



Pedro "Pete" M. Sanchez, Mayor
Lori Wilson, Mayor Pro-Tem
Jane Day
Michael J. Hudson
Michael A. Segala

First and Third Tuesday
Every Month

A G E N D A

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

TUESDAY, OCTOBER 18, 2016

5:30 P.M.

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

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 741)
(Next City Council Res. No. 2 016 – 81)
Next Suisun City Council Acting as Successor Agency Res. No. SA2016 – 07
(Next Housing Authority Res. No. HA2016 – 05)

ROLL CALL

Council Members

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).

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

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.)

CLOSED SESSION

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

City Council

1. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (1 potential case).

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
SUCCESSOR AGENCY 421-7309 FAX 421-7366

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8., the City Council of the City of Suisun City will hold a Closed Session for the purpose of Conference with Real Property Negotiator.

Property Under Negotiation: 715 Main Street, Suisun City, California, 94585

Agency Negotiator: Suzanne Bragdon, City Manager, Ronald C. Anderson, Jr, Assistant City Manager/Administrative Services, Jason Garben, Economic Development Director

Negotiating Parties: Michael Klemme and Michael Mideiros

Under Negotiations: Real property terms and payment

CONVENE OPEN SESSION

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

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. 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 related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The City may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting

PLEASE NOTE:

1. The City Council/Agency/Authority hopes to conclude its public business by 11:00 P.M. Ordinarily, no new items will be taken up after the 11:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including the Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA, and the Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA.

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda for the meeting of October 18, 2016 was posted and available for review, in compliance with the Brown Act.

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Lori Wilson, Mayor Pro-Tem
Jane Day
Michael J. Hudson
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

A G E N D A

REGULAR MEETING OF THE SUISUN CITY COUNCIL

SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,

AND HOUSING AUTHORITY

TUESDAY, OCTOBER 18, 2016

7:00 P.M.

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

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 741)

(Next City Council Res. No. 2 016 – 81)

Next Suisun City Council Acting as Successor Agency Res. No. SA2016 – 07)

(Next Housing Authority Res. No. HA2016 – 05)

ROLL CALL

Council / Board Members

Pledge of Allegiance

Invocation

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.)

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers
2. City Manager/Executive Director/Staff

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

SUCCESSOR AGENCY 421-7309 FAX 421-7366

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Introduction of new Suisun City Employees in the Development Services Department, Planning Specialists Kirsten Horton and Stephanie Wen - (Garben).
4. Presentation of Proclamation to Pete Dominguez, Suisun City Employee, Retiring after 34 Years of Service 1982 – 2016.
5. Presentation of a Proclamation to the Recreation and Community Services Department Proclaiming October 23 - 31, 2016 as “Red Ribbon Week”.
6. Achievement for Excellence in Financial Reporting – (Luna).
 - a. Presentation of Certificate of Achievement for Excellence in Financial Reporting to Finance Department Staff.
 - b. Presentation of Award of Financial Reporting Achievement to Elizabeth Luna, Senior Accountant.

CONSENT CALENDAR

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

City Council

7. Council Adoption of Resolution No. 2016-___: Accepting the Train Depot Improvement Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project – (McSorley).
8. Council Adoption of Resolution No. 2016-___: Adopting the 4th Amendment to the Annual Appropriation Resolution No. 2016-48 to Appropriate Funds to Repair the City’s Street Sweeper – (McSorley).

Joint City Council / Suisun City Council Acting as Successor Agency/Housing Authority

9. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on August 8, 2016, August 16, 2016, and September 6, 2016 – (Hobson).

Joint City Council / Suisun City Council Acting as Successor Agency

10. Council/Agency approval of the August 2016 Payroll Warrants in the amount of \$347,931.26. Council/Agency Approval of the August 2016 Payable Warrants in the amount of \$719,504.94 – (Finance).

PUBLIC HEARINGS**City Council****11. PUBLIC HEARING**

Council Introduction of Ordinance and Waive Reading of Ordinance No. ___: Adopting the Waterfront District Specific Plan and a Finding of Consistency with the Approved 2035 General Plan and its Certified Environmental Impact Report (EIR) - (Garben).

GENERAL BUSINESS**City Council**

12. HEARING

Council Adoption of Resolution No. 2016-___: 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).

13. Discussion and Direction – Consideration of Expanding Smoke Free Public Areas – (Loftus).

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. 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 related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The City may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting

PLEASE NOTE:

1. The City Council/Agency/Authority hopes to conclude its public business by 11:00 P.M. Ordinarily, no new items will be taken up after the 11:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including the Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA, and the Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA.

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda for the meeting of October 18, 2016 was posted and available for review, in compliance with the Brown Act.

THIS PAGE INTENTIONALLY LEFT BLANK

Office of the Mayor
Suisun City, California

Proclamation



WHEREAS, Alcohol and other drug abuse in this nation has reached epidemic stages; and

WHEREAS, it is imperative that visible, unified prevention education efforts by community members be launched to eliminate the demand for drugs; and

WHEREAS, The National Family Partnership is sponsoring the National Red Ribbon Campaign offering citizens the opportunity to demonstrate their commitment to drug-free lifestyles (no use of illegal drugs, no illegal use of legal drugs); and

WHEREAS, The National Red Ribbon Campaign will be celebrated in every community in America during “Red Ribbon Week”, October 23-31; and

WHEREAS, Business, government, parents, law enforcement, media, medical, religious institutions, schools, senior citizens, service organizations and youth will demonstrate their commitment to healthy, drug-free lifestyles by wearing and displaying Red Ribbons during this week-long campaign.

NOW, THEREFORE, BE IT RESOLVED, THAT I, Pete Sanchez, Mayor of the City of Suisun City, do hereby proclaim, along with the Suisun City ATOD Prevention Coalition, and the Solano County Board of Education, the week of October 23 - 31, 2016, as:

“RED RIBBON WEEK”

in the City of Suisun City and encourage residents to participate in drug prevention education activities by making a visible statement that we are strongly committed to a drug-free City.

BE IT FURTHER RESOLVED THAT, the Suisun City Council encourages all citizens to personally pledge:

YOLO (You Only Live Once) Be Drug Free

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

Pete Sanchez, Mayor

ATTEST: _____

DATE: _____ October 18, 2016 _____

THIS PAGE INTENTIONALLY LEFT BLANK

AGENDA TRANSMITTAL

MEETING DATE: October 18, 2016

CITY AGENDA ITEM: Council Adoption of Resolution No. 2016-___: Accepting the Train Depot Improvement Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project.

FISCAL IMPACT: There is no impact on the General Fund associated with the Train Depot Improvement Project (Project). A total of \$855,300 was appropriated for the Train Depot Improvement Project (Project). The final Project construction contract amount is approximated at \$686,200.

STAFF REPORT: On November 17, 2015, the City Council awarded All-American Construction, Inc. the construction contract for the Train Depot Improvement Project (Project). Because the winter season of 2015/2016 was fairly dry, construction work on the Project was able to begin on February 16, 2016.

The main Project improvements include painting the building interior and exterior; replacing windows with double pane, double hung windows; renovating both restrooms; replacing the existing interior and exterior light fixtures; replacing the main front door; replacing the front concrete stairs with a widened concrete stairs and an enhanced landing; installing handrails on the south and west sides of the building; upgrading curb ramps to ADA-compliant curb ramps; installing chain link fence and metal fences in the vicinity of the train depot; installing a monument sign along Main Street; constructing a decorative concrete pathway within the driveway at the front entrance to the building; slurry sealing the driveway as well as the parking lot east of the building; and installation of a flagpole with lighting on the west side of the building.

All-American Construction, Inc. has completed the Project in an acceptable and satisfactory manner and it is now appropriate to file the Notice of Completion with the County.

Staff recommends accepting the Project as substantially complete and authorizing the City Manager to file and record the Notice of Completion with the County which will then start the one-year warranty period.

RECOMMENDATION: It is recommended that the City Council Adopt Resolution No. 2016-___: Accepting the Train Depot Improvement Project as Substantially Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project Upon Full Project Completion.

PREPARED BY:

Nick Lozano, Associate Engineer / Project Manager

REVIEWED/APPROVED BY:

Timothy J. McSorley, Building & Public Works Director

ATTACHMENTS:

1. Resolution No. 2016-__: Accepting the Train Depot Improvement Project as Substantially Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project Upon Full Project Completion.
2. Notice of Completion.

RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ACCEPTING THE TRAIN DEPOT IMPROVEMENT PROJECT AS COMPLETE, AND AUTHORIZING THE CITY MANAGER TO RECORD THE NOTICE OF COMPLETION FOR THE PROJECT

WHEREAS, on November 17, 2015, the City Council awarded All-American Construction, Inc. the construction contract for Train Depot Improvement Project (Project); and

WHEREAS, because the winter season of 2015/2016 was fairly dry, construction work on the Project was able to begin on February 16, 2016; and

WHEREAS, the construction contract included the following primary tasks: painting of the building interior and exterior; replacement of windows and doors; renovation of restrooms; replacement of interior and exterior light; upgrading of curb ramps to ADA standards; installation of a monument sign, and installation of a flagpole on the west side of the building; and

WHEREAS, All-American Construction, Inc. has completed all work under the contract for the Project and is ready to receive a Notice of Completion.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City does hereby accept the Train Depot Improvement Project as completed, and authorizes the City Manager to take such measures as necessary to execute the Notice of Completion upon full Project completion.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 18th of October 2016, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 18th of October 2016.

Linda Hobson, CMC
City Clerk

THIS PAGE INTENTIONALLY LEFT BLANK

WHEN RECORDED MAIL TO:

Name	Public Works Department
Street Address	CITY OF SUISUN CITY 701 CIVIC CENTER BLVD.
City & State, Zip	SUISUN CITY, CA 94585

SPACE ABOVE THIS LINE FOR RECORDER'S USE

No Fee, per code 27283

NOTICE OF COMPLETION

A.P.N. 0032-051-010

Notice is hereby given that:

- The undersigned is owner of the interest or estate stated below in the property hereinafter described.
- The full name of the undersigned is City of Suisun City
- The full address of the undersigned is 701 Civic Center Blvd.
Suisun City, CA 94585
- The nature of the title of the undersigned is: In fee. N/A
(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")

- The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are: **NONE**

NAMES	ADDRESSES
-------	-----------

- The names of the predecessors in the interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to: **NONE**

NAMES	ADDRESSES
-------	-----------

(If no transfer made, insert "none.")

- A work of improvement on the property hereinafter described was completed on October 18, 2016
- The name of the contractor, if any, for such work of improvement was All-American Construction, Inc.

(If no contractor for work of improvement as a whole, insert "none.")

- The property on which said work of improvement was completed is in the City of Suisun City, County of Solano, State of California, and is described as follows:
Train Depot Improvements Project

- The street address of said property is 177 Main Street, Suisun City, CA 94585

11. I declare under penalty of perjury the foregoing is true and correct.

Signature of
owner named
in paragraph 2 _____

Dated: _____

By Suzanne Bragdon, City Manager

THIS PAGE INTENTIONALLY LEFT BLANK

AGENDA TRANSMITTAL

MEETING DATE: October 18, 2016

CITY AGENDA ITEM: Council Adoption of Resolution No. 2016-__: Adopting the 4th Amendment to the Annual Appropriation Resolution No. 2016-48 to Appropriate Funds to Repair the City's Street Sweeper.

FISCAL IMPACT: The Storm Drain and Flood Maintenance Fund realized an unanticipated carryover of \$41,100, so funds are available to appropriate the requested \$17,500.

BACKGROUND: The City contracted with Republic Services in 2015 to provide street sweeping services for the City. It was determined that the contract was a more cost-effective way to have our streets swept of leaves and debris. Prior to that contract, the City performed the work with its own two sweepers. The City has since disposed of the older outdated unit leaving one remaining sweeper in the City's possession. This sweeper provides staff with the ability to conduct winter preparations to clean storm drain inlets, as well as to respond to emergency spills on our roadways.

STAFF REPORT: Recently, upon inspection, it was determined that the sweeper needed repairs to be able to be used for our winter preparations. Upon further inspection by our equipment mechanic, it was discovered that the repairs were much more extensive than first observed due to numerous long-deferred maintenance and safety items. These repairs will be performed by an outside vendor, as they are beyond staff's capabilities. The repairs will be made by GCS Environmental Equipment Services, Inc. They are a vendor that specializes in repairing specialized equipment including TYMPCO 600 street sweeper vehicles. They are a sole source vendor for our area for both parts and service.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2016-__: Adopting the 4th Amendment to the Annual Appropriation Resolution No. 2016-48 to Appropriate Funds to Repair the City's Street Sweeper.

ATTACHMENTS:

1. Resolution No. 2016-__: Adopting the 4th Amendment to the Annual Appropriation Resolution No. 2016-48 to Appropriate Funds to Repair the City's Street Sweeper.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Amanda Dum, Management Analyst
 Tim McSorley, Public Works & Building Director/City Engineer
 Suzanne Bragdon, City Manager

RESOLUTION NO. 2016-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE 4TH AMENDMENT TO THE ANNUAL APPROPRIATION
RESOLUTION NO. 2016-48 TO APPROPRIATE FUNDS TO REPAIR THE CITY'S
STREET SWEEPER**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY:

THAT Section 010 of Part III of the Annual Appropriation Resolution No. 2016-48 be and is hereby

		Increase/ (Decrease)
TO:	BUILDING & PUBLIC WORKS	\$ (17,500)
	Storm Drain & Flood Channel Maint. Fund	
	Beginning Balance	
	TOTAL Section 190	<u>\$ (17,500)</u>

THAT Section 142 of Part III of the Annual Appropriation Resolution No. 2016-48 be and is hereby amended as follows:

		Increase/ (Decrease)
TO:	BUILDING & PUBLIC WORKS	\$ 17,500
	Vehicle Maintenance Fund	
	TOTAL Section 705	<u>\$ 17,500</u>

THAT account titles and numbers requiring adjustment by this Resolution are as follows:

	<u>Sources</u>	<u>Uses</u>
<u>Storm Drain & Flood Channel Maintenance</u>		
A/C No. 190-70101-6315	Beginning Balance	\$ 17,500
A/C No. 190-85705-6315	Transfer Out to Fund 705	<u>\$ - \$ 17,500</u>
	Total Storm Drain & Flood Channel	<u>\$ 17,500 \$ 17,500</u>

Vehicle Maintenance Fund

Revenues:		
A/C No. 705-81190-6395	Transfer In from Fund 190	\$ 17,500 \$ -
Appropriations:		
A/C No. 705-91440-6395	Auto Parts/Supplies	\$ 12,500
A/C No. 705-91430-6395	Contract Services/Equipment	<u>\$ - \$ 5,000</u>
	Total Vehicle Maintenance Fund	<u>\$ 17,500 \$ 17,500</u>

THAT the purpose is to appropriate funds for needed repairs to the City's street sweeper which will be used for annual storm season preparations.

ADOPTED AND PASSED at a regular meeting of the City Council of the City of Suisun City duly held on the ____ day of _____, 2016 by the following vote:

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

WITNESS my hand and seal of the said City this ____ day of ____ 2016.

Linda Hobson, CMC
City Clerk

MINUTES

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

MONDAY, AUGUST 8, 2016

5:30 P.M.

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

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 741)

(Next City Council Res. No. 2 016 – 69)

Next Suisun City Council Acting as Successor Agency Res. No. SA2016 – 05)

(Next Housing Authority Res. No. HA2016 – 05)

ROLL CALL

Mayor Sanchez called the meeting to order at 5:30 PM with the following Council Members present: Day, Segala, Sanchez. Absent: Council Members Hudson, Wilson.

PUBLIC COMMENT None

(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).

PRESENTATIONS/APPOINTMENTS None

(Presentations, Awards, Proclamations, Appointments).

CONFLICT OF INTEREST NOTIFICATION None

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

CONSENT CALENDAR

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

City Council

1. Council Adoption of Resolution No. 2016-69: Providing for the Levy and Collection of Special Taxes for Community Facilities District (CFD) No. 3 for Fiscal Year 2016-17– (McSorley).

Council Member Day moved and Council Member Segala seconded the motion to approve Consent Calendar. Motion carried by the following roll call vote:

AYES: Council Members Day, Segala, Sanchez

ABSENT: Council Members Hudson, Wilson

Council Member Wilson Arrived at 5:33 p.m.

