AGENDA TRANSMITTAL

MEETING DATE: May 19, 2015

CITY AGENDA ITEM: Initiate and Provide Intent to the Levy and Collection of Assessments for the Parking Benefit Assessment District:

1. Council Adoption of Resolution No. 2015-___: Initiating Proceedings for the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2015-16; and
2. Council Adoption of Resolution No. 2015-___: Declaring Its Intention to Order Assessments for a Previously Approved Benefit Assessment District Pursuant to the Benefit Assessment Act of 1982, Preliminary Approving an Engineer's Report in Connection with Such District and Appointing a Time and Place for the Comment (Public Hearing) on the Engineer's Report for Fiscal Year 2015-16.

FISCAL IMPACT: The proposed assessments would be collected for the City by the Solano County Auditor/Controller, via the secured property tax bills of the assessable parcels within the District boundary, to fund the parking improvements and the ongoing maintenance. For Fiscal Year 2015-16, maximum assessments would be $88.42 per equivalent dwelling unit. The total district budget would be $6,631.50. This District provides services that benefit the properties assessed, and these services would otherwise be provided from the General Fund.

The maximum assessment will be subject to an annual inflation factor based on the Annual Construction Cost Index as published in the first issue of each April of the Engineering News Record magazine. This year the annual inflation factor was 2.457%, increasing the maximum assessment for FY 2015-16 from $86.30 to $88.42.

STAFF REPORT: As a condition of approval for the McCoy Creek Development Project, the developer was required to create a Parking Assessment District to offset long-term maintenance costs associated with the on-street parking within public right-of-way. The City Council and applicant agreed to the formation of a Parking Assessment District to offset the long-term maintenance of on-street parking.

The number of on-street parking spaces provided is 75. The Mixed-Use Portion and Commercial development is required to pay for the long-term maintenance of the on-street parking, because those units are benefiting from the deviation to the City's off-street parking requirements and utilizing public right-of-way.

The boundaries of the district are described as within the area bounded by McCoy Creek Way to the North, Gray Hawk Lane to the South, Crescent Elementary School to the East and Grizzly Island Road to the West. The District consists of mixed parcel types and is proposed to include 75 assessable equivalent dwelling units (on-street parking spaces).

PREPARED BY: Amanda Dum, Management Analyst I

REVIEWED/APPROVED BY: Daniel Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

Today, the City Council is being asked to initiate the process, consider for approval the Preliminary Engineer's Reports for Parking Benefit Assessment District, declare the intent to levy and collect assessments for all Districts, and establish June 16, 2015, for the required Public Hearing. There would be a 2.457% increase for fiscal year 2015-16. This process occurs every year.

At the Public Hearing, Council should allow property owners the opportunity to address the Council concerning the districts, and the Council may approve or amend the Preliminary Engineers Reports and order the levy and collection of taxes. Then NBS would prepare the taped Assessor Parcel Assessment Report to be sent to the County in time for the assessor's deadline on August 3, 2015.

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

1. Resolution No. 2015-___: Initiating Proceedings for the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2015-16.

2. Resolution No. 2015-___: Declaring Its Intention to Order Assessments for a Previously Approved Benefit Assessment District Pursuant to the Benefit Assessment Act of 1982, Preliminary Approving an Engineer's Report in Connection with Such District and Appointing a Time and Place for the Comment (Public Hearing) on the Engineer's Report for Fiscal Year 2015-16.

ATTACHMENTS:

1. Resolution No. 2015-___: Initiating Proceedings for the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District for Fiscal Year 2015-16.

2. Council Adoption of Resolution No. 2015-___: Declaring Its Intention to Order Assessments for a Previously Approved Benefit Assessment District Pursuant to the Benefit Assessment Act of 1982, Preliminary Approving an Engineer's Report in Connection with Such District and Appointing a Time and Place for the Comment (Public Hearing) on the Engineer's Report for Fiscal Year 2015-16.

3. FY 2015-16 Engineer's Report McCoy Creek Benefit Assessment District.

RESOLUTION NO. 2015-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE MCCOY CREEK PARKING BENEFIT ASSESSMENT DISTRICT FOR FISCAL YEAR 2015-16

WHEREAS, the City Council has by previously adopted Resolutions formed and levied annual assessments for the McCoy Creek Parking Benefit Assessment District (hereafter referred to as the "District"), pursuant to the terms and provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division2, Title 5 of the California Government Code (commencing with Section 54703) (the "1982 Act"), Article XIIID of the Constitution of the State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1982 Act, Article XIIID and the Implementation Act are referred to collectively as the "Assessment Law"), in what is known and designated as the MCCOY CREEK PARKING BENEFIT ASSESSMENT DISTRICT (the "District"); and

WHEREAS, the City Council has retained NBS for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1 Annual Levy Report: The improvements proposed to be installed and/or maintained, are hereby referred to by NBS, acting as the Assessment Engineer, who is hereby directed to make and file the Assessment Engineer's Report as required by the provisions of the Assessment Law.

Section 2 District Improvements: The maintenance of improvements shall include the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the improvements.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 19th 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 19th day of May 2015.

_____
Linda Hobson, CMC
City Clerk

RESOLUTION NO. 2015-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY DECLARING ITS INTENTION TO ORDER ASSESSMENTS FOR A PREVIOUSLY APPROVED BENEFIT ASSESSMENT DISTRICT PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982, PRELIMINARILY APPROVING AN ENGINEER'S REPORT IN CONNECTION WITH SUCH DISTRICT AND APPOINTING A TIME AND PLACE FOR THE COMMENT (PUBLIC HEARING) ON THE ENGINEER'S REPORT FOR FISCAL YEAR 2015-16

WHEREAS, the City Council of the City of Suisun City, California, has previously formed a special maintenance district pursuant to the terms of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2 of Title 5 of the California Government Code, (commencing with Section 54703)* (hereafter referred to as the "Act"), said maintenance assessment district known and designated as Drainage Assessment District as follows:

McCOY CREEK PARKING BENEFIT ASSESSMENT DISTRICT

(hereinafter referred to as the "Maintenance District"); and,

WHEREAS, the City Council of the City of Suisun City is desirous to conduct proceedings to provide for the annual levy of assessments for Fiscal Year 2015-16 to provide for the costs and expenses necessary to pay for the maintenance of the improvements in said Maintenance District; and

WHEREAS, NBS Government Finance Group, DBA NBS, has prepared a preliminary Engineer's Report generally containing the following:

A. Plans and specifications describing the general nature, location and extent of the improvements to be maintained.
B. An estimate of the cost of the maintenance and/or servicing of the improvements for the Maintenance District for the referenced fiscal year.
C. A diagram for the Maintenance District, showing the area and properties proposed to be assessed.
D. An assessment of the estimated costs of the maintenance and/or servicing, assessing the net amount upon all assessable lots and/or parcels within the Maintenance District in proportion to the benefits received. That upon completion of the preparation of said "Report," the original shall be filed with the City Clerk, who shall then submit the same to this legislative body for its immediate review and consideration.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

RECITALS: That the above recitals are all true and correct.

DECLARATION OF INTENTION: That the public interest and convenience requires, and it is the intention of this legislative body, to levy and collect assessments to pay the annual costs and expenses for the installation, replacement, maintenance and/or servicing of the improvements for the above-referenced Maintenance District. No new improvements or any substantial changes in existing improvements or zones are proposed as a part of these proceedings.

PUBLIC HEARING: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2015, at 7:00 p.m.** or as soon thereafter as feasible in the City Council Chambers located at 701 Civic Center Boulevard, Suisun City. At the hearing, the City Council shall hear and consider all discussion regarding the proposed assessment as described in the Report.

FISCAL YEAR: That the assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2015, and ending June 30, 2016.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 19th 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 19th day of May 2015.

