



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

**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, MAY 5, 2015

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 includes teleconference participation by:
Mayor Pro Tem Lori Wilson from 507 Wood Duck Drive, Suisun City, CA 94585
Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585

(Next Ord. No. – 731)
(Next City Council Res. No. 2 015 – 43)
Next Suisun City Council Acting as Successor Agency Res. No. SA2015 – 01)
(Next Housing Authority Res. No. HA2015 – 03)

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).

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers
2. City Manager/Executive Director/Staff
 - a. Approaches to Homelessness through "Zero Tolerance" - (Mattos).

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Presentation of Proclamation to Building and Public Works Department Proclaiming May 2015, as “Building Safety Month”.
4. Presentation of Proclamation to Police Department Proclaiming May 10 - 16, 2015 as “Police Week” and May 15, 2015 “Peace Officers’ Memorial Day”.
5. Presentation of Proclamation to United States Coast Guard Auxiliary Flotilla 53 Representative Proclaiming May 16 - 22, 2015, as “National Safe Boating Week”.
6. Presentation of Proclamation to Senior Coalition Representatives Lauren Rolfe, Wanda Wallis, Jan Davenport, and Karen Mickens, Proclaiming May 2015 as “Older American’s Month”.

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. 2015-___: Amending Policy Directives for the Selection of a Nonprofit Organization to Operate the Fourth of July Beer Garden Concession – (Jessop/O’Brien).
8. Initialization of Re-Vote Process for Montebello Vista Maintenance Assessment District – (Kasperson).
 - a Adopt Resolution No. 2015-___: Adopting the 12th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate Funds for the Montebello Vista District Modification Process.
 - b Adopt Resolution No. 2015-___: Initiating Proceedings for a Proposed Increase in Assessments and Inclusion of Additional Property for the Montebello Vista Maintenance Assessment District, the Levy of Annual Assessments Therein and Ordering the Preparation of a Preliminary Engineer’s Report.
 - c Adopt Resolution No. 2015-___: Approving the Assessment District Preliminary Engineer’s Report, Declaring its Intention to Increase Assessments and Inclusion of Additional Property for Montebello Vista Maintenance Assessment District and to Provide for the Levy and Collection of Annual Assessments in Said District, Setting a Time and Place for a Public Hearing Thereon and Ordering the Initiation of Assessment Ballot Procedures.

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 April 21, 2015. – (Hobson).

GENERAL BUSINESS: None

PUBLIC HEARINGS**City Council****10. PUBLIC HEARING: (Continued from April 21, 2015)****2035 General Plan Update and Environmental Impact Report – (Garben/Kearns)**

- a. Council Adoption of Resolution No. 2015-____: Certifying the Final Environmental Impact Report and Adopting Findings of Fact and a Statement of Overriding Considerations.
- b. Council Adoption of Resolution No. 2015-____: Adopting a Comprehensive Update of the Suisun City General Plan.

11. PUBLIC HEARING (Continued from April 21, 2015)**Discussion and Direction Regarding Downtown Waterfront Specific Plan Update “Vision” and “Land Use Alternatives” - (Garben/Kearns)****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.

Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, through our City's continuing efforts to address critical issues of safety, energy efficiency, water conservation and resilience in the built environment that affect our residents, both in everyday life and in times of natural disaster, give us confidence that our structures are safe and sound; and

WHEREAS, Building Safety Month is sponsored by the International Code Council, to remind the public about the critical role of our communities' largely unknown guardians of public safety – our local code officials – who assure us of safe, efficient and livable buildings where we live, learn, work, worship, and play; and

WHEREAS, the International Codes, the most widely adopted building safety, energy and fire prevention codes in the nation, are used by most U.S. cities, counties and states; these modern building codes also include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fires and earthquakes; and

WHEREAS, "Resilient Communities Start with Building Codes" the theme for Building Safety Month 2015, encourages all Americans to raise awareness of the importance of building safe and resilient construction; fire prevention; disaster mitigation, water safety and conservation; energy efficiency and new technologies in the construction industry. Building Safety Month 2015 encourages appropriate steps everyone can take to ensure that the places where we live, learn, work, worship and play are safe and sustainable, and recognizes that countless lives have been saved due to the implementation of safety codes by local and state agencies; and

WHEREAS, each year, in observance of Building Safety Month, Americans are asked to consider projects to improve building safety and sustainability at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE, I, Pete Sanchez, Mayor of the City of Suisun City, do hereby proclaim the month of May 2015 as

"BUILDING SAFETY MONTH"

in the City of Suisun City and encourage our residents to learn more about how they can contribute to building safety at home and in their communities.

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

Pete Sanchez, Mayor

ATTEST: _____

DATE: May 5, 2015

Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, There are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the City of Suisun City; and

WHEREAS, nearly 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 16,000 injuries; and

WHEREAS, since the first recorded death in 1791, more than 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS, new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 117 officers killed in 2014 and 156 officers killed in previous years; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 27th Annual Candlelight Vigil, on the evening of May 13, 2015; and

WHEREAS, The Candlelight Vigil is part of National Police Week, which takes place this year on May 10-16; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff;

NOW, THEREFORE, I, Pedro "Pete" Sanchez, Mayor of the City of Suisun City, formally designates the week of May 10 - 16, 2015, as:

"POLICE WEEK"

in Suisun City, and publicly salutes the service of law enforcement officers in our community and communities across the nation.

I further call upon all residents of Suisun City to observe Friday, May 15, 2015, as:

"PEACE OFFICERS' MEMORIAL DAY"

in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disables in the performance of duty, and let us recognize and pay respect to the families and friends of our fallen heroes.

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

Pete Sanchez, Mayor

ATTEST: _____

DATE: May 5, 2015

Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, on average, 700 people die each year in boating-related accidents in the United States; 71% of these are fatalities caused by drowning; and

WHEREAS, the vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment, or environmental factors; and

WHEREAS, a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets; and

WHEREAS, today's life jackets are more comfortable, more attractive, and more wearable than styles of years past and deserve a fresh look by today's boating public.

NOW THEREFORE BE IT RESOLVED, that I Pete Sanchez, Mayor of the City of Suisun City do hereby support the goals of the North American Safe Boating Campaign and proclaim May 16-22, 2015 as:

"NATIONAL SAFE BOATING WEEK"

and the start of the year-round effort to promote safe boating in the City of Suisun City and urge residents who boat to support this year's theme **Wear It!** and practice safe boating habits.



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

Pete Sanchez
Pete Sanchez, Mayor

ATTEST: *April Coyne*

DATE: May 5, 2015

Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, the City of Suisun City includes a thriving community of older Americans who deserve recognition for their contributions and sacrifices to ensure a better life for future generations; and

WHEREAS, the City of Suisun City is committed to helping all individuals live longer, healthier lives in the communities of their choice for as long as possible; and

WHEREAS, since 1965, the Older Americans Act has provided services that help older adults remain healthy and independent by complementing existing medical and health care systems, helping prevent hospital readmissions, and supporting some of life's most basic functions, such as bathing or preparing meals; and

WHEREAS, these programs also support family caregivers, address issues of exploitation, neglect and abuse of older adults, and adapt services to the needs of American elders; and

WHEREAS, we recognize the value of community engagement and service in helping older adults remain healthy and active while giving back to others; and

WHEREAS, our community can provide opportunities to enrich the lives of individuals of all ages by:

- Promoting and engaging in activity, wellness, and social inclusion.
- Emphasizing home- and community-based services that support independent living.
- Ensuring community members of all ages benefit from the contributions and experience of older adults.

NOW, THEREFORE, BE IT RESOLVED, that I, Pedro "Pete" Sanchez, Mayor of the City of Suisun City, do hereby proclaim May 2015 as:

"Older Americans Month"

In the City of Suisun City and urge residents to participate in this year's theme, "Get Into the Act" by taking time to celebrate older adults and the people who serve and support them as powerful and vital individuals who greatly contribute to our community.

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

Pete Sanchez
Pete Sanchez, Mayor

ATTEST: *April Corn*

DATE: May 5, 2015



AGENDA TRANSMITTAL

MEETING DATE: May 5, 2015

CITY AGENDA ITEM: Resolution No. 2015-____: A Resolution of the City Council of the City of Suisun City Amending Policy Directives for the Selection of a Nonprofit Organization to Operate the Fourth of July Beer Garden Concession.

FISCAL IMPACT: None at this time.

BACKGROUND:

1. At the August 27th, 2013 Council meeting, Resolution 2013-49 was adopted by the City Council. This resolution includes the following requirements for a fair selection process:
 - a. A definition of "Qualified Nonprofit Applicant".
 - b. A selection process including, if needed, a lottery managed by the City Manager.
 - c. The nonprofit will agree to provide City Police and Fire Departments part of the profit from the event. The organization will provide a minimum of 75% of the net profit to the City Police and/or City Fire departments. The nonprofit may specify a percentage over the minimum 75% donation.
 - d. A written indemnity listing the City.
 - e. Financial Reporting after the event.
 - f. A signed, written agreement that would specify all requirements including conformance with all federal, state, and local laws; agreement to use servers on duty that have been trained in The CA Responsible Beverage Service course; and include the above listed requirements.
 2. At the April 21, 2015 Council meeting
 - a. Staff was requested to revise Resolution 2013-49.
 - b. That revision was to change the requirement for the selected nonprofit to donate 75% of the net profit to the City Police and/or City Fire departments. The 75% donation was changed to 25% of the net.
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STAFF REPORT:

At the Fourth of July event each year, the City of Suisun has need of a local nonprofit organization to run a beer garden. This has given the nonprofit an opportunity to raise funds and add an important element to the event. Historically, this has been the Police and Fire Boosters who would give 100% of their profits to the Police and Fire Departments.

The City has an interest in providing a regulated and controlled environment for alcohol sales during the Fourth of July event. By having an approved vender and designated beer garden, the enforcement of alcohol use and outside alcohol brought to the event is much easier to accomplish.

PREPARED BY:

Mick Jessop, Recreation and Community Services Director

REVIEWED/APPROVED BY:

Suzanne Bragdon, City Manager

In 2015, the advertisement for nonprofits has been placed in the Daily Republic and the Tailwinds newspapers. No nonprofits have stepped forward with an interest in applying. The donation of a minimum of 75% of the net profit to the City Police and/or City Fire Department appears to be a deal breaker for most nonprofits.

Taking these concerns into consideration, at the April 21, 2015 Council Meeting, the City Council requested staff to revise Resolution 2013-49 to change the requirement for the selected nonprofit to donate a minimum of 25% of the net profit to the City Police and/or City Fire Department. The attached Resolution, for Council consideration reflects this change. All other provisions remain the same.

STAFF RECOMMENDATION:

Request the City Council Approve Resolution No. 2015-____: A Resolution of the City Council of the City of Suisun City Amending Policy Directives for the Selection of a Nonprofit Organization to Operate the Fourth of July Beer Garden Concession.

ATTACHMENTS:

1. Resolution No. 2015-____: A Resolution of the City Council of the City of Suisun City Amending Policy Directives for the Selection of a Nonprofit Organization to Operate the Fourth of July Beer Garden Concession.
2. Resolution No. 2013-49: A Resolution of the City Council of the City of Suisun City Adopting Certain Findings and Policy Directives for the Selection of a Nonprofit Organization to Operate the Fourth of July Beer Garden Concession.

RESOLUTION NO. 2015-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AMENDING POLICY DIRECTIVES FOR THE SELECTION OF A NONPROFIT
ORGANIZATION TO OPERATE THE FOURTH OF JULY BEER GARDEN
CONCESSION**

WHEREAS, on occasion the City of Suisun City has need of services that would benefit the City by allowing local Nonprofit Organizations to work for the benefit of the community and offer an opportunity to raise funds for the benefit of the community; and

WHEREAS, the City Council deems it desirable to adopt certain Findings and Directives for the equitable selection of such a Nonprofit Organization.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby finds that local Nonprofit Organizations have the ability to provide services that can enhance City programs and that an objective method of selecting one concessionaire is in the best interest of the City.

BE IT FURTHER RESOLVED that the City Council hereby adopts the following Policy Directives regarding the process to select a nonprofit concessionaire for the Fourth of July Beer Garden concession:

1. **Concessionaire Selection Process.** The Concessionaire Selection Process shall be consistent with the following policy directives:
 - a. All applicants shall conform to the following definitions:
 - i. "Nonprofit Organization" shall mean any nonprofit association, charity or corporation organized primarily for veteran, patriotic, welfare, civic betterment, religious, athletic or charitable purposes pursuant to the Internal Revenue Code or California Revenue and Taxation Code, or a group that is an integral part of a recognized national organization having such tax-exempt status, or an organization affiliated with and officially recognized by an elementary school, middle school and/or high school and/or school district that serves, in whole or in part, the residents of the City.
 - ii. "Serving Suisun City residents and businesses" shall be determined by, but not

1 limited to, principal or permanent location within City limits, a significant
2 service population of City residents, and a significant percentage of members
3 residing in or owning businesses in the City.