GENERAL BUSINESS

City Council

- 2. Proposed Mitigation for the Removal of City Trees as a Result of the Pacific Gas & Electric (PG&E) Community Pipeline Safety Initiative – (McSorley)
 - a. Council Adoption of Resolution No. 2016-70: Accepting \$50,000 as Mitigation for the Removal of City Trees as a Result of the Pacific Gas & Electric Company (PG&E) Pipeline Safety Initiative; and
 - b. Council Adoption of Resolution No. 2016-71: Adopting the Third Amendment to the Annual Appropriation Resolution No. 2016-48 to Appropriate \$50,000 of Tree Mitigation Funding from Pacific Gas & Electric (PG&E).

Council Member Wilson moved and Council Member Segala seconded the motion to approve Resolutions 2016-70 and 2016-71. Motion carried by the following roll call vote:

AYES: Council Members Day, Segala, Wilson, Sanchez

ABSENT: Council Members Hudson

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 5:55 PM.

Donna Pock, CMC
Deputy City Clerk

MINUTES

**REGULAR MEETING OF THE
SUISUN CITY COUNCIL**

**SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,**

AND HOUSING AUTHORITY

TUESDAY, AUGUST 16, 2016

7:00 P.M.

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

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 741)

(Next City Council Res. No. 2 016 – 72)

Next Suisun City Council Acting as Successor Agency Res. No. SA2016 – 05)

(Next Housing Authority Res. No. HA2016 – 05)

ROLL CALL

Mayor Sanchez called the meeting to order at 7:00 PM with the following Council / Board Members present: Day, Hudson, Segala, and Sanchez. Absent: Council/Board Member Wilson.

Pledge of Allegiance was led by Council Member Segala.

Invocation was given by City Manager Bragdon.

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).

Laurie Johnson, Supervising Librarian, provided an update on Solano County Library Strategic Plan; Library was chosen to receive six scholarships and are now offering online high school; Friends of the Library Teacher Luncheon; and SPLASH (Solano Partner Libraries and St. Helena) summer reading program.

Wayne Day spoke on the housing project going in at the school site and encouraged council to make the right decision, stay consistent with Old Town Suisun and keep our heritage.

CONFLICT OF INTEREST NOTIFICATION None

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

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers

Council Member Day commented that some of the trains are being used as storage and could be dangerous.

Council Member Segala commented on the 17th Suisun Harbor Bike Race, Jazz and Dine, time line for PG&E enclosure, Ribbon Cutting for Train Depot and maintenance by CalTrans of fences along Highway 12, attended clean-up, and reported on the Economic Development and Projects Committee.

Council Member Hudson commented on the success of National Night Out and attended California Association of Sanitary Agencies Annual Summer Conference.

Mayor Sanchez congratulated Council Members Segala and Wilson, as they will be starting a new four-year term in November as there were no papers drawn against them in this coming November election and reported he attended the Local Agency Formation Commission meeting.

2. City Manager/Executive Director/Staff

a. Quarterly Traffic Committee Report – (O’Brien)

Fire Chief O’Brien gave an update on Highway 12 East at Main Street overcrossing signal warning sign; the three-way signal project at Railroad and Sunset; Police Department special enforcement; back to school yellow striping around schools; Blossom Ave and Worley Road; and Parkside Drive and Cloverleaf Circle.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Recognition of the Community Effort Regarding the City’s Booth at the Solano County Fair.

Recreation and Community Services Director Lofthus reported we won two ribbons this year, 3rd Place for Community Spirit and 2nd Place for People’s Choice. Suisun Wildlife Center Monique Liguori, Lawler House Art Gallery Robin Rossi, Historical Center at Suisun Joe Neitzel, Nancy Ann Greg and Craig Moreno, The Wednesday Club, Helen Carroll, Downtown BID, Laura Cole-Rowe, ATOD Cathy Radar, Suisun City Staff Gretchen Mayer, Kelli Welding, Anita Skinner and Kris Lofthus. Joe Neitzel gave a brief report and thanked additional volunteers Kirsten Horton, Louise Moreno and Mark Mayer.

4. Presentation of Proclamation Supporting Heart 2 Heart’s Everyone’s Birthday Party Event.

Mayor Sanchez read the proclamation and Council Member Hudson presented the proclamation to Heart 2 Heart representative Cheryl Jensen.

5. Presentation by Paulette Cooper, Commute Consultant, Solano Transportation Authority, Solano Napa Commuter Information, on the Solano Commute Challenge.

Solano-Napa Commuter Information is a mobility program that assists employers and employees with commuter alternatives. The Solano Commute Challenge runs from August 1 thru October 31, 2016, the purpose of the challenge is to have employees use a commute alternative 30 workdays during that 3-month period, Some of the benefits include saving money, improved air quality, and improved employee productivity.

CONSENT CALENDAR

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

City Council

6. Council Adoption of Resolution No. 2016-72: Authorizing the City Manager or his/her Designee to Execute a Water Trail Construction Grant Funding Agreement with the Association of Bay Area Governments – (McSorley).
7. Council Adoption of Resolution No. 2016-73: Authorizing the City Manager to Extend the Professional Services Agreement on the City's Behalf with West Coast Code Consultants, Inc. for Contract City Inspector Services. – (McSorley).
8. Council Adoption of Resolution No. 2016-75: Designating Certain Officers and Employees with Arrest and Citation Authority – (Mattos).

Joint City Council / Suisun City Council Acting as Successor Agency/Housing Authority

9. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on July 26, 2016 and August 8, 2016 – (Hobson).
10. Council/Agency/Authority Accept the Investment Report for the Quarter Ending June 30, 2016 – (Luna).

Joint City Council / Suisun City Council Acting as Successor Agency

11. Council/Agency approval of the July 2016 Payroll Warrants in the amount of \$342,979.09. Council/Agency Approval of the July 2016 Payable Warrants in the amount of \$2,102,132.15 – (Finance).

Council Member Hudson moved and Council Member Day seconded the motion to approve the Consent Calendar. Motion carried by the following roll call vote:

AYES: Council Members Day, Hudson, Segala, Sanchez

ABSENT: Council Member Wilson

GENERAL BUSINESS**PUBLIC HEARINGS**City Council

12. Workshop on Draft Waterfront District Specific Plan – (Garben).

Presentation was made by Associate Planner Kearns and comments were received from the City Council. Matthew Gerken, AECOM, responded to council questions. Comments received from the Planning Commission are included in the staff report. Additional written comments received after the preparation of the staff report were provided to the City Council, comments received will be made part of the appendices.

Mayor Sanchez opened the Public Hearing.

Raymond Klein commented on the architectural elements of the Crystal school project not meeting the appearance of the historic downtown neighborhood, the parking study and traffic flow.

George Guynn commented he agreed with Mr. Klein's comments and street parking.

Michael Moore commented that inadequate parking needs to be addressed in the new Driftwood parcel.

Michael Brito asked council to consider a healthier community by having a healthier plan in the specific plan. Encourage more walking, biking, grocery store, limit tobacco and alcohol advertising, and placement of water fountains.

Mayor Sanchez continued the Public Hearing to August 23, 2016.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 9:18 PM.

Donna Pock, CMC
Deputy City Clerk

MINUTES

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

TUESDAY, SEPTEMBER 6, 2016

6:00 P.M.

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

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

Mayor Sanchez called the meeting to order at 6:00 PM with the following Council / Board Members present: Day, Hudson, Segala, Wilson and Sanchez.

PUBLIC COMMENT None

(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 None

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

GENERAL BUSINESS

City Council

1. Extension of Suisun-Solano Water Authority (SSWA) Agreements to Facilitate Awarding Bonds for Needed Improvements – (Anderson).
 - a. Council Adoption of Resolution No. 2016-75: Approving the Sixth Amendment to the Suisun-Solano Water Authority Joint Exercise of Powers Agreement, and Authorizing the Mayor to Execute It on the City's Behalf; and
 - b. Council Adoption of Resolution No. 2016-76: Approving the First Amendment to the Suisun-Solano Water Authority Implementation Agreement and Lease Agreement, and Authorizing the Mayor to Execute It on the City's Behalf.

Motioned by Council Member Day and Council Member Wilson to adopt Council Resolutions No. 2016-75 and No. 2016-76. Motion carried unanimously by the following roll call vote: AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 6:27 PM.

Linda Hobson, CMC
City Clerk

THIS PAGE INTENTIONALLY LEFT BLANK

MINUTES

REGULAR MEETING OF THE SUISUN CITY COUNCIL

SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,

AND HOUSING AUTHORITY

TUESDAY, SEPTEMBER 6, 2016

7:00 P.M.

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

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority meeting includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

Mayor Sanchez called the meeting to order at 7:00 PM with the following Council / Board Members present: Day, Hudson, Segala, Wilson, Sanchez
Pledge of Allegiance was led by Council Member Segala.
Invocation was given by City Manager Bragdon.

PUBLIC COMMENT - None

(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).

Later in the meeting, Mayor Sanchez allowed Anton Mitschan to speak.

Anton Mitschan discussed a domestic violence situation. Mayor Sanchez directed Mr. Mitschan to speak to Police Chief Mattos.

CONFLICT OF INTEREST NOTIFICATION - None

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

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers
2. Council Member Day hoped everyone had a good Labor Day weekend reportand stated the Train Station was looking good.

Council Member Segala attended Safe Route to School Bicycle Advisory Committee meeting where the Comprehensive Plan was discussed; reported the Jazz and Dine events were very good this year, dining attendance number was up and commended public works for palm tree work.

Council Member Hudson hoped everyone had an enjoyable Labor Day weekend, reported having the opportunity to give the commencement speech at InterCoast College and had volunteered for the Wounded Warriors Polo Benefit which helps benefit our homeless veterans in Solano County.

Council Member Wilson reported attending various meetings representing Suisun City, attended the Heart to Heart Event where she gave out gifts and spoke about her story of going from surviving to thriving, and thanked all the men and women serving our country and community for their service.

City Manager/Executive Director/Staff

City Manager reported a follow-up on Council Member Days's comment about the train depot looking good and stated there would be a ribbon cutting on Thursday at 1:30 pm and reported attending the ICSC Western Conference with Jaason Garben and stated there were follow-up meetings scheduled with some of the leads that was received at the conference.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Presentation of Proclamation to Fire Chief Mike O'Brien Proclaiming September 2016 as "National Preparedness Month" – (O'Brien).

Mayer Sanchez read and Council Member Wilson presented the proclamation to Fire Chief O'Brien.

4. Presentation by Sheila Barrett, Executive Director, Administrative Services and Community Engagement, Fairfield-Suisun Unified School District on the "Inspire: Dreams Start Now" event.

Sheila Barrett reported on the first "Inspire: Dreams Start Now" that was started about two years ago by Bethany Smith to have a career day for students, which has been a success by serving over 1500 eighth graders, thanked Council Member Segala for attending and participating in the planning, and showed a video.

5. Announcement of Suisun City Hometown Photo Contest Winners.

Honorable Mentions: Larry Bauer, Liyin Chen, Marvin Deschavez, Michael Easton, Anna Mulvhill, Unknown,

3rd Place Dave George

2nd Place Angelica Echevarria plus 1 honorable mention

1st Place Kevin Etter plus 2 honorable mentions

CONSENT CALENDAR

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

City Council

6. Council Adoption of Resolution No. 2016-77: Approving a Letter Supporting the Location of the KC-46A Pegasus Aerial Tanker at Travis Air Force Base (TAFB) – (Anderson).
7. Authorizing the City Manager to Execute Contract Service Agreements Relating to the Suisun Commerce and Logistics Center Project – (Garben).

- a. Council Adoption of Resolution No. 2016-78: Authorizing the City Manager to Execute a Contract Services Agreement on the City's behalf with First Carbon Solutions for Services Associated with Preparation of the Environmental Impact Report (EIR) for the Suisun Commerce and Logistics Center; and
- b. Council Adoption of Resolution No. 2016-79: Authorizing the City Manager to Execute Contract Services Agreements on the City's behalf with Remy, Moose, and Manley, LLP and Nossaman, LLP for Legal Services Associated with Processing Entitlements for the Suisun Commerce and Logistics Center.

Council Member Hudson asked to pull item 7

Motioned by Council Member Segala and seconded by Council Member Wilson to approve Item 6. Motion carried unanimously by the following roll call vote:

AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez

Motioned by Council Member Segala and seconded by Council Member Wilson to approve Item 7. Motion carried by the following roll call vote:

AYES: Council Members

GENERAL BUSINESS

City Council

8. Preliminary Review of Suisun Commerce and Logistics Center for Special Planning Area Consistency – (Garben).

Discussion was held regarding the project being consistent with the Suisun City General Plan Special Planning and the Council advised it would be a doable project

Suisun City Council Acting as Successor Agency

9. Agency Adoption of Resolution No. SA 2016-__ Receiving and Accepting an Amended Recognized Obligation Payment Schedule (ROPS) 16/17B for the Period of January 1, 2016 through June 30, 2017 – (Garben).

8:42 PM – Council Member Wilson left the Council Chambers.

8:45 PM– Council Member Wilson returned

City Manager Bragdon stated there was an error on the agenda because there wasn't a resolution for this item; the Council only has to receive and accept the amendment to the ROPS.

Mayor Sanchez stated the Council agreed to receive and accept the ROPS.

8:52 PM– Mayor Sanchez recessed the City Council.

9:00 PM – Mayor Sanchez reconvened the City Council.

PUBLIC HEARINGS

City Council

10. Public Hearing

Council Adoption of Resolution No. 2016-80: Approving a Comprehensive Update of the Master Fee Schedule – (Anderson).

Mayor Sanchez opened the public hearing.

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

Motioned by Council Member Segala and seconded by Council Member Wilson to adopt Council Resolution No. 2016-80 with amendment to include Common Street as a one-way street. Motion carried unanimously by the following roll call vote:

AYES: Council Members Day Hudson, Segala, Wilson, Sanchez

NOES: Mayor Sanchez

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 9:42 PM.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 18, 2016

CITY AGENDA ITEM: PUBLIC HEARING Council Introduction of Ordinance and Waive Reading of Ordinance No. __: An Ordinance of the City Council of the City of Suisun City, Adopting the Waterfront District Specific Plan and a Finding of Consistency with the Approved 2035 General Plan and its Certified Environmental Impact Report (EIR).

FISCAL IMPACT: The Waterfront District Specific Plan Update project is fully funded through a \$163,000 grant. The City’s required match for this project is \$21,118. The required match has been satisfied through the provision of staff time to administer the grant, manage the work of outside consultants, and lead public outreach activities.

BACKGROUND: The first Waterfront District Specific Plan (WDSP) was adopted in 1983 and last comprehensively amended in 1999 (it was previously called the “Downtown Waterfront Specific Plan”). Creation of a specific plan for this WDSP Area (Planning Area) was proposed as an implementation action in the 1979 Suisun City General Plan, which called for special treatment of the historic downtown and waterfront through preparation and adoption of a Specific Plan for Old Town and the Waterfront. Since that time, many portions of the Specific Plan have been implemented.

In 2008, the Association of Bay Area Governments (ABAG) approved the City’s Waterfront District Specific Plan Area (Planning Area) as a planned priority development area (PDA) under the PDA grant program administered by the Metropolitan Transportation Commission (MTC), ABAG, and other regional partners (regional agencies). PDAs are opportunity areas in the Bay Area, locally adopted by cities or counties to facilitate growth and infill development near fixed transportation facilities. PDAs are designed to provide housing, community amenities, and services for residents in a pedestrian-friendly environment.

In 2014, through federal funding from the regional agencies, the City received grant funding from the Solano Transportation Authority to prepare this update to the WDSP. This update addresses the Planning Area, which expands on the previous Specific Plan boundaries to include the properties north of Highway 12 – at the northwest corner of Marina Boulevard and Highway 12 and the properties between Main Street and Highway 12, including the “Denverton Curve” property in the northwest of the Planning Area. The expanded WDSP Planning Area boundary allows the City to better leverage the assets of the Suisun-Fairfield train depot to encourage infill development and establish a gateway entrance into the Planning Area on both sides of Highway 12.

In 2015, the City adopted a comprehensively revised General Plan. The 2035 General Plan provides an updated set of policy guidelines for the overall amount, character, and location of urban development, as well as preservation and natural resource conservation, economic development,

PREPARED BY:	John Kearns, Associate Planner
REVIEWED BY:	Jason Garben, Development Services Director
APPROVED BY:	Suzanne Bragdon, City Manager

transportation, safety, public facilities and services, and housing. This updated Specific Plan is necessary to implement the several policies of the General Plan.

