWOOD DRIVE	11/5	201.53	22.02	223.55
3239302 SHOEMAKER NANCY J TR	67 MOSSWOOD DR	SUISUN CITY CA 94585	67 MOSSWOOD DRIVE	11/9	303.86	23.04	326.90
3239311 SCHLEMMER THOMAS G JR & L JT	85 NEWPORT WY	SUISUN CITY CA 94585	85 NEWPORT WAY	11/7	203.29	22.03	225.32
3239325 POST LISA GAYE	86 RODONDO AV	SUISUN CITY CA 94585	86 RODONDO AVENUE	11/5	201.53	22.02	223.55
3240222 ERIKSON, PAUL R & JILL R	21100 PIONEER WAY	GRASS VALLEY CA 95949	63 MOSSWOOD DR	11/7	323.34	23.23	346.57
3240404 SPENCER STEPHEN A	53 RODONDO AV	SUISUN CITY CA 94585	53 RODONDO AVENUE	11/9	197.48	21.97	219.45
3240406 COUCH CONNIE & PAMELA JT	321 ROOSEVELT ST	NAPA CA 94558	57 RODONDO AVENUE	11/7	198.06	21.98	220.04
3240409 DC REAL ESTATE FUND II LP	1999 HARRISON ST. 22ND FLOOR	OAKLAND CA 94612	63 RODONDO AVENUE	11/6	202.15	22.02	224.17
3243203 MORRIS ROSEMARIE	229 LEAFWOOD CT	SUISUN CITY CA 94585	229 LEAFWOOD COURT	11/5	201.53	22.02	223.55
3243206 VILLATUYA TERESITA	223 LEAFWOOD CT	SUISUN CITY CA 94585	223 LEAFWOOD COURT	11/7	101.08	21.01	122.09
3245205 SANCHEZ BENJAMIN D & L R JT	506 PYRAMID CT	FAIRFIELD CA 94534	31 HERITAGE ROSE LAN	11/5	169.26	21.69	190.95
3245406 BAC HOMES LOAN SVC LP	1800 TAPO CANYON RD	SIMI VALLEY CA 93063	49 TEA ROSE COURT	11/6	196.86	21.97	218.83
3247218 LEWIS TELA	722 BREAKWATER CR	SUISUN CITY CA 94585	722 BREAKWATER CIRCL	11/6	202.07	22.02	224.09
3714116 WILSON EVIE C	1723 CAPITOLA WAY	FAIRFIELD CA 94533	1312 PHILLIP WAY	11/7	164.53	21.65	186.18
3714209 SAUREZ, JESUS	3715 PHILLIP WY	SUISUN CITY CA 94585	1305 PHILLIP WAY	11/7	197.48	21.97	219.45
3718064 BHARKAT, ALI	P.O. BOX 6	MILLBRAE CA 94030	404 SARAH WAY	11/9	140.89	21.41	162.30
3719105 JADEITE LLC	1999 HARRISON ST. 22ND FLOOR	OAKLAND CA 94612	610 FRIEDA DRIVE	11/6	202.07	22.02	224.09
3719110 CHURCHWELL NICKOLAUS A	1301 WORLEY RD	SUISUN CITY CA 94585	1301 WORLEY ROAD	11/7	197.48	21.97	219.45
3719111 EISLEY LESLIE K	1302 HUMPHREY DR	SUISUN CITY CA 94585	1302 HUMPHREY DRIVE	11/6	207.74	22.08	229.82
3719242 SCHULT GLORIA L	1215 WORLEY WY	SUISUN CITY CA 94585	1215 WORLEY ROAD	11/7	157.24	21.57	178.81
3719243 YOUNG SUSAN L	1217 WORLEY RD	SUISUN CITY CA 94585	1217 WORLEY ROAD	11/6	265.82	22.66	288.48
3719251 CANLAS FROILAN G & ALMA L	1114 SKYWEST CT	FAIRFIELD CA 94533	615 FRIEDA DRIVE	11/6	196.86	21.97	218.83
3723408 PENA RICARDO JT	516 AVALON WY	SUISUN CITY CA 94585	516 AVALON WAY	11/9	197.48	21.97	219.45
3723504 SEWELL JIMMIE & BETTY J JT	507 AVALON WY	SUISUN CITY CA 94585	507 AVALON WAY	11/6	95.78	20.96	116.74
3723516 MORRIS HULDAH D	512 CHYRL WY	SUISUN CITY CA 94585	512 CHYRL WAY	11/9	217.60	22.18	239.78
3723521 BANKS VERA L	502 CHYRL WY	SUISUN CITY CA 94585	502 CHYRL WAY	11/6	202.08	22.02	224.10
3723609 LOEBS GREGORY T & KAREN L JT	517 CHYRL WY	SUISUN CITY CA 94585	517 CHYRL WAY	11/9	198.65	21.99	220.64
3724115 ZHAO, JIANG	8 PERRY DR	PRINCETON NJ 08550	1108 HUMPHREY DRIVE	11/6	391.85	23.92	415.77
3724139 RENFRO DAVE E & MARLENE L JT	612 CHYRL WY	SUISUN CITY CA 94585	612 CHYRL WAY	11/5	201.52	22.02	223.54
3724149 SANDIFER JACQUES	1155 EUCALYPTUS DR	EL CAJON CA 92020-5728	1106 NANCY COURT	11/6	145.52	21.46	166.98
3724203 REDIC HASANI H & LISA M JT	605 CHYRL WY	SUISUN CITY CA 94585	605 CHYRL WAY	11/9	157.88	21.58	179.46
3724306 HAMILTON DOUGLAS	P.O. BOX 1168	VACAVILLE CA 95688	1011 HUMPHREY DR	11/7	404.45	24.04	428.49
3730104 BONILLA MARICELA JT	1344 LOIS LN	FAIRFIELD CA 94534	1344 LOIS LANE	11/9	197.48	21.97	219.45
3730107 LOPEZ, JOSE III & MELANIE A	1338 LOIS LN	SUISUN CITY CA 94585	1338 LOIS LN	11/7	221.88	22.22	244.10
3730220 BEDI JAGTAR S & RAJINDER JT	1175 BUTTERNUT WY	CONCORD CA 94521	537 THOMAS CIRCLE	11/6	63.36	20.63	83.99
3730305 ZAMUDIO JUAN	516 THOMAS CR	SUISUN CITY CA 94585	516 THOMAS CIRCLE	11/5	201.53	22.02	223.55
3730306 PONCE PAULINA	518 THOMAS CR	SUISUN CITY CA 94585	518 THOMAS CIRCLE	11/9	197.48	21.97	219.45
3731125 NINO PARTICK M & MELISSA A	1000 CAMELLIA CT	SUISUN CITY CA 94585	1000 CAMELLIA CT	11/5	196.31	21.96	218.27
3731204 MCKNEELY GREGORY	361 BOTTLEBRUSH CT	SUISUN CITY CA 94585	361 BOTTLEBRUSH COUR	11/9	197.48	21.97	219.45
3731205 CRUZ JESUS & ERIKA JT	367 BOTTLE BRUSH CT	SUISUN CITY CA 94585	367 BOTTLEBRUSH COUR	11/9	165.23	21.65	186.88
3731212 BANKERS TRUST COMPANY OF CA TR	400 COUNTRYWIDE WY SV-35	SIMI VALLEY CA 93065	356 BOTTLEBRUSH COUR	11/9	197.48	21.97	219.45
3732113 CABREDO JESUS A JR & K M JT	358 SILK OAK DR	SUISUN CITY CA 94585	358 SILK OAK DRIVE	11/9	336.18	23.36	359.54
3732116 TERRIS ROBERT B & ROSARIO S JT	1210 SILK OAK DR	SUISUN CITY CA 94585	1210 SILK OAK DRIVE	11/9	197.48	21.97	219.45
3733109 TOKI MAKALITA A	1339 PHILIP WAY	SUISUN CITY CA 94585	1339 PHILIP WAY	11/9	303.86	23.04	326.90