4 iii. The City Council, in its sole discretion, may determine priorities and
5 preferences for purposes of selecting organizations, including preferences for:

6 i. The population served by the nonprofit.

7 ii. Amount and type of charity.

8 iii. Mission and/or goals of the nonprofit.

9 b. "Qualified Applicants" shall mean any group or organization that has met all of the
10 following criteria for a continuous period of not less than one full year preceding
11 submittal of an application:

12 i. Applicants must agree to the Nonprofit Event Agreement before being
13 considered a Qualified Applicant.

14 ii. Only one application per Nonprofit Organization will be allowed. If an
15 organization is affiliated with a recognized educational institution as defined in
16 this section, but maintains a separate tax-exempt status with the Internal
17 Revenue Service or the California Franchise Tax Board, said Nonprofit
18 Organization shall be allowed to make a separate application.

19 iii. Applicants must have a minimum bona fide membership, whose members have
20 agreed to participate to insure adequate staffing for the type of occasion.

21 **2. Selection Basis.** The concessionaire selection process shall consist of the following:

22 a. The Nonprofit Organization's being a Qualified Applicant.

23 b. Net profit donation to the City Police and/or Fire Departments:

24 i. The Nonprofit Organization will agree to donate a portion of the net profits
25 from the event to the City Police and/or Fire Departments, with a minimum
26 donation of 25% of the net profits.

27 ii. The Nonprofit Organization may specify a percentage in excess of the
28 minimum 25% donation.

c. The Nonprofit Organization will sign a Nonprofit Event Agreement that specifies:

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- i. A written indemnity listing the City.
 - ii. Insurance requirements listing the City as Additional Insured.
 - iii. Financial Reporting after the event.
 - iv. Conformance with all laws and regulations as stipulated by the State of California, Solano County, and the City of Suisun City.
- d. If more than one organization applies, the one that indicates the higher percentage of donation under Section 2.b. above would be selected. If all that have applied have equal qualifications and the same percentage donation under section 2.b. above, the selection of one concessionaire will be accomplished by lottery. After the authorized concessionaire has been selected, an alternate may be selected via a drawing from the remaining Qualified Applicants.

3. Concessionaire Selection Process Administration. The City Manager is hereby directed to administer the Concessionaire Selection Process, and the City Council authorizes the City Manager to execute any and all necessary documents pertaining to implementation of this program in the City Suisun City.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 5th day of May 2015, by the following vote:

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

WITNESS my hand and the seal of said City this 5th day of May 2015.

 Donna Pock, CMC
 Deputy City Clerk

- 1 ii. "Serving Suisun City residents and businesses" shall be determined by, but not
2 limited to, principal or permanent location within City limits, a significant
3 service population of City residents, and a significant percentage of members
4 residing in or owning businesses in the City.
- 5 iii. The City Council, in its sole discretion, may determine priorities and
6 preferences for purposes of selecting organizations, including preferences for:
- 7 i. The population served by the nonprofit.
- 8 ii. Amount and type of charity.
- 9 iii. Mission and/or goals of the nonprofit.
- 10 b. "Qualified Applicants" shall mean any group or organization that has met all of the
11 following criteria for a continuous period of not less than one full year preceding
12 submittal of an application:
- 13 i. Applicants must agree to the Nonprofit Event Agreement before being
14 considered a Qualified Applicant.
- 15 ii. Only one application per Nonprofit Organization will be allowed. If an
16 organization is affiliated with a recognized educational institution as defined in
17 this section, but maintains a separate tax-exempt status with the Internal
18 Revenue Service or the California Franchise Tax Board, said Nonprofit
19 Organization shall be allowed to make a separate application.
- 20 iii. Applicants must have a minimum bona fide membership, whose members have
21 agreed to participate to insure adequate staffing for the type of occasion.
- 22 2. **Selection Basis.** The concessionaire selection process shall consist of the following:
- 23 a. The Nonprofit Organization's being a Qualified Applicant.
- 24 b. Net profit donation to the City Police and/or Fire Departments:
- 25 i. The Nonprofit Organization will agree to donate a portion of the net profits
26 from the event to the City Police and/or Fire Departments, with a minimum
27 donation of 75% of the net profits.
- 28 ii. The Nonprofit Organization may specify a percentage in excess of the

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minimum 75% donation.

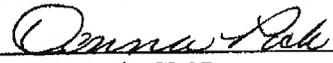
- c. The Nonprofit Organization will sign a Nonprofit Event Agreement that specifies:
 - i. A written indemnity listing the City.
 - ii. Insurance requirements listing the City as Additional Insured.
 - iii. Financial Reporting after the event.
 - iv. Conformance with all laws and regulations as stipulated by the State of California, Solano County, and the City of Suisun City.
- d. If more than one organization applies, the one that indicates the higher percentage of donation under Section 2.b. above would be selected. If all that have applied have equal qualifications and the same percentage donation under section 2.b. above, the selection of one concessionaire will be accomplished by lottery. After the authorized concessionaire has been selected, an alternate may be selected via a drawing from the remaining Qualified Applicants.

3. Concessionaire Selection Process Administration. The City Manager is hereby directed to administer the Concessionaire Selection Process, and the City Council authorizes the City Manager to execute any and all necessary documents pertaining to implementation of this program in the City Suisun City.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 27th day of August 2013, by the following vote:

AYES:	Councilmembers:	<u>Day, Hudson, Segala, Wilson, Sanchez</u>
NOES:	Councilmembers:	<u>None</u>
ABSENT:	Councilmembers:	<u>None</u>
ABSTAIN:	Councilmembers:	<u>None</u>

WITNESS my hand and the seal of said City this 27th day of August 2013.



 Donna Pock, CMC
 Deputy City Clerk

AGENDA TRANSMITTAL

MEETING DATE: May 5, 2015

CITY AGENDA ITEM: Initialization of re-vote process for Montebello Vista Maintenance Assessment District:

- a. Council Adoption of Resolution No. 2015-__: Adopting the 12th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate Funds for the Montebello Vista District Modification Process.
- b. Council Adoption of Resolution No. 2015-__: Initiating Proceedings for a Proposed Increase in Assessments and Inclusion of Additional Property for the Montebello Vista Maintenance Assessment District, the Levy of Annual Assessments Therein and Ordering the Preparation of a Preliminary Engineer's Report.
- c. Council Adoption of Resolution No. 2015-__: Approving the Assessment District Preliminary Engineer's Report, Declaring its Intention to Increase Assessments and Inclusion of Additional Property for Montebello Vista Maintenance Assessment District and, to Provide for the Levy and Collection of Annual Assessments in Said District, Setting a Time and Place for a Public Hearing Thereon and Ordering the Initiation of Assessment Ballot Procedures.

FISCAL IMPACT: There are insufficient funds received annually in the Montebello Vista Maintenance Assessment District (MAD) to cover routine expenses. In Fiscal Year, 2014-15 staff requested a loan of \$20,000 from the General Fund to cover the costs of a District-wide vote in the Montebello Vista District to expand the MAD to include all homes within the District and increase the annual assessment amount for each homes (equivalent dwelling unit). Additional costs have been identified and an additional \$16,000 will be required to complete the District-wide re-vote process.

BACKGROUND: At the request of residents attending the annual MAD meeting for this park, on June 10, 2014, staff brought a request before Council for a loan to the Montebello Vista Maintenance Assessment District (MAD) to conduct a District-wide re-vote to increase assessments and to include all homes within the subdivision boundary. The MAD has been running in the red for several years. The City has made many attempts to try to pull the District out of the red but none have been successful enough to pull the District out of its continued negative balance.

The Council actions outlined in this report are required to complete the process.

PREPARED BY:

Amanda Dum, Management Analyst I

REVIEWED/APPROVED BY:

Daniel Kasperson, Building & Public Works Director
Suzanne Bragdon, City Manager

STAFF REPORT: Following Council direction from June 2014, staff hired a consultant to research and create a Special vs. General Benefit Analysis report. This report researched and confirmed what costs were reasonable to include as charges to the District at various Levels of Service. Staff then hired the same consultant to start the Initiation Process which includes the creation of a Preliminary Engineer's Report for Montebello Vista (Attachment 4).

Unfortunately, the consultant estimate of \$20,000 to complete this process from start-to-finish did not include the final steps in the process. Therefore, an additional \$16,000 is needed to mail out the ballots and, if successful, finalize the new Montebello Vista District. These funds will be paid back through the MAD.

The purpose of the vote is to increase the assessment to generate revenue that is equal to the regular and standard maintenance tasks for the District. Some of the homes within the District do not currently pay into the MAD but enjoy the benefits of what the MAD pays for. Out of the 684 homes/equivalent dwelling units (EDUs), 486 currently pay into the District while 198 (29%) do not pay in. At the current rate of \$75 per year, even with the inclusion of the 198 EDUs not currently paying into the District, there would not be enough income to cover the necessary expenses. The recommendation contained herein, and supported by involved residents, is to increase the annual levy to \$123.50 per EDU. The goal of the vote is the following: include all the equivalent dwelling units (EDU) within the District in the levy process, increase the levy amount and include an annual inflator in the levy.

Members of the neighborhood are actively engaged to support a successful outcome, including residents inside and outside the current MAD boundaries. Staff, therefore, recommends that the Council approve the attached resolutions that allow for the ballots to be sent out and authorize the additional funds so that the District-wide re-vote can be completed.

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 2015-__: Adopting the 12th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate Funds for the Montebello Vista District Modification Process.
2. Adopt Resolution No. 2015-__: Initiating Proceedings for a Proposed Increase in Assessments and Inclusion of Additional Property for the Montebello Vista Maintenance Assessment District, the Levy of Annual Assessments Therein and Ordering the Preparation of a Preliminary Engineer's Report.
3. Adopt Resolution No. 2015-__: Approving the Assessment District Preliminary Engineer's Report, Declaring its Intention to Increase Assessments and Inclusion of Additional Property for Montebello Vista Maintenance Assessment District and to Provide for the Levy and Collection of Annual Assessments in Said District, Setting a Time and Place for a Public Hearing Thereon and Ordering the Initiation of Assessment Ballot Procedures.

ATTACHMENTS:

1. Resolution No. 2015-__: Adopting the 12th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate Funds for the Montebello Vista District Modification Process.
2. Adopt Resolution No. 2015-__: Initiating Proceedings for a Proposed Increase in Assessments and Inclusion of Additional Property for the Montebello Vista Maintenance Assessment District, the Levy of Annual Assessments Therein and Ordering the Preparation of a Preliminary Engineer's Report.
3. Adopt Resolution No. 2015-__: Approving the Assessment District Preliminary Engineer's Report, Declaring its Intention to Increase Assessments and Inclusion of Additional Property for Montebello Vista Maintenance Assessment District and to Provide for the Levy and Collection of Annual Assessments in Said District, Setting a Time and Place for a Public Hearing Thereon and Ordering the Initiation of Assessment Ballot Procedures.
4. Preliminary Engineer's Report Montebello Vista (Due to size, these are available in the City Clerk's Office).

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE 12TH AMENDMENT TO THE ANNUAL APPROPRIATION
RESOLUTION NO. 2014-46 TO APPROPRIATE FUNDS FOR THE MONTEBELLO VISTA
MAINTENANCE ASSESSMENT DISTRICT MODIFICATION PROCESS**

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

THAT Section 435 of Part III of the Annual Appropriation Resolution No. 2014-46 be and is hereby amended as follows:

	<u>Increase/ (Decrease)</u>
TO: BUILDING & PUBLIC WORKS DEPARTMENT	\$ 16,000
Public Works Maintenance	
TOTAL Section 435	<u>\$ 16,000</u>

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

	<u>Sources</u>	<u>Uses</u>
<u>Montebello Vista MAD Fund</u>		
Revenues:		
A/C No. 435-70101-6440 Beginning Balance	\$ 16,000	\$ -
Appropriations:		
A/C No. 435-91140-6440 Other Professional Services	\$ -	<u>\$ 16,000</u>
Total Montebello Vista MAD Fund	<u>\$ 16,000</u>	<u>\$ 16,000</u>

THAT the purpose is to appropriate funds for a consultant to facilitate the election process to expand the Montebello Vista MAD. Resources would be made available through either the rate increase or a reduction in services in the district.

ADOPTED AND PASSED at a regular meeting of the City Council of the City of Suisun City duly held on the 5th day of May, 2015 by the following vote:

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

WITNESS my hand and seal of the said City this 5th day of May 2015.