This document constitutes both revisions to the policies and concepts of the earlier 1983 and 1999 specific plans that preceded it. In addition to expanding the boundaries of the Suisun City Downtown Waterfront PDA, it updates the 1999 Amended Downtown Specific Plan to address current market conditions, the current regulatory environment, and recent City policy updates. The intent is to retain its structure while increasing both function and user-friendliness.

Public Outreach

Since the update of the plan began in the summer of 2014, input from the Planning Commission, City Council, and the general public was sought on a variety of topics such as: Vision, Land Use Alternatives, and overall policy guidance. Two community meetings were held specifically looking for public input. The first meeting was termed as a “kick-off” meeting (November 13, 2014) to get the project underway and the second meeting (April 6, 2015) was more interactive and detailed in nature. The table below provides the dates regarding the meetings held where input on the WDSP was sought:

Planning Commission	City Council	Community Meetings
2/10/2015	2/17/2015	11/13/2014
4/14/2015	5/5/2015	4/6/2015
8/8/2015	6/9/2015	
9/22/2015	9/1/2015	
7/28/2016	11/3/2015	
9/27/2016	12/1/2015	
	8/16/2016	
	8/23/2016	

Further, the draft document was made available for comment from July 18, 2016 through August 23, 2016 and several of the Planning Commission and City Council meetings, as well as the Community Meetings have been noticed hearings. Additionally, staff has maintained an email list of interested persons and have notified them throughout the process.

The consultant and staff have taken all the input and direction gathered and crafted an updated plan which has led to the Waterfront District Specific Plan which is the document currently under review.

STAFF REPORT: The WDSP is designed to implement the City’s 2035 General Plan, which provides policy direction regarding land use, transportation, urban design, natural resources conservation, and other topics that are detailed in the WDSP. The WDSP proposes updates to the previous plan’s Land Use Zones, which dictate allowable land use within the Specific Plan Area, along with revisions to development standards, which guide the placement, design, bulk, and other characteristics of buildings and other improvements in the Specific Plan Area.

The fundamentals of the 1999 plan and underlying vision of the 1999 Specific Plan remain largely intact as they are largely still relevant. One change to the plan is that it is now proposed to include property north of Highway 12 and west of Marina Boulevard. This will allow for some

consistency between plans and a gateway opportunity into the Main Street area coming from the east. Another change is land uses have been renamed to better reflect the vision for each area. Lastly, the proposed plan focuses more on policies in which make the specific plan area a destination and a place to visit. This point is also reflected in the inclusion of Waterfront District into the name of the plan which provides consistency with other marketing efforts.

The staff report will briefly focus on (1) the process of updating the plan since the last time the City Council held a hearing on the Plan (August 23, 2016); and (2) the plan before the City Council for consideration.

PROCESS OF UPDATING PLAN

Public Review Draft

The public review period for the draft WDSP was July 18 through August 23 (the City Council extended the period from August 17 to August 23). During the review period, the Planning Commission held a Public Hearing on July 28 and the City Council opened a Public hearing on August 16 and continued the hearing to August 23 which is when the comment period closed. Written comments were provided during the public comment period as well as through the City Website at www.suisun.com/spu. These comments can be found as Appendix D of the policy document. Comments were received from members of the public, as well as other agencies including Solano County and Solano Transportation Authority (STA).

Solano County Airport Land Use Commission

The Solano County Airport Land Use Commission (ALUC) found the Waterfront District Specific Plan consistent with the Travis Air Force Base Land Use Compatibility Plan at their regular meeting of September 6, 2016 with added language “Notwithstanding any other provisions of this Specific Plan, all development and associated public improvements and environmental mitigations shall be consistent with the Travis Air Force Base Land Use Compatibility Plan Update as adopted on October 8, 2015 (Resolution 15-17).” This language has been added to the policy document.

WATERFRONT DISTRICT SPECIFIC PLAN

The City Council received the Waterfront District Specific Plan on September 21 and should bring the plan to the meeting as reference. Staff recommends focusing on the “tracked changes” shown in the latest version of the plan.

Plan Composition

The policy document consists of eight chapters (Introduction, Existing Uses, Land Use Regulations, Traffic + Circulation, Open Space + Public Facilities + Services, Development Standards + Design Guidelines, Administration, and Preparers) and four appendices (A. Architectural Review, Demolition + Review Procedures in the Historic Residential Historic Limited Commercial Districts; B. Previous Downtown Suisun City Development Plan Figures; C. Financing Plan; and D. Comments on Draft Specific Plan). As a result of comments received through the public review period of the draft plan, as well as inconsistencies and typos found, staff has provided a track changes version reflecting each of the changes.

In addition, the City's primary consultant, AECOM, prepared additional studies and reports that helped support the development of the WDSP. These documents included Affordable Housing Evaluation, Parking Study, Priority Development Area Profile & Market Study, and Phase 1 of Various Properties within the Plan Area. These documents can be found at www.suisun/spu.

Environmental Review

The City previously prepared and certified an Environmental Impact Report (EIR) for the 2035 General Plan, which was adopted in 2015, and analyzed the impacts of development anticipated under the Waterfront District Specific Plan (WDSP). The 2035 General Plan and its EIR specifically contemplated the WDSP would be subject to streamlining under CEQA based on consistency with those documents. The impacts associated with the types of development proposed in the WDSP, proposed zoning and land use designations, development density, and the locations where WDSP development would occur, were previously analyzed in the 2035 General Plan EIR. After conducting a review and assessment, the Development Services Department of the City of Suisun City finds the proposed project is consistent with the adopted 2035 General Plan and its EIR.

After conducting a review and environmental assessment, the Development Services Department also finds no substantial new evidence in the record that this project may have additional significant impacts that were not analyzed as significant adverse effects in the EIR prepared for the 2035 General Plan. Additionally, there is no substantial new evidence of potentially significant off-site impacts or cumulative impacts that were not discussed in the EIR prepared for the 2035 General Plan, and no potentially significant adverse effects peculiar to the project. Finally, there are no previously identified significant effects, which as a result of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the EIR for the 2035 General Plan.

Therefore, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, the City, as the lead agency, intends to find that the updated WDSP is consistent with the 2035 General Plan and the EIR certified for the 2035 General Plan, and that no additional environmental review is required by CEQA.

Development Services staff issued a Notice of Intent to Adopt a Finding of Consistency with the comment period of Saturday, September 24 through Monday, October 17, 2016.

Planning Commission Recommendation (Attachment 4)

The Planning Commission at their regular meeting of September 27, 2016 made a recommendation to the City Council for adoption of the WDSP with the following changes:

- Move "Residential Dwellings" to "Conditionally Permitted" in Main Street Mixed Use Zone.
- Move "Residential Dwellings" to "Permitted Uses" in the Downtown Mixed Use Zone to comply with adopted Housing Element.
- Remove repetition by pointing back to Main Street Mixed Use in the Waterfront Commercial Zone.
- Move "Boat Storage" to "Conditionally Permitted" in the Waterfront Commercial Zone.
- *Make "Convenience Market" "Conditionally Permitted" in the Downtown Mixed Use Zone.

*Note: The Downtown Mixed Use Zone is located in areas of the downtown which are largely located just off of Main Street including the “Benton Court” area. Other Downtown Mixed Use areas include “Denver Curve” and the Marina Shopping Center.

Staff learned after the meeting that the intent of some of the those voting for the change was to focus regulation on Main Street (in the case of the new plan, the Main Street Mixed Use Zone).

Additionally, staff is recommending that the “Storm Drainage Pumps” section of Chapter 5 be streamlined and updated by removing old information. Staff has provided these additional revisions as Attachment 5 of the staff report.

City Council Action

The item before the City Council is a noticed Public Hearing in which the City Council is being asked to consider the Planning Commission’s recommendation and adopt the Waterfront District Specific Plan (an update to the 1999 plan). The resulting plan is a culmination of work since the project was initiated in the summer of 2014. Throughout the update, staff has checked in with both the Planning Commission and City Council for policy direction and guidance. If approved, staff would bring forward an item for City Council adoption of the Waterfront District Specific Plan by ordinance on November 1. The ordinance would then be in effect 30 days following adoption. Adoption of the subject ordinance is critical in the processing of projects within the boundaries of the plan as it will allow both a streamlined entitlement and environmental review process.

RECOMMENDATION: Staff recommends that the City Council:

1. Open the Public Hearing;
2. Take Public Comment;
3. Close Public Hearing; and
4. Introduce and waive the first reading of Ordinance No. ____: An Ordinance of the City Council of the City of Suisun City, Adopting the Waterfront District Specific Plan and a Finding of Consistency with the Approved 2035 General Plan and its Certified Environmental Impact Report (EIR).

ATTACHMENTS:

1. Waterfront District Specific Plan (submitted under separate cover).
2. Ordinance No.____; An Ordinance of the City Council of the City of Suisun City, Adopting the Waterfront District Specific Plan and a Finding of Consistency with the Approved 2035 General Plan and its Certified Environmental Impact Report (EIR).
 - a. CEQA Exemption: Finding of Consistency, City of Suisun City Waterfront District Specific Plan (“Finding of Consistency”).
3. City of Suisun City Waterfront District Specific Plan Consistency Analysis (submitted under separate cover).
4. Planning Commission Recommendations.
5. Revisions to Chapter 5.
6. Notice of Intent to Adopt a Finding of Consistency.
7. Comments Received from Draft Waterfront District Specific Plan (submitted under separate cover as Appendix D of Waterfront District Specific Plan).

Below items found at www.suisun.com/spu

8. Affordable Housing Evaluation.
9. Parking Study.
10. Priority Development Area Profile & Market Study.
11. Phase 1 Environmental Site Assessment.

**City of Suisun City Waterfront District Specific Plan (Submitted Under
Separate Cover)**

THIS PAGE INTENTIONALLY LEFT BLANK

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, ADOPTING THE WATERFRONT DISTRICT SPECIFIC PLAN AND A FINDING OF CONSISTENCY WITH THE APPROVED 2035 GENERAL PLAN AND ITS CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR)

WHEREAS, in 1979, the Suisun City General Plan called for special treatment of the historic downtown and waterfront through preparation and adoption of a Specific Plan for Old Town and the waterfront. The first Specific Plan was adopted in 1983 and was last comprehensively amended in 1999 (hereinafter “1999 Specific Plan”); and

WHEREAS, the City of Suisun City, Development Services Department initiated General Plan Amendment Application No. GP14-5-001, related to the Waterfront District Specific Plan Update; and

WHEREAS, the Suisun City Waterfront District Specific Plan (hereinafter “WDSP”) is proposing to amend and update the existing 1999 Specific Plan; and

WHEREAS, the proposed WDSP includes a substantially greater level of development potential than does the 1999 Specific Plan; and

WHEREAS, the WDSP has been prepared pursuant to California Government Code Section 65450 *et seq.*, and

WHEREAS, the WDSP is proposing to update and rename the 1999 Specific Plan so as to serve as the principal policy document for downtown development; and

WHEREAS, on July 18, 2016 the City issued a Notice of Availability of the draft WDSP and accepted comments until the close of the comment period on August 23, 2016; and

WHEREAS, the City of Suisun City previously adopted the 2035 General Plan (SCH # 2011102046) and certified an Environmental Impact Report (EIR) (SCH # 2011102046) for the 2035 General Plan in 2015; and

WHEREAS, the EIR certified for the 2035 General Plan analyzed the impacts of development anticipated under the WDSP; and

WHEREAS, these impacts included those associated with the types of development proposed in the WDSP, proposed zoning and land use designations, development density, and the locations where WDSP development would occur, all of which were previously analyzed in the 2035 General Plan EIR; and

WHEREAS, the 2035 General Plan and its EIR specifically contemplated the WDSP would be subject to streamlining under the California Environmental Quality Act (CEQA) based on consistency with those documents; and

WHEREAS, the City of Suisun City has conducted an environmental analysis of the WDSP, which analysis has determined it to be a project consistent with the 2035 General Plan and EIR certified by the City for the General Plan; and

WHEREAS, on September 22, 2016 the City issued a Notice of Intent to Adopt a Finding of Consistency (NOI), which has a comment period open to the public until 5pm October 17, 2016; and

WHEREAS, the issuance of the NOI included publication in the Daily Republic, which is a newspaper of general circulation, posting the NOI in City Hall, distribution of the NOI and copies of the environmental document to those individuals who requested notification, and distributing or making available copies to other responsible, trustee or affected agencies and interested organizations; and

WHEREAS, on September 27, 2016, the Planning Commission conducted a noticed public hearing, received testimony and documents from staff and the City's consultant, provided an opportunity for public comment, closed public comment, and made a recommendation the City Council adopt of a Finding of Consistency that the WDSP is consistent with the 2035 General Plan and EIR certified for the General Plan, and adopt Plan Amendment Application No. GP14-5-001 (Waterfront District Specific Plan); and

WHEREAS, on October 18, 2016 the City Council conducted a noticed public hearing, received testimony and documents from staff and the City's consultant, provided an opportunity for public comment, closed public comment, and considered all documents including the Finding of Consistency (CEQA Exemption: Finding of Consistency, Suisun City Waterfront District Specific Plan, "Exhibit A") and City of Suisun City Waterfront District Specific Plan Consistency Analysis, as well as the Waterfront District Specific Plan and other materials; and

WHEREAS, based on evidence presented in to the record by the Waterfront District Specific Plan, the consistency analysis, the Public, Planning Commissioners, and City Council Members, the City Council desires to adopt a Finding of Consistency that the WDSP is consistent with the 2035 General Plan and the EIR certified for the 2035 General Plan, and that no additional environmental review is required by CEQA pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183; and

WHEREAS, the City Council further desires to adopt Plan Amendment Application No. GP14-5-001 (Waterfront District Specific Plan).

NOW THEREFORE, the City of Suisun City does ordain as follows:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. All staff reports and analysis submitted in connection with this matter are hereby incorporated by this reference.

SECTION 3. Based upon substantial evidence in the record of proceedings, and based upon its independent judgment and analysis, the City Council adopts a Finding of Consistency for Plan Amendment Application No. GP14-5-001 (Waterfront District Specific Plan) with the following findings:

- a. The project is consistent with the 2035 General Plan and with the EIR certified for the 2035 General Plan. The 2035 General Plan and its EIR specifically contemplated the WDSP would be subject to streamlining under CEQA based on consistency with those documents. The impacts associated with the types of development proposed in the WDSP, proposed zoning and land use designations, development density, and the locations where WDSP development would occur, were previously analyzed in the 2035 General Plan EIR. Mitigation in the certified EIR applicable to the SPU has been incorporated into the project. As such, the proposed project is consistent with the adopted 2035 General Plan and its EIR.
- b. There is no substantial new evidence in the record that this project may have additional significant impacts that were not analyzed as significant adverse effects in the EIR prepared for the 2035 General Plan.
- c. There is no substantial new evidence of potentially significant off-site impacts and cumulative impacts that were not discussed in the EIR certified for the 2035 General Plan, and no potentially significant adverse effects peculiar to the project.
- d. There are no previously identified significant effects, which as a result of substantial new information which was not known at the time the EIR was certified, determined to have a more severe adverse impact than discussed in the EIR for the 2035 General Plan.

In making the findings in this Ordinance, the City Council ratifies, adopts and incorporates in these findings the statements and findings in the attached CEQA Exemption: Finding of Consistency, Suisun City Waterfront District Specific Plan (“Finding of Consistency”), which is attached hereto as Exhibit “A” and incorporated by reference. The City Council further finds that the Finding of Consistency has been completed in compliance with the requirements of CEQA; all feasible mitigation measures in the certified EIR for the 2035 General Plan applicable to the WDSP will be undertaken and are applicable to the project; and no additional environmental review is required by CEQA pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

SECTION 4. The City Council adopts Plan Amendment Application No. GP14-5-001, which shall be called the Waterfront District Specific Plan, including the Land Use Map, and finds that:

- a. Plan Amendment Application No. GP14-5-001 is consistent with and achieves the objectives prescribed in Suisun City Municipal Code; and
- b. Plan Amendment Application No. GP14-5-001 is consistent with California Government Code Section 65450 and State of California General Plan Guidelines.