3733304 ESTBY SUELYNN	650 DAY VALLEY RD	APTOS CA 95003	610 CHARLES WAY	11/6	202.07	22.02	224.09
3735209 FRANCIS DWAYNE L & SONIA M	433 AMBER DR	SUISUN CITY CA 94585	433 AMBER DRIVE	11/6	202.07	22.02	224.09
3735213 HAMILTON NATASHA N	449 AMBER DR	SUISUN CITY CA 94585	449 AMBER DRIVE	11/7	143.54	21.44	164.98
3736010 JOHNSON, MARKUS L	123 SUNSHINE ST	SUISUN CITY CA 94585	123 SUNSHINE STREET	11/5	196.31	21.96	218.27
3736017 HARRIS TRENT & NIRA JT	117 SUMMERTIME LN	SUISUN CITY CA 94585	117 SUMMERTIME LANE	11/7	153.10	21.53	174.63
3826205 FERNANDEZ, ALICIA A & J Z	1161 TULLOCK DR	TRACY CA 95304	1403 HUMPHREY DR #B	11/7	198.06	21.98	220.04
17302210 LESSER ADAM	326 CANVASBACK DR	SUISUN CITY CA 94585	326 CANVASBACK DRIVE	11/7	660.96	26.61	687.57
17302304 PRIMM YVETTE	316 SPOONBILL LN	SUISUN CITY CA 94585	316 SPOONBILL LANE	11/9	303.85	23.04	326.89
17302901 RAMIREZ EFRAIN JT	823 BLOSSOM AVE	SUISUN CITY CA 94585	823 BLOSSOM AVENUE	11/7	352.02	23.52	375.54
17303102 DESARMES, MARIE L	516 CANVASBACK DR	SUISUN CITY CA 94585	516 CANVASBACK DRIVE	11/9	303.85	23.04	326.89
17303225 MODAR, JAMES J	290 WEST C ST	DIXON CA 95620	500 GADWALL DRIVE	11/5	53.00	20.53	73.53
17303303 PITTS LUVEL	7115 SILVER STAR DR	HOUSTON TX 77085-1744	824 BLUEBILL WAY	11/6	202.08	22.02	224.10
17303403 GARDNER DORIS L TR	827 BLUEBILL WY	SUISUN CITY CA 94585	827 BLUEBILL WAY	11/5	201.53	22.02	223.55
17303407 CAM REAL ESTATE I LLC	112 ARENA ST	EL SEGUNDO CA 90245	824 SCAUP LANE	11/9	197.48	21.97	219.45
17303503 TAYLOR ROBERT J & PAULINE M JT	827 SCAUP LN	SUISUN CITY CA 94585	827 SCAUP LANE	11/9	303.86	23.04	326.90
17303803 MEJIA JOSHUA JT	827 SCOTER WY	SUISUN CITY CA 94585	827 SCOTER WAY	11/6	163.72	21.64	185.36
17304213 FEDERAL HOME LOAN MTG CORP	327 S INVERNESS DR	ENGLEWOOD CO 80112	821 GREENHEAD WAY	11/9	303.86	23.04	326.90
17304214 ZIMMERMAN MIKE SEAN	823 GREENHEAD WY	SUISUN CITY CA 94585	823 GREENHEAD WAY	11/5	201.53	22.02	223.55
17304313 KENNEDY ROSEMARY	812 RUDDY LN	SUISUN CITY CA 94585	812 RUDDY LANE	11/7	198.06	21.98	220.04
17304406 DANIELS, JOY	321 RUDDY LANE	SUISUN CITY CA 94585	321 RUDDY LANE	11/7	150.68	21.51	172.19
17304420 WALKER ROBERT L & KAREN N JT	820 SPOONBILL LN	SUISUN CITY CA 94585	820 SPOONBILL LANE	11/6	202.07	22.02	224.09
17304505 MARTINEZ, RAFAEL & PATRICIA	1329 OLSEN WAY	SUISUN CITY CA 94585	815 BLOSSOM AVE	11/7	188.10	21.88	209.98
17304509 GREWAL, PRABHJEET S & K K	804 BLOSSOM AVE	SUISUN CITY CA 94585	804 BLOSSOM AVENUE	11/7	499.09	24.99	524.08
17304607 BORLEK MICHAEL R & CHARITY A	813 BLOSSOM AVE	SUISUN CITY CA 94585	813 BLOSSOM AVENUE	11/7	197.48	21.97	219.45
17305110 OROZCO, ERVIN	802 BLUEBILL WAY	SUISUN CITY CA 94585	802 BLUEBILL WAY	11/5	258.22	22.58	280.80
17305419 BRITTON MICHAEL R	240 3RD ST APT #C421	OAKLAND CA 94507-4383	815 BLOSSOM EYE WAY	11/7	202.46	22.02	224.48
17306216 FRANK LINDA J & GEORGE C JT	707 BAY ST	SUISUN CITY CA 94585	342 SHOVELLER DRIVE	11/5	211.98	22.12	234.10
17307306 VASQUEZ ROSARIO ROMO	704 GREEN WING DR	SUISUN CITY CA 94585	704 GREEN WING DRIVE	11/7	197.48	21.97	219.45
17307307 MELENDEZ JORGE G	702 GREEN WING DR	SUISUN CITY CA 94585	702 GREEN WING DRIVE	11/5	174.70	21.75	196.45
17307503 FRASER JAMES II & MONICA M JT	512 WOOD DUCK DR	SUISUN CITY CA 94585	512 WOOD DUCK DRIVE	11/7	96.89	20.97	117.86
17307601 YAT BRIAN V	500 BLUE WING DR	SUISUN CITY CA 94585	500 BLUE WING DRIVE	11/7	297.48	22.97	320.45
17307604 ACOLYTE LIMITED	525 CURTOLA PKWAY	VALLEJO CA 94590	505 WOOD DUCK DR	11/7	116.10	21.16	137.26
17307610 JENNELLE CHRISTY L	517 WOOD DUCK DR	SUISUN CITY CA 94585	517 WOOD DUCK DRIVE	11/9	399.71	24.00	423.71
17308202 WILSON WENDY J	624 WIGEON WY	SUISUN CITY CA 94585	624 WIGEON WAY	11/6	202.07	22.02	224.09
17308401 MUELLER GERALD M & SACHIKO TR	913 FALLSGROVE WAY	VACAVILLE CA 95687	627 WIGEON WAY	11/7	234.37	22.34	256.71
17308411 JONES DANIEL R JT	2831 MARIGOLD DR	FAIRFIELD CA 94533	612 RING NECK LANE	11/6	115.80	21.16	136.96
17308420 CARDENAS DENNIS G	405 RING NECK LN	SUISUN CITY CA 94585	405 RING NECK LANE	11/5	226.04	22.26	248.30
17308433 MAXWELL, BRYANS & JEAN L JT	521 SARGENT CT	BENICIA, CA 94510	605 WIGEON WAY	11/7	502.24	25.02	527.26
17308504 COOK VORICE	345 BALD PATE DR	SUISUN CITY CA 94585	345 BALD PATE DRIVE	11/5	109.85	21.10	130.95
17308701 HANSEN, LINDSAY	601 GOLDEN EYE WY	SUISUN CITY CA 94585	601 GOLDEN EYE WAY	11/7	397.97	23.98	421.95
17309204 HUEY WILLIE JT	507 BLUE WING DR	SUISUN CITY CA 94585	507 BLUE WING DRIVE	11/5	201.53	22.02	223.55
17309212 CRUZ VICENTE L G & T F JT	528 EIDER LN	SUISUN CITY CA 94585	528 EIDER LANE	11/7	198.06	21.98	220.04
17309215 TERRELL AMBER	522 EIDER LN	SUISUN CITY CA 94585	522 EIDER LANE	11/5	201.52	22.02	223.54
17309219 PALESI JANESE A	514 EIDER LN	SUISUN CITY CA 94585	514 EIDER LANE	11/9	197.48	21.97	219.45
17310328 HENRY TIMOTHY S & P L JT	2631 FELDSPAR CT	VALLEJO CA 94591	532 HONKER LANE	11/7	277.20	22.77	299.97
17310339 WADE MARY M	410 HONKER LN	SUISUN CITY CA 94585	410 HONKER LANE	11/9	303.85	23.04	326.89
17310402 JIMENEZ JESSICA MARISOL JT	403 HONKER LN	SUISUN CITY CA 94585	403 HONKER LANE	11/7	221.48	22.21	243.69
17310415 HOLOCHUCK RICHARD & MONA JT	529 HONKER LN	SUISUN CITY CA 94585	529 HONKER LANE	11/5	265.09	22.65	287.74
17311217 CHAMBERS DENNIS D II JT	614 CANVASBACK DR	SUISUN CITY CA 94585	614 CANVASBACK DRIVE	11/9	197.32	21.97	219.29
17311222 GATEWOOD GEORGE L & N J JT	604 CANVASBACK DR	SUISUN CITY CA 94585	604 CANVASBACK DRIVE	11/9	319.18	23.19	342.37
17311307 WOOLFOLK JENNIFER A	615 CANVASBACK DR	SUISUN CITY CA 94585	615 CANVASBACK DRIVE	11/7	197.48	21.97	219.45
17311415 RHODES SHAY L & ROSCOE JR	621 TULE GOOSE DR	SUISUN CITY CA 94585	621 TULE GOOSE DRIVE	11/7	120.06	21.20	141.26
17311417 DINEEN KATHERINE A	625 TULE GOOSE DR	SUISUN CITY CA 94585	625 TULE GOOSE DRIVE	11/5	201.53	22.02	223.55
17311429 WOOLARD MARK W & JANINE JT	602 DECOY LN	SUISUN CITY CA 94585	602 DECOY LANE	11/7	66.64	20.67	87.31
17311506 HENRY IAN A & ADELA JT	1001 BRETON DR	SUISUN CITY CA 94585	613 DECOY LANE	11/7	462.44	24.62	487.06

17311511 STEEVES RICHARD E	623 DECOY LN	SUISUN CITY CA 94585	623 DECOY LANE	11/5	265.08	22.65	287.73
17312320 ROSALES ARMANDO & ANNA M JT	811 WHITE WING LN	SUISUN CITY CA 94585	811 WHITE WING LANE	11/7	198.06	21.98	220.04
17312339 WALKER JAMES JT	616 PINTAIL DR	SUISUN CITY CA 94585	616 PINTAIL DRIVE	11/5	265.08	22.65	287.73
17312343 RUIZ J JUAN	2853 21ST ST	SAN PABLO CA 94806	608 PINTAIL DRIVE	11/5	202.06	22.02	224.08
17313408 VELASQUEZ AIDALILA & W JT	908 MUSCOVY CT	SUISUN CITY CA 94585	908 MUSCOVY COURT	11/5	201.53	22.02	223.55
17314102 MEDINA GUILLERMO & LURDES M JT	523 WOOD DUCK DR	SUISUN CITY CA 94585	523 WOOD DUCK DRIVE	11/9	303.86	23.04	326.90
17314107 SIGLER KEVIN P & KAREN R JT	533 WOODDUCK DR	SUISUN CITY CA 94585-2133	533 WOOD DUCK DRIVE	11/5	265.09	22.65	287.74
17314109 SONNTAG ROBERTA L	560 WIGEON WY	SUISUN CITY CA 94585	560 EAST WIGEON WAY	11/9	303.86	23.04	326.90
17315103 NEWMAN KENNETH E	1700 E TABOR AVE APT #13	FAIRFIELD CA 94533	545 HONKER LANE	11/5	201.52	22.02	223.54
17317418 DAVENPORT CHARLES C	901 BLUEJAY DR	SUISUN CITY CA 94585	901 BLUEJAY DRIVE	11/7	197.48	21.97	219.45
17317612 SMITH TOMI ANITA	907 TOWHEE WY	SUISUN CITY CA 94585	907 TOWHEE WAY	11/9	303.86	23.04	326.90
17318105 SMITH RHONDA L JT	806 CANARY DR	SUISUN CITY CA 94585	806 CANARY DRIVE	11/6	201.83	22.02	223.85
17318204 GIVENS GREGORY R	704 WOODLARK DR	SUISUN CITY CA 94585	704 WOODLARK DRIVE	11/5	201.53	22.02	223.55
17318311 HENRY LYNETTE L	1100 CANARY CT	SUISUN CITY CA 94585	1100 CANARY COURT	11/6	265.82	22.66	288.48
17318412 EUBANKS CHRISTOPHER & C JT	806 BLUEJAY DR	SUISUN CITY CA 94585	806 BLUEJAY DRIVE	11/9	192.67	21.93	214.60
17318804 OLLISON ELEZA	1213 WAXWING LN	SUISUN CITY CA 94585	1213 WAXWING LANE	11/6	202.08	22.02	224.10
17319415 BANK OF NEW YORK MELLON	1800 TAPO CANYON RD	SIMI VALLEY CA 93063	1325 PINTAIL DRIVE	11/9	303.86	23.04	326.90
17320206 POLYMATHIC PROPERTIES INC.	707 ALDRIDGE RD.	VACAVILLE CA 95688	1110 WHIPPORWILL WAY	11/7	197.48	21.97	219.45
17320303 STETSON ROBERT W & LIDIA JT	606 HUMMINGBIRD WY	SUISUN CITY CA 94585	606 HUMMINGBIRD WAY	11/7	192.29	21.92	214.21
17320415 WIESS, SHERMAN A & DONNA L	502 DEL ORO CT.	SUISUN CITY CA 94585	600 SKYLARK DRIVE	11/7	298.30	22.98	321.28
17320504 BROCK, CHRISTOPHER	611 SKYLARK DR	SUISUN CITY CA 94585	611 SKYLARK DR	11/6	202.26	22.02	224.28
17320508 YERIAN RICHARD T & PATRICIA M	213 2ND AVE	SAN FRANCISCO CA 94118	E200 620 CRANE DRIVE	11/7	154.26	21.54	175.80
17321106 FRAZIER ERIK	613 CRANE DR	SUISUN CITY CA 94585	613 CRANE DRIVE	11/7	197.48	21.97	219.45
17321111 BORGONIA D JEREMY & DELAINAH JT	623 CRANE DR	SUISUN CITY CA 94585	623 CRANE DRIVE	11/9	197.48	21.97	219.45
17321125 WOODS LAWRENCE W & L D JT	606 SEAGULL DR	SUISUN CITY CA 94585	606 SEAGULL DRIVE	11/6	202.08	22.02	224.10
17321201 LIPARY DONALD G & LINDA J JT	1300 CRANE DR	SUISUN CITY CA 94585	1300 CRANE DRIVE	11/6	202.08	22.02	224.10
17323216 STANG KEVIN J & JULIE M JT	1105 SWALLOW LN	SUISUN CITY CA 94585	1105 SWALLOW LANE	11/6	202.08	22.02	224.10
17323311 ROSE LINDA MARIE	1105 PHEASANT DR	SUISUN CITY CA 94585	1105 PHEASANT DRIVE	11/6	202.08	22.02	224.10
17323316 WORTHINGTON WILLIAM D JR TR	131 SUNSET AVE STE. E #350	SUISUN CITY CA 94585	500 PHEASANT COURT	11/9	198.65	21.99	220.64
17324103 SMITH JIMMIE LEE JR	514 SKYLARK DR	SUISUN CITY CA 94585	514 SKYLARK DR	11/7	101.08	21.01	122.09
17324221 ANZUETO LUIS E & FRANCIS M JT	1211 CRANE DR	SUISUN CITY CA 94585	1211 CRANE DRIVE	11/6	329.56	23.30	352.86
17324222 PARADA, JOSE & MONICA	1213 CRANE DR.	SUISUN CITY CA 94585	1213 CRANE DRIVE	11/7	297.14	22.97	320.11
17324230 PEREZ EMILIO & SHIRLEY JT	512 SEAGULL DR	SUISUN CITY CA 94585	512 SEAGULL DRIVE	11/6	201.43	22.01	223.44
17324409 HANSEN DARREL M	509 SEAGULL DR	SUISUN CITY CA 94585	509 SEAGULL DRIVE	11/9	223.57	22.24	245.81
17325305 AGOADO ROBERT L JR & KAREN JT	14390 RIDGE RD	CLEARLAKE CA 95422-7971	508 SHRIKE COURT	11/7	198.06	21.98	220.04
17325326 STUBBS TIMOTHY & BONNIE JT	504 FULMAR DR	SUISUN CITY CA 94585	504 FULMAR DRIVE	11/6	202.07	22.02	224.09
17325503 WELLS TIMOTHY L & LAUTON R TR	1699 WORTELL DR	LINCOLN CA 95648	1405 SWIFT COURT	11/9	393.06	23.93	416.99
17325508 TAYLOR WILLIAM Z & D M	1404 SWIFT CT	SUISUN CITY CA 94585	1404 SWIFT CT	11/6	95.78	20.96	116.74
17325511 RANSON ROSINA O	1401 PELICAN WY	SUISUN CITY CA 94585-2330	1401 PELICAN WAY	11/9	94.86	20.95	115.81
17326102 CAMPBELL TIMOTHY & AMY JT	604 FULMAR DR	SUISUN CITY CA 94585	604 FULMAR DRIVE	11/5	201.58	22.02	223.60
17326224 MCGEE CHARLES	505 YUBA CT	SUISUN CITY CA 94585	505 YUBA COURT	11/6	188.62	21.89	210.51
17326226 WOOLDRIDGE RENEE D	504 YUBA CT	SUISUN CITY CA 94585	504 YUBA COURT	11/6	179.24	21.79	201.03
17329122 US BANK NAT. ASSC TR / CO RECONTRUST CO.	1800 TAPO CANYON RD	SIMI VALLEY CA 93063	917 HARLEQUIN WAY	11/6	202.07	22.02	224.09
17329311 NEELY LEON & MARY JT	507 LABRADOR WY	SUISUN CITY CA 94585	507 LABRADOR WAY	11/9	303.86	23.04	326.90
17330102 VARNER CHARLES D & DANYALE M	902 CANADA GOOSE DR	SUISUN CITY CA 94585	902 CANADA GOOSE DRI	11/7	197.48	21.97	219.45
17330107 SMITH CHERYL D	910 CANADA GOOSE DR	SUISUN CITY CA 94585	910 CANADA GOOSE DRI	11/5	201.53	22.02	223.55
17330125 SHAFFER DONALD L JT	908 SHELDUCK CT	SUISUN CITY CA 94585	908 SHELDUCK COURT	11/9	303.86	23.04	326.90
17330129 LEE LAWRENCE	1968 MENALTO AVE	MENLO PARK CA 94025	911 SHELDUCK COURT	11/9	197.48	21.97	219.45
17330205 GARCIA DANIEL & ANA JT	902 LABRADOR WY	SUISUN CITY CA 94585	902 LABRADOR WAY	11/6	202.07	22.02	224.09
17331205 CREGGETT ANTHONY & MARIAN	1403 EBBETTE CT	SUISUN CITY CA 94585	1403 EBBETTS COURT	11/6	202.07	22.02	224.09
17331207 HILL MARGARITA R	1407 EBBETTS CT	SUISUN CITY CA 94585	1407 EBBETTS COURT	11/6	202.07	22.02	224.09
17331215 RIVERA LUIS A	635 KLAMATH WY	SUISUN CITY CA 94585	635 KLAMATH DRIVE	11/9	197.48	21.97	219.45
17331218 WALTHER RICHARD A & LINDA JT	641 KLAMATH DR	SUISUN CITY CA 94585	641 KLAMATH DRIVE	11/9	202.46	22.02	224.48
17331225 NOE ADRIEL C JT	1773 MARGO DRIVE	CONCORD CA 94519	1407 PINTAIL DRIVE	11/7	198.06	21.98	220.04
17331301 HIGGS LORNA D	1400 BURNEY CT	SUISUN CITY CA 94585	1400 BURNEY COURT	11/9	199.20	21.99	221.19