Linda Hobson, CMC
City Clerk

RESOLUTION NO. 2015 - ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
INITIATING PROCEEDINGS FOR A PROPOSED INCREASE IN ASSESSMENTS
AND INCLUSION OF ADDITIONAL PROPERTY FOR THE MONTEBELLO VISTA
MAINTENANCE ASSESSMENT DISTRICT, THE LEVY OF ANNUAL ASSESSMENTS
THEREIN AND ORDERING THE PREPARATION OF A PRELIMINARY
ENGINEER'S REPORT**

WHEREAS, by previous Resolution, the City Council of the City of Suisun City ("City") State of California, under the Landscaping and Lighting Act of 1972 ("1972 Act") (California Streets and Highways Code section 22500 *et seq.*) formed a special assessment district known and designated as "Montebello Vista Maintenance Assessment District", (hereafter referred to as the "District"); and

WHEREAS, the costs of servicing and maintaining the landscaping, park and street lighting improvements within the District have increased and the existing assessments levied therein are insufficient to service and maintain the improvements at their current level; and

WHEREAS, the boundaries of the District are proposed to be expanded to include all property within the Montebello Vista community deemed to receive a special benefit from the improvements; and

WHEREAS, the City Council has determined it is appropriate to provide property owners within the District whose property is subject to the levy of assessments the opportunity to indicate their support for or opposition to the increase of assessments within the District and provide for ongoing adjustments to the assessments for inflation; and

WHEREAS, the City Council has retained NBS for the purpose of assisting with the proposed increase in assessments to be levied and to prepare and file a report with the City Clerk in accordance with the 1972 Act, Article XIID, Section 4 of the Constitution of the State of California ("Article XIID") and the Proposition 218 Omnibus Implementation Act ("Proposition 218") (California Government Code section 53750 *et seq.*), (the 1972 Act, Article XIID, and Proposition 218 are collectively referred to as the "Assessment Law"); and

WHEREAS, if the levy of the proposed increase in assessments within the District are not approved by the property owners, the existing District and assessments shall remain in place and the City may continue to adjust services to match the revenues provided by the existing District assessments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City does hereby resolve as follows:

1. The City Council hereby proposes to increase assessments and to levy assessments within the District to pay for increased costs to service and maintain improvements

within the District and to authorize annual adjustments for inflation to pay for future increases in the costs of servicing and maintaining the improvements.

2. The improvements located in, serviced and maintained by the District generally include: various landscaping improvements, street lighting, and associated appurtenances located within certain park (Montebello Vista), medians, public right-of-way and dedicated easements within the boundaries that are of direct and special benefit to the parcels within the District. All maintenance and service items will be described in further detail in the Engineer's Report.

3. The District is located in the City of Suisun City. The boundaries of the District are generally described as that area located on the east side of the City, north of State Route 12, south of Prosperity Lane, east of Walters Road and to the City limits, also known as the Montebello Vista community. The District is designated by the name of "Montebello Vista Maintenance Assessment District".

4. The City Council hereby orders NBS to prepare and file with the City Clerk an Engineer's Report concerning the proposed increase in assessments and annual adjustments for inflation within the District, which will take effect for Fiscal Year 2015/16 and subsequent years, if approved by the property owners, in accordance with the requirements of the Assessment Law.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City held on this 5th day of May, 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 5th day of May 2015.

Linda Hobson, CMC
City Clerk

RESOLUTION NO. 2015 - ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING THE ASSESSMENT DISTRICT PRELIMINARY ENGINEER'S REPORT, DECLARING ITS INTENTION TO INCREASE ASSESSMENTS AND INCLUSION OF ADDITIONAL PROPERTY FOR MONTEBELLO VISTA MAINTENANCE ASSESSMENT DISTRICT AND TO PROVIDE FOR THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS IN SAID DISTRICT, SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON AND ORDERING THE INITIATION OF ASSESSMENT BALLOT PROCEDURES

WHEREAS, by previous Resolution, the City Council of the City of Suisun City ("City") State of California, under the Landscaping and Lighting Act of 1972 ("1972 Act") (California Streets and Highways Code section 22500 *et seq.*) formed a special assessment district known and designated as "Montebello Vista Maintenance Assessment District", (hereafter referred to as the "District"); and

WHEREAS, the costs of servicing and maintaining the landscaping, park and street lighting improvements within the District have increased and the existing assessments levied therein are insufficient to service and maintain the improvements at their current level; and

WHEREAS, the boundaries of the District are proposed to be expanded to include all property within the Montebello Vista subdivision deemed to receive a special benefit from the improvements; and

WHEREAS, the City Council has determined it is appropriate to provide property owners within the District whose property is subject to the levy of assessments the opportunity to indicate their support for or opposition to the increase of assessments within the District and provide for ongoing adjustments to the assessments for inflation; and

WHEREAS, the City Council has retained NBS for the purpose of assisting with the proposed increase in assessments to be levied and to prepare and file a report with the City Clerk in accordance with the 1972 Act, Article XIII D, Section 4 of the Constitution of the State of California ("Article XIII D") and the Proposition 218 Omnibus Implementation Act ("Proposition 218") (California Government Code section 53750 *et seq.*), (the 1972 Act, Article XIII D, and Proposition 218 are collectively referred to as the "Assessment Law"); and

WHEREAS, if the levy of the proposed increase in assessments within the District are not approved by the property owners, the existing District and assessments shall remain in place and the City may continue to adjust services to match the revenues provided by the existing District assessments; and

WHEREAS, by previous Resolution, the City Council initiated proceedings to increase the assessment and to levy assessments within the District to pay for increased costs of servicing and maintaining the improvements, and directed NBS to prepare and file an Engineer's Report for the levy and collection of annual assessments within the District; and

WHEREAS, at this time the City Council desires to declare its intention to increase the assessments within the District and to provide for the levy and collection of annual assessments, beginning Fiscal Year 2015/16, to provide for the costs and expenses necessary to pay for the servicing and maintaining the improvements (defined below) including an annual adjustment for inflation within the District, if approved by property owners; and

WHEREAS, the Engineer's Report has been filed with the City Clerk and submitted to this City Council in accordance with the Assessment Law; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented and is preliminarily satisfied with the proposed increase in assessments, each and all of the budget items and documents as set forth therein, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance and services within the District as set for in said Engineer's Report.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Suisun City does hereby resolve as follows:

1. That the Engineer's Report as presented, consisting of the following: a description of improvements, the estimated costs of improvements, a diagram for the District and the District assessment roll containing the Fiscal Year 2015/16 levy for each Assessor's parcel within the District, is hereby approved on a preliminary basis and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open for public inspection.

2. It is the Intention of the City Council to order the increase in the assessments within the District and to levy and collect the assessments to pay the annual costs and expenses for the servicing and maintenance of the improvements within said District, including an annual adjustment for inflation.

3. The improvements located in, serviced and maintained by the District generally include: various landscaping improvements, street lighting, and associated appurtenances located within certain park (Montebello Vista), medians, public right-of-way and dedicated easements within the boundaries. Maintenance and servicing includes, but is not limited to, personnel, electrical energy, utilities such as water and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services as described as follows: Landscape improvements provided may include, but are not limited to: ground cover, shrubs, plants and trees, irrigation and drainage systems, graffiti removal, and associated appurtenant facilities. Park improvements include trees, shrubs, ground cover, play structures and equipment, lighting systems, walkways, frontage improvements and other related equipment and facilities located within the park. Street lighting improvements include all facilities and components of the street light system. Median island improvements include landscaping, median curbs, irrigation, and drainage systems. Curbside improvements include sidewalks, landscaping, and irrigation and drainage systems. Services provided include all necessary service, operations,

administration, and maintenance required to keep the above mentioned improvements in a healthy, vigorous, working, and satisfactory condition.

4. The District is located in the City of Suisun City. The boundaries of the District are generally described as that area located on the east side of the City, north of State Route 12, south of Prosperity Lane, east of Walters Road and to the City limits, also known as the Montebello Vista community. The District is designated by the name of "Montebello Vista Maintenance Assessment District".

5. The Engineer's Report as preliminarily approved by the City Council, is on file with the City Clerk and open for public inspection. Reference is made to the Engineer's Report for a full detailed description of the improvements to be serviced and maintained, the boundaries of the District, Engineer's estimate of the itemized total costs and expenses of servicing and maintaining the improvements and the incidental expenses in connection therewith, and the proposed assessments upon assessable lots and parcels of land within the District.

6. Notice is hereby given that a Public Hearing is scheduled to be held at the City of Suisun City, City Council Chambers, 701 Civic Center Boulevard, Suisun City, California on July 7, 2015, at 7:00 pm or as soon thereafter as the matter may be heard. All interested persons shall be afforded the opportunity to hear and be heard. The City Council shall consider all oral statements or written communications made or filed by any interested person in regards to the proposed District.

7. The City Clerk is hereby authorized and directed to give notice of the Public Hearing to affected property owners by mailing the Notice of Public Hearing together with the assessment ballots and ballot materials to the record owners of all real property proposed to be assessed within the District in accordance with Section 53753 of the California Government Code and Section 4 of Article XIID of the California Constitution.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City held on this 5th day of May, 2015 by the following vote:

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

WITNESS my hand and seal of said City this 5th day of May 2015.

Linda Hobson, CMC
City Clerk

MINUTES

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

AND

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

TUESDAY, APRIL 21, 2015

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 City Council/Successor Agency meeting includes teleconference participation by Council Member Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

Mayor / Chairman Sanchez called the meeting to order at 5:32 PM with the following Council / Mayor Board Members present: Day, Segala and Sanchez. Council Members Hudson and Wilson arrived at 5:33 p.m.

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.)

CLOSED SESSION

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

Joint City Council / Suisun City Council Acting as Successor Agency

1. PERSONNEL MATTERS

Pursuant to California Government Code Section 54954.5 et seq. the Suisun City Council will hold a Closed Session for the purpose of Public Employee Performance Evaluation: City Manager.

5:31 PM – Mayor Sanchez recessed the Council to Closed Session

CONVENE OPEN SESSION

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

7:34 PM – Mayor Sanchez reconvened the meeting and stated no decisions had been made in Closed Session.

There being no further business, Mayor Sanchez adjourned the meeting at 7:33 PM.

Linda Hobson, CMC
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, APRIL 21, 2015

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 includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

Mayor / Chairman Sanchez called the meeting to order at 7:35 PM with the following Council / Mayor Board Members present: Day, Hudson, Segala, Wilson, and Sanchez.

Pledge of Allegiance was led by Council Member Segala.

Invocation was given by City Manager Bragdon.

1. Presentation of Proclamation to Team M.A.D.E. (Making A Difference Every Day) Proclaiming April 2015 as Autism Awareness Month in Suisun City.

Mayor Sanchez read, Council Member Wilson and Robert Sanchez, the Mayor's son, presented the proclamation to Angel Greaver.

2. Introduction and Swearing in of new Suisun City Police Officer Jeremy Crone – (Mattos)

Police Chief Mattos introduced Officer Crone and City Clerk Hobson gave the oath of office.

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).

Scott Connell asked if Code Enforcement person should be at protest hearing? Mayor Sanchez advised Mr. Connell the item will be brought back to Council for a decision. Mr. Connell also stated the City was losing revenue by not having an In-and-Out Burger, Home Depot, and a possible flea market by the water tank,

Peggy Taylor suggested the Police Department use more social medial.

George Guynn expressed concern about water rate increase.

REPORTS: (Informational items only.)

3. Mayor/Council - Chair/Boardmembers

Council Member Day reported receiving phone calls about designated watering dates.

Council Member Segala advised there were thirty-two to thirty-six street lights are out in the Downtown Waterfront District and expressed concern about drinking fountain next to City Christmas tree.

Council Member Hudson reported attending North Bay League of California Cities meeting with Mayor Sanchez and Mayor Pro Tem Wilson; discussed Fairfield's zero tolerance of homeless and suggested City look into a policy to do the same; and expressed concern why Fairfield only had a 20% water reduction and Suisun City had 28% reduction.

Council Member Wilson reported attending North Bay League of California Cities meeting and suggested City look into emergency preparedness services because of the draught and fire season.

Mayor Sanchez reported on Transportation Bill by Senator Bell may increase local funds for streets and transportation, chairman of the State Governance and Finance, Senator Robert Hertzberg, is working on a sales tax on services, otherwise known as a consumption tax, the promise was instead of cities and State relying on property tax which is going down every year, it would be based on sales tax on services which would ensure the State and municipalities revenue for infrastructure.