SECTION 5. The location and custodian of the documents and any other material which constitute the record of proceedings upon which the City Council based its decision is as follows: The record of plan approval shall be kept in the office of the City Clerk, City of Suisun City, City Hall, 701 Civic Center Boulevard, Suisun City, California 94585 which shall be held by the City Clerk as the custodian of the documents; all other record of proceedings shall be kept with the Development Services Department and the Director of the Development Services Department shall be the custodian of the documents.

SECTION 6. This Ordinance shall be effective 30 days following its adoption by the City Council. A summary of this Ordinance shall, within fifteen (15) days after passage, be published in accordance with Section 36933 of the Government Code of the State of California with the names of the City Councilmembers voting for and against it.

PASSED, APPROVED, AND ADOPTED as an Ordinance at a regular meeting of the City Council of the City of Suisun City, California, on this 1st day of November 2016.

Pete Sanchez
Mayor

CERTIFICATION

I, Linda Hobson, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on October 18, 2016 and passed, approved, and adopted by the City Council of the City of Suisun City at a regular meeting held on the 1st day of November 2016 by the following vote:

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

WITNESS my hand and the seal of said City this 1st day of November 2016.

Linda Hobson, CMC
City Clerk

Exhibit A: CEQA Exemption: Finding of Consistency, Suisun City Waterfront District Specific Plan (“Finding of Consistency”)

**CEQA Exemption: Finding of Consistency
City of Suisun City
Waterfront District Specific Plan**

TABLE OF CONTENTS

Section		Page
1	PROJECT DESCRIPTION.....	1-1
1.1	Implement the 2035 General Plan.....	1-1
1.2	Allowable Land Use	1-2
2	CEQA REVIEW AND FINDINGS.....	2-4
2.1	The Specific Plan is Exempt From CEQA Pursuant to Public Resources Code Section 21083.3.	2-4
2.2	Adoption of General Plan and Certification of General Plan EIR	2-4
2.3	The Project is Consistent With the General Plan	2-5
2.4	Findings Relative to Effects on the Environment Peculiar to the Project	2-7
2.5	Findings Relating to Uniformly Applied Development Policies	2-8
2.6	Findings Relating to Environmental Effects	2-8
2.7	Findings under Section 21083.3(c) of the Public Resources Code	2-8
	ATTACHMENT A	2-9
	SPECIFIC PLAN CONSISTENCY ANALYSIS.....	2-9

1 PROJECT DESCRIPTION

In 1979, the Suisun City General Plan called for special treatment of the historic downtown and waterfront through preparation and adoption of a Specific Plan for Old Town and the waterfront. The first Specific Plan was adopted in 1983 and was last comprehensively amended in 1999. Since that time, many portions of the Specific Plan have been implemented. The document was previously known as the “Downtown Waterfront Specific Plan.” The title has been changed to “Waterfront District Specific Plan.” The updated WDSP implements the City’s General Plan for the downtown area.

The document was previously known as the “Downtown Waterfront Specific Plan.” Along with the proposed amendment and replacement of the 1999 Downtown Waterfront Specific Plan, the City proposes to change the title of the Plan to “Waterfront District Specific Plan.”

1.1 IMPLEMENT THE 2035 GENERAL PLAN

In 2015, the City adopted a comprehensively revised General Plan. The 2035 General Plan provides an updated set of policy guidance for the overall amount, character, and location of urban development, as well as preservation and natural resource conservation, economic development, transportation, safety, public facilities and services, and housing. The 2035 General Plan includes a special focus on the waterfront area, as follows:

- ▶ Focus higher density development and mixed-use projects in areas adjacent to the train station.
- ▶ Promote a vibrant Downtown that provides both daytime and nighttime activities to attract visitors.
- ▶ Develop the Downtown as the social and cultural heart of the community.
- ▶ Provide convenient linkages from the train station and other regional connectors to bring patrons to the Downtown.
- ▶ Ensure safe and efficient walking, biking, driving, and parking in the Downtown.
- ▶ Strategically develop vacant, underutilized, and infill land throughout the City, and especially in the Downtown.
- ▶ Foster transit-oriented development around the train station.
- ▶ Provide transportation alternatives to the automobile, especially capitalizing on the location of the train station.

The updated WDSP implements the City’s General Plan for the downtown area.

The General Plan identifies a series of Land Use Designations, which are tied to allowable land use and standards of density and building intensity for areas where development is allowed. The WDSP Area is identified with the General Plan Land Use Designation, “Downtown Waterfront Specific Plan,” the name of the previous Specific Plan now proposed to be amended. The land uses allowed within this Land Use Designation are consistent with those proposed to be allowed within the WDSP. Namely, this Land Use Designation (Suisun City 2035 General Plan, Table 3-1):

“Provides for a wide range of uses allowed by the Downtown Waterfront Specific Plan, including “horizontal” (same site) and “vertical” (same building) mixed retail, commercial service, professional

office, public services and facilities; research, assembly, fabrication; low-, medium-, and higher-density dwelling units; and other compatible uses. Mixed-use projects may use FAR to regulate intensity of combined residential and nonresidential sites or may use the FAR and density (units per acre) separately for the nonresidential and residential portions of the project.”

For developed uses within the Downtown Waterfront Specific Plan Land Use Designation, the allowable floor area ratio is 0.5 to 3.0 and for residential only developments, the allowable density is between 8 and 45 units per gross acre. As a part of preparation of the WDSP, the minimum allowable FAR was decreased for non-residential zones within the WDSP in order to provide the flexibility for development that better matches existing adjacent developed properties in areas with an existing lower profile of development. The upper end of the FAR range for non-residential and mixed-development within the WDSP is within the range provided in the General Plan for the WDSP. The assumed location, type, and density/intensity of development under the WDSP and the General Plan are the same.

In addition to providing the above summarized guidance for developed uses in the WDSP Area, the General Plan also includes policy guidance for public facilities, bicycle and pedestrian access and mobility, and open space for recreational and natural resources. The General Plan Open Space Diagram illustrates the City’s intent for preserving important open spaces (Exhibit 7-3 of the General Plan). Priority conservation and recreational areas are highlighted in this Diagram, which shows areas along the eastern side of Suisun Channel in the WDSP Area, area south of the Civic Center, existing parks in the WDSP Area, and other locations for open space.

The updated WDSP includes revisions to 1999 Specific Plans to implement the General Plan’s policy direction. In addition, the proposed update incorporates changes that are necessary to address current market conditions and the current regulatory environment.

1.2 ALLOWABLE LAND USE

The WDSP Land Use Map (see **Exhibit 2-1 in the attached Specific Plan Consistency Analysis**) identifies zones that govern future development. Each zone has different allowable land uses, development standards, and other guidelines in the WDSP. Zones in the WDSP include:

- ▶ **Residential Low Density (RLD).** This zone provides for single-family and other lower-density residential development types between eight (8) and twelve (12) dwelling units per net acre.
- ▶ **Residential Medium Density (RMD).** This zone provides for a wide variety of residential development of between 12.1–24 dwelling units per net acre, including detached and attached single-family and multi-family dwellings.
- ▶ **Residential High Density (RHD).** This zone provides for a wide variety of multi-family residential development types between 24.1–54 dwelling units per net acre. This zone is also intended to support high-density infill development in appropriate locations throughout the Planning Area, particularly near the Suisun-Fairfield Train Depot.
- ▶ **Historic Residential (HR).** The purpose of the HR zone is to allow compatible development between 8 and 16 units per acre, to ensure that this area continues as a viable residential neighborhood, and protect important characteristics of this area related to the community’s cultural heritage. This zone allows residential development, as well as parks and playgrounds, bed and breakfast inns, home occupations, civic uses, and other compatible uses.

- ▶ **Main Street Mixed-Use (MSMU).** This zone is intended to facilitate a mix of retail, entertainment, and destination uses in the Downtown Core. Allowable FAR is 0.25 to 2.0.
- ▶ **Commercial/Office/Residential (C/O/R).** The C/O/R zone allows a mix of uses, including business/professional offices, retail commercial, dining, and entertainment uses. Residential development within the C/O/R Zone may use development standards for the RMD or RHD Zones. Allowable FAR for non-residential and mixed-use developments is 0.25 to 2.0.
- ▶ **Historic Limited Commercial (HLC).** This zone provides guidance to an area anticipate to transition from residential use to smaller-scale commercial and/or office uses that are compatible with residential uses. Allowable FAR is 0.25 to 1.0.
- ▶ **Downtown Mixed-Use (DMU).** The DMU zone allows a mix of retail, commercial service, civic, office, and other complementary non-residential uses, as well as higher-density residential development. Allowable FAR is 0.3 to 3.0.
- ▶ **Downtown Commercial (DC).** The DC zone is intended to accommodate primarily retail and commercial services, but also allows complementary office, civic, and recreational uses. Allowable FAR is 0.25 to 2.0.
- ▶ **Waterfront Commercial (WC).** The WC zone accommodates a mix of retail, entertainment, and destination uses, as well as uses that are needed to serve the marina and boat owners. Allowable FAR is 0.25 to 1.0.
- ▶ **Public Facilities (PF).** The Land Use Map designates locations of existing and planned public facilities. Existing facilities include the public marina, schools, neighborhood parks, common parking areas, and the Civic Center. The PF zone is intended to accommodate a variety of facilities, including but not limited to: parks, schools, civic facilities, parking, and trails provided for the recreation or service of the community.
- ▶ **Open Space (OS).** The Land Use Map also designates the location for open space within the Planning Area. This district is intended to accommodate a variety of passive recreational and open space facilities, including wetland and natural areas to remain open/undeveloped, drainage areas, and waterfront trails/promenades.

2 CEQA REVIEW AND FINDINGS

The City of Suisun City (“City”) is the lead agency for purposes of compliance with the requirements of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.). Pursuant to CEQA Guidelines section 15060, the City has performed a preliminary review and determined that the Waterfront District Specific Plan (also known as “the project”) is subject to CEQA.

2.1 THE SPECIFIC PLAN IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3.

Public Resources Code section 21083.3 provides a limited statutory exemption from CEQA (the “Statutory Exemption”) pursuant to which projects may proceed without additional CEQA analysis.

Public Resources Code Section 21083.3 (b) provides that, where a development project is consistent with the general plan of a local agency, and an environmental impact report was certified for the zoning or planning action or the general plan, the examination of environmental effects shall be limited to those that:

“...are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.”

Public Resources Code Section 21083.3(d) further defines that an effect of a project upon the environment shall not be considered peculiar to project if uniformly applied development policies or standards have been previously adopted, with a finding based upon substantial evidence that the development policies or standards will substantially mitigate the environmental effect when applied to future projects.

2.2 ADOPTION OF GENERAL PLAN AND CERTIFICATION OF GENERAL PLAN EIR

The City Council hereby finds and determines that on May 5, 2015, the City Council of the City of Suisun City certified the City of Suisun City 2035 General Plan Final Environmental Impact Report (General Plan EIR, State Clearinhouse Number 2011102046), consisting of the Draft Environmental Impact Report (DEIR), revisions to the DEIR, comments on the DEIR, and responses to comments, and subsequently adopted the City of Suisun City 2035 General Plan (General Plan).

The General Plan EIR declared the City’s intent to make use of the limited statutory exemption from CEQA described in Public Resources Code Section 21083.3:¹

“The City intends to use the 2035 General Plan EIR to streamline environmental review and approval of private and public projects that are consistent with the 2035 General Plan. The City will make full use of existing streamlining provided by CEQA ... The material provided under Public Resources Code 21083.3 and CEQA Guidelines 15183 is sometimes called the ‘partial exemption.’ Under this provision, CEQA only applies to issues ‘peculiar to the site.’ ... CEQA Guidelines Section 15183 (f) establishes that impacts are not peculiar to the project if uniformly applied development policies or standards substantially mitigate that environmental effect. The determination of whether or not uniformly applied development policies or standards would substantially mitigate each environmental effect shall be based on substantial evidence, but not necessarily presented in an EIR... In order to maximize the value of the General Plan EIR to future projects that promote the 2035 General Plan’s objectives, the City has strategically integrated the General Plan and the environmental review. The policy development process has been used

¹ City of Suisun City. 2035 General Plan EIR, page 1-2.

to vet potential mitigation strategies. The General Plan Update process was used to investigate policies and programs that can serve as uniformly applied standards and substantially limit the scope of analysis for projects consistent with the 2035 General Plan.”

The City Council finds and determines, for the reasons set out below, that the Statutory Exemption applies to the and that no further environmental analysis is required since all of the effects on the environment caused by the Waterfront District Specific Plan were adequately analyzed and mitigation measures provided for in the General Plan EIR; there are no significant effects on the environment that are peculiar to the Waterfront District Specific Plan not addressed and mitigated in the General Plan EIR; and there is no new information showing that any of the effects shall be more significant than described in the General Plan EIR.

The City Council hereby makes the following findings and determinations relative to the Waterfront District Specific Plan and the Statutory Exemption:

2.3 THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN

The Statutory Exemption applies to a project if the following conditions are met:

- ▶ the project is consistent with the General Plan of a local agency and
- ▶ an EIR was certified by the lead agency for the General Plan (14 Cal. Code Regs. Section 15183[d]).

The General Plan identifies a series of Land Use Designations, which are tied to allowable land use and standards of density and building intensity for areas where development is allowed. The WDSP Area is identified with the General Plan Land Use Designation, “Downtown Waterfront Specific Plan,” the name of the previous Specific Plan now proposed to be amended. The land uses allowed within this Land Use Designation are consistent with those proposed to be allowed within the WDSP. Namely, this Land Use Designation (Suisun City 2035 General Plan, Table 3-1):

“Provides for a wide range of uses allowed by the Downtown Waterfront Specific Plan, including “horizontal” (same site) and “vertical” (same building) mixed retail, commercial service, professional office, public services and facilities; research, assembly, fabrication; low-, medium-, and higher-density dwelling units; and other compatible uses. Mixed-use projects may use FAR to regulate intensity of combined residential and nonresidential sites or may use the FAR and density (units per acre) separately for the nonresidential and residential portions of the project.”

For developed uses within the Downtown Waterfront Specific Plan Land Use Designation, the allowable floor area ratio (FAR) is 0.5 to 3.0 and for residential only developments, the allowable density is between 8 and 45 units per gross acre. As a part of preparation of the WDSP, the minimum allowable FAR was decreased for non-residential zones within the WDSP in order to provide the flexibility for development that better matches existing adjacent developed properties in areas with an existing lower profile of development. The upper end of the FAR range for non-residential and mixed-development within the WDSP is within the range provided in the General Plan for the WDSP. The assumed location, type, and density/intensity of development under the WDSP and the General Plan are the same.

In addition to providing the above summarized guidance for developed uses in the WDSP Area, the General Plan also includes policy guidance for public facilities, bicycle and pedestrian access and mobility, and open space for recreational and natural resources. The General Plan Open Space Diagram illustrates the City’s intent for preserving important open spaces (Exhibit 7-3 of the General Plan). Priority conservation and recreational areas are highlighted in this Diagram, which shows areas along the eastern side of Suisun Channel in the WDSP Area, area south of the Civic Center, existing parks in the WDSP Area, and other locations for open space.

The City Council finds and determines that the Waterfront District Specific Plan is consistent with the General Plan, which was approved by the City Council and for which the General Plan EIR was certified.

2.3.1 GENERAL PLAN LAND USE DESIGNATION: DOWNTOWN WATERFRONT SPECIFIC PLAN

- ▶ Allowable land uses: Provides for a wide range of uses allowed by the Downtown Waterfront Specific Plan, including “horizontal” (same site) and “vertical” (same building) mixed retail, commercial service, professional office, public services and facilities; research, assembly, fabrication; low-, medium-, and higher-density dwelling units; and other compatible uses.
- ▶ Allowable density: 8 to 45 units per gross acre
- ▶ Allowable intensity: 0.5 to 3.0 FAR
- ▶ Guidance for mixed-use projects: Mixed-use projects may use FAR to regulate intensity of combined residential and nonresidential sites or may use the FAR and density (units per acre) separately for the nonresidential and residential portions of the project.

Although the name of the Specific Plan has changed from Downtown Waterfront Specific Plan to Waterfront District Specific Plan, the Waterfront District Specific Plan is consistent with the General Plan.