17331401 GONZALEZ JOSE	1406 DONNER CT	SUISUN CITY CA 94585	1406 DONNER COURT	11/9	198.65	21.99	220.64
17331404 GARCIA ROBERT RYAN MAQNO	605 HUMBOLT DR	SUISUN CITY CA 94585	605 HUMBOLT DRIVE	11/7	197.48	21.97	219.45
17331409 6-T'S REAL ESTATE INVST LLC	626 KLAMATH DR	SUISUN CITY CA 94806	626 KLAMATH DRIVE	11/9	295.87	22.96	318.83
17335307 BONNER, CANDICE	1015 WHISTLER DR	SUISUN CITY CA 94585	1015 WHISTLER DRIVE	11/5	201.52	22.02	223.54
17335329 PECSON SAMANTHA	1004 BARROWS DR	SUISUN CITY CA 94585	1004 BARROWS DRIVE	11/6	196.86	21.97	218.83
17335407 MAGPAYO EDWIN T	1019 BARROWS DR	SUISUN CITY CA 94585	1019 BARROWS DRIVE	11/9	303.86	23.04	326.90
17335411 SNYDER JENNELYN P & GLENN T JT	1027 BARROWS DR	SUISUN CITY CA 94585	1027 BARROWS DRIVE	11/5	353.27	23.53	376.80
17335413 SALINAS JOSEPH M & F J JT	1031 BARROWS DR	SUISUN CITY CA 94585	1031 BARROWS DRIVE	11/9	303.86	23.04	326.90
17335420 FUENTES, MARIA S	510 CRESTED DR	SUISUN CITY CA 94585	510 CRESTED DR	11/7	203.40	22.03	225.43
17335512 MCELROY PATRICK H & JAN M JT	1013 PRAIRIE DR	SUISUN CITY CA 94585	1013 PRAIRIE DRIVE	11/5	196.31	21.96	218.27
17335531 FARNER ALBERT E & DEBBIE L	509 CRESTED DR	SUISUN CITY CA 94585	509 CRESTED DRIVE	11/5	237.84	22.38	260.22
17336303 JACKSON JONATHAN A	1030 PINTAIL DR	SUISUN CITY CA 94585	1030 PINTAIL DRIVE	11/5	201.32	22.01	223.33
17336307 MOORE ROBERT & ALITA JT	1022 PINTAIL DR	SUISUN CITY CA 94585	1022 PINTAIL DRIVE	11/6	202.07	22.02	224.09
17336403 SHAMIR MOHAMMED JT	615 EMPEROR DR	SUISUN CITY CA 94585	615 EMPEROR DRIVE	11/6	202.07	22.02	224.09
17336417 RICHARDSON CATHERYN D	1023 PINTAIL DR	SUISUN CITY CA 94585	1023 PINTAIL DRIVE	11/9	197.48	21.97	219.45
17336435 SOSA-VALENCIA ORLANDO	1014 GREYLAG DR	SUISUN CITY CA 94585-2912	1014 GREYLAG DRIVE	11/5	201.53	22.02	223.55
17336602 SMITH MARCIA JT	1003 WHOOPER WY	SUISUN CITY CA 94585	1003 WHOOPER WAY	11/6	254.17	22.54	276.71
17336606 KING, TOM R	1011 WHOOPER WY	SUISUN CITY CA 94585	1011 WHOOPER WAY	11/7	198.06	21.98	220.04
17336616 GRIFFITH ALBERT L	1031 WHOOPER WY	SUISUN CITY CA 94585	1031 WHOOPER WAY	11/6	202.07	22.02	224.09
17337301 WELLS FARGO BANK NA	1100 VIRGINIA DR	FORT WASHINGTON PA 19034	801 EMPEROR DR	11/7	197.48	21.97	219.45
17337303 MENENDEZ GLADYS & RICARDO JT	805 EMPEROR DR	SUISUN CITY CA 94585	805 EMPEROR DRIVE	11/6	195.02	21.95	216.97
17337404 ESCALANTE RONALD & WANDA JT	809 BLACKSPUR DR	SUISUN CITY CA 94585	809 BLACKSPUR DRIVE	11/5	201.28	22.01	223.29
17337517 BEAR TRACKS LLC	PO BOX 5070	VACAVILLE CA 95696	823 BERING WAY	11/9	198.59	21.99	220.58
17337612 BAILEY KENNETH W & BILLIE J JT	829 CRESTED DR	SUISUN CITY CA 94585	829 CRESTED DRIVE	11/9	196.02	21.96	217.98
17338123 FORD JOHN A & NANCY K JT	916 STELLER WY	SUISUN CITY CA 94585	916 STELLER WAY	11/5	196.31	21.96	218.27
17340206 DARTT TRACY G & SHARON M JT	PO BX 1776	SUISUN CITY CA 94585	810 OSPREY WAY	11/9	399.71	24.00	423.71
17340207 MAGANA DON A & TRISHA A	808 OSPREY WY	SUISUN CITY CA 94585	808 OSPREY WAY	11/6	202.07	22.02	224.09
17340208 BORREGO, EDUARDO	806 OSPREY WY	SUISUN CITY CA 94585	806 OSPREY WAY	11/9	203.63	22.04	225.67
17340304 YOUNG-RILEY JAMMIE L	1311 OSPREY WY	SUISUN CITY CA 94585	1311 OSPREY WAY	11/6	211.62	22.12	233.74
17340314 FITE LAWRENCE E	819 OSPREY WY	SUISUN CITY CA 94585	819 OSPREY WAY	11/6	202.07	22.02	224.09
17340319 WHITE HANAS G JR	810 YOSEMITE WY	SUISUN CITY CA 94585	810 YOSEMITE WAY	11/9	197.48	21.97	219.45
17341210 MASON DEBBIE	1414 PROSPECT WY	SUISUN CITY CA 94585	1414 PROSPECT WAY	11/6	192.65	21.93	214.58
17341227 WALKER WILLIAM T	1419 PLUMAS DR	SUISUN CITY CA 94585	1419 PLUMAS DRIVE	11/9	197.48	21.97	219.45
17341309 JIMENEZ PEDRO	1417 PROSPECT WY	SUISUN CITY CA 94585	1417 PROSPECT WAY	11/6	202.07	22.02	224.09
17341401 HOBSON RITA D	805 WHITNEY AV	SUISUN CITY CA 94585	805 WHITNEY AVENUE	11/5	174.94	21.75	196.69
17341402 LAMB JAMES & KRISTI JT	807 WHITNEY AV	SUISUN CITY CA 94585	807 WHITNEY AVENUE	11/9	198.65	21.99	220.64
17342302 BROWN TORIANO D	1663 KIRKWOOD AV	SAN FRANCISCO CA 94124	1423 MONITOR AVENUE	11/5	201.52	22.02	223.54
17343117 CLUTTS GLENDA L	838 TULARE CR	SUISUN CITY CA 94585	838 TULARE CIRCLE	11/6	202.07	22.02	224.09
17343118 ALLEN DON A & VANESSA M JT	836 TULARE CR	SUISUN CITY CA 94585	836 TULARE CIRCLE	11/9	197.48	21.97	219.45
17343206 SMITH BENERD L & SHEREEN JT	920 WHITNEY AVE	SUISUN CITY CA 94585	920 WHITNEY AVENUE	11/5	312.67	23.13	335.80
17343207 GIGUERE WANDA M TR	1237 VANBUREN ST	FAIRFIELD CA 94533	908 WHITNEY AVENUE	11/7	198.06	21.98	220.04
17343302 OPTIONTEK INVESTMENT CORP	225 W SANTA CLARA AV STE 1	SAN JOSE CA 95113	907 WHITNEY AVENUE	11/5	201.52	22.02	223.54
17343502 US BANK NAT. ASSC TR / AMER HOMES MTG SRV	4875 BELFORD RD	JACKSONVILLE FL 32256	831 TULARE CIRCLE	11/9	122.66	21.23	143.89
17343511 GONNASON GARY A & SHARELYN JT	1408 LANGLEY WY	SUISUN CITY CA 94585	1408 LANGLEY WAY	11/5	201.53	22.02	223.55
17344205 CARTER RUBY R	910 EMPEROR DR	SUISUN CITY CA 94585	910 EMPEROR DRIVE	11/5	201.52	22.02	223.54
17344212 Owner: Liu Shih Ping & Hsiu Chin	917 HIDDEN COVE WAY	SUISUN CITY CA 94585	917 HIDDEN COVE WAY	11/9	303.85	23.04	326.89
17344427 RUIZ MELISSA	1021 WINTERS WY	SUISUN CITY CA 94585	1021 WINTERS WAY	11/6	202.07	22.02	224.09
17345220 VILLAGRACIA B D JR & A V JT	9208 POINT REPLETE DR	FORT BELVOIR VA 22060	1302 BITTERN WAY	11/7	197.48	21.97	219.45
17345402 WAGNER JOE N	835 HARRIER DR	SUISUN CITY CA 94585	835 HARRIER DRIVE	11/9	197.48	21.97	219.45
17345510 HALL MONIQUE N JT	1756 ANDREWS CIR	SUISUN CITY CA 94585	825 OSPREY WAY	11/7	202.46	22.02	224.48
17345612 BRENES-FIBLA JOSE J JT	1402 LANGLEY WY	SUISUN CITY CA 94585	1402 LANGLEY WAY	11/6	265.82	22.66	288.48
17346215 MORRIS MICHAEL A	PO BOX 832	SUISUN CITY CA 94585	460 ARMSBY WAY	11/9	197.48	21.97	219.45
17346218 DULAY SYLVIA L	400 ARMSBY WY	SUISUN CITY CA 94585	400 ARMSBY WAY	11/9	62.22	20.62	82.84
17346219 TAYLOR GUY B & NATIVIDAD N TR	390 ARMSBY WY	SUISUN CITY CA 94585	390 ARMSBY WAY	11/6	131.76	21.32	153.08
17347211 HAIRSTON-OMONDI CECILIA B TR	1211 MAYFIELD CR	SUISUN CITY CA 94585	1211 MAYFIELD CIRCLE	11/7	257.12	22.57	279.69