_____
Linda Hobson, CMC
City Clerk

PropertyNo	Owner	Bill Address 1	Bill City	Bill State	Bill ZIP	Site Address 1
0173-811-010	SACHDEV ROHIT	3028 OVERLOOK DR	VALLEJO	CA	94591	1220 GRAY HAWK LN
0173-811-020	HUANG HANZHOU	1224 GRAY HAWK LN	SUISUN CITY	CA	94585	1224 GRAY HAWK LN
0173-811-030	HARBOR PARK LLC	8850 BELLA TERRA PL	GRANITE BAY	CA	95746	1225 MCCOY CREEK WAY
0173-811-060	CHENIER JOSEPH J	PO BOX 1853	TRAVIS AFB	CA	94535	1252 GRAY HAWK LN
0173-811-070	KOLBY THOMAS M	1256 GRAY HAWK LN	SUISUN CITY	CA	94585	1256 GRAY HAWK LN
0173-811-080	HARBOR PARK LLC	8850 BELLA TERRA PL	GRANITE BAY	CA	95746	1260 GRAY HAWK LN
0173-811-090	HARBOR PARK LLC	8850 BELLA TERRA PL	GRANITE BAY	CA	95746	1264 GRAY HAWK LN
0173-811-100	HARBOR PARK LLC	8850 BELLA TERRA PL	GRANITE BAY	CA	95746	1268 GRAY HAWK LN
0173-811-110	HARBOR PARK LLC	8850 BELLA TERRA PL	GRANITE BAY	CA	95746	1272 GRAY HAWK LN
0173-811-120	WATERS KENNETH J & LEDE R	1276 GRAY HAWK LN	SUISUN CITY	CA	94585	1276 GRAY HAWK LN
0173-812-180	CANLAS REESE	1201 GRAY HAWK LN	SUISUN CITY	CA	94585	1201 GRAY HAWK LN

City of Suisun City
McCoy Creek Parking Benefit Assessment District
Fiscal Year 2015/16 Engineer's Report

May 2015

Main Office
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516 Fax: 951.296.1998

Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102
Toll free: 800.434.8349 Fax: 415.391.8439

helping communities fund tomorrow

City of Suisun City
McCoy Creek Parking Benefit Assessment District
701 Civic Center Blvd.
Suisun City, California 94585
Phone - (707) 421-7300
Fax - (707) 421-7366

CITY COUNCIL

Pete Sanchez, Mayor

Lori Wilson, Mayor Pro-Tem

Jane Day, Council Member

Mike Hudson, Council Member

Mike Segala, Council Member

CITY STAFF

Daniel Kasperson, Building & Public Works Director

Jeff Penrod, Public Works Superintendent

NBS

Danielle Wood, Client Services Director

Pablo Perez, Project Manager

Kevin Skeels, Financial Analyst

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1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Suisun City (the "City") has previously formed the following special benefit assessment district pursuant to terms of the "Benefit Assessment Act of 1982", Chapter 6.4, Division 2, Title 5 of the California Government Code (commencing with Section 54703) (hereafter referred to as the "Act"). The district is known and designated as the McCoy Creek Parking Benefit Assessment District (the "District");

WHEREAS, on May 19, 2015, the City Council under the Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the District;

WHEREAS, the Resolution of Initiation directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year, a diagram for the District, showing the boundaries of the District and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

NOW THEREFORE, the following assessment is proposed to be authorized in order to pay for the estimated costs of maintenance, operation, and servicing of improvements to be paid by the assessable real property within the boundaries of the District in proportion to the special benefit received.

SUMMARY OF ASSESSMENT

Description	Estimated for Fiscal Year 2015/16
Estimated Fiscal Year 2015/16 Levy*	$6,631.54
Total District Equivalent Dwelling Units	75.00
Fiscal Year 2015/16 Assessment Per EDU	$88.42

*Based on current EDUs, actual assessment amount after rounding adjustment is $6,631.44.

1. I identified all parcels which will have a special benefit conferred upon them from the improvements described in the District's Plans and Specifications section of this Engineer's Report (the "Specially Benefited Parcels"). For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy which is on file in the office of the City Clerk.

2. I have assessed the costs and expenses of the improvements upon the Specially Benefited Parcels. In making such assessment:

    a. The proportionate special benefit derived by each Specially Benefited Parcel from the improvements was determined in relationship to the entirety of the maintenance costs of the improvements; and

    b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel from the improvements; and

    c. Any general benefits from the improvements have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the order of the City Council of the City of Suisun City, the Act and Article XIIID.

_____
Assessment Engineer

2. PLANS AND SPECIFICATIONS

DESCRIPTION OF THE BOUNDARIES OF THE DISTRICT

The boundaries of the District are described as the area bounded by McCoy Creek Way to the north, Gray Hawk Lane to the south, Crescent Elementary School to the east, and Grizzly Island Road to the west. The District consists of mixed-use parcel types and is proposed to include 75 on-street parking spaces at build-out for Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 13.

DESCRIPTION OF IMPROVEMENTS AND SERVICES

In accordance with the Act, the improvements are the construction, operation, maintenance, and servicing of parking facilities including, but not limited to, maintenance, replacement, repair, materials, personnel, contracting services, and other items necessary for the satisfactory operation of these services.

Reference is made to the plans and specifications for the improvements, which are on file with the City. The table below lists specific improvements within the District:

Parking Areas and Facilities:
75 on-street parking spaces benefiting Lots 1 through 10 and Lot 13, located on the south side of McCoy Creek Way, west of Crescent Elementary School, east of Grizzly Island Road, and north of Gray Hawk Lane.

3. ESTIMATE OF COSTS

The following page shows the estimate of costs related to the District.

CITY OF SUISUN CITY FY 2015-16 ANNUAL BUDGET

CASH POSITION SUMMARIES

Fund Title:	Fund Type:	Fund No.
McCoy Creek Parking Assessment District Fund	Assessment Fund	464

Fund Description:
This fund accounts for property tax assessments collected and expended for the construction, operation, maintenance and servicing of parking facilities at McCoy Creek Area, pursuant to the Benefit Assessment Act of 1982.

Budget Activity	FY 12/13 Actual	FY 13/14 Actual	FY 14/15 Amended	FY 14/15 Estimated	FY 15/16 Recommend
RESOURCES					
Beginning Balance	$ 21,531	$ 26,280	$ 26,800	$ 28,200	$ 33,100
Local Taxes	$ 6,161	$ 6,163	$ 6,400	$ 6,400	$ 6,600
Licenses & Permits	$ -	$ -	$ -	$ -	$ -
Fines & Forfeitures	$ -	$ -	$ -	$ -	$ -
Use of Money & Property	$ 43	$ 165	$ 200	$ 200	$ 200
Intergovernmental	$ -	$ -	$ -	$ -	$ -
Charges for Service	$ -	$ -	$ -	$ -	$ -
Intragovernmental/Transfers In	$ -	$ -	$ -	$ -	$ -
Miscellaneous Revenues	$ -	$ -	$ -	$ -	$ -
Subtotal: Revenue & Transfers	$ 6,204	$ 6,327	$ 6,600	$ 6,600	$ 6,800
TOTAL RESOURCES	$ 27,735	$ 32,607	$ 33,400	$ 34,800	$ 39,900
USE OF RESOURCES					
Personnel Services	$ -	$ -	$ -	$ -	$ -
Services & Supplies	$ 476	$ 3,279	$ 4,700	$ 600	$ 4,300
Interdepartmental Charges	$ 480	$ 614	$ 600	$ 600	$ 600
Non-Recurring Charges	$ -	$ -	$ 27,600	$ -	$ 34,500
Subtotal: Operating	$ 955	$ 3,892	$ 32,900	$ 1,200	$ 39,400
Transfers To Other Funds or Agencies	$ 500	$ 500	$ 500	$ 500	$ 500
Debt Service	$ -	$ -	$ -	$ -	$ -
Major Capital	$ -	$ -	$ -	$ -	$ -
Subtotal: Non-Operating	$ 500	$ 500	$ 500	$ 500	$ 500
Reserves & Contingencies	$ -	$ -	$ -	$ -	$ -
Ending Balance	$ 26,280	$ 28,215	$ -	$ 33,100	$ -
TOTAL USE OF RESOURCES	$ 27,735	$ 32,607	$ 33,400	$ 34,800	$ 39,900

Notes:

4. ASSESSMENTS

The amount of the assessment for Fiscal Year 2015/16 apportioned to each parcel as shown on the latest equalized roll at the Solano County Assessor's office are listed in Section 6 of this Engineer's Report. The description of each lot or parcel is part of the records of the County Assessor and such records are, by reference, made part of this Engineer's Report.

METHOD OF APPORTIONMENT

Pursuant to the Act and Article XIIID of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. An Equivalent Dwelling Unit (EDU) of benefit per parcel/unit type is equal to the on-street parking spaces benefiting the parcel.