The Waterfront District Specific Plan also describes allowable land use, density, and development intensity. However, instead of a single land use designation, the Waterfront District Specific Plan includes four residential zones, six commercial and mixed-use zones, a public zone and an open space zone:

- ▶ RLD – Residential Low Density
- ▶ RMD – Residential Medium Density
- ▶ RHD – Residential High Density
- ▶ HR – Historic Residential
- ▶ MSMU – Main Street Mixed-Use
- ▶ C/O/R – Commercial/Office/Residential
- ▶ HLC – Historic Limited Commercial
- ▶ DMU – Downtown Mixed-Use
- ▶ DC – Downtown Commercial
- ▶ WC – Waterfront Commercial
- ▶ PF – Public Facilities
- ▶ OS – Open Space

The City Council finds and determines that the proposed building intensity of the Waterfront District Specific Plan is consistent with the allowable uses, density, and development intensity in the General Plan.

2.4 FINDINGS RELATIVE TO EFFECTS ON THE ENVIRONMENT PECULIAR TO THE PROJECT

Public Resources Code section 21083.3 provides that since the project is consistent with the General Plan and the General Plan EIR was certified with respect to the General Plan, the application of CEQA to the approval of the project shall be limited to significant effects on the environment which are peculiar to the project (in this case the Waterfront District Specific Plan Area) and which were not addressed as significant effects in the prior General Plan EIR, or which substantial new information shows will be more significant than described in that environmental impact report.

The General Plan EIR analyzed the impacts of development anticipated under the Waterfront District Specific Plan. The impacts associated with the types of development proposed in the Waterfront District Specific Plan, proposed zoning and land use designations, development density, and the locations where Waterfront District Specific Plan development would occur, were previously analyzed in the General Plan EIR.

Further, the General Plan EIR identified a series of mitigating policies and programs to address potentially significant effects associated with implementation of the General Plan. The City prepared a document called "Specific Plan Consistency Analysis" (see Attachment A) that reviews, in detail, the consistency between the Specific Plan and General Plan for each environmental topic addressed in Appendix G of the CEQA Guidelines. The Specific Plan Consistency Analysis demonstrates the incorporation of existing General Plan policies and programs into the Waterfront District Specific Plan that would substantially reduce potentially significant impacts.

This Specific Plan Consistency Analysis first describes each impact area, as addressed by the General Plan EIR. Then, this evaluation identifies whether there are any impacts that would be peculiar to the Waterfront District Specific Plan Area, and beyond that already addressed as a part of the City's General Plan and EIR. Then, the analysis describes applicable uniform development policies and standards that will be incorporated by development under the Waterfront District Specific Plan. The applicable uniform development policies and standards include both those that have been included in policy diagrams, narrative policies, standards, and design guidelines in the proposed Waterfront District Specific Plan, as well as those from the General Plan that will be required for new developments proposed under the Waterfront District Specific Plan. Applicable uniform development policies and standards that will be incorporated by development under the Waterfront District Specific Plan are summarized in Section 4 of the Specific Plan Consistency Analysis, "Applicable General Plan Policies and Programs." Section 4 of the Specific Plan Consistency Analysis identifies applicable General Plan policies and programs that will be applied to developments within the Specific Plan Area and that address:

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Geology and Soils
- ▶ Greenhouse Gases
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Noise

- ▶ Public Services
- ▶ Transportation/Traffic
- ▶ Utilities

2.5 FINDINGS RELATING TO UNIFORMLY APPLIED DEVELOPMENT POLICIES

The City Council finds and determines that the development standards and guidelines contained in the Waterfront District Specific Plan, along with the uniformly applied development policies (which are called “Applicable General Plan Policies and Programs” in the Specific Plan Consistency Analysis) will serve to substantially mitigate impacts of the Waterfront District Specific Plan and, thus, the effects of the Waterfront District Specific Plan upon the environment shall not be considered peculiar to the Waterfront District Specific Plan.

2.6 FINDINGS RELATING TO ENVIRONMENTAL EFFECTS

The City Council hereby finds and determines, based upon substantial evidence, including the studies and uniformly applicable development policies and standards set out above, that:

- (1) there are no environmental effects peculiar to the Waterfront District Specific Plan or Waterfront District Specific Plan Area that warrant further environmental examination and analysis;
- (2) there are no environmental effects of the Waterfront District Specific Plan were not analyzed as significant effects in the General Plan EIR;
- (3) there are no potentially significant off-site impacts and cumulative impacts that were not discussed in the General Plan EIR that may be caused by the Waterfront District Specific Plan; and
- (4) there are no previously identified significant effects that could have a more severe adverse impact than discussed in the General Plan EIR. (14 Cal. Code Regs. Section 15183[b])

2.7 FINDINGS UNDER SECTION 21083.3(C) OF THE PUBLIC RESOURCES CODE

As required by section 21083.3(c) of the Public Resources Code, the City Council, following a public hearing, finds that all mitigation measures (which are called “Applicable General Plan Policies and Programs” in the Specific Plan Consistency Analysis) included in the General Plan EIR that are relevant to the Waterfront District Specific Plan (as set forth in more detail above) shall be undertaken.

ATTACHMENT A

**SPECIFIC PLAN CONSISTENCY ANALYSIS (PROVIDED
UNDER SEPARATE COVER)**

THIS PAGE INTENTIONALLY LEFT BLANK

**City of Suisun City Waterfront District Specific Plan Consistency
(Submitted Under Separate Cover)**

THIS PAGE INTENTIONALLY LEFT BLANK

A. Main Street Mixed-Use (MSMU) Zone

This zone is primarily devoted to preserving and enhancing the mix of retail, entertainment, and destination uses in the Downtown Core. This Specific Plan is intended to encourage the historic mix of uses, which typically consisted of a retail or personal service business in the ground floor storefront facing Main Street, with small commercial, professional offices or residential uses on the upper floor(s) and behind the Main Street frontage use. Main Street retailers have traditionally sold a combination of convenience items and services for everyday needs (e.g., butcher, baker, shoe shop) and specialty items, such as clothing, jewelry, gifts and antiques. Restaurants, cafes, and similar eating and entertainment establishments were also commonplace. Large bulk retail businesses, such as furniture sales, automotive, or wholesale uses were generally found only on the fringes of the Downtown, if at all. Permitted and conditionally permitted uses within this zone are identified in Table 3.5.

Businesses and buildings on Main Street are encouraged to face or orient toward Main Street. Buildings on adjacent streets within the Downtown Core should orient to Harbor Plaza and/or the marina.

TABLE 3.5: MAIN STREET MIXED USE ZONE ALLOWED USES	
Permitted Uses ¹	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> ▪ Art, modeling, music, and/or dance studio (U) ▪ Artist studios; art supply stores ▪ Bed and breakfast inn ▪ Business services (U) ▪ Commercial services ▪ Communication services ▪ Community social services ▪ Eating and drinking places ▪ Educational services ▪ Finance, insurance, and real estate offices ▪ General merchandise and hardware store ▪ Movie theater ▪ Optical shop or optometrist ▪ Personal services ▪ Professional or medical offices (U) ▪ Residential dwellings² ▪ Specialty retail shops³ 	<p>Administrative Review:</p> <ul style="list-style-type: none"> ▪ Food and grocery stores, convenience market ▪ Medical health care facility ▪ Public/quasi-public use (e.g., community center, school, fire station, library, church) <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> ▪ Commercial amusement or entertainment ▪ Drive-through facilities (only north of Driftwood Drive) ▪ Entertainment (i.e., nightclub and bar/lounge) ▪ Furniture stores ▪ Reupholstery and furniture repair; antique refinishing ▪ <u>Residential dwellings²</u>
<ul style="list-style-type: none"> ▪ Any other retail, service, or public/quasi-public uses that are similar in nature, function, and operations to the permitted and conditionally permitted uses listed above. 	

D. Downtown Mixed-Use (DMU) Zone

This DMU zone is proposed as a new commercial mixed-use zone, intended to replace the General Commercial and Commercial Service zone designations that are proposed to be phased out in both the General Plan Update, adopted in 2015 and the Zoning Code Update, planned for adoption in 2016. This zone allows a mix of retail, commercial service, civic, office, and other complementary non-residential uses, as well as higher-density residential development. Allowed uses permitted within the DMU zone are indicated in Table 3.7.

TABLE 3.7: DOWNTOWN MIXED-USE ZONE ALLOWED USES	
Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> ▪ Antique shop ▪ Art, modeling, music, and/or dance studio ▪ Artist studios; art supply stores ▪ Bed and breakfast inn ▪ Business services ▪ Clothing and costume stores ▪ Commercial services ▪ Communication services ▪ Community social services ▪ Eating and drinking places ▪ Educational services ▪ Finance, insurance, and real estate offices ▪ Food and grocery stores, convenience market ▪ General merchandise and hardware store ▪ Medical health care facility ▪ Theater (i.e., motion picture or live) ▪ Optical shop or optometrist ▪ Personal services ▪ Professional or medical offices ▪ <u>Specialty retail shops¹</u> ▪ <u>Residential dwellings²</u> 	<p>Administrative Review:</p> <ul style="list-style-type: none"> ▪ Bed and breakfast inn ▪ Residential dwellings² ▪ Public/quasi-public use (e.g., community center, school, fire station, library, church) <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> ▪ Commercial amusement or entertainment ▪ Commercial retail or services greater than 40,000 square feet ▪ Drive-through facilities (only north of Driftwood Drive) ▪ Entertainment (i.e., nightclub and bar/lounge) ▪ Furniture stores ▪ Hospital ▪ <u>Reupholstery and furniture repair; antique refinishing</u> ▪ <u>Convenience Market</u>
<ul style="list-style-type: none"> ▪ Any other retail, service, public/quasi-public, or residential uses that are similar in nature, function, and operations to the permitted and conditionally permitted uses listed above. 	
<p>Notes:</p> <ol style="list-style-type: none"> 1. Specialty retail shops are defined as small retail stores with distinctive merchandise, often supplied locally or with a local theme. 2. Permits the same type of residential dwellings permitted in the RHD zone. 	

F. Waterfront Commercial (WC) Zone

This WC zone is located behind or to the east of Harbor Plaza, adjacent to the waterfront and marina. This zone also exists south of the RM zone and north of the City boat launch. Because of its proximity to both the marina and Main Street, this area is expected to accommodate elements of both Main Street retail and related uses, as well as uses which are needed to serve the marina and boat owners or are required by their nature to be located adjacent to the Waterfront.

TABLE 3.9: WATERFRONT COMMERCIAL ZONE ALLOWED USES	
Permitted Uses	Administrative Review and Conditionally Permitted Uses
<ul style="list-style-type: none"> ▪ Uses as permitted within the Main Street Mixed-Use zone ▪ Boat equipment sales, supplies, and marine products and accessories ▪ Boat and marine sales and services, where service is accessory to the sales operation ▪ Marina, public access, and related public facilities ▪ Sales of products for boating and water recreation activities ▪ Water-oriented commercial, entertainment, and similar uses that are connected to the water or related to water-related activities 	<p>Administrative Review:</p> <ul style="list-style-type: none"> ▪ Uses as permitted within the Main Street Mixed-Use zone ▪ Boat storage <p>Conditionally Permitted:</p> <ul style="list-style-type: none"> ▪ Boat repair and service, not accessory to a sales operation ▪ <u>Boat storage</u> ▪ Manufacture/assembly of boating products ▪ Gas sales for boat use only
<ul style="list-style-type: none"> ▪ Any other retail, service, public/quasi-public uses similar in nature, function, and operations to the permitted and conditionally permitted uses listed above. 	

THIS PAGE INTENTIONALLY LEFT BLANK

Storm Drainage Pumps

The City has four stations that drain the areas within and discharge at locations described below:

- 1) **Downtown/Main Street.** This station is located underneath the area where Sacramento Street enters the public parking lot, adjacent to the marina. This drains the area from Solano Street, north to Hwy 12. School Street, west from Sacramento to the south, drains to another ~~watershed outlet~~. The Main Street pump station protects the northern section of the old downtown area and was replaced as part of the downtown plaza. It now has a capacity of 8,500 GPM using two parallel submersible pumps. The station is controlled by a PLC using a bubbler system for level control. The calculated runoff is 4,100 GPM.
- 2) **The Wildlife/Kellogg Street Pump Station.** This station is located at the south end of Kellogg Street. It drains from Solano Street south, including the area above that drains down School Street. It pumps the water collected from the southern part of the old downtown area into the Suisun Slough. There is one main outlet into the Wildlife Channel, which is the School Street storm drain. The pump station and discharge line were replaced in 1997 with a submersible pump station, built next to the old station, and a new larger discharge line. The old pump, check valve, and MCC were removed and the old wet well and discharge line were left intact for possible future adaptation with a portable diesel pump for emergency use. The station includes a medium size detention basin allowing for some storage during short, high rainfall events. The new station has a capacity of 4,600 GPM with one pump, 8,000 GPM with two pumps, and 9,900 GPM with three pumps. Currently two pumps are installed with all piping and the MCC ready to accept a third pump. The calculated runoff is 7,800 GPM.
- 3) **The Whispering Bay Pump Station.** This is located at the south end of the Whispering Bay Drainage Channel. It drains the area from Lotz Way and Main Street to Marina Boulevard, including all the residential streets within the area. There are multiple discharge outlets into the Whispering Bay Channel. ~~The pump station it has two independent propeller pumps with ultrasonic level controls, float controls and a total capacity of 6000 GPM. The pumps were installed in 1962 and have reached the end of their economic life. One pump was rebuilt in 1988 and the other in 1989. New discharge pipes and bar screens were installed in 1988.~~ The estimated runoff is 15,700 GPM for a 6-hour event. ~~The station was rebuilt in 2000 with capacity to exceed these flows.~~ The station has a large detention basin allowing the required capacity to be lowered if desired. ~~This station has also required the use of portable pumps in the past to keep up with storm flows. This station should also be considered for replacement. The pumps need to be replaced with larger capacity pumps. The current wet well for the pump station allows silt to enter~~



~~and built up in the wet well. The silt is very abrasive to both the pump and intake and discharge pipes, shortening their working lives. It also has a vandalism problem, so submersible pumps should be considered. Replacement of current pumps should be completed as a minimum. The channel at the entrance to the pump station should also be dredged.~~

4) Heritage Park Subdivision/Chipman Lane Pump Station.

There is a pump station along Highway 12, about midway on Chipman Lane. This drains a large portion of the Heritage Park Subdivision. The Chipman Lane pump station collects storm water in the north-south area between Chipman Lane and the railroad tracks and pumps it under Highway 12 into a channel. The station has three independent propeller pumps controlled by float switches, with a total capacity of 30,300 GPM. ~~The level control system and wet well grate were replaced in 1988. Pump #2 was rebuilt and the float switches were replaced in 1989.~~ The estimated runoff is 8,300 GPM. ~~The pump station is in good condition. The three discharge pipes should also be inspected for corrosion and possibly lined or replaced. As part of the Highway 12 widening project, the discharge pipes were extended and new tide gates installed.~~

5.2.4 Solid Waste

The City of Suisun City contracts with Republic Services Solano Garbage to provide weekly collection of solid waste, yard waste, and recyclable material to the residents and businesses of Suisun City. As part of the statewide waste management and reduction policy, the California Integrated Waste Management Board (CIWMB) allocated the City of Suisun City with a disposal target of 4.9 pounds per person per day. In 2014, the City of Suisun City's disposal rate was 2.6 pounds per person per day, considerably below the CIWMB target.

Suisun City has one recycling drop-off center located within the city boundaries. Recyclable material that is collected by Republic Services is sent to The Recyclery at Newby Island facility, located in Milpitas.

Solid waste collected from Suisun City is deposited at the Potrero Hills Landfill. In 2014, the landfill received 588,917 tons of solid waste, of which 2.3 percent was from Suisun City residents and businesses. The total capacity of the landfill is 55.865 million cubic yards. The landfill currently has a remaining capacity of approximately 33.815 million cubic yards. It is projected that the landfill will reach capacity in December 2045.

5.2.5 Gas and Electric

The Pacific Gas and Electric (PG&E) Company provides electricity and natural gas to the City. Public electrical energy for Solano County is generated outside the County and supplied via transmission lines. Major transmission line corridors traverse Solano County, serving the greater Bay Area. PG&E provides natural gas service to the area through both underground and aboveground transmission and distribution facilities.

agency, intends to find that the updated WDSP is consistent with the 2035 General Plan and the EIR certified for the 2035 General Plan, and that no additional environmental review is required by CEQA.