17347215 KOUBA LANDON J	1227 MAYFIELD CR	SUISUN CITY CA 94585	1227 MAYFIELD CIRCLE	11/5	201.52	22.02	223.54
17347323 BANK OF NEW YORK MELLON / CO RECONTRUST CO.	1800 TAPO CANYON RD	SIMI VALLEY CA 93063	491 CANFIELD COURT	11/6	202.07	22.02	224.09
17347414 SEELEY, ADAM & IRIS	416 DONALDSON CT	SUISUN CITY CA 94585	416 DONALDSON CT	11/7	224.74	22.25	246.99
17347415 COCOBOLO PROPERTIES LLC	1999 HARRISON ST. 22ND FLOOR	OAKLAND CA 94612	420 DONALDSON COURT	11/7	202.99	22.03	225.02
17348101 BREWER ALNER & MILLIE P JT	903 BLUE JAY DR	SUISUN CITY CA 94585	903 BLUEJAY DRIVE	11/6	95.78	20.96	116.74
17348218 WIGGINS PAUL & LILLIAN JT	1317 KIMBERLY CT	SUISUN CITY CA 94585	1317 KIMBERLY COURT	11/6	259.51	22.60	282.11
17348222 ACOLYTE LIMITED	525 CURTOLA PKWY	VALLEJO CA 94590	905 HERON DRIVE	11/7	210.79	22.11	232.90
17348223 MORRIS WADE P	2497 BICKFORD CT	FAIRFIELD CA 94533-8843	907 HERON DRIVE	11/9	202.50	22.03	224.53
17348305 MUDD BENJAMIN J & J A JT	817 HARRIER DR	SUISUN CITY CA 94585	817 HARRIER DRIVE	11/7	116.15	21.16	137.31
17349208 SANDOVAL, VICTOR E	1015 TOWHEE WY	SUISUN CITY CA 94585	1015 TOWHEE WAY	11/7	297.14	22.97	320.11
17349303 TONGA TEVITA	1005 MURRE WY	SUISUN CITY CA 94585	1005 MURRE WAY	11/5	174.94	21.75	196.69
17349308 PENROD LLOYD	1015 MURRE WY	SUISUN CITY CA 94585	1015 MURRE WAY	11/5	52.25	20.52	72.77
17349316 HICKMAN, DEBORAH A	5802 BOB BULLOCK CT 328c-256	LAREDO TX 78041	1008 BLUEJAY DRIVE	11/6	202.07	22.02	224.09
17349409 GOSSETT PORTIA D	1204 REBECCA DR	SUISUN CITY CA 94585	1204 REBECCA DRIVE	11/7	96.34	20.96	117.30
17350207 FESTEJO CARLOS F & L B JT	905 BEECHWOOD CR	SUISUN CITY CA 94585	905 BEECHWOOD CIRCLE	11/6	95.78	20.96	116.74
17351212 ESTACIO ORLANDO C SR & M JT	916 EDGEWOOD CR	SUISUN CITY CA 94585	916 EDGEWOOD CIRCLE	11/7	197.48	21.97	219.45
17351231 JONES DAVID & DOROTHY JT	916 BEECHWOOD CR	SUISUN CITY CA 94585	916 BEECHWOOD CIRCLE	11/5	196.31	21.96	218.27
17353104 WILSON LOIS E	407 DICKEY CT	SUISUN CITY CA 94585	407 DICKEY COURT	11/7	290.45	22.90	313.35
17353507 FIKES STEVEN M & CHERMONN S JT	1604 HARRISBURG LN	SUISUN CITY CA 94585	303 HOYT COURT	11/7	197.48	21.97	219.45
17355105 SUPELARIO, ERLINDA	3759 MARION AVE	OAKLAND CA 94619	949 CRAVEN DR	11/7	320.08	23.20	343.28
17355209 KIRK ARTHUR A & SUSIE V JT	920 CRAVEN DR	SUISUN CITY CA 94585	920 CRAVEN DRIVE	11/6	265.82	22.66	288.48
17355227 BERRY CLARENCE & LINDA JT	908 CRAVEN DR	SUISUN CITY CA 94585	908 CRAVEN DRIVE	11/9	197.48	21.97	219.45
17355316 MANIBUSAN MICHAEL & J JT	513 EDWARDS CT	SUISUN CITY CA 94585	513 EDWARDS COURT	11/5	201.37	22.01	223.38
17356102 CRATER THOMAS & LATWAN A JT	223 BRIDGEWATER CR	SUISUN CITY CA 94585	223 BRIDGEWATER CIRC	11/9	303.86	23.04	326.90
17356122 HARRIS DWIGHT K & LISA L JT	265 BRIDGEWATER CR	SUISUN CITY CA 94585	265 BRIDGEWATER CIRC	11/9	177.04	21.77	198.81
17356206 WASONGA PETER O & AGRIPPINA A	224 BRIDGEWATER CR	SUISUN CITY CA 94585	224 BRIDGEWATER CIRC	11/7	197.50	21.98	219.48
17357303 DELACRUZ CHRISTINA	370 ENGELL CT	SUISUN CITY CA 94585	370 ENGELL COURT	11/9	197.48	21.97	219.45
17359505 VO DINH	429 MCFALL CT	SUISUN CITY CA 94585	429 MCFALL COURT	11/5	201.53	22.02	223.55
17360219 BOLDEN JAMES W JR & KARIN JT	1285 POTRERO CR	FAIRFIELD CA 94533	1285 POTRERO CIRCLE	11/6	246.17	22.46	268.63
17360328 ALTERIO GLORIA	1252 POTRERO CR	SUISUN CITY CA 94585	1252 POTRERO CIRCLE	11/6	202.07	22.02	224.09
17360505 RANSOM, DENISE P	312 MCNABE CT	SUISUN CITY CA 94585	312 MCNABE COURT	11/6	193.81	21.94	215.75
17361203 MORRIS SONIA & SAMMIE	1305 POTRERO CR	SUISUN CITY CA 94585	1305 POTRERO CIRCLE	11/9	197.48	21.97	219.45
17361222 WORSHAM JEANETTE	789 HILLBORN CT	SUISUN CITY CA 94585	789 HILLBORN COURT	11/6	202.07	22.02	224.09
17363202 BULSAPA, ROLANDO F & A R	2225 GLACIER DR. APT #8	DAVIS CA 95616	909 LIMWOOD ST	11/5	212.45	22.12	234.57
17363206 WELLS FARGO BANK	4101 WISEMAN BLVD	SAN ANTONIO TX 78251	914 PEPPERWOOD STREE	11/9	180.86	21.81	202.67
17363317 FEDERAL NAT MTG ASSOC./ CO RECONTRUST CO	1800 TAPO CANYON RD	SIMI VALLEY CA 93063	906 SHADYWOOD CIRCLE	11/7	195.72	21.96	217.68
17368210 HORTON SUSAN	1004 POTRERO CR	SUISUN CITY CA 94585	1004 POTRERO CIRCLE	11/5	201.52	22.02	223.54
17368303 VAZQUEZ ARTURO & MARIA JT	1312 ROBBINS CT	SUISUN CITY CA 94585	1312 ROBBINS COURT	11/5	201.53	22.02	223.55
17369116 PARDI LISA	1405 TILLMAN ST	SUISUN CITY CA 94585	1405 TILLMAN STREET	11/6	196.86	21.97	218.83
17370104 DAHL CHRISTINE	1417 TILLMAN ST	SUISUN CITY CA 94585	1417 TILLMAN STREET	11/6	174.49	21.74	196.23
17370120 HA TU M JT	2339 FAIRVIEW PLACE	FAIRFIELD CA 94534	1472 WHITBY WAY	11/6	196.86	21.97	218.83
17370303 MITCHELL JESSICA D JT	1450 TILLMAN ST	SUISUN CITY CA 94585	1450 TILLMAN STREET	11/5	201.53	22.02	223.55
17370310 LANHAM CHRISTOPHER L	1422 TILLMAN ST	SUISUN CITY CA 94585	1422 TILLMAN STREET	11/9	303.85	23.04	326.89
17371204 SANTOS JOSELITO V C & G A JT	260 POTRERO ST	SUISUN CITY CA 94585	260 POTRERO STREET	11/6	201.14	22.01	223.15
17371206 PAYNE, CHRISTOPHER MICHAEL	1404 TRAINOR CT	SUISUN CITY CA 94585	1404 TRAINOR COURT	11/7	176.46	21.76	198.22
17371227 HARRISON LARRY A & G JT	416 PEARCE CT	SUISUN CITY CA 94585	1433 POTRERO STREET	11/6	202.07	22.02	224.09
17371311 HENDERSON JOHN	1409 TRAINOR CT	SUISUN CITY CA 94585	1409 TRAINOR COURT	11/5	196.31	21.96	218.27
17371315 TURNER MAXINE HUGHES	506 WESTERN HILLS DR	RIO VISTA CA 94571	242 POTRERO STREET	11/9	198.64	21.99	220.63
17372103 HARRIS CATHERINE M	384 STAMPER CR	SUISUN CITY CA 94585	384 STAMPER CIRCLE	11/5	201.52	22.02	223.54
17372110 LEFFALL MANALaura	321 ARLINGTON CT	SUISUN CITY CA 94585	356 STAMPER CIRCLE	11/5	174.94	21.75	196.69
17373106 US BANK NAT ASSOC TR / CR TITLE SERVICES	1000 TECHNOLOGY DR. MS-314	OFALLON MO 63368-2240	220 CLOVERLEAF CIRCL	11/7	198.06	21.98	220.04
17373303 RANDLE EDWARD J III	515 WOODLARK DR	SUISUN CITY CA 94585	213 CLOVERLEAF CIRCL	11/9	197.48	21.97	219.45
17373408 HUGHES SHERREN	327 FLAGSTONE CR	SUISUN CITY CA 94585	327 FLAGSTONE CIRCLE	11/7	197.48	21.97	219.45
17374215 SIMMS NATHANIEL & CLAUDIA JT	285 REDSTONE CR	SUISUN CITY CA 94585	285 REDSTONE CIRCLE	11/6	196.86	21.97	218.83
17374219 HOLMES RHONDA	269 REDSTONE CR	SUISUN CITY CA 94585	269 REDSTONE CIRCLE	11/5	196.31	21.96	218.27