The District consists of three development types: Single-Family Attached parcels – (Retail Space) ("SFA"); Residential/Commercial parcels – (Carriage Unit over Retail) – (Live-Work or "L-W"); and Commercial parcels ("COM"), subject to this assessment. For any fiscal year, the Estimated Costs are apportioned as follows: each SFA parcel is deemed to receive 3.30 EDUs of benefit per parcel/unit type; each L-W parcel is deemed to receive 4.30 EDUs of benefit per each parcel/unit type; and each COM parcel is deemed to receive 1 EDU per 250 square feet of building area. The total EDU count for the District is 75.00 EDUs. Please refer to Section 7 of the Original Engineer's Report for a full description and breakdown of the actual EDU calculations for the District.

The annual assessment for each parcel is calculated first by dividing the total District Estimated Costs by the total EDU count, thus yielding an assessment rate per EDU; second, multiplying the quotient from the first step by a given parcel's individual EDU value. (Note: the actual annual assessment per EDU cannot exceed the Maximum Assessment described in this section without appropriate proceedings being conducted by the City.)

The District costs are spread to each of the 75 EDUs within the District as follows:

Estimated Fiscal Year 2015/16 Levy*	$6,631.54
Total District Equivalent Dwelling Units	75.00
Fiscal Year 2015/16 Assessment Per EDU	$88.42

*Based on current EDUs, actual assessment amount after rounding adjustment is $6,631.44.

PROPOSITION 218 REQUIREMENTS

This rate is to automatically increase in future years based on the Annual Construction Cost Index for San Francisco as published in the first issue of each April of the Engineering News Record magazine ("April Construction Cost Index"). The confirmed assessment per EDU for Fiscal Year 2006/07 sets the initial maximum assessment. If the actual assessment in any succeeding year increases by a percentage no greater than the April Construction Cost Index, the assessment shall not be considered an increase. The table below shows the April Construction Cost Index history and the authorized assessment related to the increase.

Fiscal Year	Percentage Increase	Maximum Assessment	Actual Assessment
2006/07	N/A	$66.74	$66.74
2007/08	7.76%	71.93	71.92
2008/09	0.58%	72.36	72.36
2009/10	6.56%	77.07	77.07
2010/11*	(0.26%)	77.07	77.07
2011/12	4.42%	80.48	80.48
2012/13	2.07%	82.15	82.15
2013/14	0.02%	82.17	82.17
2014/15	5.03%	86.30	86.30
2015/16	2.46%	88.42	88.42

*The 2010/11 percentage increase in the annual April Construction Cost Index is -0.26%, and as such the maximum assessment rate for 2010/11 remains the same as the prior year.

5. ASSESSMENT DIAGRAM

An Assessment Diagram for the District has been submitted to the City in the format required under the provisions of the Act. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference herein and made part of this Engineer's Report.

6. ASSESSMENT ROLL

The following is a detailed listing within the District that will be assessed for Fiscal Year 2015/16.

APN	Parcel Type	EDUs	Fiscal Year 2015/16 Assessment	Rounding Adjustment	Fiscal Year 2015/16 Actual Levy
0173-811-010	SFA	3.30	$291.79	($0.01)	$291.78
0173-811-020	L-W	4.30	380.21	(0.01)	380.20
0173-811-030	COM	37.00	3,271.54	0.00	3,271.54
0173-811-060	L-W	4.30	380.21	(0.01)	380.20
0173-811-070	L-W	4.30	380.21	(0.01)	380.20
0173-811-080	SFA	3.30	291.79	(0.01)	291.78
0173-811-090	SFA	3.30	291.79	(0.01)	291.78
0173-811-100	SFA	3.30	291.79	(0.01)	291.78
0173-811-110	L-W	4.30	380.21	(0.01)	380.20
0173-811-120	L-W	4.30	380.21	(0.01)	380.20
0173-812-180	SFA	3.30	291.79	(0.01)	291.78
Totals:		**75.00**	**$6,631.54**	**($0.10)**	**$6,631.44**

AGENDA TRANSMITTAL

MEETING DATE: May 19, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-___: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with St. Francis Electric for the Walters Road and Pintail Drive Traffic Signal Project.

FISCAL IMPACT: There would be no impact to the General Fund. A total of $447,500 has been appropriated for the Walters Road and Pintail Drive Traffic Signal Project (Project). City staff has secured funding for the Project through grant funding from a Highway Safety Improvement (HSIP) Cycle 6 grant ($389,900) and in developer funds from the Walmart Project ($57,618).

BACKGROUND: As part of the Walmart Project, it was determined via a traffic signal warrant study that the intersection of Pintail Drive and Walters Road supported the installation of a new traffic signal system to improve pedestrian, bicyclist, and motorist travel through this t-intersection.

STAFF REPORT: The bid documents were published with a Base Bid and Add Alternates as follows:

- **Base Bid:** In general, the project includes installing a traffic signal system, replacing concrete curb, gutter, sidewalk and pedestrian ramps; reconfiguration of the northern median island nose; removing trees and irrigation; providing pavement striping and marking; installing signs; and other various items of work.
- **Add Alternate 1:** This alternate would include an asphalt overlay of the entire intersection.
- **Add Alternate 2:** This alternate would include installation of landscape irrigation and landscaping in the affected areas.

Bids for the Project were opened on May 5, 2015, at 2:00 PM at which time five bids were received and read aloud. Staff has reviewed the low bidder's proposal and bid documents. Staff has determined that the bid submitted by St Francis Electric is a responsive bid. It was determined that a project including the Base Bid plus Add Alternate 1 could be constructed within the project budget. The bid results were as follows for the base contract and Add Alternate #1:

Company	Base Bid +Add Alt. #1
Engineer's Estimate	*$399,033.00*
St. Francis Electric	**$363,571.00**
W. Bradley Electric	$373,314.50
Mike Brown Electric	$405,627.00
Tennyson Electric.	$415,779.35
Steiny & Company	$421,618.00

PREPARED BY: Amanda Dum, Management Analyst I

REVIEWED/APPROVED BY: Daniel Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

Use of funds for this project would be as follows:

HSIP Cycle 6 Grant	$389,900
Walmart Mitigation Fee	57,618
Total Available Funds	**$447,518**
Expenditures	
Design Consultant	$ 41,100
Contractor including Contingency	399,928
Staff Time	$6,490
Total Expenses	**$447,518**

The staff recommendation is to award the base bid ($305,280) and Add Alternate #1 ($58,291) plus 10% contingency ($36,357) for a total contract award of up to $399,928.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with St. Francis Electric for the Walters Road and Pintail Drive Traffic Signal Project.

ATTACHMENTS:

1. Resolution No. 2015-__: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with St. Francis Electric for the Walters Road and Pintail Drive Traffic Signal Project.

RESOLUTION NO. 2015 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSTRUCTION CONTRACT ON THE CITY'S BEHALF WITH ST. FRANCIS ELECTRIC FOR THE WALTERS ROAD AND PINTAIL DRIVE TRAFFIC SIGNAL PROJECT

WHEREAS, the City has received Federal Transportation Program (HSIP) grant funding from the Department of Transportation in the amount of $389,900 for the Walters Road and Pintail Drive Traffic Signal Project ("Project"); and

WHEREAS, the City has received traffic impact mitigation funds from Walmart in the amount of $57,618 for the Project; and

WHEREAS, staff has prepared plans, specifications, and an Engineer's Estimate for the Project bid documents; and

WHEREAS, five bid proposals were received by the City on May 5, 2015, by 2:00 pm, and bids were opened and read aloud; and

WHEREAS, St. Francis Electric provided the lowest responsible bid of $363,571 for the base Project and $58,291 for Additive Alternate 1.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to enter into a construction contract on behalf of the City with St. Francis Electric for the Walters Road and Pintail Drive Traffic Signal Project in the amount of $363,571 and to take any and all necessary and appropriate actions to implement this contract. The City Council further authorizes the City Manager to approve changes for the addition of paving work in the amount of $58,291 for a total contract amount of $363,571. The City Council further authorizes the City Manager to approve changes for contingencies not to exceed 10% of the contract amount in the amount of $36,357.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 19th of May 2015, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 19th of May, 2015.