The 2035 General Plan and its EIR are available for review at the City's website: <http://www.suisun.com/departments/development-services/planning/general-plan/>. The WDSP and its consistency analysis are also available for review at the City's website: These documents may also be reviewed in person at the City Development Services Department offices, located at 701 Civic Center Boulevard, Suisun City, CA. Please contact John Kearns at (707.421.7335) for more information.



Specific Plan Area (Project Site)

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and 5pm on Monday, October 17, 2016. Please direct comments to John Kearns, City of Suisun City Development Services Department, City Hall, 701 Civic Center Boulevard, Suisun City, CA. 94585; or by email to jkearns@suisun.com; or comments can be sent by facsimile to (707) 429-3758.

This application and this proposed environmental finding has been tentatively scheduled to be heard by the Planning Commission on September 27, 2016 at 7:00 p.m. or thereafter, and a public hearing has tentatively been scheduled before the Suisun City Council on October 18, 2016 at 7:00 p.m. These hearings will be held in the Suisun City Council Chambers located at 701 Civic Center Boulevard, Suisun City, CA. 94585. Your written and oral comments are welcomed at the hearing and will be considered in the final decision.

ENVIRONMENTAL ANALYSIS PREPARED BY:
Matthew Gerken, AECOM
2020 L Street, Suite 400 Sacramento, CA 95811

SUBMITTED BY:
John Kearns, Associate Planner

DATE: September 24, 2016

CITY OF SUISUN CITY DEVELOPMENT
SERVICES DEPARTMENT

**Comments Received from Draft Waterfront District Specific Plan
(Submitted Under Separate Cover as Appendix D of Waterfront District
Specific Plan)**

THIS PAGE INTENTIONALLY LEFT BLANK

The Following Attachments can be found at www.suisun.com/spu

- 8. Affordable Housing Evaluation.**
- 9. Parking Study.**
- 10. Priority Development Area Profile & Market Study.**
- 11. Phase 1 Environmental Site Assessment.**

THIS PAGE INTENTIONALLY LEFT BLANK

AGENDA TRANSMITTAL

MEETING DATE: October 18, 2016

CITY AGENDA ITEM: HEARING: Adoption of Council Resolution No. 2016-___: 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 260 delinquent solid waste accounts representing approximately \$60,648.26 in uncollected solid waste collection service charges. The City's General Fund will receive twenty-dollars per lien and 1.0 percent 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 10.0 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. The Suisun City Code (SCC) 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, 2016, or by sending letters to the Council prior to the hearing.

Solano Garbage is asking that the City enforce SCC 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. 2016-___: 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. 2016-___: 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. Exhibit A 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. 2016-

**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 Code (SCC) 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 SCC 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 SCC 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 2016, 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 2016.

Linda Hobson, CMC
City Clerk

THIS PAGE INTENTIONALLY LEFT BLANK

Preliminary Lien List City of Suisun City
Unpaid Garbage Service - 10/18/2016

APN	Owners Name	City	Service Address	Service Thru	RSS Charges	City Charge	Total Due
17424506	BROOKS JAMES L & JACQUELINE JT	SUISUN CITY CA 94585	1610 ALCAZAR COURT	16/06	223.32	22.23	245.55
17446211	CHRIS HUGHES	SUISUN CITY CA 94585	1714 ALTUS LANE	16/08	225.08	22.25	247.33
17354221	HERBERT RUFO T TR	SUISUN CITY CA 94585	962 ANDERSON DRIVE	16/08	225.08	22.25	247.33
17438114	VAZQUEZ CESAR O & DOMINIQUE JT	SUISUN CITY CA 94585	1740 ANDREWS CIRCL	16/07	224.20	22.24	246.44
17438105	ZHANG YI	SUISUN CITY CA 94585	1776 ANDREWS CIRCL	16/07	224.20	22.24	246.44
17438213	HILL EDWIN C JR & DELLA N JT	SUISUN CITY CA 94585	1781 ANDREWS CIRCL	16/06	223.32	22.23	245.55
17346215	MORRIS MICHAEL A	SUISUN CITY CA 94585	460 ARMSBY WAY	16/08	225.08	22.25	247.33
17424308	WARD ROCHELLE	SUISUN CITY CA 94585	505 ARROYO GRANDE LANE	16/05	292.22	22.92	315.14
17423318	SKAGGS RONALD E & C M JT	SUISUN CITY CA 94585	523 ARROYO GRANDE LANE	16/08	225.08	22.25	247.33
17423314	WORTH ROBERT C	SUISUN CITY CA 94585	531 ARROYO GRANDE LANE	16/05	222.35	22.22	244.57
17350602	RANKIN JUAN LORENZO	SUISUN CITY CA 94585	205 ASHWOOD DRIVE	16/05	222.35	22.22	244.57
17364516	HENDERSON MICHAEL G/SALGADOE-SHARON	SUISUN CITY CA 94585	221 ASHWOOD DRIVE	16/07	225.62	22.26	247.88
3723411	THOMPSON WAYNE L JR JT	SUISUN CITY CA 94585	510 AVALON WAY	16/08	225.08	22.25	247.33
3723408	PENA RICARDO JT	SUISUN CITY CA 94585	516 AVALON WAY	16/05	222.35	22.22	244.57
17308505	HARDAWAY BRENDA ANN	SUISUN CITY CA 94585	401 BALD PATE DRIVE	16/07	224.20	22.24	246.44
17335405	NICHOLS AUSTIN L JT	SUISUN CITY CA 94585	1015 BARROWS DRIVE	16/06	223.32	22.23	245.55
17335411	SNYDER JENNELYN P & GLENN T JT	SUISUN CITY CA 94585	1027 BARROWS DRIVE	16/05	222.35	22.22	244.57
17335413	SALINAS JOSEPH M & F J JT	SUISUN CITY CA 94585	1031 BARROWS DRIVE	16/07	224.20	22.24	246.44
17354202	ARIGAT MOHAMED & HITAF JT	SUISUN CITY CA 94585	963 BAUMAN COURT	16/05	222.35	22.22	244.57
3207404	SHREVE FAMILY PROPERTIES LLC	SUISUN CITY CA 94585	724 BAY STREET	16/07	163.18	21.63	184.81
3207516	DETTWILER DANIEL R & C L JT	SUISUN CITY CA 94585	727 BAY STREET	16/07	224.20	22.24	246.44
3207306	HERRON STEVEN JT	SUISUN CITY CA 94585	816 BAY STREET	16/05	222.35	22.22	244.57
3207302	RILEY RONDA	SUISUN CITY CA 94585	832 BAY STREET	16/08	225.08	22.25	247.33
17350102	AQUINO NOEL & ELVIRA J	SUISUN CITY CA 94585	906 BEECHWOOD CIR	16/05	77.94	20.78	98.72
17351223	PATRICK, MARILYN	SUISUN CITY CA 94585	926 BEECHWOOD CIRCL	16/08	125.08	21.25	146.33
17430514	JINOE WARD T	SUISUN CITY CA 94585	927 BELLA VISTA DRIV	16/07	224.20	22.24	246.44
3239131	ALEJANDRO MUANGOS	SUISUN CITY CA 94585	532 BELLA VISTA DRIV	16/08	242.42	22.42	264.84
3239136	MANUEL GUTIERREZ	SUISUN CITY CA 94585	115 BIRCHWOOD COURT	16/06	214.24	22.14	236.38
17349412	JIMMY R & ARACELI BLACKFORD	SUISUN CITY CA 94585	125 BIRCHWOOD COURT	16/06	223.32	22.23	245.55
17304607	BORLEK MICHAEL R & CHARITY A	SUISUN CITY CA 94585	1202 BITTERN WAY	16/07	234.28	22.34	256.62
17302301	MARIA OTERO	SUISUN CITY CA 94585	823 BLOSSOM AVENUE	16/06	223.32	22.23	245.55
17307601	YAT BRIAN V	SUISUN CITY CA 94585	500 BLUE WING DRIVE	16/08	265.49	22.65	288.14
17305317	GUSTAVO MARTINEZ	SUISUN CITY CA 94585	803 BLUEBILL WAY	16/07	224.20	22.24	246.44
17303403	GARDNER DORIS L TR	SUISUN CITY CA 94585	827 BLUEBILL WAY	16/08	132.56	21.33	153.89
17349319	OLIVER JOYCE V	SUISUN CITY CA 94585	1002 BLUEJAY DRIVE	16/07	222.35	22.22	244.57
3247218	LEWIS TELA	SUISUN CITY CA 94585	722 BREAKWATER CIRCL	16/05	222.35	22.22	244.57
17356206	WASONGA PETER O & AGRIPPINA A	SUISUN CITY CA 94585	224 BRIDGEWATER CIRC	16/07	224.20	22.24	246.44
17356231	VALDEZ MARIO	SUISUN CITY CA 94585	268 BRIDGEWATER CIRC	16/07	224.20	22.24	246.44
17356103	RYBURG CHRISTOPHER A	SUISUN CITY CA 94585	225 BRIDGEWATER CIRCL	16/05	222.35	22.22	244.57
17356115	KAINE BO ZHOU	SUISUN CITY CA 94585	249 BRIDGEWATER CIRCL	16/07	224.20	22.24	246.44
3245401	JARVIS MELVIN D JR JT	SUISUN CITY CA 94585	227 BROOKSIDE DRIVE	16/07	24.20	20.24	44.44
3236213	MCKINLEY HOLDING 1 LP	SUISUN CITY CA 94585	69 BUENA VISTA AVENU	16/07	229.79	22.30	252.09
3236401	COCHRAN BEAU	SUISUN CITY CA 94585	72 BUENA VISTA AVENU	16/07	224.20	22.24	246.44

17312408	WALKER TONJI	SUISUN CITY CA 94585	807	CAKCLING DRIVE	16/08	225.08	22.25	247.33
3211412	2012-C PROPERTY HOLDINGS LLC	SUISUN CITY CA 94585	208	CALIFORNIA STREE	16/07	224.20	22.24	246.44
3731129	PHYLLIS SMITH	SUISUN CITY CA 94585	1045	CAMELLIA LANE	16/07	224.20	22.24	246.44
3731224	DARBY SANTONIUS	SUISUN CITY CA 94585	1100	CAMELLIA LANE	16/07	224.20	22.24	246.44
17302210	LESSER ADAM	SUISUN CITY CA 94585	326	CANVASBACK DRIVE	16/08	295.85	22.96	318.81
17302316	LARSON REBECCA D & VICTOR D JT	SUISUN CITY CA 94585	335	CANVASBACK DRIVE	16/08	242.42	22.42	264.84
17302205	BROWN ROBERT A & JOYCE H JT	SUISUN CITY CA 94585	336	CANVASBACK DRIVE	16/07	224.20	22.24	246.44
17302319	HAYES & BREEANNA DRAPER	SUISUN CITY CA 94585	341	CANVASBACK DRIVE	16/08	241.52	22.42	263.94
17311222	GATEWOOD GEORGE L & N J JT	SUISUN CITY CA 94585	604	CANVASBACK DRIVE	16/07	296.17	22.96	319.13
17429118	MICHAEL COSGAYON	SUISUN CITY CA 94585	806	CAPISTRANO DRIVE	16/07	224.20	22.24	246.44
17422515	GREENE FORREST B & V F JT	SUISUN CITY CA 94585	700	CAPISTRANO DRIVE	16/05	222.35	22.22	244.57
17422411	TOMLINSON JOSEPH E	SUISUN CITY CA 94585	710	CAPISTRANO DRIVE	16/06	217.87	22.18	240.05
3237114	HOLLAND CHARLENE M & ROBERT JT	SUISUN CITY CA 94585	58	CHIPMAN LANE	16/07	224.20	22.24	246.44
17428104	WAYNE LAGETTA B TR	SUISUN CITY CA 94585	734	CHULA VISTA WAY	16/05	222.35	22.22	244.57
3723521	BANKS VERA L	SUISUN CITY CA 94585	502	CHYRL WAY	16/05	222.35	22.22	244.57
3724204	HULTMAN DEBBIE JT	SUISUN CITY CA 94585	607	CHYRL WAY	16/06	228.90	22.29	251.19
3724206	MENDEZ CARROLLE J	SUISUN CITY CA 94585	611	CHYRL WAY	16/05	222.35	22.22	244.57
17306407	LAFON LONNIE D & DONNIE L	SUISUN CITY CA 94585	341	CINNAMON WAY	16/08	594.91	25.95	620.86
17356212	CANTU RUBEN	SUISUN CITY CA 94585	209	CLEARBROOK COURT	16/07	139.20	21.39	160.59
17373302	BUTLER CRYSTAL M	SUISUN CITY CA 94585	217	CLOVERLEAF CIR	16/06	223.32	22.23	245.55
17310217	CROWDER ZENDOLYN D & CASSANO D	SUISUN CITY CA 94585	536	COOT LANE	16/06	24.04	20.24	44.28
3234303	JORGE ORTEGA	SUISUN CITY CA 94585	79	CORAL LANE	16/07	224.20	22.24	246.44
3234214	JOHNSON VAUGHN T	SUISUN CITY CA 94585	96	CORAL LANE	16/08	225.08	22.25	247.33
17324221	ANZUETO LUIS E & FRANCIS M JT	SUISUN CITY CA 94585	1211	CRANE DRIVE	16/05	362.09	23.62	385.71
17321221	ALEXANDER ROBERT	SUISUN CITY CA 94585	1302	CRANE DRIVE	16/08	225.08	22.25	247.33
17321111	BORGONIA DJEREMY & DELAINAH JT	SUISUN CITY CA 94585	623	CRANE DRIVE	16/08	225.08	22.25	247.33
17355229	WILLIAMS RONALD & DIANA	SUISUN CITY CA 94585	940	CRAVEN DRIVE	16/08	85.08	20.85	105.93
17336805	ROMERO ALFREDO	SUISUN CITY CA 94585	605	CRESTED DRIVE	16/08	225.08	22.25	247.33
17336806	JOHNSON MORGAN L JT	SUISUN CITY CA 94585	607	CRESTED DRIVE	16/05	222.35	22.22	244.57
173737613	WHITED MICHAEL L JR	SUISUN CITY CA 94585	831	CRESTED DRIVE	16/07	224.20	22.24	246.44
17353106	WENDY FARJAT	SUISUN CITY CA 94585	403	DICKEY COURT	16/07	161.54	21.62	183.16
17353214	BENNETT MARK A & ROBIN L JT	SUISUN CITY CA 94585	412	DICKEY COURT	16/06	73.32	20.73	94.05
17331401	GONZALEZ JOSE	SUISUN CITY CA 94585	1406	DONNER COURT	16/08	225.08	22.25	247.33
17439307	BIBBS PAULA R TR-R HART	SUISUN CITY CA 94585	1760	DOVER CIRCLE	16/06	178.78	21.79	200.57
17439308	WILLIAMS OZNIESHA C	SUISUN CITY CA 94585	1756	DOVER CIRCLE	16/07	61.38	20.61	81.99
3207612	HAWKINS-MOSS PAMELA D TR	SUISUN CITY CA 94585	815	DRIFTWOOD DRIVE	16/06	223.32	22.23	245.55
17450302	AARON DEAN BEALS	SUISUN CITY CA 94585	1640	DULUTH LANE	16/06	217.87	22.18	240.05
173144030	COLEMAN ANDREW	SUISUN CITY CA 94585	553	E WIGEON WAY	16/07	224.20	22.24	246.44
17331205	CREGETT ANTHONY & MARIAN	SUISUN CITY CA 94585	1403	EBBETTS COURT	16/05	222.35	22.22	244.57
17350303	DEVAULL JUROID & DEBORAH JT	SUISUN CITY CA 94585	904	EDGEWOOD CIRCLE	16/05	222.35	22.22	244.57
17355316	MANIBUSAN MICHAEL & J JT	SUISUN CITY CA 94585	513	EDWARDS COURT	16/07	224.20	22.24	246.44
17422408	MCCLELLAND GAYLE A	SUISUN CITY CA 94585	1515	EL MORRO LANE	16/07	230.09	22.30	252.39
17422422	ROCKY RAQUEDAN	SUISUN CITY CA 94585	1502	EL PRADO LANE	16/05	201.86	22.02	223.88
3224313	DANILSON CHRISTOPHER-RYAN	SUISUN CITY CA 94585	244	ELWOOD STREET	16/08	229.58	22.30	251.88
3231411	ROBERTS JODI LYNN	SUISUN CITY CA 94585	503	ERIN DRIVE	16/07	178.39	21.78	200.17
17373405	DOMINGUE HAROLD E & A J JT	SUISUN CITY CA 94585	315	FLAGSTONE CIRCLE	16/08	144.91	21.45	166.36
17375206	SU JUN HONG T	SUISUN CITY CA 94585	385	FLAGSTONE CIRCLE	16/07	224.20	22.24	246.44
17352110	LAZZARONI MICHAEL W & TANYA JT	SUISUN CITY CA 94585	505	FLOYD COURT	16/06	223.32	22.23	245.55
17418405	TORRES VERONICA L	SUISUN CITY CA 94585	511	FORTUNA DRIVE	16/06	223.32	22.23	245.55
17418401	STEVEN ARMBRIGHT & J E	SUISUN CITY CA 94585	519	FORTUNA DRIVE	16/06	131.94	21.32	153.26
17423406	MOODY ROBERT E & LISA R JT	SUISUN CITY CA 94585	530	FORTUNA DRIVE	16/05	222.35	22.22	244.57