17374301 DEGODOY ELISA JT	244 CLOVERLEAF CR	SUISUN CITY CA 94585	244 CLOVERLEAF CIRCL	11/7	201.66	22.02	223.68
17374318 DF, PROPERTIES LLC	4120 DOUGLAS BL #306-521	GRANITE BAY CA 95746	228 REDSTONE CIR	11/5	196.31	21.96	218.27
17375104 KLEISATH MARK W JT	1021 HOMESTEAD AV	WALNUT CREEK CA 94598	386 FLAGSTONE CIRCLE	11/5	201.53	22.02	223.55
17375105 SUDANO SEBASTIANELLO	382 FLAGSTONE CR	SUISUN CITY CA 94585	382 FLAGSTONE CIRCLE	11/6	202.07	22.02	224.09
17375109 BALLARD KARAMEN & SHANTEL JT	366 FLAGSTONE CR	SUISUN CITY CA 94585	366 FLAGSTONE CIRCLE	11/6	217.88	22.18	240.06
17375116 THORNTON CAROL & BERNARD JT	350 FLAGSTONE CR	SUISUN CITY CA 94585	350 FLAGSTONE CIRCLE	11/5	201.53	22.02	223.55
17375124 WILLIAMS DALE E	374 PROMENADE CR	SUISUN CITY CA 94585	374 PROMENADE CIRCLE	11/9	243.86	22.44	266.30
17375134 REED SHARLEAN	342 PROMENADE CR	SUISUN CITY CA 94585	342 PROMENADE CIRCLE	11/9	197.48	21.97	219.45
17375302 FAUNTLEROY LOIS	305 PROMENADE CR	SUISUN CITY CA 94585-6313	305 PROMENADE CIRCLE	11/6	202.08	22.02	224.10
17375305 SMITH WILLIE CLAUDETTE TR	317 PROMENADE CR	SUISUN CITY CA 94585	317 PROMENADE CIRCLE	11/9	303.86	23.04	326.90
17377206 BELL, DAVID R & SUSAN	210 TAMARISK CIR	SUISUN CITY CA 94585	210 TAMARISK CIR	11/7	221.88	22.22	244.10
17377220 MENDEZ LUIS & JENNY JT	238 TAMARISK CR	SUISUN CITY CA 94585	238 TAMARISK CIRCLE	11/7	100.49	21.00	121.49
17378206 TALLEY, STEVEN & NICOLE	949 MCCOY CREEK CIR.	SUISUN CITY CA 94585	949 MCCOY CREEK CIRC	11/7	318.79	23.19	341.98
17378210 FAIR, MARCUS F	933 MCCOY CRREEK	SUISUN CITY CA 94585	933 MCCOY CREEK	11/7	198.06	21.98	220.04
17378222 DECARDONA CORAZON TR	PO BOX 28222	OAKLAND CA 94604-8222	1020 ANDERSON DRIVE	11/6	202.07	22.02	224.09
17379001 YAZIDI ABDELM & ANETTE M	62 SEA BREEZE CT	NAPA CA 94559	1007 MAYFIELD WAY	11/7	218.20	22.18	240.38
17379018 WASHINGTON HOMER L JR & R A JT	1005 ALMA CT	SUISUN CITY CA 94585	1005 ALMA COURT	11/9	166.98	21.67	188.65
17379019 PAJELA ROSALINDA B	220 SPINNEY WY	SUISUN CITY CA 94585	220 SPINNEY WAY	11/6	196.86	21.97	218.83
17379023 SAELEE SOUFIN	309 ARLINGTON CT	SUISUN CITY CA 94585	309 ARLINGTON COURT	11/7	197.48	21.97	219.45
17380122 ESPIRITU RAY & VIVIAN JT	1201 POTRERO CR	SUISUN CITY CA 94585	1201 POTRERO CIRCLE	11/9	202.46	22.02	224.48
17380306 TURNER WILLIE	430 MEEHAN CT	SUISUN CITY CA 94585	430 MEEHAN COURT	11/7	206.52	22.07	228.59
17380402 MANAOAT GARY D	434 PEARCE CT	SUISUN CITY CA 94585	434 PEARCE COURT	11/5	196.31	21.96	218.27
17418202 BEDI JAGTAR S & RAJINDER JT	1175 BUTTERNUT WY	CONCORD CA 94521	502 ACAPULCO COURT	11/7	197.48	21.97	219.45
17418216 JOHNSON BENJAMIN I	510 CABANA CT	SUISUN CITY CA 94585	510 CABANA COURT	11/7	248.42	22.48	270.90
17418241 COLEMAN JUAN S	510 EL MAR CT	SUISUN CITY CA 94585	510 EL MAR COURT	11/9	303.86	23.04	326.90
17418244 SINGH BALJIT JT	1261 POTRERO CIR	SUISUN CITY CA 94585	516 EL MAR COURT	11/6	202.07	22.02	224.09
17418248 PRITCHETT JESSICA J	513 EL MAR CT	SUISUN CITY CA 94585	513 EL MAR COURT	11/7	155.18	21.55	176.73
17418258 WALSH KEVIN J & LINDA T JT	506 FORTUNA DR	SUISUN CITY CA 94585	506 FORTUNA DRIVE	11/7	196.56	21.97	218.53
17418304 SPEARMAN DAVID	1529 MONTEBELLO DR	SUISUN CITY CA 94585	1529 MONTEBELLO DRIV	11/6	188.04	21.88	209.92
17418305 WOODRING MARCUSJ & MI	1531 MONTEBELLO DR.	SUISUN CITY CA 94585	1531 MONTELLO DR	11/7	229.08	22.29	251.37
17418405 TORRES VERONICA L	511 FORTUNA DR	SUISUN CITY CA 94585	511 FORTUNA DRIVE	11/7	298.63	22.99	321.62
17422101 SINGH BALJIT JT	1261 POTRERO CR	SUISUN CITY CA 94585	716 CHULA VISTA WAY	11/7	413.08	24.13	437.21
17422121 GOMEZ VERONICA JT	1509 CASA LOMA WY	SUISUN CITY CA 94585	1509 CASA LOMA WAY	11/9	196.66	21.97	218.63
17422208 ROSELL JAVIER A & SYLVIA	1077 ALASKA AVE APT #12	FAIRFIELD CA 94533	717 CHULA VISTA WAY	11/9	303.85	23.04	326.89
17422422 CUSTODIO, ARADO	2237 SILVER FOX CIR	FAIRFIELD CA 94534	1237 EL PRADO LN	11/5	300.05	23.00	323.05
17422505 FORD SANTHIA T	1509 EL PRADO LN	SUISUN CITY CA 94585	1509 EL PRADO LANE	11/6	202.08	22.02	224.10
17422515 GREENE FORREST B & V F JT	700 CAPISTRANO DR	SUISUN CITY CA 94585	700 CAPISTRANO DRIVE	11/6	202.08	22.02	224.10
17423123 WEIR DANIEL R	523 FORTUNA DR	SUISUN CITY CA 94585	523 FORTUNA DRIVE	11/6	202.07	22.02	224.09
17423314 WORTH ROBERT C	531 ARROYO GRANDE LN	SUISUN CITY CA 94585	531 ARROYO GRANDE LA	11/6	196.86	21.97	218.83
17423406 MOODY ROBERT E & LISA R JT	530 FORTUNA DR	SUISUN CITY CA 94585	530 FORTUNA DRIVE	11/9	197.48	21.97	219.45
17423429 MENDOZA ERICK	2100 VINE CT	FAIRFIELD CA 94533	1600 QUITO COURT	11/6	202.07	22.02	224.09
17424207 CORDUCK SU PHEN	2032 SILVERCREST DR.	FAIRFIELD CA 94534	501 HACIENDA LANE	11/6	81.20	20.81	102.01
17424214 HILL RANDOLF	512 ARROYO GRANDE LN	SUISUN CITY CA 94585	512 ARROYO GRANDE LA	11/9	164.38	21.64	186.02
17424303 CAMPOS JOSE R & IVETTE M JT	515 ARROYO GRANDE LN	SUISUN CITY CA 94585	515 ARROYO GRANDE LA	11/7	283.92	22.84	306.76
17424308 WARD ROCHELLE	505 ARROYO GRANDE LN	SUISUN CITY CA 94585	505 ARROYO GRANDE LA	11/6	265.81	22.66	288.47
17424401 HARGADINE ALISON H	1600 VENTURA WY	SUISUN CITY CA 94585	1600 VENTURA WAY	11/7	260.14	22.60	282.74
17424506 BROOKS JAMES L & JACQUELINE JT	1610 ALCAZAR CT	SUISUN CITY CA 94585	1610 ALCAZAR COURT	11/7	197.48	21.97	219.45
17424602 TOBIN JOSEPH N & CRYSTAL D	1737 VENTURA WY	SUISUN CITY CA 94585	1737 VENTURA WAY	11/7	197.48	21.97	219.45
17425410 SMITH JOE R & EUNICE M	1714 VENTURA WY	SUISUN CITY CA 94585	1714 VENTURA WAY	11/9	303.86	23.04	326.90
17428104 WAYNE LAGETTA B TR	734 CHULA VISTA WY	SUISUN CITY CA 94585	734 CHULA VISTA WAY	11/6	202.08	22.02	224.10
17428107 ORTEGA MARIBEL JT	728 CHULA VISTA WY	SUISUN CITY CA 94585	728 CHULA VISTA WAY	11/7	198.06	21.98	220.04
17428301 SERDA LORETTA	801 CAPISTRANO DR	SUISUN CITY CA 94585	801 CAPISTRANO DRIVE	11/7	365.34	23.65	388.99
17429214 ELLISON JOHN D & TRACY	816 CAPISTRANO DR	SUISUN CITY CA 94585	816 CAPISTRANO DRIVE	11/9	198.54	21.99	220.53
17429218 MATTHEWS MICHAEL EARL WILLIAMS	1208 CHULA VISTA WY	SUISUN CITY CA 94585	1208 CHULA VISTA WAY	11/5	201.52	22.02	223.54
17430310 LEE VERNA M	725 MADONNA DR	SUISUN CITY CA 94585	725 MADONNA DRIVE	11/7	259.78	22.60	282.38