4. City Manager/Executive Director/Staff

- a. Report on 2014-2015 Alcohol, Tobacco, and Other Drugs (ATOD) Program – (Jessop)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

5. Approving Appointment to the Senior Coalition of Solano County Advisory Board.

Mayor Sanchez moved to appoint Wanda Wallace to the Senior Coalition of Solano County Advisory Board, motion was seconded by Council Member Hudson. Motion carried unanimously by the following roll call vote:

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

6. Acceptance of Donation from the Suisun City Police & Fire Boosters Association – (Mattos/O'Brien)

Sam Derting and Jim White of the Boosters Association, presented a \$17,000 check to Police Chief Mattos and Fire Chief O'Brien.

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. 2015-38: Accepting the Walters Road-Phase 2 Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project – (Kasperson)

8. Completion of the Petersen Road North Soundwall Project – (Kasperson)

- a. Council Adoption of Resolution No. 2015-39: Adopting the 11th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate the Carryover in the Walmart Mitigation Fund.

- b. Council Adoption of Resolution No. 2015-40: Accepting the Petersen Road North Sound Wall Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project.
9. Council Adoption of Resolution No. 2015-41: Authorizing the City Manager to Recruit and Appoint a Police Officer for an Existing Opening – (Bragdon)
10. Council Adoption of Resolution No. 2015-42: Adopting the 10th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate a Donation from the Suisun City Police and Fire Boosters to the Police Department for Carpet Installation at Police Headquarters – (Anderson)

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

11. 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 April 7, 2015. – (Hobson)

Joint City Council / Suisun City Council Acting as Successor Agency

12. Council/Agency Approval of the March 2015 Payroll Warrants in the amount of \$338,326.29. Council/Agency Approval of the March 2015 Payable Warrants in the amount of \$960,548.85 – (Finance)

Council Member Segala asked to put Items 7 and 8.

Mayor Sanchez pulled Item 10 because carpet had already been installed.

Motioned by Council Member Segala and seconded by Council Member Day to approve Consent Calendar Items 9-12. Motion carried unanimously by the following roll call vote:

AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez
8:35 PM – Mayor Sanchez left the Council Chambers.

8:38 PM – Mayor Sanchez returned to the Council Chambers.

Items 7

Council Member Day moved to approve Items 7. Motion failed for lack of second.

Motion by Council Member Day and seconded by Council Member Hudson to adopt Resolution No. 38. Motion carried unanimously by the following roll call vote:

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

Item 8a

Motioned by Council Member Wilson and seconded by Council Member Hudson to adopt Resolution No. 2015-39. Motion carried unanimously by the following roll call vote:

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

Item 8b

Motioned by Council Member Wilson and seconded by Council Member Day to adopt Resolution No. 2015-40. Motion carried by the following roll call vote:

AYES: Council Members Day, Hudson, Wilson, Sanchez

NOES: Council Member Segala

GENERAL BUSINESS**City Council**

13. Discussion and Direction: Regarding the Fourth of July Beer Garden Concession - (Jessop/O'Brien)

Motioned by Council Member Segala and seconded by Council Member Wilson to allow any qualified nonprofit organization to manage the July Beer Garden Concession and the nonprofit organization to donate a minimum of 25% of the net profits to the City Police and/or Fire Departments.

Council Member Hudson motioned to amend the above motion to have nonprofit organization to donate a minimum of 50% of the net profits to the City Police and/or Fire Departments. Motion died for lack of second.

First motion and second carried by the following roll call vote:

AYES: Council Members Segala, Wilson, Sanchez

NOES: Council Members Day, Hudson

PUBLIC HEARINGS

14. PUBLIC HEARING: 2035 General Plan Update and Environmental Impact Report – (Garben/Kearns)

- a. Council Adoption of Resolution No. 2015-____: Certifying the Final Environmental Impact Report and Adopting Findings of Fact and a Statement of Overriding Considerations.
- b. Council Adoption of Resolution No. 2015-____; Adopting a Comprehensive Update of the Suisun City General Plan.

Mayor Sanchez opened the public hearing and hearing no comments continued the public hearing to May 5, 2015.

15. PUBLIC HEARING (Continued to May 5, 2015)

Discussion and Direction Regarding Downtown Waterfront Specific Plan Update “Vision” and “Land Use Alternatives” - (Garben/Kearns)

ADJOURNMENT

Council Member Segala presented a Certificate of Recognition from the Salvation Army to the City of Suisun City for giving hope and volunteering with the Salvation Army.

There being no further business, Mayor Sanchez adjourned the meeting recessed the meeting to Closed Session at 9:15 PM.

9:35 PM – Mayor Sanchez reconvened the City Council and stated no decisions were made in Closed Session.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: May 5, 2015

CITY AGENDA ITEM: PUBLIC HEARING: 2035 General Plan Update and Environmental Impact Report (Continued from April 21, 2015):

- a. Council Adoption of Resolution No. 2015-___: Certifying the Final Environmental Impact Report and Adopting Findings of Fact and a Statement of Overriding Considerations.
- b. Council Adoption of Resolution No. 2015- ___: Adopting a Comprehensive Update of the Suisun City General Plan.

FISCAL IMPACT: The General Plan Update and associated Environmental Impact Report (EIR) have been funded in the City's Annual Budget since FY 2009-10. The total contract for AECOM was \$344,431.

BACKGROUND: The General Plan Update initially commenced in 2010, when AECOM was selected as the consultant to prepare the policy document and EIR. The draft General Plan Update policy document and the Draft EIR were circulated for review in October 2014. The review period lasted 45 days and provided the public, the affected agencies, and policy bodies such as the Planning and City Council with the opportunity to provide input or comments regarding the General Plan Update. Responses to the comments and input received are found in Attachment 5. As a result of the review period, the final draft of the General Plan policy document and its accompanying EIR are before the City Council for consideration.

It is important to note the final drafts of the EIR and GP Update policy documents are largely the same as the versions that were circulated in October 2014, but do contain minor revisions or technical corrections that were deemed necessary.

The Planning Commission, at its special meeting of March 30, 2015, unanimously recommended that the City Council certify the EIR and adopt of the 2035 General Plan Update.

The City Council opened the Public Hearing and continued the item to the May 5, 2015 City Council meeting.

STAFF REPORT: This staff report is provided to guide Council through the attached policy and environmental review documents. This report summarizes key aspects of the 2035 General Plan document, the process through which the General Plan was developed, and the associated environmental review. As such, topics addressed in this report include:

- Timeline/Process.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

John Kearns, Associate Planner
 Jason Garben, Development Services Director
 Suzanne Bragdon, City Manager

- The Plan.
- Project Objectives.
- Environmental Review.
- Public Review of the DEIR and Responses to Comments.
- Overview of Mitigation Measures and “Significant Unavoidable” Impacts.
- Project Approval.

The following documents are provided to the Council as attachments to this report:

1. Resolutions of the City Council 1) Certifying the 2035 General Plan EIR, and 2) Adopting the 2035 General Plan.
2. Final Draft 2035 General Plan.
3. 2035 General Plan Final Environmental Impact Report, which consists of the DEIR, and Responses to Comments. Note: In accordance with CEQA and the CEQA Guidelines, the City Council must adopt a mitigation monitoring and reporting program (MMRP) to ensure that the mitigation measures are implemented. The 2035 General Plan’s policies and programs identified by the EIR as mitigating potentially significant impacts are the City’s mitigation measures and, consistent with the CEQA Guidelines (Section 15097 (b)), the City’s annual report on the status of the General Plan will serve as the basis for the reporting portion of the MMRP. As such, the City does not have a separate MMRP. References to the City’s MMRP in the staff report and Resolutions are intended to refer to mitigating policies and programs of the 2035 General Plan, as identified in the General Plan EIR, and annual reporting on the implementation of the General Plan by the City to the Governor’s Office of Planning and Research.

TIMELINE/PROCESS

The General Plan Update project began in April 2010, when the City Council authorized a contract with AECOM to update both the General Plan and Zoning Ordinance. Since contract authorization, both the Planning Commission and City Council have participated in the review and policy direction of the Plan. Major milestones/work efforts have included:

- **April 2010** – The City Council initiated the General Plan Update (GPU) process by awarding a consultant contract to AECOM.
- **August 2010** – The Council discussed the Guiding Principles that should be used by staff and the consultant in developing the GPU. One focus of the guiding principles is to plan development that can ensure the fiscal viability of the City, since there is a finite amount of vacant developable land left within the City’s sphere of influence. The GPU must concentrate on allocating resources in the best interests of the community as a whole.

- **September 2011** – The Council initiated the Preferred Land Use Alternative (PLUA) identification process, leading to the analysis of the impacts of the land uses identified in the PLUA in the GPU EIR and, ultimately, the adoption of a final GPU Land Use Map, which may vary from the PLUA.
- **September 2011 – July 2012** – Staff worked through a number of issues related to defining a Preferred Land Use Alternative, including the assessment of light industrial and commercial uses south of Petersen Road raised by the landowners (versus the recommendation generated by the Planning Commission); introduction of ICEMAP, a Federal study assessing air force bases (including Travis) on local compatibility and encroachment matters; density and infrastructure challenges of proposed uses by the landowner; and consideration of a revised land use plan by the property owners for land south of Petersen; among other things.
- **July 3, 2012** – Due to concerns about the total impacts of future development within the sphere of influence on both the east and west sides of the City, staff brought forward an item to City Council with options for land use designations on both sides of the City. At that meeting, Council gave direction to remove the residential component from the west side, and analyze only the impacts of commercial development in this area.
- **October 1, 2013** – The City Council adopted a PLUA and the Notice of Preparation for the Environmental Impact Report (EIR) was published.
- **January 21, 2014** – The City Council approved the Special Planning Area Goals and Policies for the area immediately east of Walters Road and south of Petersen Road.
- **October 10, 2014 through November 24, 2014** - Draft 2035 General Plan Update and Environmental Impact Report circulated for 45-day public review period.
- **October 20, 2014** – Planning Commission held a community meeting on the Draft 2035 General Plan Update to receive comments/input.
- **October 20, 2014** – Parks and Recreation Commission held a community meeting on the Draft 2035 General Plan Update to receive comments/input.
- **November 18, 2014** – City Council held a public meeting on the Draft 2035 General Plan Update to receive comments/input.

THE PLAN

The General Plan is the City's overarching policy and planning document. The General Plan indicates the City's long-range objectives for physical development and conservation. The General Plan provides decision makers, City staff, other public agency staff, property owners, interested property developers and builders, and the public-at-large with the City's policy direction for managing land use change.

The General Plan is comprehensive in scope, addressing land use, transportation, community design, housing, conservation of resources, economic development, public facilities and infrastructure, public safety, and open space, among many other subjects.

The 2035 General Plan Update process provides the necessary information and analysis to allow decision makers and the public to identify consensus goals for the future. The General Plan also identifies the policies and programs that are necessary to achieve these goals between the present and 2035, while also fulfilling legal requirements in California for comprehensive planning. The combined narrative and diagrammatic information in the General Plan represents the City's overarching policy direction for physical development and conservation. The General Plan puts decision makers, City staff, property owners, property developers and builders, and the general public on notice regarding the City's approach to managing land use change. Basic functions of the General Plan include:

- **A clear vision for the future.** The General Plan describes the desired future of Suisun City. Based on consensus developed during the Update process, the General Plan establishes the vision for the type, amount, character, and location of development, priorities for conservation, and the overall quality of life that should be enjoyed locally.
- **Guide for decision making and proactive measures.** The General Plan provides educational material and background information to help the reader understand planning issues and provide context to help the reader understand the policy guidance. The City will review private development projects, public investments, and other important decisions against the policy guidance provided in the General Plan, making any necessary revisions to plans and projects that are necessary in order to achieve consistency with the General Plan. The General Plan allows the City to plan *proactively*, based on the local consensus vision for the future, rather than simply reacting to individual development proposals. The General Plan describes several areas where proactive measures must be taken on economic development, community revitalization, and other priority areas in order to achieve the City's goals. The framework for land use change provided in the General Plan allows the City and other public service providers to plan for services and facilities consistent with the Plan.
- **Legal requirement.** The General Plan has been prepared to fulfill the requirements of State law. State law not only requires adoption of the General Plan, but also that zoning, subdivision regulations, specific plans, capital improvement programs, and other local measures are consistent with the General Plan. The General Plan provides the framework for the City to exercise its land use entitlement authority.