_____
Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: May 19, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-__: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Athens Administrators for Workers' Compensation Claims Administration Services.

FISCAL IMPACT: The initial three-year contract would be for $22,500 in FY 2015-16, $23,288 in FY 2016-17, and $24,103 in FY 2017-18. There would be an annual $2,500 administration fee. The City's current agreement with York is for $23,498, with an administration fee of $2,000.

BACKGROUND: The City retains the services of a professional claims administrator to oversee the City's Workers' Compensation claims. The firm is responsible for ensuring full compliance with all aspects of the complex California Workers' Compensation law, and for providing consistent and high-quality service for all City employees who are injured on duty.

In 2007, the City entered into a claims administration agreement with Claims Management Incorporated (CMI). CMI was later subsumed by York Risk Services, which has continued to provide claims administration services for the City.

STAFF REPORT: In October 2013, the City issued a Request for Proposals for Workers' Compensation claim administration services. Nine proposals were submitted and deemed to be generally responsive. Four firms were invited to a formal panel interview. The City's panel included the Assistant City Manager, the Police Chief and the Management Analyst II. The four firms interviewed were:

- Athens Administrators
- LWP Claims Solutions
- Northern Claims Management, LLC
- York Risk Services

Subsequent to the panel interviews, site visits of the two firms ranked highest by the panel were conducted by the City Manager, Assistant City Manager, and Management Analyst II. Based on these site visits and the presentations to the review panel, Athens Administrators was selected as the firm of choice.

A contract conforming to the terms contained in the City's RFP was agreed upon. The contract is for three years with an option for additional two-year renewals. Either party may terminate without or without cause upon a notice of 180 days. The terms include an annual $2,500 administration fee, as well as $22,500 for FY 2015-16, $24,288 for FY 2016-17, and $24,103 for FY 2017-18.

PREPARED BY: Scott Corey, Management Analyst II
REVIEWED BY: Ronald C. Anderson, Jr., Assistant City Manager
APPROVED BY: Suzanne Bragdon, City Manager

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Athens Administrators for Workers' Compensation Claims Administration Services.

ATTACHMENTS:

1. Resolution No. 2015-__: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Athens Administrators for Workers' Compensation Claims Administration Services.

RESOLUTION NO. 2015 - ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT ON THE CITY'S BEHALF WITH ATHENS ADMINISTRATORS FOR WORKERS' COMPENSATION CLAIMS ADMINISTRATION SERVICES

WHEREAS, the City did request proposals from qualified firms to provide contract Workers' Compensation claims administration services; and

WHEREAS, the City received proposals from nine responsible professional claims administration firms; and

WHEREAS, City staff has interviewed four of the most qualified responding professional claims administration firms; and

WHEREAS, Athens Administrators was selected as the most qualified firm for the City; and

WHEREAS, Athens Administrators, through its designated claims supervisors, claims examiners and supporting staff, would provide the City with a full range of services required to fully comply with California Workers' Compensation law as administered by the California Workers' Compensation Appeals Board.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to negotiate and execute a Professional Services Agreement on behalf of the City with Athens Administrators for Workers' Compensation claims administration services for a period of three years in the amount of $22,500 for FY 15-16, $24,288 for FY 16-17, and $24,103 for FY 17-18. The contract will include an annual $2,500 administration fee, and options to renew for additional two year periods.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 19th of May 2015, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 19th of May 2015.

_____
Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: May 19, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-____: Adopting Terms and Conditions for Reimbursements for Suisun City Fire Department Mutual Aid Responses under the California Fire Assistance Agreement.

FISCAL IMPACT: The adoption of the terms and conditions would ensure that there would be no negative impact to the General Fund.

BACKGROUND: Suisun City Fire Personnel respond to state mutual aid requests, both locally and throughout the state. SCFD volunteers participate by using personal or vacation time off from their regular employment. Generally these assignments are reimbursed at a set rate the department agrees to every year with the CA Office of Emergency Services. These reimbursement rates apply to responses under the terms and conditions of the California Fire Assistance Agreement (CFAA) for the period beginning in January every year. The agreement is the negotiated reimbursement mechanism for local government fire agency responses through the California Fire Service and Rescue Emergency Mutual Aid System. This agreement, which is renewed annually, sets the Base Rate of reimbursement for agencies that do not file calculated rates bases on payroll rates. The Suisun City Fire Department rates are based on the Cal OES Annual Salary Survey Base Rate.

STAFF REPORT: The department reimburses responding volunteers, when Cal OES pays the department for the response under the CFAA. The department uses the personnel part of the payment for this reimbursement. The other part of the payment (vehicle rental) is used for vehicle maintenance and repair. The department will pay portal to portal (the time of initial dispatch from home base to the time of return to home base) whenever the Cal OES reimbursement includes this. The department divides the personnel reimbursement by the number of responders sent on the incident to determine the individual reimbursement. This amount is paid after the City has processed the check from OES.

The Suisun City Fire Department does maintain a current salary survey on file with the California Governor's Office of Emergency Services, Fire Rescue Division. Personnel will be compensated (portal to portal) beginning at the time of dispatch to the return to jurisdiction when equipment and personnel are in service and available for agency response when supported by the CFAA. In order to provide for portal to portal reimbursements, CA OES requires that the City file the attached resolution by May 31, 2015.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-____: Adopting Terms and Conditions for Reimbursements for Suisun City Fire Department Mutual Aid Responses under the California Fire Assistance Agreement.

PREPARED BY: Mike O'Brien, Fire Chief
REVIEWED/APPROVED BY: Suzanne Bragdon, City Manager S. Bg

ATTACHMENTS:

1. Resolution No. 2015-____: Adopting Terms and Conditions for Reimbursements for Suisun City Fire Department Mutual Aid Responses under the California Fire Assistance Agreement.

RESOLUTION NO. 2015-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ADOPTING TERMS AND CONDITIONS FOR REIMBURSEMENTS FOR SUISUN CITY FIRE DEPARTMENT MUTUAL AID RESPONSES UNDER THE CALIFORNIA FIRE ASSISTANCE AGREEMENT

WHEREAS, the Suisun City Fire Department is a public agency located in the County of Solano, State of California; and

WHEREAS, it is the Department's desire to provide fair and legal payment to all its employees for time worked; and

WHEREAS, Fire Department personnel such to mutual aid responses include: Fire Chief, Deputy Chief, Assistant Chief, Division Chief, Battalion Chief, Fire Captain, Lieutenant, Engineer, Driver/Operator, Firefighter/EMT, and Firefighter; and

WHEREAS, the Department will compensate its personnel on a portal-to-portal basis while in the course of their mutual aid response and away from their official duty stations assigned to an emergency incident, in support of an emergency incident, or pre-positioned for emergency response, when reimbursement is made under the terms and conditions of the Agreement for Local Government Fire and Emergency Assistance (The California Fire Assistance Agreement); and

WHEREAS, the Department will compensate its personnel on an overtime basis in accordance with the applicable Memorandum of Understating, if any, while in the course of their mutual aid responses and away from their official duty stations and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for emergency response; and

WHEREAS, The California Fire Assistance Agreement (CFAA) is the negotiated reimbursement mechanism for local government fire agency responses through the California Fire Service and Rescue Emergency Mutual Aid System, and the CCFA sets the Base Rate of reimbursement for agencies that have not filed calculated rates.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City that the following shall apply to mutual aid responses:

1. Personnel shall be compensated according to the Suisun City Fire Department Standard Operating Guidelines - Personnel Rules and Regulations attached hereto and incorporated by this reference, and/or any other directive that identifies personnel compensation in the workplace.

2. In the event a personnel classification does not have an assigned compensation rate, a "Base Rate" as set forth in an organizational policy, administrative directive, or similar document will be relied upon to compensate such personnel.

3. The Suisun City Fire Department will maintain a current salary survey or acknowledgement of acceptance of the "base rate" on file with the California Governor's Office of Emergency Services, Fire Rescue Division.

4. Personnel will be compensated (portal to portal) beginning at the time of dispatch to the return to jurisdiction when equipment and personnel are in service and available for agency response.

PASSED AND ADOPTED at a regular meeting of the Suisun City Council, duly noticed and held on Tuesday the 19th 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 19th day of May, 2015.