17430413 BANNAVIKARN KIATCHAI K	739 MONTE CARLO DR	SUISUN CITY CA 94585	739 MONTE CARLO DRIV	11/9	303.86	23.04	326.90
17430603 COE EUGENIA & MELVYN C	804 BELLA VISTA DR	SUISUN CITY CA 94585	804 BELLA VISTA DRIV	11/9	217.78	22.18	239.96
17431111 BRADLEY LOUISE	1605 PASEO FLORES DR	SUISUN CITY CA 94585	1605 PASEO FLORES DR	11/5	174.82	21.75	196.57
17431401 MORRISON BILL M SR	730 PALERMO DR	SUISUN CITY CA 94585	730 PALERMO DRIVE	11/5	201.53	22.02	223.55
17436204 HEARD CHARLES & TAMYRA JT	1685 HICKAM CR	SUISUN CITY CA 94585	1685 HICKAM CIRCLE	11/5	201.52	22.02	223.54
17437418 SMURR PHILIP & MARY JT	1720 BEALE CR	SUISUN CITY CA 94585	1720 BEALE CIRCLE	11/9	197.48	21.97	219.45
17438120 US BANK NAT ASSOC TR / OWEN LOAN SERV LLC	1661 WORTHINGTON RD STE 101	WES PALM BEACH FL 33415	1716 ANDREWS CIRCLE	11/5	201.52	22.02	223.54
17439215 CARBONELL GIOVANNI T	1613 LITTLE ROCK CR	SUISUN CITY CA 94585	1613 LITTLE ROCK CIR	11/7	181.64	21.82	203.46
17439310 BANK OF NEW YORK MELLON / CO RECONTRUST CO.	1757 TAPO CANYON RD Svw-88	SIMI VALLEY CA 93063	1748 DOVER CIRCLE	11/9	399.41	23.99	423.40
17439411 PITTS-JONES TRACIE L	1713 DOVER CR	SUISUN CITY CA 94585	1713 DOVER CIRCLE	11/5	201.53	22.02	223.55
17440223 BANK OF AMER NATIONAL / CO RECONTRUST CO	1800 TAPO CANYON RD	SIMI VALLEY CA 93063	1716 KEESLER CIRCLE	11/6	202.07	22.02	224.09
17440313 ROBINSON ANDRE JT	1721 KEESLER CR	SUISUN CITY CA 94585	1721 KEESLER CIRCLE	11/9	202.46	22.02	224.48
17440403 WASHINGTON DERON & GENIL JT	1608 MCGUIRE CR	SUISUN CITY CA 94585	1608 MCGUIRE CIRCLE	11/7	202.46	22.02	224.48
17440404 ALLEN SHARISE	1612 MCGUIRE CR	SUISUN CITY CA 94585	1612 MCGUIRE CIRCLE	11/7	197.48	21.97	219.45
17440503 CRAWFORD DONNA L	1608 PENSACOLA LN	SUISUN CITY CA 94585	1608 PENSACOLA LANE	11/6	202.07	22.02	224.09
17450112 BERSOLA JESELEN & F JR JT	1633 HARRISBURG LN	SUISUN CITY CA 94585	1633 HARRISBURG LANE	11/5	201.28	22.01	223.29
17450217 DAVIS TRACEY M	1605 DULUTH LN	SUISUN CITY CA 94585	1605 DULUTH LANE	11/9	303.79	23.04	326.83
17450302 BEALS, AARON DEAN	1640 DULUTH LN	SUISUN CITY CA 94585	1640 DULUTH LANE	11/7	222.52	22.23	244.75
37312290 WALKER, ANDRE	P.O. BOX 8032	EMERYVILLE CA 94662	376 HIBISCUS LANE	11/7	207.44	22.07	229.51
173052110 OCHOA JOSE & SANDRA	815 BLUEBILL WAY	SUISUN CITY CA 94585	815 BLUE BILL WAY	11/7	696.46	26.96	723.42
173582040 JORGE/MARIA/CARMEN/VALDEZ	1140 LAWLER RANCH PKWY	SUISUN CITY CA 94585	1140 LAWLER RANCH PKWY	11/7	197.48	21.97	219.45

CONTROL TOTALS

392 Records

86,576.53 8,725.77 95,302.30

AGENDA TRANSMITTAL

MEETING DATE: October 18, 2011

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

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

BACKGROUND: On September 6, 2011, a Public Hearing was held before the City Council to discuss a Preferred Land Use Alternative. The goal of the Public Hearing was for the City Council to select Preferred Land Uses, so that the consultant can move forward with analyzing the environmental impacts of the Preferred Land Uses. It should be noted that the designated Preferred Land Uses are the first “rough cut” of land uses that will be refined to a greater and greater degree, as the process of updating the General Plan and Zoning Ordinance progresses. These refinements will include numerous “tools” such as land use, zoning, cost-benefit analysis, conditional use permit, planned unit development, overlay districts, assessment districts, etc. The bottom line is that the selection of Preferred Land Uses is a very preliminary step in the update process.

The Council received three comments from the public during the Public Hearing. At the conclusion of the item, the Mayor closed the Public Hearing and continued the item to the October 4, 2011 City Council meeting.

Following the advice of the City Attorney, due to some possible new information for the Council to consider, the item was not heard at the October 4 meeting and instead a new public hearing has been noticed for October 18th.

At the meeting, Council made several comments and posed questions for staff to research. The Council emphasized the following questions/points:

- The fiscal importance of new development paying for itself:
 - What does Community Facilities District No. 2 accomplish?
 - How does the Revenue-Generating Land Use Policy (or ADE Study) apply to the Preferred Land Use Alternative of the General Plan Update?
- How impact fees are calculated, based on infrastructure needed to support land use designations?

Additionally, comments, observations and questions were raised regarding the Planning Commission’s recommendations on various pieces of property.

STAFF REPORT: To help facilitate the discussion at the Council level of land use alternatives for the General Plan Update, so that staff and the consultants can move forward with the environmental analysis to keep this project moving forward so that we are positioned to take

PREPARED BY:
REVIEWED BY:
APPROVED BY:

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

advantage of new development projects under discussion in the community, the following information is provided for your consideration:

- Policies currently in place to facilitate the goal of new development paying for itself including Community Facilities District No. 2 and impact fees.
- An overview of the Council's Revenue-Based Land Use Policy (often referred to as the ADE Study), which generally protects properties currently zoned commercial in order to help alleviate our long-term challenge of sales tax leakage in the realm of 70%.
- Options and alternatives for the Council to consider on the handful of properties raised in discussion at the September 6, 2011 Public Hearing on the Preferred Land Use Alternative of the General Plan Update.

On this last point, in addition to, and complementary to, the Guiding Principles adopted by the City Council as part of the General Plan Update process, four broad interests were discussed at the September 6th meeting in the discussions of alternative land uses. These include an interest in:

- Long-term fiscal health and stability for the City.
- Opportunities presented by the City's unique waterfront destination and active train station.
- Positioning the City to facilitate new development while minimizing the need for extensive, additional environmental analysis (i.e., streamline the CEQA process).
- Recognize the City's current Revenue-Based Land Use Policy.

In preparing additional options and alternatives for your consideration on a handful of properties that raised discussion during the Public Hearing, staff has remained mindful of these interests in the development of pros and cons.

Policies Supporting New Development Paying for Itself

The City Council has two policies in place that support the interest of new development having to pay for itself. These are summarized below.

- Cost-Recovery Policy: Community Facilities District – In 2005, the City Council adopted a “clarified cost-recovery policy for new development” that requires residential development of at least five equivalent dwelling units or a new commercial development of at least 1,000 square feet of building area to be included in an existing or a new community facilities district to offset 80 percent of the development's allocated share of City-wide costs for Police, Fire, Storm Drainage and Landscape Maintenance, as well as 100 percent of the direct and indirect costs for the maintenance of the landscaped public areas and the storm drainage system added to the City by the new development.

- Impact Fee Collection – At the September 6, 2011 meeting, the Council and staff discussed how impact fees relate to the land use designations shown on the Preferred Land Use Alternative. Once the City Council adopts a Preferred Land Use Alternative, the Environmental Impact Report (EIR) process will begin. During this process, the consultant will need to make some assumptions (square footage of commercial, dwelling units per acre for residential, etc.) before running an analysis that eventually computes the impacts of the proposed “project”. The impacts would then translate to needed infrastructure. Then the cost of constructing the infrastructure is calculated. Then the total cost is spread out on future development throughout the City through development impact fees.

Revenue-Generation Land Use Policy

In contrast to policies that are designed to ensure new development pays for the costs to serve the new development, Council took an additional step to help address long-term revenue shortfalls unrelated to the impacts of new development. With 70% leakage of sales tax to neighboring communities because of a lack of retail and commercial development in the community to fully meet our residents’ needs, Council directed staff to develop a policy that allowed different uses on commercially designated site IF revenue generation would be preserved and /or other benefits to the community would be realized to support an amendment to the General Plan.

On June 20, 2006, Applied Development Economics (ADE) presented its findings and recommendations to the City Council for the Revenue Generation vs. Traditional Land Use Zoning Study (the "Study"). The Study analyzed the development potential for 15 commercially zoned properties based on market demand and absorption, site constraints, and other related observations. The study identified a market driven development scenario assumption for each site, and provided a fiscal analysis estimating the revenue generated for City services. ADE provided the City with the fiscal model utilized in the Study and explained its use to staff. Staff developed a “revenue-based” land use policy.

In developing a Revenue-Based Land Use Policy, staff considered the following:

- Addressing the long-term fiscal health of Suisun City by recognizing the need for revenue generation on the remaining commercial sites in the City, especially given the limited inventory of remaining commercial zoned properties.
- Providing the development community with maximum flexibility in terms of land use.
- Allowing developers to present development scenarios that may provide an additional component of “value” to Suisun City, although not necessarily in terms of direct generation of revenues.
- Preserving retail market potential as evidenced by the Buxton Study results.

The Policy was adopted by the City Council in July 2006 and the Policy Directive was signed by the City Manager. Whenever a General Plan/Zoning Amendment is requested, staff utilizes the model created by ADE to analyze the impact of the proposed project.