GENERAL PLAN GUIDING PRINCIPLES

The 2035 General Plan is a comprehensive General Plan Update that involves significant revisions to goals, objectives, and policies, as well as a reorganization of the document, new policy diagrams, and various other important updates. The City's intent for development and conservation is outlined throughout the Elements of the 2035 General Plan. These key policy issues were developed based on direction from the City Council in the 2035 General Plan Guiding Principles. The Council approved these in August 2010 and the Guiding Principles were developed to set a framework for the 2035 General Plan. They allow the City to measure future actions to ensure that the City grows consistent with its values. The Guiding Principles are referenced throughout the General Plan Elements to set the stage for goals, objectives, policies, and programs. The Guiding Principles also serve as the Project Objectives for this EIR. They

include the following:

Community Character

- Strive to enhance the City's authentic, local identity as a vibrant waterfront community.
- Preserve and restore historic resources and use design review to ensure compatibility with existing development.
- Focus higher-density development and mixed-use projects in areas adjacent to the train station.
- Provide regional leadership by working cooperatively to improve the economy and the quality of life in Solano County.

Destination Tourism and Entertainment

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

Downtown

- Continue to develop the Downtown as a vibrant, pedestrian-scaled commercial and entertainment center that reflects our community's unique waterfront character.
- Develop the Downtown as the social and cultural heart of the community.
- Provide convenient linkages from the train station and other regional connectors to bring patrons to the Downtown.
- Ensure safe and efficient walking, biking, driving, and parking in the Downtown.
- Strategically develop the Priority Development Area to provide convenient, attractive housing, shopping, services, and employment in the Downtown neighborhood.

Economic Vitality

- Strive for economic vitality, providing jobs, services, revenues, and opportunities.
- Maintain an economic base that is fiscally balanced and provides a wide range of job opportunities.
- Encourage a mix of uses that sustains a tax base that will allow the City to provide public services to the residents, businesses, and visitors of the community.

- Strategically develop vacant, underutilized, and infill land throughout the City, and especially in the Downtown.
- Retain and attract new businesses to support the tax base and provide jobs and services for the community.

Infrastructure

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

Neighborhood Vitality

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

Public Safety and Emergency Preparedness

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

Quality of Community Life

- Suisun City will foster an inclusive, multigenerational community that is economically and ethnically diverse.
- Foster volunteerism and encourage and recognize our service, non-profit, and faith-based organizations and their impact on the community.
- Encourage our community to live, work, and play locally, while supporting social and cultural activities, facilities and programs.
- Provide a full-spectrum of activities and services to meet the needs of the entire community, including youth and seniors.

Sustainability

- Suisun City will practice economically, fiscally and environmentally responsible municipal decision-making to avoid shifting today's costs to future generations.
- Utilize sustainable development and land use practices that provide for today's residents and businesses while preserving choices for the community in the future.
- Encourage a healthy living environment.
- Preserve and enhance natural resources and minimize negative environmental impacts.

Transportation

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

ENVIRONMENTAL REVIEW

Under the California Environmental Quality Act (CEQA), adoption of a general plan is considered a project that must be analyzed for potential impacts on the environment. An Environmental Impact Report (EIR) has been prepared for Suisun City's 2035 General Plan. This environmental analysis is accomplished by two primary documents: the Draft EIR, which analyzes the potential environment impacts that could result from General Plan implementation and the Final EIR, which documents and responds to all comments received on the Draft EIR.

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

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

The EIR was prepared under the direction of the City and has been made available for review by both the public and public agencies, as required by CEQA. The City Council must certify the Final EIR before adopting the 2035 General Plan.

If the EIR identifies significant environmental effects, the lead agency must consider mitigation measures or alternatives that could avoid or reduce those effects. If the environmental impacts

are identified as significant and unavoidable, the lead agency may still approve the project if it determines that social, economic, legal, technological, or other factors override the unavoidable impacts. The lead agency would then be required to prepare a "Statement of Overriding Considerations" that discusses the specific reasons for approving the project, based on information in the EIR and other information in the record.

In making its decision about the proposed project, the City considered the information in the Draft EIR, comments received and responses to those comments in the Final EIR, and other available information and technical analysis.

The 2035 General Plan EIR is a program level EIR, meaning it does not fully analyze all impacts that will result from future development projects whose details are not yet known. This approach is typical of General Plan EIRs. Although the legally required contents of a program EIR are the same as those of a project EIR, in practice, there are differences in level of detail. General Plans by their nature are broad, long-range, and conceptual. Program EIRs typically contain a more general discussion of impacts, alternatives, and mitigation measures than do project-level EIRs. This is appropriate since the 2035 General Plan is meant to guide long-term development and conservation throughout the City's Planning Area. The 2035 General Plan does not dictate specific site-planning requirements, internal transportation networks, or other project-level details.

While many general plan program EIRs include only generalized analysis of conceptual land use change estimates, the City elected to include an enhanced level of analysis for this General Plan and EIR. The 2035 General Plan included detailed land use programming, with a focus on vacant and underutilized properties that would be appropriate for development between present and 2035. This enhanced level of analysis and mitigation guidance will serve to streamline and expedite future project reviews that are consistent with the General Plan.

PUBLIC REVIEW OF THE DEIR AND RESPONSE TO COMMENTS

The Draft EIR was made available for public review on October 10, 2014. The 45-day review period ran from October 10, 2014 through November 24, 2014. As part of this review process, the DEIR was provided to the Responsible and Trustee Agencies, as well as other public agencies that may be required to grant approvals or coordinate with other agencies as part of project implementation.

To facilitate review by the public, public meetings were held with the Planning Commission (October 20, 2014) Parks and Recreation Commission (October 22, 2014) and City Council (November 18, 2014). This allowed the public to receive a general overview of the project and the DEIR and to submit written comments.

At the close of the 45-day public review period, five (5) comments were received from Federal, State and local agencies and eight (8) comments were received from private individuals on the Draft EIR. Comments were evaluated and responses to all comments prepared. A complete list of comments received and responses prepared is provided in the "Responses to Comments Section" of the Final Environmental Impact Report (FEIR).

OVERVIEW OF MITIGATION MEASURES AND “SIGNIFICANT UNAVOIDABLE” IMPACTS

As part of the FEIR and as required by CEQA, feasible mitigation measures to address potentially significant impacts associated with implementation of the 2035 General Plan. These take the form of General Plan policies and programs. As such, the General Plan itself and the annual reporting to the California Office of Planning and Research constitute the Mitigation Monitoring and Reporting Program for this EIR. The EIR identifies, within 12 broad categories, a total of 35 mitigation measures (many with multiple components) that must be undertaken in order to reduce the environmental impacts of the project to a less-than-significant level.

Significant and Unavoidable Impacts

Provided below are brief summaries of impacts that have been found to be significant and unavoidable. These impacts and the feasible mitigation undertaken to reduce the significance of these impacts are described in detail within the City of Suisun City 2035 General Plan CEQA Findings of Fact and Statement of Overriding Considerations.

In considering these potential impacts, it is important to understand that an impact may be considered potentially significant and unavoidable if that the extent that impact cannot be determined with certainty at this time. In fact, the City will implement mitigation measures that may reduce some of these impacts to a level considered less than significant. Specific significant and unavoidable impacts include:

- Agriculture: Impact 3.1-2. Conflict with Existing Zoning for Agricultural Use or a Williamson Act Contract.
- Air Quality: Impact 3.2-1. Generation of Long-Term Operational, Regional Emissions of Criteria Air Pollutants and Precursors and Consistency with Air Quality Planning Efforts.
- Air Quality: Impact 3.2-2. Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors.
- Cultural Resources: Impact 3.4-1. Impacts to Historic Resources of Suisun City.
- Cultural Resources: Impact 3.4-2. Destruction or Damage to Archaeological Resources, Paleontological Resources, or Human Remains.
- Greenhouse Gas Emissions: Impact 3.5-2. Impacts of Climate Change on Suisun City.
- Energy: Impact 3.6-2. Increased Energy Demands and Need for Energy-Related Infrastructure.
- Hydrology and Water Quality: Impact 3.9-3. Flood Hazards from Placement of Structures within a 100-Year Floodplain or from Levee Failure.
- Noise and Vibration: Impact 3.11-1. Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise.

- Noise and Vibration: Impact 3.11-2. Long-Term Noise Exposure for Noise-Sensitive Land Uses.
- Population and Housing: Impact 3.12-3. Displace Existing People or Housing.
- Utilities and Services: Impact 3.13-3. Increased Demand for Water Supply Treatment and Conveyance Facilities.
- Utilities and Services: Impact 3.13-4. Construction of New or Expanded Wastewater Collection, Conveyance, and Treatment Plant Facilities.
- Utilities and Services: Impact 3.13-5. New or Expanded Storm Water Drainage Facilities.
- Visual Resources: Impact 3.15-1. Adverse Impacts on Scenic Vistas and Visual Resources.
- Visual Resources: Impact 3.15.3. Degradation of the Existing Visual Character.
- Visual Resources: Impact 3.15.4. Increase in Nighttime Lighting and Daytime Glare.

Cumulatively Significant Impacts

In addition to the above impacts that could result directly from changes allowed under the General Plan, the EIR identified impacts that, taken together with past, present, and probable future projects, could result in cumulative significant impacts. Significant and unavoidable cumulative impacts include:

- 3.5-2: Impacts of Climate Change.
- 3.14-1: Roadway Traffic Capacity – Non-Caltrans Roadways.
- 3.14-2: Roadway Traffic Capacity – Caltrans Roadways.
- Cumulative Air Quality Impacts – Construction Emissions and Operational Emissions.
- Cumulative Toxic Air Contaminants – Roadways and Railroad.
- Energy – Increased Demand and Infrastructure Construction.
- Hydrology and Water Quality – Flood Protection.
- Water Supply – Increased Demand and Supply Uncertainty.

These areas of “significant unavoidable adverse environmental impacts” require adoption of Findings of Overriding Consideration. A resolution of adoption is attached for consideration.

General Plan EIR, Section 5.4 – Significant and Unavoidable Adverse Impacts

Section 5.4 of the EIR provides brief summaries of impacts identified as significant and unavoidable within Chapter 3 – Environmental Impact Analysis, of the General Plan EIR. Upon review, it has been determined that Chapter 3 and Section 5.4 of the DEIR contained a minor discrepancy.

Chapter 3 identified and evaluated Impact 3.4-1, Potential Impacts to Historic Resources in Suisun City, and determined this to be a significant and unavoidable impact. Section 5.4 of the EIR summarizes significant and unavoidable impacts, but failed to include 3.4-1 in the summary

of significant and unavoidable impacts. Page 5-30 of Section 5.4 of the General Plan EIR has been amended to include the following summary:

3.4-1: Potential Impacts to Historic Resources of Suisun City. Land use change accommodated under the 2035 General Plan could result in changes that could affect historic structures, historic districts, and the historic character of Suisun City when new development requires demolition of historically significant building or structures.

PROJECT APPROVAL

As previously mentioned, at its special meeting held on March 30, 2015, the Planning Commission adopted resolutions that unanimously recommend the City Council certify the EIR and adopt the 2035 General Plan Update.

Two actions are before the City Council for its consideration:

- Certification of the FEIR, including the Mitigation Monitoring and Reporting Program and Findings of Fact and a Statement of Overriding Considerations; and
- Adoption of a Comprehensive Update of the Suisun City General Plan.

The specific Resolutions governing these actions are attached to the end of this report. The formal language of each Resolution is summarized at the beginning of this report.