3229602	AYERS JAMES M	SUISUN CITY CA 94585	907	FREEDOM DRIVE	16/08	225.08	22.25	247.33
3719102	LOUDEN LLC	SUISUN CITY CA 94585	616	FRIEDA DRIVE	16/08	270.22	22.70	292.92
17325326	STUBBS TIMOTHY & BONNIE JT	SUISUN CITY CA 94585	504	FULMAR DRIVE	16/05	222.35	22.22	244.57
17326102	CAMPBELL TIMOTHY & AMY JT	SUISUN CITY CA 94585	604	FULMAR DRIVE	16/06	228.90	22.29	251.19
17305418	GABRIEL FONSECA	SUISUN CITY CA 94585	813	GOLDEN EYE WAY	16/08	225.08	22.25	247.33
17303604	TROY & MELVINA SMITH	SUISUN CITY CA 94585	829	GOLDEN EYE WAY	16/08	225.08	22.25	247.33
17353201	JANEA CHAPMAN	SUISUN CITY CA 94585	413	GOODAIR COURT	16/05	222.35	22.22	244.57
17381107	KOLBY THOMAS M	SUISUN CITY CA 94585	1256	GRAY HAWK LANE	16/06	223.32	22.23	245.55
17358912	HARRIS GREG	SUISUN CITY CA 94585	1309	HALL LANE	16/08	225.08	22.25	247.33
17329124	GARCIA-MARTINEZ JAIME	SUISUN CITY CA 94585	913	HARLEQUIN WAY	16/05	222.35	22.22	244.57
17348304	SOLANO MANAGEMENT LP	SUISUN CITY CA 94585	815	HARRIER DRIVE	16/07	224.20	22.24	246.44
17345401	ZIANI OMAR JT	SUISUN CITY CA 94585	819	HARRIER DRIVE	16/07	178.39	21.78	200.17
17450208	BARRETT JOHN N JR & D E JT	SUISUN CITY CA 94585	833	HARRIER DRIVE	16/08	225.08	22.25	247.33
17436215	VANPARYS JASON DOUGLAS	SUISUN CITY CA 94585	1628	HARRISBURG LANE	16/06	223.32	22.23	245.55
17361222	WORSHAM JEANETTE	SUISUN CITY CA 94585	1629	HICKAM CIRCLE	16/08	225.08	22.25	247.33
17361235	BRANTLEY ANTHONY F & P A JT	SUISUN CITY CA 94585	789	HILLBORN COURT	16/08	225.08	22.25	247.33
17361228	JON BURK	SUISUN CITY CA 94585	801	HILLBORN COURT	16/07	115.37	21.15	136.52
17310343	WYDERMYER BILLY R JR	SUISUN CITY CA 94585	802	HILLBORN COURT	16/07	218.71	22.19	240.90
17310341	GRASSO CHARLENE S	SUISUN CITY CA 94585	402	HONKER LANE	16/05	105.06	21.05	126.11
17310415	HOLOCHUCK RICHARD & MONA JT	SUISUN CITY CA 94585	406	HONKER LANE	16/07	224.20	22.24	246.44
17310329	RODRIGO BANDURO	SUISUN CITY CA 94585	529	HONKER LANE	16/07	294.67	22.95	317.62
3719111	EISLEY LESLIE K	SUISUN CITY CA 94585	530	HONKER LANE	16/06	263.39	22.63	286.02
3731309	MALDONADO LOURDES	SUISUN CITY CA 94585	1302	HUMPHREY DRIVE	16/05	101.21	21.01	122.22
17440305	SOLIS LEONIE A	SUISUN CITY CA 94585	390	JACARANDA DRIVE	16/05	222.35	22.22	244.57
17361314	REFUERZO TIMOTEO M & M R JT	SUISUN CITY CA 94585	1779	KEESLER CIRCLE	16/08	178.85	21.79	200.64
17348218	WIGGINS PAUL & LILLIAN JT	SUISUN CITY CA 94585	201	KEYES LANE	16/05	222.35	22.22	244.57
17321402	ESPINOSA JESUS	SUISUN CITY CA 94585	1317	KIMBERLY COURT	16/05	292.22	22.92	315.14
3723118	CLAY JOHN ELLIOT KINDEL	SUISUN CITY CA 94585	611	KINGLET STREET	16/05	222.35	22.22	244.57
3718071	GUSTAFSON BRIAN D & I G JT	SUISUN CITY CA 94585	500	KINGS WAY	16/06	223.32	22.23	245.55
17331203	MAGANA REINA P	SUISUN CITY CA 94585	623	KLAMATH DRIVE	16/05	222.35	22.22	244.57
17331409	6-TS REAL ESTATE INVST LLC	SUISUN CITY CA 94585	626	KLAMATH DRIVE	16/08	225.08	22.25	247.33
17331211	YVETTE MARTINEZ R	SUISUN CITY CA 94585	627	KLAMATH DRIVE	16/05	477.42	24.77	502.19
17331408	HERNANDEZ JOEL S & JOY L JT	SUISUN CITY CA 94585	628	KLAMATH DRIVE	16/05	222.35	22.22	244.57
17331215	RIVERA LUIS A	SUISUN CITY CA 94585	635	KLAMATH DRIVE	16/08	225.08	22.25	247.33
17331218	WALTHER RICHARD A & LINDA JT	SUISUN CITY CA 94585	641	KLAMATH DRIVE	16/05	176.12	21.76	197.88
17330205	GARCIA DANIEL & ANA JT	SUISUN CITY CA 94585	902	LABRADOR WAY	16/05	222.35	22.22	244.57
17329225	SPRENGELMEYER R J & JAN L JT	SUISUN CITY CA 94585	907	LABRADOR WAY	16/07	224.20	22.24	246.44
17343113	FIELDER PAUL R & SHERRY A JT	SUISUN CITY CA 94585	1414	LANGLEY WAY	16/08	225.08	22.25	247.33
173612170	TORRES, CARLOS & YOLANDA	SUISUN CITY CA 94585	1232	LAWLER RANCH PKWY	16/06	228.90	22.29	251.19
3243121	ALMY DERRICK DWESLEY GENNY	SUISUN CITY CA 94585	222	LEAFWOOD COURT	16/06	127.87	21.28	149.15
3243203	MORRIS ROSEMARIE	SUISUN CITY CA 94585	229	LEAFWOOD COURT	16/07	224.20	22.24	246.44
17439215	POMPA ARTHUR THEO	SUISUN CITY CA 94585	1613	LITTLE ROCK CIR	16/06	223.32	22.23	245.55
3224302	MCKINLEY HOLDING 1	SUISUN CITY CA 94585	205	LONG STREET	16/05	34.30	20.34	54.64
3207413	SCALES, JERRI	SUISUN CITY CA 94585	711	LOTZ WAY	16/07	271.32	22.71	294.03
3224509	KRIPAITIS MICHAEL J	SUISUN CITY CA 94585	233	MAPLE STREET	16/06	218.32	22.18	240.50
3724110	COATES JEFFREY J JT	SUISUN CITY CA 94585	617	MARCIA LANE	16/07	294.67	22.95	317.62
3230313	PATRICIA RITCHIE	SUISUN CITY CA 94585	408	MARINA BOULEVARD	16/06	223.32	22.23	245.55
3230105	PEREZ NEIL TR	SUISUN CITY CA 94585	409	MARINA BOULEVARD	16/07	109.78	21.10	130.88
17360404	PERATA MICHAEL	SUISUN CITY CA 94585	328	MARSTON COURT	16/05	222.35	22.22	244.57
17440507	SORIANO VALENTIN R & H M JT	SUISUN CITY CA 94585	1621	MAXWELL LANE	16/05	172.35	21.72	194.07

17358153	SISON RICHARD A P & E M R JT	SUISUN CITY CA 94585	1121	MAYFIELD CIRCLE	16/07	252.04	22.52	274.56
17359203	JOHNSON KURT	SUISUN CITY CA 94585	1200	MAYFIELD CIRCLE	16/08	225.08	22.25	247.33
17360111	TINSLEY ACACIA J & DANIEL D JT	SUISUN CITY CA 94585	304	MAYFIELD CIRCLE	16/08	225.08	22.25	247.33
17360102	CAZARES LUIS MENDEZ	SUISUN CITY CA 94585	340	MAYFIELD CIRCLE	16/05	222.35	22.22	244.57
17346137	SACMAN WARLITO C & T M TR	SUISUN CITY CA 94585	1060	MAYFIELD WAY	16/06	223.32	22.23	245.55
17443106	SHEA, CHRISTOPHER & MELINDA	SUISUN CITY CA 94585	1668	MCGUIRE CIRCLE	16/07	224.20	22.24	246.44
17360505	RANSOM CHARLES SR & D P JT	SUISUN CITY CA 94585	312	MGNABE COURT	16/05	222.35	22.22	244.57
17380306	TURNER WILLIE	SUISUN CITY CA 94585	430	MEEHAN COURT	16/06	223.32	22.23	245.55
17380301	OWENS BOBBY JT	SUISUN CITY CA 94585	450	MEEHAN COURT	16/07	109.78	21.10	130.88
3215607	WEISS DIANNE	SUISUN CITY CA 94585	406	MORGAN STREET	16/06	108.94	21.09	130.03
17349303	TONGA TEVITA	SUISUN CITY CA 94585	1005	MURRE WAY	16/07	224.20	22.24	246.44
17349308	PENROD LLOYD	SUISUN CITY CA 94585	1015	MURRE WAY	16/06	176.24	21.76	198.00
17317606	CORTESE JEFF	SUISUN CITY CA 94585	904	MURRE WAY	16/08	225.08	22.25	247.33
17313408	VELASQUEZ AIDALILA & W JT	SUISUN CITY CA 94585	908	MUSCOVY COURT	16/05	222.35	22.22	244.57
3724152	LEDBETTER MARCUS & TAMI JT	SUISUN CITY CA 94585	1100	NANCY COURT	16/08	225.08	22.25	247.33
17340304	YOUNG-RILEY JAMMIE L	SUISUN CITY CA 94585	1311	OSPREY WAY	16/05	222.35	22.22	244.57
17431203	LECOUNT ADAM C & CHRISTEL ANN	SUISUN CITY CA 94585	705	PALERMO DRIVE	16/05	159.56	21.60	181.16
3231313	BOBO, JAMES	SUISUN CITY CA 94585	507	PAULA DRIVE	16/08	225.16	22.25	247.41
17362130	BARLAS JAMES G	SUISUN CITY CA 94585	578	PEYTONIA COURT	16/08	235.66	22.36	258.02
17323311	ROSE LINDA MARIE	SUISUN CITY CA 94585	1105	PHEASANT DRIVE	16/05	222.35	22.22	244.57
17323206	FREEMAN SHANON D & ANNIE B TR	SUISUN CITY CA 94585	1114	PHEASANT DRIVE	16/07	55.13	20.55	75.68
17323321	CLARK TINA JT	SUISUN CITY CA 94585	1123	PHEASANT DRIVE	16/05	262.25	22.62	284.87
17336303	JACKSON JONATHAN A	SUISUN CITY CA 94585	1030	PINTAIL DRIVE	16/07	196.37	21.96	218.33
17318402	MUNGUIA ABNER/SAMMARTINO MIRIAM	SUISUN CITY CA 94585	1114	PINTAIL DRIVE	16/08	110.62	21.11	131.73
17318725	MARLO MACALINO	SUISUN CITY CA 94585	1211	PINTAIL DRIVE	16/07	163.86	21.64	185.50
17319103	TERESA PETERSON	SUISUN CITY CA 94585	1316	PINTAIL DRIVE	16/05	222.35	22.22	244.57
17331230	HERMESCH JOEL & CELIA JT	SUISUN CITY CA 94585	1417	PINTAIL DRIVE	16/08	223.31	22.23	245.54
17331232	COLLINS GARRETT & OLIVIA JT	SUISUN CITY CA 94585	1421	PINTAIL DRIVE	16/05	222.35	22.22	244.57
17306208	ELIZABETH S. PERSON	SUISUN CITY CA 94585	343	PINTAIL DRIVE	16/08	142.12	21.42	163.54
17319603	SHI MING	SUISUN CITY CA 94585	631	PLACER LANE	16/07	224.20	22.24	246.44
17337106	GORDON WALTER S IV TR	SUISUN CITY CA 94585	816	POCHARD WAY	16/05	227.94	22.28	250.22
17360328	ALTERIO GLORIA	SUISUN CITY CA 94585	1252	POTRERO CIRCLE	16/05	222.35	22.22	244.57
17360217	JUQDEEPS, BANWIT	SUISUN CITY CA 94585	1277	POTRERO CIRCLE	16/07	224.20	22.24	246.44
17370204	SPIRES GARY	SUISUN CITY CA 94585	213	POTRERO STREET	16/06	217.87	22.18	240.05
17371204	SANTOS JOSELITO V C & G A JT	SUISUN CITY CA 94585	260	POTRERO STREET	16/05	222.35	22.22	244.57
17335524	SANDOVAL SAUL I JT	SUISUN CITY CA 94585	1037	PRAIRIE DRIVE	16/05	222.35	22.22	244.57
17335525	WHITEMON SANDRA A	SUISUN CITY CA 94585	1039	PRAIRIE DRIVE	16/07	224.20	22.24	246.44
17375144	RUBEN & VERONICA GUZMAN	SUISUN CITY CA 94585	308	PROMENADE CIRCLE	16/07	40.59	20.41	61.00
17375310	RODOLFO ALCARAZ	SUISUN CITY CA 94585	367	PROMENADE CIRCLE	16/07	224.20	22.24	246.44
17341216	BRALEY STEVEN A JT	SUISUN CITY CA 94585	1402	PROSPECT WAY	16/05	222.35	22.22	244.57
17341315	QUINTANA B JR & SHIRLEY A JT	SUISUN CITY CA 94585	1429	PROSPECT WAY	16/08	265.49	22.65	288.14
17345205	VIRAY JOSEPHINE A & ROBERT T JT	SUISUN CITY CA 94585	1311	REBECCA DRIVE	16/08	225.08	22.25	247.33
17374312	RAMIREZ ARTURO G	SUISUN CITY CA 94585	204	REDSTONE CIRCLE	16/08	225.08	22.25	247.33
17374211	HARVEY LEVI II JT	SUISUN CITY CA 94585	213	REDSTONE CIRCLE	16/06	65.71	20.66	86.37
17374104	WASHINGTON PAULA K & C M JT	SUISUN CITY CA 94585	254	REDSTONE CIRCLE	16/05	222.35	22.22	244.57
17374111	HAGLER CATHERINE E	SUISUN CITY CA 94585	282	REDSTONE CIRCLE	16/05	222.35	22.22	244.57
17365205	STEWART DEBRA J & GLENN K JT	SUISUN CITY CA 94585	328	RIDGECREST CIRCL	16/07	224.20	22.24	246.44
17308420	CARDENAS DENNIS G	SUISUN CITY CA 94585	405	RING NECK LANE	16/07	224.20	22.24	246.44
17308414	ZHAO JIANG	SUISUN CITY CA 94585	606	RING NECK LANE	16/05	138.63	21.39	160.02
3247216	GAMBOA FRANKIE & YVETTE Y JT	SUISUN CITY CA 94585	733	ROCKY POINT COVE	16/05	217.22	22.17	239.39
3240315	CHRISTENSEN BARBARA & MARK JT	SUISUN CITY CA 94585	64	RODONDO AVENUE	16/07	224.20	22.24	246.44