_____
Linda Hobson, CMC
City Clerk

SUISUN CITY FIRE DEPARTMENT		STANDARD OPERATING GUIDELINES		
SECTION:	Personnel Rules	SEC # 10	PAGE 3 of 1	
SUBJECT	Reimbursement for Personnel Responses Under the California Fire Assistance Agreement			
APPROVED 5-7-2015	REVISION	A1	APPROVAL Michael O'Brien, Fire Chief	

1) Suisun City Fire Personnel respond for state mutual aid requests, both locally and throughout the state. Volunteer personnel do this by using personal or vacation time off from their regular employment.

   a) Generally these assignments are reimbursed at a set rate the department agrees to every year. These reimbursement rates apply to responses under the terms and conditions of the Agreement for Local Government Fire and Emergency Assistance (The California Fire Assistance Agreement) for the period beginning in January every year. This agreement is renewed annually.

2) The California Fire Assistance Agreement (CFAA) is the negotiated reimbursement mechanism for local government fire agency responses through the California Fire Service and Rescue Emergency Mutual Aid System, and the CCFA sets the Base Rate of reimbursement for agencies that have not filed calculated rates.

   a) The department rates are based on the Cal OES Annual Salary Survey Base Rate

3) The department agrees to reimburse responding volunteers as part time help, when Cal OES pays the department for the response.

   a) The department uses the personnel payment for this reimbursement.

   b) The department will pay **PORTAL TO PORTAL** if the Cal OES reimbursement includes this.

      i) **PORTAL TO PORTAL** shall mean the time of initial dispatch from home base to the time of return to home base.

4) The department divides the personnel reimbursement by the number of responders for the incident to determine the individual reimbursement. This amount is paid after the City has processed the check.

5) The Suisun City Fire Department will maintain a <u>current</u> salary survey or acknowledgement of acceptance of the "base rate" on file with the California Governor's Office of Emergency Services, Fire Rescue Division.

6) Personnel will be compensated (portal to portal) beginning at the time of dispatch to the return to jurisdiction when equipment and personnel are in service and available for agency response when supported by the CFAA.

AGENDA TRANSMITTAL

MEETING DATE: May 19, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-___: Joining with Solano County to Recognize and Commemorate the Eight Solano County Residents Who Have Lost Their Lives Since September 11, 2001 in the Global War on Terror.

FISCAL IMPACT: There would be no fiscal impact associated with the approval of the proposed resolution.

BACKGROUND: The City of Suisun City, in association with the Department of Veterans Services and the Solano Board of Supervisors wish to honor and commemorate the men and women who died while serving in the American military by adopting a resolution honoring the eight men from Solano County who have fallen since September 11, 2001, in the Global War on Terror with a resolution.

STAFF REPORT: Memorial Day, which falls on the last Monday of May, commemorates the men and women who died while serving in the American military. It is a time to gather to remember, to reflect, and honor those who have died in our nation's service.

In 2015, the Solano County Board of Supervisors will present a resolution recognizing and commemorating the eight men from Solano County who have lost their lives since September 11, 2001, in the Global War on Terror.

The resolution will be presented by the Board at the war memorial re-dedication ceremony on May 25, 2015 at 1 p.m. at the Old Solano Courthouse in the presence of the family members of

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-___: Joining with Solano County to Recognize and Commemorate the Eight Solano County Residents Who Have Lost Their Lives Since September 11, 2001 in the Global War on Terror.

ATTACHMENTS:

1. Resolution No. 2015-___: Joining with Solano County to Recognize and Commemorate the Eight Solano County Residents Who Have Lost Their Lives Since September 11, 2001 in the Global War on Terror.

PREPARED BY: Mike O'Brien, Fire Chief
REVIEWED/APPROVED BY: Suzanne Bragdon, City Manager

RESOLUTION NO. 2015-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY JOINING WITH SOLANO COUNTY TO RECOGNIZE AND COMMEMORATE THE EIGHT SOLANO COUNTY RESIDENTS WHO HAVE LOST THEIR LIVES SINCE SEPTEMBER 11, 2001 IN THE GLOBAL WAR ON TERROR

WHEREAS, City of Suisun City has always had strong support for the members of our armed forces and military veterans; and

WHEREAS, Fairfield is the home to Travis Air Force Base, one of the largest airbases on the west coast and a logistical hub for the entire world; and

WHEREAS, City of Suisun City and Solano County residents and Travis Air Force Base have a proud tradition of participating in military actions defending our freedoms and our way of life; and

WHEREAS, City of Suisun City and Solano County has hundreds of men and women who have given their life during times of war and conflict; and

WHEREAS, the names of these brave men and women are enshrined on the War Memorial Stone tablets in front of the Old Solano County Courthouse; and

WHEREAS, eight Solano County residents have lost their lives since September 11, 2001, while serving on active duty in the Global War on Terrorism; and

WHEREAS, the names of these brave County residents should be added to the tablets of honor alongside their fellow service members who have given their lives in a war; and

WHEREAS, Specialist Adam Kinser, US Army, 01/29/2004 died in Afghanistan; Specialist Casey Sheehan, US Army, 04/04/2004 died in Iraq; First Lieutenant Dustin Shumney, US Marine Corps, 01/26/2005 died in Iraq; Staff Sergeant Jerry Lee Bonifacio, US Army National Guard, 10/10/2005 died in Iraq; Private First Class Robbie Mariano, US Army, 01/05/2006 died in Iraq; Sergeant Shawn Adams, US Army, 07/22/2007 died in Iraq; Sergeant Ryan J. Connolly, US Army, 06/24/2008 died in Afghanistan; Captain Francis Dee Imlay, US Air Force, 03/28/2012 died in Afghanistan.

NOW THEREFORE BE IT RESOLVED, that the City of Suisun City Council recognizes Memorial Day, May 25, 2015, as a day that all City of Suisun City residents honor the memory of these brave Solano County residents who gave their lives by engraving them on the war memorial monuments in front of the Solano County Courthouse at a special dedication ceremony so they can be permanently listed alongside the others who made the ultimate sacrifice for our freedom.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 19th 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 19th day of May 2015.

_____
Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: May 19, 2015

JOINT AGENDA ITEM: Accept the Investment Report for the Quarter Ending March 31, 2015.

FISCAL IMPACT: None as this item is for information only.

BACKGROUND: Each quarter it is necessary to produce an Investment Report, showing how all City, Housing Authority, and Suisun-Solano Water Authority's available cash is invested, in terms of the type of investment, what institution it is invested in, and current value and interest earnings.

STAFF REPORT: The total cash and investments (par amount) equaled $32,174,437 for the period ending March 31, 2015.

In terms of return on our investment, the current yield at market is 0.740%. This compares very favorably with the LAIF return of only 0.27% for the quarter. As can be seen in the Pie Chart (Attachment 1), most of the cash is invested in federally insured CD's, US Treasuries or Agency Notes, all of which generate higher yields.

RECOMMENDATION: It is recommended that the Council/Authority accept the Third Quarter Financial Officer's Investment Report.

ATTACHMENTS:

1. Financial Officer's Investment Report, March 31, 2015.

PREPARED BY: Elizabeth N. Luna, Accounting Services Mgr.
REVIEWED/APPROVED BY: Ronald Anderson Jr., Assistant City Manager
Suzanne Bragdon, City Manager

City of Suisun City
Successor Agency and Housing Authority
FINANCIAL OFFICER'S INVESTMENT REPORT