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 2015-___: Certifying the Final Environmental Impact Report and Adopting Findings of Fact and a Statement of Overriding Considerations.
 2. Adopt Resolution No. 2015- ___: Adopting a Comprehensive Update of the Suisun City General Plan.
-

ATTACHMENTS:

1. Resolution No. 2015-___: Certifying the Final Environmental Impact Report and Adopting Findings of Fact and a Statement of Overriding Considerations.
2. Resolution No. 2015- ___: Adopting a Comprehensive Update of the Suisun City General Plan.
3. Final Draft 2035 General Plan (on file with Development Services Department and at <http://www.suisun.com/departments/development-services/planning/general-plan-update-project/>)
4. Draft Environmental Impact Report (on file with Development Services Department

<http://www.suisun.com/departments/development-services/planning/general-plan-update-project/>

5. Final Environmental Impact Report (on file with Development Services Department <http://www.suisun.com/departments/development-services/planning/general-plan-update-project/>)

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AND
ADOPTING FINDINGS OF FACT AND A STATEMENT OF OVERRIDING
CONSIDERATIONS**

WHEREAS, the City of Suisun City, Development Services Department initiated General Plan Amendment Application No. 10/11-001, related to the Suisun City General Plan 2035 update, and

WHEREAS, the Suisun City General Plan 2035 (GPU) is proposing to amend and update the existing *City of Suisun City General Plan 1992* (City of Suisun City) (hereinafter "1992 General Plan"); and

WHEREAS, the proposed GPU includes a substantially greater level of development potential than does the 1992 General Plan; and

WHEREAS, the GPU preparation process included a comprehensive update of the 1992 General Plan; and

WHEREAS, the Suisun City General Plan 2035 (GPU) has been prepared pursuant to California Government Code Section 65300 et seq., and

WHEREAS, the GPU is proposing to update the existing *City of Suisun City General Plan 1992* (City of Suisun City) (hereinafter "1992 General Plan") so as to serve as the principal policy document for guiding development; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Resources Code §21000 et seq. (CEQA)) the City of Suisun City, as the lead agency, determined that an Environmental Impact Report ("EIR") was required to evaluate the impacts of the proposed GPU; and

WHEREAS, on October 24, 2013 the City issued a Notice of Preparation (NOP) and accepted comments until the close of the comment period on November 24, 2013; and

WHEREAS, on November 6, 2013 the City held a noticed public scoping meeting at the City of Suisun City Council Chambers, at 701 Civic Center Boulevard to receive public comments; and

WHEREAS, the City received six comment letters from various agencies, including responsible and trustee agencies, during the NOP comment period, which provided additional insight for the City with regard to the scope of the environmental analysis, alternatives and mitigation measures to include in the Environmental Impact Report; and

WHEREAS, during the public review period the City received comments from six agencies and interested parties; and

1 **WHEREAS**, the scope of environmental analysis and topics to be addressed within
2 were the direct result of the public comments, technical studies and scope of the
3 environmental issues that were raised during the scoping; and

4 **WHEREAS**, the City caused to have the Draft Environmental Impact Report (DEIR)
5 prepared in accordance with CEQA, Public Resources Code, Sections 21000-21178, and the
6 CEQA Guidelines, California Code of Regulations, title 14, Sections 15000-15387; and

7 **WHEREAS**, on October 10, 2014, the City issued a Notice of Availability of the
8 Draft EIR (NOA), filed the NOA with the Solano County Clerk and filed a Notice of
9 Completion of the Draft EIR with the State Clearinghouse along with the necessary copies of
10 the Draft EIR, in compliance with the CEQA Guidelines, and circulated the Draft EIR for a
11 45-day public/agency review until the close of the comment period on November 24, 2014;
12 and

13 **WHEREAS**, the issuance of the NOA included, publication in the Daily Republic,
14 which is a newspaper of general circulation, posting the NOA in City Hall and distribution of
15 the NOA and copies of the Draft EIR to those individuals who requested notification, and to
16 other responsible, trustee or affected agencies and interested organizations; and

17 **WHEREAS**, the City received comments on the DEIR from other governmental
18 agencies and interested parties as part of the environmental review process for the proposed
19 project, and

20 **WHEREAS**, the DEIR identified potential significant effects on the environment as
21 discussed in the proposed Final EIR including Agricultural Resources, Air Quality, Cultural
22 Resources, Green House Gas Emissions, Energy, Hydrology and Water Quality, Noise and
23 Vibration, Population and Housing, Utilities and Services, , Visual Resources, Climate
24 Change (cumulative), Roadway Traffic Capacity (cumulative), Air Quality (cumulative),
25 Toxic Air Contaminants (cumulative), Energy (cumulative), Hydrology and Water Quality
26 (cumulative), and Water Supply (cumulative) that would remain significant after the
27 implementation of the recommended mitigation measures; and

28 **WHEREAS**, the City prepared written responses to comments received on the DEIR,
and prepared a Final EIR, which consists of the DEIR, all comments received on the DEIR,
written responses to comments received on the DEIR, and revisions to the DEIR; and

WHEREAS, pursuant to Section 21092.5 of CEQA, on March 21, 2015, the City
mailed written responses to comments to all public agencies as well as private parties that
commented on the DEIR; and,

WHEREAS, on March 30, 2015, the Planning Commission conducted a public
hearing and considered the record of proceedings for the EIR, which includes, but is not
limited to the documents and items listed in "CEQA Findings and Statement of Overriding
Considerations," attached hereto as Exhibit "A;" and

1 **WHEREAS**, on March 30, 2015, the Planning Commission considered and discussed
2 the adequacy of the proposed EIR as an informational document and applied its own
3 independent judgment and analysis to the review and hereby recommends that the City
4 Council take action to certify the EIR, as having been completed in compliance with CEQA,
5 based on the findings found herein; and

6 **WHEREAS**, on April 21, 2015, the City Council opened a public hearing and
7 continued the item to their May 5, 2015 meeting date; and

8 **WHEREAS**, on May 5, 2015, the City Council considered the record of proceedings
9 for the EIR, which includes, but is not limited to the documents and items listed in "CEQA
10 Findings and Statement of Overriding Considerations," attached hereto as Exhibit "A;" and

11 **WHEREAS**, on May 5, 2015, the City Council considered and discussed the
12 adequacy of the proposed EIR as an informational document and applied its own independent
13 judgment and analysis to the review and hereby desires to take action to certify the EIR, as
14 having been completed in compliance with CEQA, based on the findings found herein; and

15 **WHEREAS**, CEQA requires in Public Resources Section 21081 the following:

16 § 21081. Findings necessary for approval of project

17 Pursuant to the policy stated in Sections 21002 and 21002.1, no public agency shall
18 approve or carry out a project for which an environmental impact report has been
19 certified which identifies one or more significant effects on the environment that
20 would occur if the project is approved or carried out unless both of the following
21 occur:

22 (a) The public agency makes one or more of the following findings with
23 respect to each significant effect:

24 (1) Changes or alterations have been required in, or incorporated into,
25 the project which mitigate or avoid the significant effects on the
26 environment.

27 (2) Those changes or alterations are within the responsibility and
28 jurisdiction of another public agency and have been, or can and
should be, adopted by that other agency.

 (3) Specific economic, legal, social, technological, or other
considerations, including considerations for the provision of
employment opportunities for highly trained workers, make
infeasible the mitigation measures or alternatives identified in the
environmental impact report.

 (b) With respect to significant effects which were subject to a finding under
paragraph (3) of subdivision (a), the public agency finds that specific
overriding economic, legal, social, technological, or other benefits of the
project outweigh the significant effects on the environment.

WHEREAS, CEQA guidelines require the following for certification of a final
environmental impact report:

Section 15090. Certification of the Final EIR.

 (a) Prior to approving a project the lead agency shall certify that:

- (1) The final EIR has been completed in compliance with CEQA;
- (2) The final EIR was presented to the decision making body of the lead agency and that the decision making body reviewed and considered the information contained in the final EIR prior to approving the project; and
- (3) The final EIR reflects the lead agency's independent judgment and analysis.

Section 15091. Findings.

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 - (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
- (e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

Section 15092. Approval.

- (a) After considering the final EIR and in conjunction with making findings under Section 15091, the lead agency may decide whether or how to approve or carry out the project.

- 1 (b) A public agency shall not decide to approve or carry out a project for
2 which an EIR was prepared unless either:
3 (1) The project as approved will not have a significant effect on the
4 environment, or
5 (2) The agency has:
6 (A) Eliminated or substantially lessened all significant effects
7 on the environment where feasible as shown in findings under
8 Section 15091, and
9 (B) Determined that any remaining significant effects on the
10 environment found to be unavoidable under Section 15091 are
11 acceptable due to overriding concerns as described in Section
12 15093.
13 (C) With respect to a project which includes housing
14 development, the public agency shall not reduce the proposed
15 number of housing units as a mitigation measure if it determines
16 that there is another feasible specific mitigation measure
17 available that will provide a comparable level of mitigation.

18 Section 15093. Statement of Overriding Considerations.

- 19 (a) CEQA requires the decision-making agency to balance, as applicable, the
20 economic, legal, social, technological, or other benefits of a proposed project
21 against its unavoidable environmental risks when determining whether to
22 approve the project. If the specific economic, legal, social, technological, or
23 other benefits of a proposal project outweigh the unavoidable adverse
24 environmental effects, the adverse environmental effects may be considered
25 "acceptable."
26 (b) When the lead agency approves a project which will result in the occurrence
27 of significant effects which are identified in the final EIR but are not avoided
28 or substantially lessened, the agency shall state in writing the specific reasons
to support its action based on the final EIR and/or other information in the
record. The statement of overriding considerations shall be supported by
substantial evidence in the record.
(c) If an agency makes a statement of overriding considerations, the statement
should be included in the record of the project approval and should be
mentioned in the notice of determination. This statement does not substitute
for, and shall be in addition to, findings required pursuant to Section 15091.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by
reference.
2. Compliance with CEQA. The FEIR, which is incorporated herein by this
reference was prepared in compliance with the requirements of the California
Environmental Quality Act (CEQA).
3. FEIR Reviewed and Considered. The Council certifies that the FEIR:
a. has been completed in compliance with CEQA;
b. was presented to the Council and that the Council has reviewed and
considered the information contained in the Final EIR prior to approval of

the Project, and all of the information contained therein has substantially influenced all aspects of the decision by the Council; and
c. reflects Council's independent judgment and analysis.

4. Findings Regarding Significant Effects.

Council finds that the FEIR identified several significant effects of the Project. Pursuant to Section 21081(a) and CEQA Guideline section 15091, Council makes the following findings:

a. Findings Regarding Impacts that can be Mitigated to a Level of Insignificance.

The Council finds, based upon substantial evidence in the records of proceedings, that with regard to the effects in Exhibit A to this resolution, (entitled "California Environmental Quality Act Findings of Fact and Statement of Overriding Considerations", which is hereby adopted and incorporated herein by reference, changes have been required in, or incorporated into, the plan through the imposition of mitigation measures in the MMRP, which mitigate or avoid the significant effects on the environment. The Council finds that to the extent that any of the mitigation measures are within the responsibility and jurisdiction of another public agency and not the City, those mitigation measures can and will be adopted and imposed by the other agency based on state and/or federal law, communications by those agencies, and/or existing policies and/or intergovernmental relationships with those agencies.

b. Findings Regarding Unavoidable Significant Impacts.

The Council finds, based upon substantial evidence in the records of proceedings, that with regard to the effects in Exhibit A to this resolution, (entitled "California Environmental Quality Act Findings of Fact and Statement of Overriding Considerations"), which is hereby adopted and incorporated herein by reference, that specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the FEIR, including the findings in Exhibit A. Therefore, those impacts are found to be significant and unavoidable.

5. Statement of Overriding Considerations. The Council adopts the Statement of Overriding Considerations, attached hereto as Exhibit A, which is incorporated herein by this reference, and finds that each of the Significant and Unavoidable impacts identified in Exhibit A may be considered acceptable.

6. Mitigation Monitoring. Pursuant to California Code of Regulations (Section 15097 (b)), the City's annual report on the status of the General Plan will serve as the basis for the reporting portion of the MMRP. As such, the City does not have a separate MMRP. References to the City's MMRP in the staff report and Resolutions are intended to refer to mitigating policies and programs of the 2035 General Plan, as identified in the General Plan EIR, and annual reporting on the implementation of the General Plan by the City to the Governor's Office of Planning and Research.

7. Location and Custodian of Documents. 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

1 kept with the Development Services Department and the Director of the
2 Development Services Department shall be the custodian of the documents.
3 8. Certification. Based on the above facts, findings and its own independent
4 judgment, the City Council certifies the Final EIR for the Suisun City General
5 Plan as accurate and adequate. The City Council certifies that the FEIR was
6 completed in compliance with CEQA and the CEQA Guidelines. The Director of
7 Development Services is directed to file a Notice of Determination as required
8 by the Public Resources Code and CEQA Guidelines

9 **PASSED AND ADOPTED** by the following vote at a regular meeting of the City
10 Council of the City of Suisun City duly held on the 5th day of May 2015:

- 11 **AYES:** Council Members:
12 **NOES:** Council Members:
13 **ABSENT:** Council Members:
14 **ABSTAIN:** Council Members:

15 **WITNESS** my hand and the seal of said City this 5th day of May 2015.