Unless and until the Council amends or eliminates the policy, it would continue to be applied in the future whenever a General Plan amendment or zoning amendment is proposed in order to maximize revenue opportunities within the City. However, in assessing the pros and cons of changing land use designations that have historically been “commercial” to another designation (as would have been controlled under the Revenue-Based Land Use Policy if the General Plan Update were not being undertaken at this time), staff is weighing this policy in its analysis. For example, if a commercially zoned property is analyzed as a use other than commercial (i.e., mixed use, destination tourism, etc.), additional benefits to offset the potential loss of long-term revenue generation are identified.

Site-Specific Options and Alternatives

From the discussion during the Public Hearing on September 6, 2011, when the Planning Commission’s recommended land use alternatives were considered; comments, observations and alternative approaches were discussed on only a handful of properties. These include:

1. Gentry site – Highway 12 and Pennsylvania Avenue (Site #1).
2. Thirty-Acre Site – NW corner of Highway 12 and Marina Boulevard (Site #5).
3. ARCO Remainder Parcel - NE corner of Highway 12 and Marina Boulevard (Site #6).
4. Main Street West DDA Parcels 12 and 13 – Vacant parcels on the west side of Civic Center Boulevard and south of Lotz Way (Undesignated Site).
5. North Sunset Avenue south of Railroad Avenue (Site #11).
6. Whispering Bay Lane/end of Civic Center Boulevard (Site #9).
7. East of Walters Road/South of Petersen Road (sites #15/16).
8. East of Petersen Ranch (site #14).
9. Aksnes GPU Request (Potential Mitigation Bank development) (Site #18).

The level of discussion varied greatly among these properties, with most of the discussion centered on proposed changes that, at first-blush, appear to reduce our longer-term revenue generation capacity. For further discussion, staff has provided options and alternatives that not only take into account longer-term fiscal health, but also the harder-to-quantify opportunities related to the City’s waterfront environment and interest in streamlining the overall development process.

Staff is seeking Council consensus and direction to move the process into the next phase, which is the environmental analysis. As was stressed at the September 6th meeting, the direction that the Council gives regarding the Preferred Land Use Alternatives would not represent the **final General Plan land use designations**.

Based on the environmental analysis, and the data that is generated from this analysis, the Planning Commission and Council will be given additional information before making a final and informed decision on the General Plan Land Use Map. This discussion is important at this

point in time to ensure that the environmental analysis is consistent with the general views of the Council regarding the future development of the few remaining vacant parcels in the City and within the City's sphere of influence.

1. **Gentry (Site #1)** – The Planning Commission recommended a proposed land use designation for this site of Mixed Use. In response to a question regarding whether this designation is consistent with the former proposed Gentry project, staff recommends that GPU environmental analysis utilize the proposed 500,000 square feet of commercial and 230 dwelling units analyzed in the DEIR for the Gentry project as the level of impact to analyze in the GPU EIR.
2. **Thirty-Acre Site on Highway 12 at Marina (Site #5)** – Staff presented several alternative scenarios for this site. This site also generated the most discussion and concern. The Planning Commission recommended a proposed designation for this site of Mixed Use. The proposed mixed-use designation would allow for environmental analysis of a mix of residential and commercial impacts. Such a designation allows for both horizontal mixed-use and vertical mixed-use. Horizontal mixed-use allows for a portion of the site to be developed with commercial uses and a portion of the site to be developed with residential units that would support the commercial. It would also allow for vertical mixed-use, in which commercial uses are developed on the main floor and residential units, to support the commercial, are developed above the commercial space. The City's existing municipal code requires all commercial developments over 1,000 square feet and residential development of more than five units to annex into Community Facilities District No. 2.

The discussion surrounding this property was tied primarily to the concerns of long-term fiscal health. Given the size and location of the property related to both the waterfront and train station, and the fact that it is the largest vacant piece of property in our PDA, how this property is analyzed is very critical to the City's long-term goals. These goals include fiscal health, maximizing the unique strengths of the waterfront and train station, ensuring flexibility through the EIR process as applied to future development, and applying the current Revenue-Based Land Use Policy.

Following the September 6th Public Hearing and Council discussion, staff responded by developing the following four alternatives for Council consideration:

- Mixed-Use Commercial – Commercial uses with the flexibility of incorporating a residential component (which could be approved by Council based on a regulatory approach to be developed at a later stage in the General Plan/Zoning Ordinance Update process).
- Destination Tourism/Retail – Retail commercial, visitor-serving/destination commercial, lodging, conference center, and recreational uses (Council could also consider adding the analysis of residential uses).
- Commercial – Current range of commercial uses.

- Mixed Use Transit-Oriented Residential – Mixed Use similar to the Mixed-Use Commercial with more of an emphasis on TOD consistent with the discussion at the Planning Commission level of review.

Some of the pros and cons of these alternatives are presented below:

Mixed-Use Commercial – This designation would analyze a predetermined amount of mixed uses of commercial development (i.e., employment-generating, retail, etc.) along with the potential development of some residential units on the site. In comparison to the Mixed Use designation recommended for the site by the Planning Commission, this designation would have a stronger emphasis on commercial. (If this designation is carried forward to the General Plan Land Use Map, the Council could adopt a regulatory approach whereby the Council could assess the costs and benefits of a proposed development project that includes residential, consistent with a Council-adopted policy such as the Revenue-Based Land Use Policy.)

Pros

- Has the potential of maximizing revenue generation opportunities while allowing Council flexibility to consider residential uses that add to and/or make the commercial component of the project viable.
- If a major commercial development proposal did materialize, *much* of the EIR analysis would be in place to address these general impacts.
- Allowing some residential development along with commercial may increase the viability of developing commercial, recognizing the limitations of the site (it lacks direct I-80 access).
- Regarding the environmental analysis, this alternative would add the flexibility for the Council to approve a residential component based on Council-approved guidelines (versus designating the site all commercial), and the Council would thereby preserve the opportunity for CEQA streamlining of a broader range of future projects while maintaining ultimate control.
- As is generally the case throughout the PDA, if the appropriate number and density of residential units were analyzed in the GPU EIR, and this designation was included on the General Plan Land Use Map, it would position the City for access to regional grant funding for infrastructure improvements, such as Railroad Avenue. (Currently the Public Resources Code provides that a transit priority project *may be* up to 8 acres in size, and it *may include* up to 200 units with a density of at least 20 units/acre.)
- This designation and supporting regulatory approach would be consistent with the Revenue-Based Land Use Policy that Council has already adopted. In addition it would increase the likelihood of attracting higher income households to the downtown to support expansion of existing and future commercial uses.

Cons

- In the future, if a portion of the site is developed residentially, there may be a potential relative loss of revenue, had that portion of the site developed commercially at some point in the future. (From a regulatory perspective, Council could still retain control by the adoption of General Plan policies and/or zoning regulations at a future point in the update process.)
- This designation would likely result in less residential and it could fail to take advantage of the potential of a larger residential development that would provide rooftops to stimulate commercial activity in the downtown than the Mixed Use designation recommended by the Planning Commission.

Destination Tourism/Retail – This designation, as applied to the thirty-acre site anticipates uses such as visitor-serving/destination commercial, lodging, a possible conference center, and recreation uses. The EIR would analyze impacts from a combination of these uses. (Council could also direct that residential uses that support these uses be analyzed in the EIR, and it could adopt a regulatory approach whereby the Council could assess the costs and benefits of a proposed development project that includes residential, consistent with a Council-adopted policy such as the Revenue-Based Land Use Policy.)

Pros

- In the future, if a portion of the site were developed for lodging, Transit Occupancy Tax revenue would be generated. Visitor-serving/destination commercial, and recreational uses could also result in sales tax generation by drawing more of a regional base of customers to the area as opposed to just meeting the commercial needs of residents.
- The uses contemplated in this designation would bring spending power from other areas to the City, which would generate revenue from outside the community.
- The train station provides a convenient travel mode for visitors, both those visiting Suisun City from other areas, as well as those utilizing Suisun City hotels and other lodging as home base to visit the surrounding Bay Area and Sacramento area.
- This designation complements the destination uses available and anticipated in the downtown waterfront area and compliments the buzz and visioning of our marketing campaign as a special waterfront destination in Solano County for unique dining, lodging, entertainment and natural recreation.

Cons

- Given the limited amount of residential that would develop under this alternative, this land use designation does not take full advantage of the adjacent train station for accommodating alternative modes of transportation for Suisun City residents (though it does facilitate tourism related users).

- General Plan policies and zoning would be required to restrict development to those uses consistent with the Destination Tourism designation, potentially limiting future development. (Proposed projects not consistent with the EIR analysis would need additional environmental analysis.)

Commercial – This designation would analyze a mix of commercial uses without analyzing any residential development on the site.

Pros

- If commercial use becomes viable in the future, this option may result in the highest intensity commercial use for the site.
- Generally, commercial uses generate more local revenue than other uses, especially regional commercial.

Cons

- This site has remained vacant for several decades while designated commercial. Lack of site access and exposure sought by commercial developers compared to other sites in the same market may continue to inhibit commercial development.
- The train station provides no benefit to this alternative.
- This designation would not result in any CEQA Section 61155 streamlining for future projects.
- If it is determined that viable development of the site for commercial use may require some residential component, additional environmental analysis would need to occur before such a project could go forward in that this alternative does not contemplate any residential uses.

Mixed-Use Transit-Oriented Development – This designation would analyze a combination of high-density residential development and complementary commercial uses on the site. (This alternative is consistent with discussion which occurred at the Planning Commission level.) If the Council is interested in going this direction, it would be useful to base the residential units to be analyzed on the existing Public Resources Code requirements for CEQA streamlining. As discussed previously, a transit priority project *may be* up to 8 acres with up to 200 units with a density of at least 20 units/acre, or it *may be* less than 8 acres and less than 200 units. Through the environmental analysis, a recommendation of the most feasible mix of commercial and residential would be developed. Staff would appreciate Council's general sense of interest in analyzing potential T.O.D. on the site.)

Pros

- Depending on the mix of residential versus commercial, this designation – as compared to others – would likely allow access to regional grant funding for infrastructure improvements, such as Railroad Avenue.
- This designation takes advantage of the adjacent train station for local residents by locating housing within walking distance of commuter rail.
- This designation has the potential to accommodate and attract commuting Bay Area employees with higher disposable incomes, resulting in greater financial support of existing and future retail and other uses in Suisun City (e.g., single/married young professionals).
- This designation would be likely to result in the opportunity for future development to take advantage of a streamlined CEQA process under Public Resources Code Section 61155, saving time and money for the developer, if the proposed mix of residential and commercial meets regional planning goals and strategies.
- Related to the above, this designation would allow development that is likely to be consistent with the Regional Sustainable Communities Strategy and Regional Transportation Plan.

Cons

- This alternative may not result in maximized revenue generation, compared to other alternatives.
- General Plan policies and zoning regulations would be required to restrict development to those uses consistent with this alternative, potentially limiting future development or requiring those uses to obtain General Plan amendments and/or rezoning, along with additional environmental review.

3. ARCO Remainder Parcels NE corner of Highway 12 and Marina Boulevard (Site #6) – The Planning Commission recommended a proposed designation for this site as Mixed Use, which would be a change from the current designation of Commercial.

This vacant parcel is adjacent to Marina Boulevard on the west side, a church on the north side, single family residential on the east side, and a gas station on the south side. Mixed-use would allow development of the site in a way that reduces land use conflicts between the new development and the existing uses. For example, the proposed site sketch plan submitted by the property owner shows commercial development adjacent to the gas station and residential development adjacent to the existing single family homes. The City's existing municipal code requires all commercial developments over 1,000 square feet and residential development of more than five units to annex into Community Facilities District No. 2.