March 31, 2015

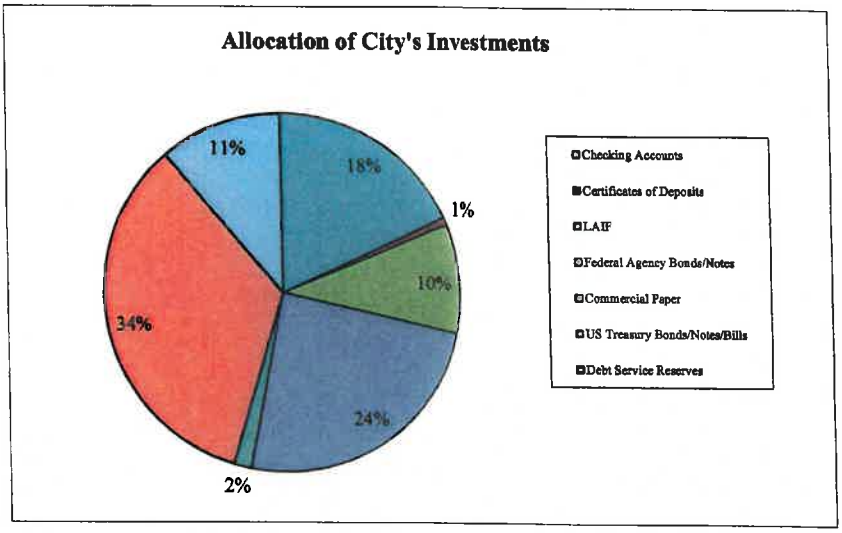
Category of Investment	Name of Institution	Maturity Date	Par Amount	Market Value*	Amortized Cost	Curr Yield At Market	Est Annual Income
Checking Account	West America Bank	Demand Deposit	$ 5,819,020	$ 5,819,020	$ 5,819,020	0.000%	-
Certificate of Deposit	Travis Credit Union	06/16/19	$ 211,637	$ 211,637	$ 211,637	1.240%	2,624
State Investment-CITY	LAIF	Demand Deposit	$ 3,169,952	$ 3,169,952	$ 3,169,952	0.246%	5,992
First Amer Treas Oblig Fd	First Amer #31846V203	Demand Deposit	$ 9,872	$ 9,872	$ 9,872	0.000%	-
Federal Agency Coll. Mort. Obligtn	FNMA #3136AMTM1	9/25/2015	$ 130,000	$ 130,183	$ 129,967	0.385%	501
Federal Agency/Bond Note	FFCBB #3133EDFC1	08/14/15	$ 550,000	$ 549,856	$ 549,838	0.200%	1,100
Federal Agency/Bond Note	FNMA #31398A4M1	10/26/15	$ 725,000	$ 730,796	$ 727,850	1.612%	11,781
Federal Agency/Bond Note	FMGN#3130A0GK0	12/30/15	$ 400,000	$ 400,287	$ 399,955	0.375%	1,500
Federal Agency/Bond Note	FMGN#3135G0VA8	03/30/16	$ 500,000	$ 500,888	$ 499,817	0.499%	2,500
Federal Agency/Bond Note	FMGN #3137EADQ9	05/13/16	$ 235,000	$ 235,298	$ 234,995	0.499%	1,175
Federal Agency/Bond Note	FHLMC #3137EADS5	10/14/16	$ 550,000	$ 553,082	$ 550,852	0.870%	4,813
Federal Agency/Bond Note	FHLMC#3130A3J70	11/23/16	$ 700,000	$ 700,869	$ 699,772	0.624%	4,375
Federal Agency/Bond Note	FHLMC#3137EADU0	01/27/17	$ 500,000	$ 499,140	$ 499,214	0.501%	2,500
Federal Agency/Bond Note	FNMA #3135G0GY3	01/30/17	$ 550,000	$ 556,305	$ 555,559	1.236%	6,875
Federal Agency/Bond Note	FHLB #3130A4QV7	03/24/17	$ 625,000	$ 626,118	$ 625,000	0.839%	5,250
Federal Agency/Bond Note	FMAC #3137EADJ5	07/28/17	$ 250,000	$ 251,885	$ 250,788	0.993%	2,500
Federal Agency/Bond Note	FHLM #3137EADL0	09/29/17	$ 350,000	$ 351,086	$ 351,888	0.997%	3,500
Federal Agency/Bond Note	FNMA #3135G0PQ0	10/26/17	$ 500,000	$ 500,619	$ 497,534	0.874%	4,375
Federal Agency/Bond Note	FMGN#3137EADP1	03/07/18	$ 311,751	$ 311,250	$ 311,258	0.876%	2,728
Federal Agency/Bond Note	FMGN#3135G0WJ8	05/21/18	$ 250,000	$ 249,406	$ 247,583	0.877%	2,188
Federal Agency/Bond Note	FMGN#3135G0WJ8	05/21/18	$ 425,000	$ 423,990	$ 422,720	0.877%	3,719
Federal Agency/Bond Note	FMGN#3135G0YT4	11/27/18	$ 300,000	$ 304,764	$ 302,553	1.600%	4,875
							-
Total Federal Agency Bond/Note			$ 7,851,751	$ 7,875,601	$ 7,857,144	0.835%	65,754
Commercial Paper	BNP #0556N1S87	5/8/2015	$ 500,000	$ 499,914	$ 499,851	0.290%	1,450
US Treasury Notes	#912828PE4	10/31/15	$ 275,000	$ 276,697	$ 275,134	1.243%	3,438
US Treasury Notes	#912828PE4	10/31/15	$ 660,000	$ 664,074	$ 658,901	1.242%	8,250
US Treasury Notes	#912828PM6	12/31/15	$ 125,000	$ 126,758	$ 126,646	2.095%	2,656
US Treasury Notes	#912828PM6	12/31/15	$ 500,000	$ 507,031	$ 506,593	2.096%	10,625
US Treasury Notes	#912828PS3	01/31/16	$ 485,000	$ 492,085	$ 491,866	1.971%	9,700
US Treasury Notes	#912828QR4	06/30/16	$ 200,000	$ 202,781	$ 200,962	1.479%	3,000
US Treasury Notes	#912828QX1	07/31/16	$ 125,000	$ 126,626	$ 125,719	1.478%	1,875
US Treasury Notes	#912828SC5	01/31/17	$ 550,000	$ 553,609	$ 549,960	0.869%	4,813
US Treasury Notes	#912828SJ0	02/28/17	$ 250,000	$ 251,582	$ 249,698	0.870%	2,188
US Treasury Notes	#912828SM3	03/31/17	$ 650,000	$ 655,433	$ 653,442	0.992%	6,500
US Treasury Notes	#912828SM3	03/31/17	$ 825,000	$ 831,896	$ 826,261	0.992%	8,250
US Treasury Notes	#912828TG5	07/31/17	$ 200,000	$ 199,234	$ 198,421	0.502%	1,000
US Treasury Notes	#912828UA6	11/30/17	$ 675,000	$ 672,152	$ 665,241	0.628%	4,219
US Treasury Notes	#912828UZ1	04/30/18	$ 175,000	$ 173,414	$ 174,003	0.631%	1,094
US Treasury Notes	#912828VQ0	07/31/18	$ 600,000	$ 606,985	$ 608,539	1.359%	8,250
US Treasury Notes	#912828RE2	08/31/18	$ 675,000	$ 685,389	$ 676,518	1.477%	10,125
US Treasury Notes	#912828WD8	10/31/18	$ 50,000	$ 50,270	$ 49,621	1.243%	625
US Treasury Notes	#912828WD8	10/31/18	$ 300,000	$ 301,617	$ 297,714	1.243%	3,750
US Treasury Notes	#912828WD8	10/31/18	$ 325,000	$ 326,752	$ 324,007	1.243%	4,063
US Treasury Notes	#912828A34	11/30/18	$ 450,000	$ 452,145	$ 447,418	1.244%	5,625
US Treasury Notes	#912828B33	01/31/19	$ 400,000	$ 405,188	$ 399,355	1.481%	6,000
US Treasury Notes	#912828B33	01/31/19	$ 550,000	$ 557,133	$ 547,810	1.481%	8,250
US Treasury Notes	#912828SH4	02/28/19	$ 600,000	$ 604,500	$ 600,913	1.365%	8,250
US Treasury Notes	#912828TR1	09/30/19	$ 650,000	$ 641,215	$ 637,176	1.014%	6,500
US Treasury Notes	#912828TR1	09/30/19	$ 750,000	$ 739,863	$ 736,768	1.014%	7,500
							-
Total US Treasury Bond/Note			$ 11,045,000	$ 11,104,629	$ 11,028,690	1.230%	$ 136,546
							-
TOTAL POOLED INVESTMENTS			$ 28,607,232	$ 28,690,625	$ 28,596,165	0.740%	$ 212,366

City of Suisun City
Successor Agency and Housing Authority
FINANCIAL OFFICER'S INVESTMENT REPORT