16 _____
17 Linda Hobson, CMC
18 City Clerk

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING A COMPREHENSIVE UPDATE OF THE
SUISUN CITY GENERAL PLAN**

WHEREAS, the City of Suisun City, Development Services Department initiated General Plan Amendment Application No. 10/11-001, related to the Suisun City General Plan 2035 update, and

WHEREAS, the Suisun City General Plan 2035 (hereinafter GPU) is proposing to amend and update the existing *City of Suisun City General Plan 1992* (hereinafter “1992 General Plan”); and

WHEREAS, the proposed GPU includes a substantially greater level of development potential than does the 1992 General Plan; and

WHEREAS, the GPU preparation process focused on amending and updating each of the mandatory Elements as well as establishing an Economic Development Element; and

WHEREAS, the GPU has been prepared pursuant to California Government Code Section 65300 et seq., and

WHEREAS, the GPU is proposing to update the 1992 General Plan so as to serve as the principal policy document for guiding development; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Resources Code §21000 et seq. (CEQA)) the City of Suisun City, as the lead agency, determined that an Environmental Impact Report (“EIR”) was required to evaluate the impacts of the proposed GPU; and

WHEREAS, on October 24, 2013 the City issued a Notice of Preparation (NOP) and accepted comments until the close of the comment period on November 24, 2013; and

WHEREAS, on November 6, 2013 the City held a noticed public scoping meeting at the City of Suisun City Council Chambers, at 701 Civic Center Boulevard to receive public comments; and

WHEREAS, the City received six comment letters from various agencies, including responsible and trustee agencies, during the NOP comment period, which provided additional insight for the City with regard to the scope of the environmental analysis, alternatives and mitigation measures to include in the Environmental Impact Report; and

WHEREAS, the scope of environmental analysis and topics to be addressed within were the direct result of the public comments, technical studies and scope of the environmental issues that were raised during the scoping; and

WHEREAS, the City caused to have the Draft Environmental Impact Report (DEIR) prepared in accordance with CEQA, Public Resources Code, Sections 21000-21178, and the CEQA Guidelines, California Code of Regulations, title 14, Sections 15000-15387; and

WHEREAS, on October 10, 2014, the City issued a Notice of Availability of the Draft EIR (NOA), filed the NOA with the Solano County Clerk and filed a Notice of Completion of the Draft EIR with the State Clearinghouse along with the necessary copies of the Draft EIR, in compliance with the CEQA Guidelines, and circulated the Draft EIR for a 45-day public/agency review until the close of the comment period on November 24, 2014; and

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

WHEREAS, the City received thirteen comments on the DEIR from other governmental agencies and interested parties as part of the environmental review process for the proposed project; and

WHEREAS, the DEIR has identified the following impacts associated with the proposed project that can be mitigated to less than significant: Biological Resources, Geology, Soils, Minerals and Paleontological Resources, Hazards and Hazardous Materials, and Land Use and Planning; and

WHEREAS, the DEIR identified potential significant effects on the environment as discussed in the proposed Final EIR including Agricultural Resources, Air Quality, Cultural Resources, Green House Gas Emissions, Energy, Hydrology and Water Quality, Noise and Vibration, Population and Housing, Utilities and Services, , Visual Resources, Climate Change (cumulative), Roadway Traffic Capacity (cumulative), Air Quality (cumulative), Toxic Air Contaminants (cumulative), Energy (cumulative), Hydrology and Water Quality (cumulative), and Water Supply (cumulative) that would remain significant after the implementation of the recommended mitigation measures; and

WHEREAS, at a noticed public hearing held on March 30, 2015, the Planning Commission received and considered the EIR, and public testimony regarding the adequacy of the EIR; and

WHEREAS, after due consideration of all materials and testimony and using its independent judgment, the Planning Commission recommended on a vote of 7-0 that the City Council certify the General Plan EIR and approve Plan Amendment 10/11-001; and

WHEREAS, at a noticed public hearing held on April 21, 2015, the City Council opened the public hearing and continued the item to their May 5, 2015 meeting; and

WHEREAS, on May 5, 2015, the City Council received and considered the EIR, and public testimony regarding the adequacy of the EIR; and

WHEREAS, after due consideration of all materials and testimony and using its independent judgment, the City Council adopted by a vote of ___ to certify the General Plan EIR and approve Plan Amendment No. 10/11-001.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City, exercising its independent judgment as follows:

1. The above recitals are true and correct and incorporated herein by reference.
2. The City Council finds that General Plan Amendment Application No. 10/11-001 is consistent with and achieves the objectives prescribed in Suisun City Municipal Code.
3. The City Council finds the Suisun City General Plan 2035 update is consistent with California Government Code Section 65300 and State of California General Plan Guidelines.
4. The City Council adopts the Proposed Land Use Map.
5. The City Council adopts Plan Amendment Application No. 10/11-001 (Suisun City General Plan 2035).
6. This resolution is effective immediately upon adoption.

PASSED AND ADOPTED by the following vote at a regular meeting of the City Council of the City of Suisun City duly held on the 5th day of May 2015:

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

WITNESS my hand and the seal of said City this 5th day of May 2015.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: May 5, 2015

CITY AGENDA ITEM: PUBLIC HEARING: Discussion and Direction Regarding Downtown Waterfront Specific Plan Update “Vision” and “Land Use Alternatives” (Continued from April 21, 2015)

FISCAL IMPACT: The Downtown Waterfront Specific Plan Update project is fully funded through a \$163,000 grant. The City’s required match for this project is \$21,118. Staff time to administer the grant, manage the work of outside consultants and lead public outreach activities is being used to meet the match requirement.

BACKGROUND: The Downtown Waterfront Specific Plan (DWSP) was last comprehensively amended in 1999 after initially being referenced as an implementation measure of the 1979 General Plan and developed in 1983. The 1979 General Plan recognized the need for special treatment of the Historic Downtown and Waterfront.

The DWSP currently provides more detailed level of planning for the area generally south of Highway 12, Hill Slough to the east, the Union Pacific Railroad to the west and Peytonia Ecological Reserve and Pierce Island to the south. The expanded area of the DWSP consists of the area north of Highway 12. The boundary of the updated DWSP has been expanded to include areas north of Highway 12 up to the Union Pacific Railroad, which is consistent with the Suisun City Downtown Waterfront Priority Development Area (PDA). Using the boundaries of the PDA for the updated DWSP enables the City to leverage the asset of the Suisun-Fairfield Train Depot in its land use planning of this broader area, creates an entrance from the north to the Waterfront District south of Highway 12, and may provide for enhanced funding opportunities in light of the dissolution of the redevelopment agency.

The update of the DWSP must be completed and adopted by May 2016. Between now and the completion date, major decision points to be made by the Council include:

- Vision and Alternatives Analysis. (May 2015).
- Draft Specific Plan Review and Comment. (Summer 2015-Early 2016).
- Final Specific Plan. (Spring 2016 with Completion by May 2016).

The focus of this report is the “vision” and “alternatives analysis”. Feedback that has gone into the recommendations and concepts contained in this report include, most recently:

- City Council discussion and direction regarding the “Vision” for the Downtown Waterfront Specific Plan (February 2015);

PREPARED BY:

REVIEWED BY:

APPROVED BY:

John Kearns, Associate Planner
Jason Garben, Development Services Director
Suzanne Bragdon, City Manager

- Public survey consisting a number of questions related to the future vision of the Specific Plan area;
- Public “hands-on” workshop where participants identified the types of development and uses envisioned area-by-area within the Specific Plan area (Meeting, April 6, 2015; see Attachment 2 for the feedback generated by 18 participants broken into 3 separate discussion groups); and
- Planning Commission review and consideration of the public feedback received to date, as well as their thoughts for potential land uses and transportation improvements in the Specific Plan area (Public Hearing, April 14, 2015).

The consultant, working with staff, has developed recommendations and concepts for Council consideration, as outlined in this staff report, based on Council’s stated interests and on the feedback from these various outreach efforts.

STAFF REPORT: The purpose of this item is for the City Council to come to a general consensus regarding the framework and foundation for the updated Downtown Waterfront Specific Plan. This includes:

- Vision; and
- Land Use Alternatives/Concepts for Undeveloped and Underdeveloped Areas of the Specific Plan Area.

Based on the outcomes from this discussion, the project consultant will prepare the Draft Updated Downtown Waterfront Specific Plan, which will come back to the Planning Commission and City Council before undertaking the environmental analysis and finalizing the plan. Consistent with initial discussions with the Council when this grant-funded project was approved, the focus of planning efforts is to update and build from the existing DWSP versus starting from scratch.

Vision

At this stage, staff has prepared a proposed vision (see below) which builds off of the existing “Specific Plan Concepts” and incorporates input received from the Public, Planning Commission and City Council:

1. Downtown Suisun City is a unique waterfront community with a marina; traditional Downtown commercial main street and historic residential neighborhoods within “Old Town,” and a South Waterfront district under development, west of the marina; and a civic center area and the Whispering Bay and Victorian Harbor residential neighborhoods, east of the marina.
2. Downtown Suisun is pleasant to live in and at the same time serves as a local and regional destination, supporting shopping, entertainment, hospitality, tourism, and recreation. The changes in the region around Suisun City have created the opportunity for the Downtown to evolve and develop into a place that attracts new residents, jobs, businesses, and shoppers.

3. The entire Downtown needs to be focused on maximizing waterfront access on the Suisun Channel, which is its major and central feature and on improving public access to the train depot, another key asset in Downtown Suisun.
4. The Waterfront should maintain its extraordinary mix of natural wetlands and urban edge.
5. The historic Suisun train depot and Amtrak station, on the north end of Main Street, should serve as a transit gateway into Downtown Suisun City.
6. The circulation system should be enhanced to support safer and more convenient access between homes and destinations and between Downtown Suisun City and Downtown Fairfield – for pedestrians, cyclists, transit users, and motorists.
7. The Downtown needs a cohesive Open Space system that enhances the pedestrian experience and supports community access.
8. Gateways to the Downtown Waterfront area, including from Highway 12 and from the Amtrak station should be enhanced to ensure a positive visual first impression.
9. Development adjacent to the historic residential area should be compatible in scale and architectural themes.
10. Where feasible and consistent with building codes, existing buildings should be repurposed with more economically viable uses that contribute to Downtown vibrancy.

Land Use Alternatives

Working from the current DWSP, the updated and unfolding Vision for the area, and public feedback, ten undeveloped and underdeveloped areas/districts of the Specific Plan area have been identified – District A through District I. These are shown clearly on a map included as Attachment 1 to this report.

For each Planning District, staff has provided:

- A brief description of the Planning District (i.e., size, boundaries, relevant development characteristics, etc.);
- The land use designation in the 2035 General Plan and, when appropriate, development assumptions used in the EIR and/or to support the Housing Element;
- 1999 Specific Plan land use designation; and
- Most importantly, proposed development Concept(s) for the identified Planning District.

Some of the Planning Districts have multiple development concepts identified – others only one. Given the size and boundaries of some Districts, different development concepts are identified for different areas of the District (i.e., Districts C, J and H.)

Bottom line: The identified concepts are not meant to be limiting, but rather to help build a consensus on how the Council, from a policy perspective, sees development unfolding in each identified area.

To facilitate review, the balance of this report is organized by Planning District, with each District clearly identified on the map contained in Attachment 1.

Planning District A	
This area contains approximately 10 acres of land including the former Crystal Middle School site and vacant property south of Cordelia Street. The district is largely surrounded by the Historic Residential neighborhood and high-density housing South of Cordelia Street.	
General Plan Designation	Residential Medium
1999 Specific Plan	Public Facility/Open Space
Development Concepts	<ol style="list-style-type: none"> 1. Gateway from Cordelia; Medium-Density single-family homes similar to Old Town & Harbor Park; green-space.

Planning District B	
This area contains approximately 6 acres of land including area west of Main Street that largely consists of tilt-up buildings and/or yard space and parking (commonly referred to as Benton Court).	
General Plan Designation	Mixed-Use/High-Density Housing
1999 Specific Plan	Commercial Service
Development Concepts	<ol style="list-style-type: none"> 1. Four to six stories, vertical Mixed-Use with housing above retail/service/artisan-crafters; public parking garage. 2. Four to six stories residential; sprinkled with residential-serving commercial uses; public parking garage.

Planning District C - North	
This area contains approximately 6 acres of land. The <i><u>northern portion</u></i> includes undeveloped property (commonly referred to as "Denver Curve"). The southern portion includes the Park 'n Ride property; currently owned by CalTrans, the development of this property would require maintaining the current parking spaces (here or elsewhere) to support the Train Depot.	
General Plan Designation	Mixed Use
1999 Specific Plan	N/A; area added to updated Specific Plan
Development Concepts	<ol style="list-style-type: none"> 1. Three to four story condominiums/townhouses; public parking garage.

Planning District C - South	
<p>This area contains approximately 6 acres of land. The northern portion includes undeveloped property (commonly referred to as "Denverton Curve"). The <u>southern portion</u> includes the Park 'n Ride property; currently owned by CalTrans, the development of this property would require maintaining the current parking spaces (here or elsewhere) to support the Train Depot.</p>	
General Plan Designation	Mixed Use/High Density Housing to support Housing Element
1999 Specific Plan	Public Facility/Open Space
Development Concepts	<ol style="list-style-type: none"> 1. Three to four story High-Density Residential above public parking. 2. Three to four story Mixed Use Development above public parking including residential and a mix of other uses (i.e., visitor-serving lodging, retail, service and/or office uses.)