Although the Council has included this site as commercial under the revenue-based land use policy, the mixed use alternative provides for buffering of the existing single-family residential adjacent to the site and transition to a commercial area adjacent to the ARCO station and Highway 12.

4. **Main Street West Disposition and Development Agreement Parcels 12 and 13 (undesignated sites)** – The Main Street West Parcels 12 and 13 currently have a General Plan designation of Downtown Waterfront (DW) and a Specific Plan designation of Mixed Commercial /Office/Residential (C/O/R). Staff noted a Council comment regarding the possibility of a hotel on these sites. The Specific Plan has a development program adopted for the C/O/R designation which includes between 100-200 hotel rooms and 50-100 townhome units. In addition, with Council’s direction, the EIR analysis could include consideration of a conference center in this area.
5. **North Sunset Avenue south of Railroad Avenue (Site #11)** – The proposed designation is Commercial. Staff noted a comment that suggested looking at this site as Mixed-Use to provide for residential development on a portion of the site. Staff believes that either the Commercial or Mixed-Use designation would be appropriate on the site, since its size would accommodate various site plan alternatives.
6. **Whispering Bay Lane/end of Civic Center Blvd. (Site # 9)** – This site is currently proposed as Destination Tourism. Staff noted comments that this area could be divided and designated separately as residential at the end of Civic Center Boulevard and Destination Tourism at Whispering Bay. While residential development has been proposed in the past on a portion of this site, soil conditions would require site preparation that would significantly add to the cost of development. Staff agrees that residential development on this site would be desirable. However, as an alternative, a Destination Tourism designation could provide a short-term development opportunity that would generate TOT revenue while not requiring the expensive site preparation necessary to support permanent structures. A General Plan amendment could always be considered for a residential development in the future.
7. **East of Walters and south of Petersen Road (Sites #15/16)** – These sites currently proposed as a blend of Commercial and Destination Tourism. Staff noted a comment that perhaps the commercial should be expanded rather than including destination tourism. The magnitude of environmental impacts (particularly traffic) that would be generated by a Commercial designation will be substantial, resulting in the need for expanded infrastructure and increased impact fees. Since the existing environmental constraints will shape the future development of this site, staff recommends approval of the blend of designations.
8. **East of Peterson Ranch safety easement parcels (Site #14)** – The proposed designation is Agriculture/Open Space. A question was raised about the existing designation as Open Space Reserve. The Agriculture/Open Space designation is consistent with the existing Open Space Reserve designation.

9. **Aksnes GPU Request - Possible mitigation bank development (Site #18)** – The proposed designation is Agriculture/Open Space. Ted Aksnes addressed the Council and explained that he wants to development a mitigation bank on this site. The proposed mitigation bank use is consistent with the proposed designation as Agriculture/Open Space. He has had many detailed conversations with Travis Air Force Base in the past. However, Travis will have to approve the use before a mitigation bank use could be approved by the City. A comment was noted regarding the idea of expanding the Sphere of Influence farther east. It would be unlikely that LAFCO would support this expansion since the land will not be needed to accommodate growth during the time period covered by the GPU.

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. Ultimately, the Preferred Land Use Alternative simply provides direction for the analysis to be completed in the GPU EIR.

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.

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.

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 October 18, 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 18th of October 2011, by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 4th day of October 2011.

Linda Hobson, CMC
City Clerk

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 October 18, 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.

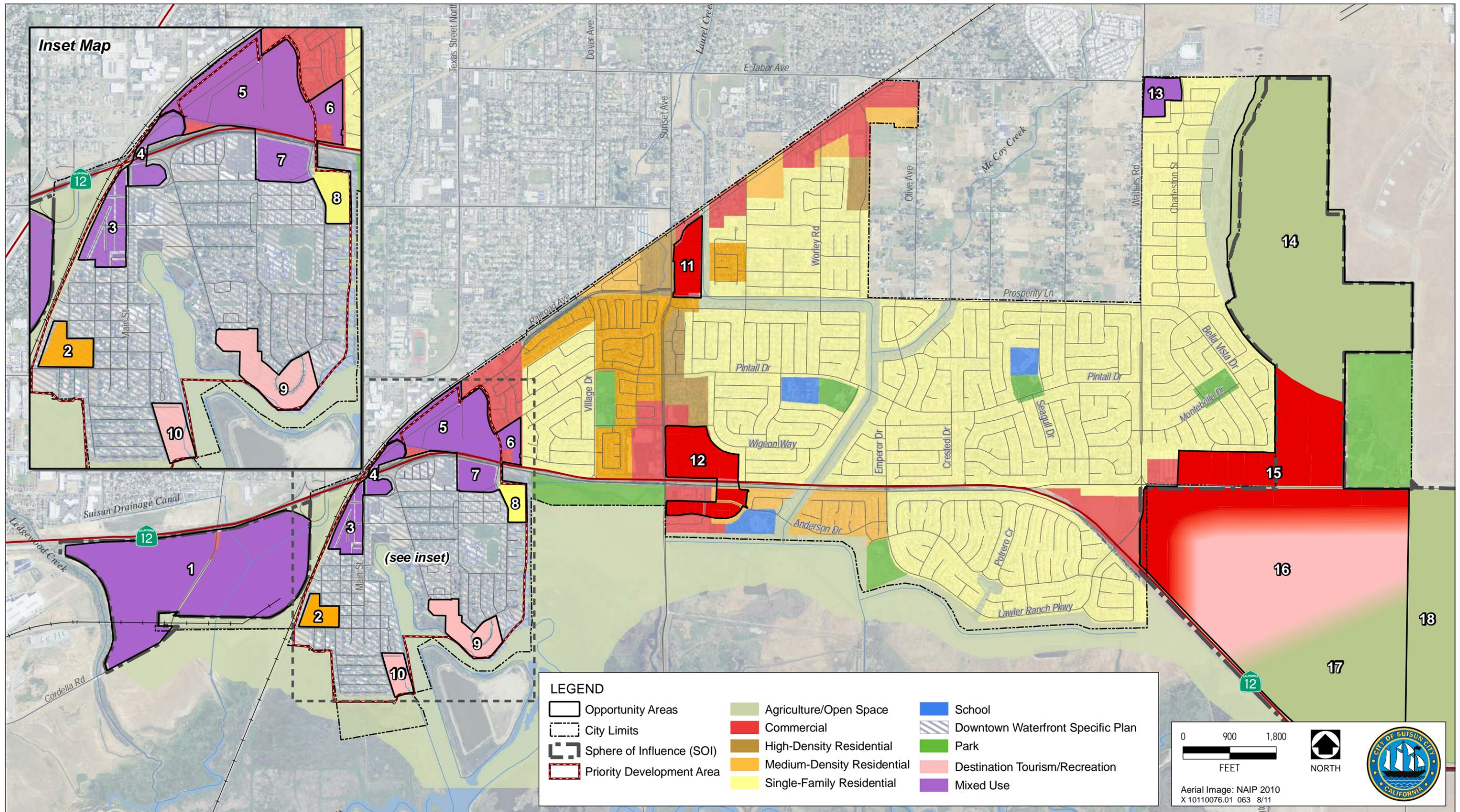
BE IT FURTHER RESOLVED THAT THE CITY COUNCIL approves the proposed preferred land use alternative, Exhibit A, for use in the further development of the GPU, including a Notice of Preparation for an Environmental Impact Report analyzing environmental impacts of the proposed preferred land use alternative.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 18th of October 2011, by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this 4th day of October 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.

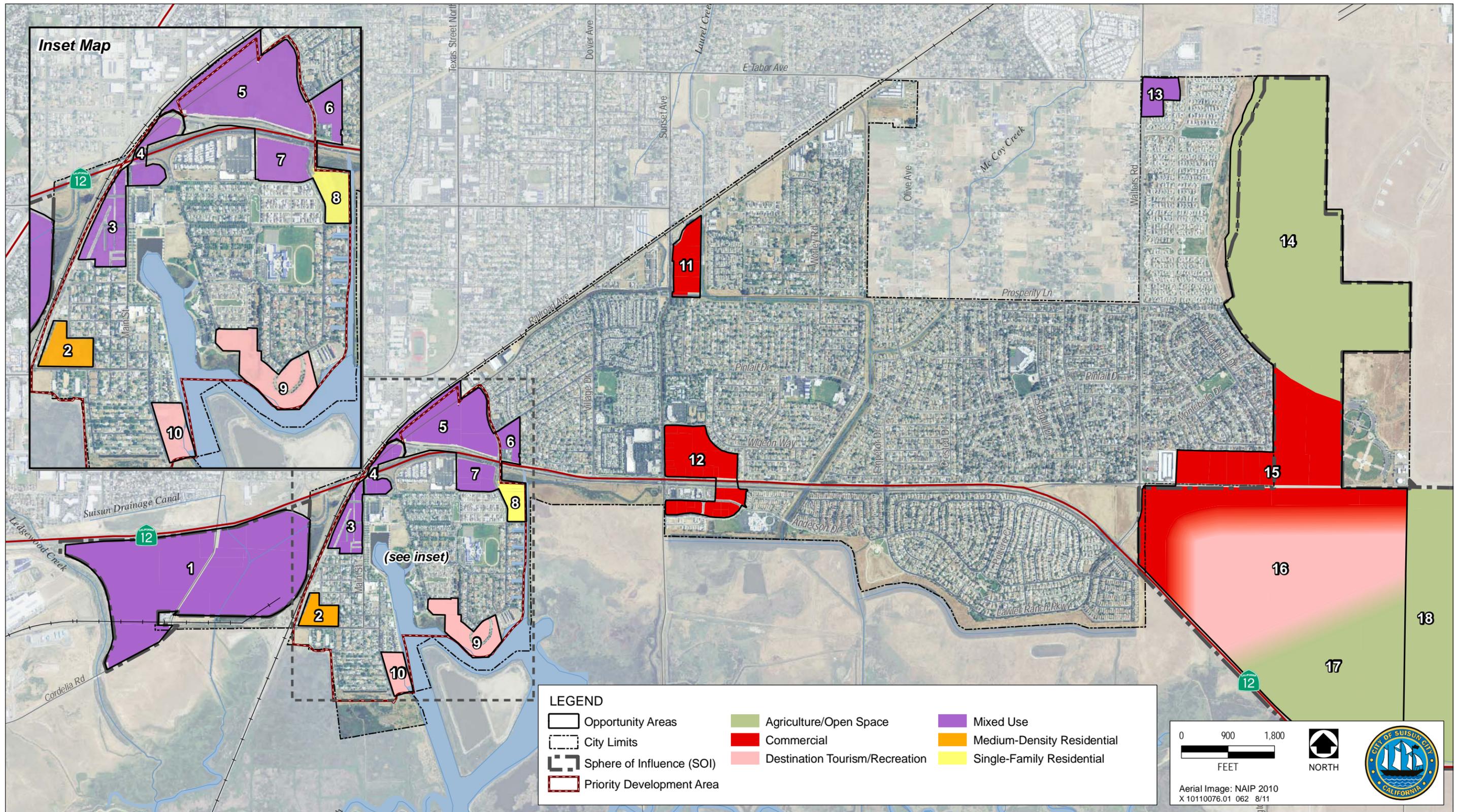
The foregoing motion was made by Commissioner Holzwarth and seconded by Commissioner Wade and carried by the following vote:

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 26th day of July 2011.



Anita Skinner, Commission Secretary



Source: Suisun City 2011, AECOM 2011

Planning Commission Preferred Land Use Alternative