March 31, 2015

Category of Investment	Name of Institution	Maturity Date	Par Amount	Market Value*	Amortized Cost	Curr Yield At Market	Est Annual Income
Reserved for Bond/Debt Service							
Govt Sec Money Market-SSWA 1993	First Amer Treas Oblig Fd	Demand Deposit	$ 625,075	$ 625,075	$ 625,075	0.000%	-
Govt Sec Money Market-SSWA 1993	FNMA MTN#3135GOZB2	4/20/2017	$ 744,000	$ 745,600	$ 741,811	0.750%	5,580
Govt Sec Money Market-SSWA 1993	First Amer Treas Oblig Fd	Demand Deposit	$ 894	$ 894	$ 894	0.000%	-
Govt Sec Money Market-RDA/SA	First Amer Treas Oblig Fd	Demand Deposit	$ 590,427	$ 590,427	$ 590,427	0.000%	-
Govt Sec Money Market-RDA/SA-COI	First Amer Treas Oblig Fd	Demand Deposit	$ 22,220	$ 22,220	$ 22,220	0.000%	-
Govt Sec Money Market-2004 CVCC	First Amer Treas Oblig Fd	Demand Deposit	$ 249,000	$ 249,000	$ 249,000	0.000%	-
Savings Acct-RDA Marina	West America Bank	Demand Deposit	$ 397,340	$ 397,340	$ 397,340	0.084%	$ 335
Marina Debt Service #3137EADPI	Federal Agency/Bond Note	10/31/2015	$ 938,249	$ 936,741	$ 936,766	0.876%	3,915
Total Debt Service Reserve Funds			$ 3,567,205	$ 3,567,297	$ 3,563,534	0.276%	$ 9,830
Grand Total			$ 32,174,437	$ 32,257,922	$ 32,159,699	0.691%	$ 222,196

Summary of Pooled Investments	*Amount*
Checking Accounts	$ 5,819,020
Certificates of Deposits	$ 211,637
LAIF	$ 3,169,952
Federal Agency Bonds/Notes	$ 7,867,016
Commercial Paper	$ 499,851
US Treasury Bonds/Notes/Bills	$ 11,028,690
Debt Service Reserves	$ 3,563,534
Total	$ 32,159,699



** Market Valuation for Federal Agency Bonds/Notes and US Treasury Bonds/Notes is from City's Investment Advisor, PFM. Valuation for Debt Service Reserve funds is from the City's Trustee, US Bank.*

City Treasurer's Statement:City Treasurer's Statement:
I hereby certify that I have examined the records and find this repo in acccordance with the investment policy, and the City will be able to meet its obligations for the next six

Attest by:

5-11-2015

Michael J. McMurry, City Treasurer **Date**

Submitted by:

5-11-2015

Elizabeth Luna, Accounting Services Mgr. **Date**

AGENDA TRANSMITTAL

MEETING DATE: May 19, 2015

CITY AGENDA ITEM: Establishment of an Industrial Land Use Category for the Community Facilities District:

a. Council Adoption of Resolution No. 2015-__: Approving Amended and Restated Local Goals and Policies Concerning Use of Mello-Roos Community Facilities Act of 1982; and

b. Council Adoption of Resolution No. 2015-__: Accepting a Petition from Four Seasons Self Storage and Determining that the Special Tax shall not be Levied on Certain Property; and

c. Council Adoption of Resolution No. 2015-__: Adopting a Resolution of Intention to Establish a Community Facilities District.

FISCAL IMPACT: The establishment of this district would ensure that the applicable taxes are imposed upon properties in the district to offset costs that would otherwise be borne by the General Fund for police, fire, landscaping and storm drain services.

BACKGROUND: In October of 2005, the City Council established Community Facilities District No. 2 (CFD No.2) under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"). CFD No. 2 basically provides tax rates for four categories of residential uses, and one category of non-residential uses.

Four Seasons Self Storage

On May 6, 2008, the City Council annexed a 4.7-acre parcel of land located at 1600 Petersen Road into CFD No. 2. This property was developed as Four Seasons Self Storage. In September of 2011, the owners of this property pointed out to the City that the lack of more diversity in the non-residential uses for this voter-approved tax levy seemed unfair. The City Attorney and the City Assistant Manager have been in discussions with representatives of the owners off and on since 2012. Mindful of the fiscal situation that the City has been facing during that period, the property owners have waited until now to submit a petition which has the effect of establishing an industrial category of non-residential uses (as distinguished from commercial non-residential uses).

Industrial Development Facilitation

As staff neared completion of the General Plan Update process, it became clear that some of the property east of Walters Road could be developed with light industrial uses. Light industrial uses such a storage facility do not have the same demands on public safety services that commercial and residential uses do. Accordingly it would be both desirable and appropriate for the City to establish a category within a community facilities district to reflect this situation. Staff has determined that allocating Equivalent Dwelling Units for every 1,600 square feet of industrial uses (rather than every 1,000 square for non-residential uses) would be the appropriate method for accomplishing this.

PREPARED BY: Ronald C. Anderson, Jr., Assistant City Manager
REVIEWED/APPROVED BY: Suzanne Bragdon, City Manager

STAFF REPORT: The process to create an industrial category in the CFD includes the following:

- Ensure that the City's CFD local goals and policies are consistent with state law. (5/19/15)
- Accept the petition by property owner requesting that the City form the district. (5/19/15)
- Determine that the tax will no longer be applied in CFD No. 2, conditioned on the creation of CFD No. 3. (5/19/15)
- Adopt a Resolution of Intention to Establish CFD No. 3. (5/19/15)
- Record the boundary map with the County Recorder. (by 6/3/15)
- Publish a hearing notice. (by 6/18/15)
- File a CFD Report with the City Council. (6/23/15)
- Conduct a Protest Hearing. (6/23/15)
- Adopt a resolution forming CFD No.3. (6/23/15)
- Adopt a resolution calling a special election. (6/23/15)
- Conduct the special election. (6/23/15)
- Adopt a resolution confirming the results of the special election. (6/23/15)
- Introduce an Ordinance ordering the tax levy. (6/23/15)
- Adopt the Ordinance ordering the tax levy. (6/30/15)
- Publish the Ordinance. (7/15/15)
- Record the Special Tax lien with the County Recorder. (7/8/15)

Chris Lynch of Jones Hall, the City's legal advisers for CFDs, will assist staff throughout this process.

Updating CFD Local Goals and Policies

In 2002, the City Council adopted local goals associated with CFD No. 1. Those goals also apply to CFD No. 2. In 2008, the state revised the Act as it relates to local goals and policies. Section 53312.7 of the Act provides that a local agency may initiate proceedings to establish a community facilities district pursuant to the Act only if it has first considered and adopted local goals and policies concerning the use of the Act that include certain specific provisions. Although the City previously approved local goals and policies, the Act has since been amended and the existing goals and policies must be amended in order to comply with the Act. The amendments primarily relate to technical language changes that do not materially alter the goals and policies established by the Council in 2002. In order to form CFD No. 3, the City Council must consider and adopt the amended local goals and policies. These goals would apply to all three Community Facilities Districts.

Petition to Form CFD No. 3

Four Seasons has submitted a petition requesting that the City Council establish a new community facilities district (CFD No. 3) with such a category and to include its property in such new community facilities district. Staff believes that the removal of the Four Seasons property from CFD No. 2 will not result in an increase in the special taxes levied on other properties in CFD No. 2. The removal of the Four Seasons property from CFD No. 2 and the formation of CFD No. 3 for the purpose of levying special taxes on the Four Seasons property are necessary in order to establish a reasonable special tax to be levied on the Four Seasons property, and because the City has not issued bonds for CFD No. 2, extinguishment of the CFD No. 2 lien on the Four Seasons property will not interfere with the timely retirement of bonds.

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 2015-__: Approving Amended and Restated Local Goals and Policies Concerning Use of Mello-Roos Community Facilities Act of 1982; and
2. Adopt Resolution No. 2015-__: Accepting the Petition from Four Seasons Self Storage and Determining that the Special Tax shall not be Levied on Certain Property; and
3. Adopt Resolution No. 2015-__: Adopting a Resolution of Intention to Establish a Community Facilities District.

ATTACHMENTS:

1. Resolution No. 2015-__: Approving Amended and Restated Local Goals and Policies Concerning Use of Mello-Roos Community Facilities Act of 1982.
2. Resolution No. 2015-__: Accepting the Petition from Four Seasons Self Storage and Determining that the Special Tax shall not be Levied on Certain Property.
3. Resolution No. 2015-__: Adopting a Resolution of Intention to Establish a Community Facilities District.