Planning District D	
<p>Identified as a potential at-grade connection between the downtowns of Fairfield and Suisun City (Union Avenue to Main Street.) Vehicular connection would improve development viability of vacant and underdeveloped parcels within the PDA.</p>	
General Plan Designation	N/A
1999 Specific Plan	N/A
Development Concepts	<ol style="list-style-type: none"> 1. At-grade vehicular, pedestrian and bicycle crossing. 2. At-grade pedestrian and bicycle crossing. 3. No change. Maintain pedestrian/bicycle overpass.

Planning District E	
<p>This area encompasses 30+/- acres. Owned by the City's Housing Authority, this site is commonly referred to as "the thirty acre site." A majority of the site is developable, with the exception of the far western portion. Future circulation includes the extension of Railroad Avenue from Marina Boulevard to Main Street.</p>	
General Plan Designation	Mixed Use Commercial; EIR analyzed 100% commercial
1999 Specific Plan	N/A; area added to update Specific Plan

Development Concepts	<ol style="list-style-type: none"> 1. Five to six stories, Vertical Mixed Use (i.e., condominiums and/or townhomes over retail/services) with stand-alone commercial pads (i.e., boutique grocery, restaurants, independent movie house.) 2. Lifestyle Center (i.e., retail, services with entertainment/destination focus.) 3. "Big Box" retail.
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Planning District F	
This area includes approximately 10 acres of land at the southwest corner of Highway 12 and Marina Boulevard; adjacent to the Marina Center and across from medium density residential.	
General Plan	Mixed Use/High Density Residential to support Housing Element
1999 Specific Plan	General Commercial
Development Concepts	<ol style="list-style-type: none"> 1. Two to three stories, Horizontal Mixed Use (i.e., High-Density Senior Housing and retail/service.

Planning District G	
This area includes approximately 6 acres of land east of Marina Boulevard and between Highway 12 and Driftwood Drive.	
General Plan Designation	Single-Family Residential
1999 Specific Plan	Low-Density Residential
Development Concepts	<ol style="list-style-type: none"> 1. Single-Family Residential.

Planning District H - West	
This area includes approximately 22 acres south of the terminus of Civic Center Boulevard, Whispering Bay Boulevard, and Marina Boulevard. Currently, there is a mix of undeveloped property (<u>west-side</u>) and underutilized (i.e. storage) on the eastern-side.	
General Plan Designation	Medium-Density Residential
1999 Specific Plan	Low-Density Residential
Development Concepts	<ol style="list-style-type: none"> 1. Three-story Medium-Density Residential to maximize water views; extension of public promenade.

Planning District H - East	
This area includes approximately 22 acres south of the terminus of Civic Center Boulevard, Whispering Bay Boulevard, and Marina Boulevard. Currently, there is a mix of undeveloped property (west) and underutilized (i.e. storage) on <u>eastern edge</u> . Opportunity to support City's "Bay Area Water Trail" designation.	
General Plan Designation	Medium-Density Residential/Destination Tourism
1999 Specific Plan	Low-Density Residential
Development Concepts	Mix of Single Family Residential and Destination Tourism uses to support leisure enjoyment of the water (i.e., public docks, non-motorized boat uses, house boating, yurts); and public promenade.

Planning District I	
This area includes 6 acres south of the Delta Cove Subdivision and west of the Suisun Slough. The land includes the boat launch parking lot. Opportunity to support "Bay Water Trail" designation.	
General Plan Designation	Destination Tourism
1999 Specific Plan	Waterfront Commercial and Public Facilities/Open Space
Development Concepts	<ol style="list-style-type: none"> 1. Mix of restaurants and services catering to those launching vessels; facilities to expand leisure enjoyment of the water (i.e., fishing docks, facilities for non-motorized boat uses, yurts, showers, etc.); and extension of public promenade. 2. Hotel/Lodging with services supporting those utilizing the City's waterfront amenities (i.e., restaurant/café); expanding facilities to maximize use of waterfront; and extension of public promenade.

Planning District J – North (east of current hotel)	
This area includes approximately 5 acres of land south of Lotz Way and west of Civic Center Boulevard. <u>North side</u> is east of Hampton Inn hotel and south side is directly adjacent to waterfront. The area also includes the north basin.	
General Plan Designation	Mixed Use
1999 Specific Plan	Commercial/Office/Retail
Development Concepts	<ol style="list-style-type: none"> 1. Full-Service Hotel with Conference/Meeting Space. 2. Commercial/Office/Retail Uses

Planning District J – South (east of water)	
This area includes approximately 5 acres of land south of Lotz Way and west of Civic Center Boulevard. North side is east of Hampton Inn hotel and <u>south side</u> is directly adjacent to waterfront. The area also includes the north basin.	
General Plan Designation	Mixed Use
1999 Specific Plan	Commercial/Office/Retail
Development Concepts	1. Medium-Density residential.

Planning District J – Water/North Basin	
This area includes approximately 5 acres of land south of Lotz Way and west of Civic Center Boulevard. North side is east of Hampton Inn hotel and south side is directly adjacent to waterfront. The area also includes the north basin.	
General Plan Designation	N/A
1999 Specific Plan	Marina Berths
Development Concepts	<ol style="list-style-type: none"> 1. Visitor dock to support non-motorized boating; expand leisure uses of the water. 2. Expansion of Marina Berths. 3. "Boat Lodging." 4. Or Any Combination of Above.

Next Steps

Based on Council direction, Land Use Alternative exhibits will be prepared for Council consideration and approval at an upcoming Council meeting. Additionally, staff and the consultant will develop the draft Specific Plan according to the Council's guidance on the Preferred Alternative. In addition to the broad land use concepts, the Specific Plan will include design guidance and development standards to guide new development, as well as infrastructure planning developed in co-ordination with service providers. General market feasibility will also be discussed.

RECOMMENDATION: It is recommended that the City Council:

1. Open the Public Hearing;
2. Take Public Comment;
3. Close Public Hearing;
4. Provide staff with direction on Vision and Land Use Alternatives.

ATTACHMENTS:

1. Downtown Waterfront Planning Districts
2. Community Workshop 2 Land Use and Transportation Results

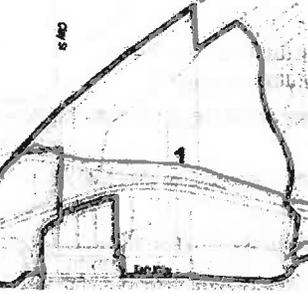
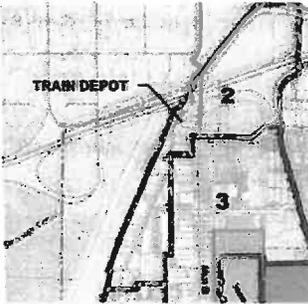


Source:

Downtown Waterfront Planning Districts

City of Suisun City
Waterfront Specific Plan Community Workshop 2
Land Use and Transportation/Pedestrian/Bicycle Results From Mapping Exercise
April 6, 2015

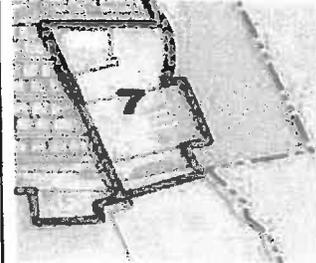
"*" – Indicates amount of tables interested

<p>District 1 - Western Marina and Highway 12</p> 	<p>Land-use Outcomes</p> <ul style="list-style-type: none"> • Apartments • Condos/Townhouses • Senior Housing (open to 3 or 6 stories) • Mixed use with retail and/or office (high end offices) on the bottom floors and residential on top • Outdoor bistro dining • Variety of food options • Grocery Store: such as Whole Foods or Trader Joe's • Movie Theatre** • City Urgent Care Facility <p>Transportation/Pedestrian/Bicycle Outcomes</p> <ul style="list-style-type: none"> • Walking paths in proposed neighborhoods to link to existing surrounding neighborhoods • Pedestrian improvements along Lotz Way • Railroad Ave connection for bicycles • Walking paths for proposed residential developments to existing neighborhoods • Extend Railroad Ave into Main St.
<p>District 2 – Fairfield-Suisun Train Station</p> 	<p>Land-use Outcomes</p> <ul style="list-style-type: none"> • Structured/mixed use Parking Structure with office/business/residential uses on top of parking** • Outdoor dining to businesses that have the rear viewable to train riders • Small businesses • Artisan specialty shops and boutiques and/services; such as custom cabinetry, craft wine/beer, and art galleries*** • Farmer's Market near Train Depot • More fitness and wellness amenities such as a rocknasium or crossfit gym • Family oriented mini park with amenities such as a rest area for bicyclists and a carousel <p>Transportation/Pedestrian/Bicycle Outcomes</p> <ul style="list-style-type: none"> • Pedestrian lighting needed on Pedestrian Bridge to Fairfield • Improve pedestrian connection of Pedestrian Path from Fairfield to Marina Promenade • Vehicle/Road connection from Main St in Suisun City to Union Ave in Fairfield

City of Suisun City
Waterfront Specific Plan Community Workshop 2
Land Use and Transportation/Pedestrian/Bicycle Results From Mapping Exercise
April 6, 2015

<p>District 3- Downtown Core</p> 	<p>Land-use Outcomes</p> <ul style="list-style-type: none"> • Commercial condos on Main St near existing hotel • Commercial condos near Train Depot (6 stories) with rooftop uses and a water view • More outdoor dining • Boutique Retail • Staging area for water recreational activities such as Stand-up Paddleboarding (SUP); kayak rentals; sailing and rowing*** • Floating Water Recreational Center to complement existing and proposed hotel areas. • Covered art structure for outdoor family activities such as the Saturday Night Movies on the Waterfront event. • Gathering space to include arts and culture to draw in tourism • Dog Park west side of Main St. • Waterfront Farmer's Market • Rehab old buildings and take advantage of historic charm in architecture <p>Transportation/Pedestrian/Bicycle Outcomes</p> <ul style="list-style-type: none"> • School pedestrian connections • Better lighting along Marina Promenade • Pedestrian Bridge from district 3 to district 8 • Fitness course • More seating for Main St. bus stops to accommodate families
<p>District 4 – Historic Suisun</p> 	<p>Land-use Outcomes</p> <ul style="list-style-type: none"> • Keep old Crystal Middle School site as residential** • Housing on old Crystal Middle School site should be single family to mimic Harbor Park subdivision <p>Transportation/Pedestrian/Bicycle Outcomes</p> <ul style="list-style-type: none"> • Cordelia St. should be developed as a grand entrance to the Downtown* • Landscaping should be attractive to traffic on Cordelia St.

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Waterfront Specific Plan Community Workshop 2
Land Use and Transportation/Pedestrian/Bicycle Results From Mapping Exercise
April 6, 2015

<p>District 5 – Crystal Middle School Neighborhood</p> 	<p>Land-use Outcomes</p> <ul style="list-style-type: none"> • Marina Blvd and Driftwood Dr. parcel keep as residential; one table suggested 4,000 to 5,000 square foot lots.** <p>Transportation/Pedestrian/Bicycle Outcomes</p> <ul style="list-style-type: none"> • More bike connections on Marina Blvd. • Grand entrance on Marina Blvd to downtown
<p>District 6 – Cordelia Gateway</p> 	<p>Land-use Outcomes</p> <ul style="list-style-type: none"> • Vacant parcel south of Cordelia St as single family housing similar to Harbor Park subdivision which would complement a proposed neighborhood in district 4 (across the street-old Crystal Middle School site) • Vacant parcel south of Cordelia St. as a nice entry way into downtown • Vacant parcel south of Cordelia St. as a public space for local artists, school children playground and/or promote railroad safety <p>Transportation/Pedestrian/Bicycle Outcomes</p> <ul style="list-style-type: none"> • More bike safety on Cordelia St.** • Improve pedestrian safety on Cordelia St.
<p>District 7 – Southern Waterfront</p> 	<p>Land-use Outcomes</p> <ul style="list-style-type: none"> • Seafood restaurant and or sandwich shop for boat users • Improvements for water related uses*** • Water Recreation Center near boat launch for sailing/rowing school or kayak or Stand-up Paddleboard (SUP) rentals <p>Transportation/Pedestrian/Bicycle Outcomes</p> <ul style="list-style-type: none"> • Extend Marina Promenade to Boat Launch Ramp

City of Suisun City
Waterfront Specific Plan Community Workshop 2
Land Use and Transportation/Pedestrian/Bicycle Results From Mapping Exercise
April 6, 2015

**District 8 – Civic Center
Waterfront**



Land-use Outcomes

- 3 story housing with water views
- Single family housing setback away from delta edge to allow for a public bike/walking path
- Small food markets
- Pop-up snack shop for fishing/boating users
- Staging area for water recreational activities such as Stand-up Paddleboarding (SUP); kayak rentals; sailing and rowing

Transportation/Pedestrian/Bicycle Outcomes

- Pedestrian walking path to lead east of the channel/delta
- Walking/Biking path for river views***