3718024	HOTHI SUKHINDER KAUR TR	SUISUN CITY CA 94585	403	SARAH WAY	16/08	225.08	22.25	247.33
17305201	VALADEZ PAULINE C & JUAN M JT	SUISUN CITY CA 94585	820	SCAUP LANE	16/07	154.22	21.54	175.76
3215505	DAVIS JACQUELINE R	SUISUN CITY CA 94585	1010	SCHOOL STREET	16/07	224.20	22.24	246.44
17371215	GATO EDWIN	SUISUN CITY CA 94585	235	SEABURY STREET	16/05	222.35	22.22	244.57
17324230	PEREZ EMILIO & SHIRLEY JT	SUISUN CITY CA 94585	512	SEAGULL DRIVE	16/05	222.35	22.22	244.57
17321202	KING TRUMAN JR & L S JT	SUISUN CITY CA 94585	605	SEAGULL DRIVE	16/08	303.19	23.03	326.22
17321125	WOODS LAWRENCE W & L D JT	SUISUN CITY CA 94585	606	SEAGULL DRIVE	16/08	225.08	22.25	247.33
17321116	GRIFFIN JOSEPH K SR & S K TR	SUISUN CITY CA 94585	700	SEAGULL DRIVE	16/08	225.08	22.25	247.33
17364301	PERRY JULIUS C JR & S JT	SUISUN CITY CA 94585	902	SHADYWOOD CIRCLE	16/05	222.35	22.22	244.57
17363408	AQUINO DICHOSO PRICILLA	SUISUN CITY CA 94585	931	SHADYWOOD CIRCLE	16/06	223.32	22.23	245.55
17364523	CHAN PATRICK	SUISUN CITY CA 94585	946	SHADYWOOD CIRCLE	16/06	217.87	22.18	240.05
3236202	BUKSH ABDUL M & KHAIRUL N JT	SUISUN CITY CA 94585	716	SHANNON DRIVE	16/06	72.30	20.72	93.02
17306311	MOORE YONE	SUISUN CITY CA 94585	403	SHOVELLER DRIVE	16/07	224.20	22.24	246.44
17307201	MALDONADO OLGA	SUISUN CITY CA 94585	405	SHOVELLER DRIVE	16/06	223.32	22.23	245.55
17307106	CASTILLO HENRY A & CARMEN V TR	SUISUN CITY CA 94585	410	SHOVELLER DRIVE	16/07	224.20	22.24	246.44
17325311	CRENSHAW OTHEL LAMONT	SUISUN CITY CA 94585	503	SHRIKE COURT	16/08	225.08	22.25	247.33
3731114	TAH 2015-1 BORROWER 1	SUISUN CITY CA 94585	1050	SILK OAK DRIVE	16/08	176.99	21.77	198.76
173202300	DEMARCOS AYERS	SUISUN CITY CA 94585	618	SKYLARK DR.	16/06	223.32	22.23	245.55
17358141	PALACIOS MIGUEL & MARIA JT	SUISUN CITY CA 94585	225	SPINNEY WAY	16/07	224.20	22.24	246.44
3216425	SANDERS ANNA MARIE	SUISUN CITY CA 94585	1105	SUISUN STREET	16/06	223.32	22.23	245.55
17377118	JUSTIN PHILLIP	SUISUN CITY CA 94585	203	TAMARISK CIRCLE	16/07	74.20	20.74	94.94
17377205	RIZALADO ROBERTINO S & H N JT	SUISUN CITY CA 94585	208	TAMARISK CIRCLE	16/08	195.18	21.95	217.13
17377217	CRAWLEY MARISSA L	SUISUN CITY CA 94585	232	TAMARISK CIRCLE	16/08	225.08	22.25	247.33
17376304	CALLIZ IDALIA M	SUISUN CITY CA 94585	254	TAMARISK CIRCLE	16/05	222.35	22.22	244.57
3246202	ALLEN, STEPHANIE	SUISUN CITY CA 94585	48	TEA ROSE COURT	16/08	70.15	20.70	90.85
17447305	ANTHONY EDDIE & ATRESE	SUISUN CITY CA 94585	1616	TUCSON CIRCLE	16/06	223.32	22.23	245.55
17343502	DENISE YAP	SUISUN CITY CA 94585	831	TULARE CIRCLE	16/06	223.32	22.23	245.55
17343117	CLUTTS GLENDA L	SUISUN CITY CA 94585	838	TULARE CIRCLE	16/05	222.35	22.22	244.57
17311313	BARRETO NICK J & ELENA T	SUISUN CITY CA 94585	618	TULE GOOSE DRIVE	16/06	222.22	22.22	244.44
17311417	DINEEN KATHERINE A	SUISUN CITY CA 94585	625	TULE GOOSE DRIVE	16/07	134.86	21.35	156.21
17424401	HARGADINE ALISON H	SUISUN CITY CA 94585	1600	VENTURA WAY	16/05	222.35	22.22	244.57
3235223	DELAPENA BENIGNO G & N S JT	SUISUN CITY CA 94585	610	VILLAGE DRIVE	16/08	225.08	22.25	247.33
3224208	CHRISTOPHER-SMITH LOVELLA J	SUISUN CITY CA 94585	229	WALNUT STREET	16/07	228.72	22.29	251.01
17318804	OLLISON ELEZA	SUISUN CITY CA 94585	1213	WAXWING LANE	16/08	225.08	22.25	247.33
17344402	WALLACE NEVELL & ANGELA G	SUISUN CITY CA 94585	1002	WESTWIND WAY	16/07	225.10	22.25	247.35
3231210	MCKINLEY HOLDING LLP	SUISUN CITY CA 94585	717	WHISPERING BAY LANE	16/07	153.67	21.54	175.21
3232303	MORGAN VALENTINA	SUISUN CITY CA 94585	722	WHISPERING BAY LANE	16/06	223.32	22.23	245.55
3232304	ELIZABETH KIDD M	SUISUN CITY CA 94585	724	WHISPERING BAY LANE	16/08	219.55	22.20	241.75
32312060	BANK OF AMERICA NA	SUISUN CITY CA 94585	709	WHISPERING BAY LANE	16/06	258.83	22.59	281.42
32321040	BARANCOBIBB LYNN	SUISUN CITY CA 94585	731	WHISPERING BAY LANE	16/05	222.35	22.22	244.57
17341401	HOBSON RITA D	SUISUN CITY CA 94585	805	WHITNEY AVENUE	16/07	224.20	22.24	246.44
17341406	PARSON DERALD	SUISUN CITY CA 94585	815	WHITNEY AVENUE	16/08	225.08	22.25	247.33
17343206	SMITH BENERD L & SHEREEN JT	SUISUN CITY CA 94585	920	WHITNEY AVENUE	16/05	222.35	22.22	244.57
17336602	SMITH MARCIA JT	SUISUN CITY CA 94585	1006	WHOOOPER WAY	16/05	245.53	22.46	267.99
17336609	BALDWIN CECELIA J	SUISUN CITY CA 94585	1017	WHOOOPER WAY	16/06	211.56	22.12	233.68
17336526	LEDET ZACHARIAS B	SUISUN CITY CA 94585	1020	WHOOOPER WAY	16/06	223.32	22.23	245.55
17336612	MOORE STEVEN & MARIA D JT	SUISUN CITY CA 94585	1023	WHOOOPER WAY	16/06	223.32	22.23	245.55
17336616	GRIFFITH ALBERT L	SUISUN CITY CA 94585	1031	WHOOOPER WAY	16/05	222.35	22.22	244.57
17308429	ROBERT LAI	SUISUN CITY CA 94585	402	WIGEON WAY	16/06	37.22	20.37	57.59
17310207	SANDHU NAVDEEP	SUISUN CITY CA 94585	413	WIGEON WAY	16/05	222.35	22.22	244.57
17309301	KNIGHT SAUNDRA D	SUISUN CITY CA 94585	538	WIGEON WAY	16/07	77.56	20.78	98.34

17308202	WILSON WENDY J	SUISUN CITY CA 94585	624	WIGEON WAY	16/05	222.35	22.22	244.57
17307606	BOSTIC ANGELA M	SUISUN CITY CA 94585	509	WOOD DUCK DRIVE	16/07	224.20	22.24	246.44
17314102	MEDINA GUILLERMO & LURDES M JT	SUISUN CITY CA 94585	523	WOOD DUCK DRIVE	16/07	224.20	22.24	246.44
17323105	MUGAMBO JOHN JT	SUISUN CITY CA 94585	506	WOODLARK DRIVE	16/07	224.20	22.24	246.44
17318204	GIVENS, GREGORY R	SUISUN CITY CA 94585	704	WOODLARK DRIVE	16/07	224.20	22.24	246.44
3719242	SCHULT GLORIA L	SUISUN CITY CA 94585	1215	WORLEY ROAD	16/06	223.32	22.23	245.55
17311403	CHURCHWELL NICKOLAUS A	SUISUN CITY CA 94585	1301	WORLEY ROAD	16/06	223.32	22.23	245.55
17345501	MORALES CECILIA & F A JT	SUISUN CITY CA 94585	832	WORLEY ROAD	16/08	204.85	22.05	226.90
17345617	LAWSON LINDA SUE	SUISUN CITY CA 94585	832	YOSEMITE WAY	16/05	222.35	22.22	244.57
17345619	CAREY EMILY OLEVIA	SUISUN CITY CA 94585	833	YOSEMITE WAY	16/05	222.35	22.22	244.57
17326225	FULLEN, STEVEN & CRISTINA	SUISUN CITY CA 94585	903	YOSEMITE WAY	16/08	225.08	22.25	247.33
	JENSEN SHERRY M & CHARLES C JT	SUISUN CITY CA 94585	506	YUBA COURT	16/07	244.74	22.45	267.19
Total						54,899.27	5,748.99	60,648.26

AGENDA TRANSMITTAL

MEETING DATE: October 18, 2016

CITY AGENDA ITEM: Discussion and Direction – Consideration of Expanding Smoke Free Public Areas.

FISCAL IMPACT: There is no fiscal impact of this item.

BACKGROUND: As part of the City Council discussion about the Waterfront District Specific Plan, Council identified some potential public areas to be designated as smoke-free beyond the waterfront plaza area during special events. Staff was asked to bring the item back for further discussion.

Concurrent to this discussion, the Parks and Recreation Commission requested that the Recreation and Community Services Director provide the Commission options for smoke-free public environments that they could frame as a recommendation to City Council. Discussions occurred during Commission meetings held on September 7, 2016 and October 5, 2016.

STAFF REPORT: On February 5, 2015, the City Council approved an ordinance that designated the Waterfront Plaza as a “smoke-free” environment during special events, while ensuring that certain areas during the events would allow “smoking”. As part of the Waterfront District Specific Plan update, ideas were shared of potential areas to expand the “smoke-free” designation.

To facilitate discussion, the following identifies a range of public areas that could be considered for designation as “smoke-free”. They include both the ideas shared by Council as well as members of the Parks and Recreation Commission. Examples of practices in neighboring cities and the County are attached.

PUBLIC SPACES WITH POTENTIAL FOR SMOKE-FREE DESIGNATION		
Waterfront District	<ul style="list-style-type: none"> • Harbor Plaza • Areas of Promenade • Courtyard at Harbor Square • Train Depot 	
Specific Park Areas	<ul style="list-style-type: none"> • Smoke-Free zones around play equipment (25 feet to 50 feet) • Smoke-Free zones around youth sports activities 	
Smoke Free Parks	<ul style="list-style-type: none"> • Certain parks • All parks 	See Vacaville, Vallejo, American Canyon and Solano County
Other Facilities	Smoke-Free Campus	Solano County

PREPARED BY: Kris Lofthus, Recreation and Community Services Director

REVIEWED AND APPROVED BY: Suzanne Bragdon, City Manager

		Community College, State Universities as of 2018
--	--	---

At the Park and Recreation Commission, after discussing this matter at two meetings, their recommendation was to have the Community Service Director create a comprehensive smoke-free policy for their consideration in making a formal recommendation to Council. Before doing so, staff wanted to have a fuller discussion with the Council to identify its interests.

STAFF RECOMMENDATION: It is recommended that the City Council provide direction to staff to proceed with drafting a comprehensive Smoke-Free Public Environments policy, which would be reviewed and considered by the Parks and Recreation Commission in order to bring formal recommendations to Council.

ATTACHMENTS:

1. Smoke Free Public Environments Policies

City of Vacaville

12.28.091 Prohibition of smoking within city parks and recreational facilities except in designated areas.

A. Definitions. For the purposes of this section, the following definitions shall govern:

1. "Cigar" shall have the same meaning as defined in Section 104550 of the California health and Safety Code.
2. "Cigarette" shall have the same meaning as defined in Section 104556 of the California Health and Safety Code.
3. "Designated area" shall mean:
 - a. One or more areas within a City park or recreational facility, which have been posted with signs as approved by the City Manager or his or her designee, stating that smoking is permitted within such areas; and
 - b. Those portions of a parking lot or public sidewalk located directly adjacent to the perimeter of a park or recreational facility, whether or not a "smoking permitted" sign has been posted.
4. "Park" and "recreational facility", whether used in the singular or plural, shall mean any City park, parkway, mall, plaza, greenbelt, garden, lake, and any other City property, including structures thereon, that is reserved for park or recreational purposes, whether passive or active.
5. "Sidewalk" shall mean a concrete walkway adjacent to a public street or parking lot.
6. "Smoke" or "smoking" shall mean the lighting, inhaling, exhaling or burning of any pipe, cigar, or cigarette of any kind, or the carrying or holding of any lighted pipe, lighted cigar, lighted cigarette, or any similar article or substance, including, but not limited to, tobacco or other combustible weed or plant. "Smoking" also means the gaseous products and particles created by the use of a lighted pipe, cigar, cigarette, or any other similar article or substance.

B. Disposal of cigarettes, cigars and other smoking materials.

1. No person shall smoke a cigarette, cigar, pipe, or any other combustible substance within a City park or recreational facility except in a designated area, or dispose of a lighted or unlighted cigarette, cigar, pipe, or any other combustible substance or

tobacco-related waste within a park or recreational facility, except in an ashtray or other device designated for such disposal.

2. This section shall not apply to tot lot sandbox areas or playgrounds as defined in California Health and Safety Code Section 104495, which shall be governed by said Section 104495.

C. Retaliation Prohibited. No person shall intimidate, threaten any reprisal, or effect any reprisal, for the purpose of retaliating against another person who seeks to obtain compliance with this section.

D. Enforcement. Any person who violates or fails to comply with any of the provisions of this section, and any person who aids, assists or abets therein, shall be guilty of an infraction and shall be punished as provided in Chapter 1.16 of this Code.

City of American Canyon

12.04.230 Tobacco use in city parks.

In city parks and recreation facilities, the use of tobacco products including but not limited to cigarette smoking, use of electronic cigarettes or similar nicotine delivery devices and use of smokeless tobacco is prohibited.

Parks and recreation facilities is defined as parks, landscaped trail areas, landscape areas proximate to recreation facilities including the Philip West Aquatic Center, Senior Multiuse Center, Recreation Center, Community Gym and any other similar facilities.

In addition to common municipal code violation practices, violators of this chapter shall be referred to a local anti-smoking program.

The parks and recreation director may authorize the creation of designated smoking areas for events lasting longer than four hours. (Ord. 2014-03 § 1, 2014)

City of Vallejo

7.68.045 - Prohibition of smoking and disposal of tobacco products in recreational areas and park facilities.

No person shall smoke a cigarette, cigar, pipe, or any other combustible substance within a city park or recreational facility, or dispose of a lighted or unlighted cigarette, cigar, pipe, or any other combustible substance or tobacco-related waste within a recreational area or park facility.

Solano County

19-190 Alcohol and tobacco regulations

(a) The board of supervisors makes the following findings:

The use of tobacco within county parks poses significant risks to public health, safety, and welfare, including but not limited to substantially increased fire danger, adverse health effects on members of the public and parks division staff, increased litter, and threats to wildlife, water quality, and the environment. The findings made and purposes stated in Section 13.3-10 remain valid and are equally applicable to the impact of smoking in county parks.

**As of July 1, 2016, E cigarettes are included in this code