RESOLUTION NO. 2015-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING AMENDED AND RESTATED LOCAL GOALS AND POLICIES CONCERNING USE OF MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982

WHEREAS, this Council intends to initiate the conduct of proceedings under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"); and

WHEREAS, the City may initiate proceedings to establish a community facilities district under the Act (a "CFD") only if it has first considered and adopted local goals and policies (the "Goals and Policies") that include certain provisions specified in Section 53312.7 of the Act; and

WHEREAS, although the City previously adopted "Local Goals and Policies Concerning Use of Mello-Roos Community Facilities Act of 1982" (the "Prior Goals and Policies"), the Act has been amended to require certain amendments to the Prior Goals and Policies; and

WHEREAS, this Council has considered "Amended and Restated Local Goals and Policies Concerning Use of Mello-Roos Community Facilities Act of 1982" (the "Amended Goals and Policies") attached hereto as Exhibit A and incorporated by this reference.

NOW, THEREFORE, IT IS ORDERED as follows:

1. **Approval.** The Amended Goals and Policies are hereby found to meet the requirements of the Act and are hereby adopted by this Council for purposes of compliance with the Act, subject to further amendment by this Council as may be required from time to time.

2. **Effective Date.** This resolution and the Amended Goals and Policies shall be effective from and after the date of the adoption of this resolution by this Council.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 19th day May 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of May 2015.

_____
Linda Hobson, CMC
City Clerk

EXHIBIT A

CITY OF SUISUN CITY

Amended and Restated
Local Goals and Policies Concerning
Use of Mello-Roos Community Facilities Act of 1982

The City Council (the "City Council") of the City of Suisun City (the "City") hereby adopts the following in compliance with Section 53312.7 and 53345.8 of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act").

A. General Policy Respecting Use of the Act.

As a matter of general policy, the City will utilize the Act for purposes of (1) acquiring, constructing and providing financing for all or a prescribed portion of the cost and expense of public capital improvements ("facilities"), to be owned by the City and which serve a public purpose to the City and its inhabitants, (2) providing funding for all or a portion of the cost and expense of essential public services authorized by the Act_and (3) paying all or a prescribed portion of the estimated cost and expense of administering the related special taxes and bonds, if any, issued upon the security of the special taxes. In general, it will be the policy of the City not to provide for public capital facilities which are to be owned by another public agency or shareholder-owned utility entity, or to provide for public services that are to be provided by another public agency, since it is the policy of the City that provision of such facilities and services should be left to such other public agency or shareholder-owned utility entity.

B. Priorities for Use of Act.

Reserving the right to make exceptions when circumstances warrant, the City establishes the following priority of use of the Act:

1. Public capital facilities which provide a community-wide benefit to all inhabitants of the City;
2. Public services which provide a community-wide benefit to all inhabitants of the City;
3. Other public capital facilities or public services for which there is a clearly demonstrated public benefit and, if the benefit is likely to be greater to specific sub-areas of the City rather than community-wide, the City Council would intend to establish a community facilities district under the Act to encompass only the sub-area or sub-areas of the City deemed benefited by the subject public capital facilities or public services;
4. Other public capital facilities or public services permitted by the Act; and

C. Required Credit Quality.

The City Council adopts the requirements of Section 53345.8 of the Act as sufficient minimum standards for the credit quality of any bonds issued by the City pursuant to the Act.

D. Disclosure to Property Purchasers.

The City Council finds that the statutory requirements of disclosure to property purchasers contained in the Act, most notably, but not limited to, Sections 53328.3, 53328.5 (Including the referenced sections for the California Streets and Highways Code), 53340.2 and 53341.5 adequately address this need, and no additional procedures need be imposed by the City. The City Council reserves the right to require additional disclosure procedures in any particular case.

E. Requirement for Special Tax Formulas.

The proposed amount and apportionment of the special tax for each community facilities district shall comply with the following criteria:

1. The special tax formula shall be structured to produce sufficient annual special tax revenue from the specific community facilities district to pay: (a) annual debt service on special tax bonds, if any, which have been issued upon the security of the special taxes, (b) the cost and expense of providing public services to be financed by the community facilities district and (c) reasonable annual administrative expenses of the City in the administration of the special taxes and the bonds, if any, of the specific community facilities district.
2. The rate and method of apportionment may provide for an annual increase in the maximum special tax for residential properties not to exceed the level or percentage permitted by the Act and shall provide for prepayment and discharge of that portion of the special tax obligation on any residential properties pertaining to debt service on special tax bonds, if any.
3. The total projected annual facilities special tax revenues, less estimated related annual administrative expenses, shall exceed the projected annual gross debt service on outstanding special tax bonds, if any, by 10 percent (10%).
4. All property within any community facilities district not otherwise exempted from taxation by statute or the California Constitution or owned (or to be owned) by a public entity and to be benefited shall bear its appropriate share of the special tax liability.
5. The special tax shall be allocated and apportioned on the basis of reasonableness to all categories and classes of property within the community facilities district.

F. Appraisal Standards.

For any community facilities district in which bonds are to be issued upon the security of the special taxes, the Appraisal Standards for Land Secured Financings (the "Standards") published by the California Debt and Investment Advisory Commission and dated July 2004 (as such Standards may be subsequently amended) are adopted as the appraisal standards for the City.

G. Exceptions.

The City may find in limited and exceptional instances that a waiver to any of the above stated policies is reasonable given identified special benefits to be derived from such waiver. Such waivers only will be granted by action of the City Council.

RESOLUTION NO. 2015-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ACCEPTING A PETITION FROM FOUR SEASONS SELF-STORAGE AND DETERMINING THAT THE SPECIAL TAX SHALL NOT BE LEVIED ON CERTAIN PROPERTY

CITY OF SUISUN CITY
Community Facilities District No. 2
(Municipal Services)

WHEREAS, this Council has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code (the "Act"), to form "City of Suisun City Community Facilities District No. 2 (Municipal Services)" ("CFD No. 2"), and to authorize the levy of special taxes upon the land within the CFD to pay for certain public services, all as described in those proceedings; and

WHEREAS, Four Seasons Self Storage LLC, the owner of Assessor Parcel No. 0174-170-090 (the "Property"), has petitioned this Council to undertake proceedings under the Act to create a community facilities district to be designated "City of Suisun City Community Facilities District No. 3 (Municipal Services)" ("CFD No. 3") and to remove the Property from CFD No. 2; and

WHEREAS, the removal of the Property from CFD No. 2 will not result in an increase in the special taxes levied on other properties in CFD No. 2 and the removal of the Property from CFD No. 2 and the formation of CFD No. 3 for the purpose of levying special taxes on the Property are necessary in order to establish a reasonable special tax to be levied on the Property; and

WHEREAS, pursuant to Section 53330.5 of the Act, the lien of the special tax levied in CFD No. 2 may be extinguished with respect to taxable property in CFD No. 2 upon a determination by this Council that such special tax shall cease to be levied on such property.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. **Findings.** This Council hereby finds that the removal of the Property from CFD No. 2 will not result in an increase in the special taxes levied on other properties in CFD No. 2, the removal of the Property from CFD No. 2 and the formation of CFD No. 3 for the purpose of levying special taxes on the Property are necessary in order to establish a reasonable special tax to be levied on the Property, the City has not issued bonds for CFD No. 2 and, therefore, extinguishment of the lien on the Property would not interfere with the timely retirement of bonds and the public convenience and necessity require the proceedings described in this Resolution.

2. **Affected Property**. This Resolution relates only to the Property.

3. **Extinguishment of Lien**. This City Council hereby orders that, upon completion of the formation proceedings for CFD No. 3 to include the Property, the City Clerk shall record a Notice of Cessation of Special Tax that complies with the requirements of Section 53330.5 of the Act in the real property records of the County for the purpose of extinguishing the lien of the special tax levied in CFD No. 2 on the Property. The Clerk is further authorized to take any and all actions consistent with the extinguishment of the lien of the special tax levied in CFD No. 2 on the Property.

4. **Effective Date**. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 19th day May 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of May 2015.

_____
Linda Hobson, CMC
City Clerk

PETITION
(With Waivers)

To Create a Community Facilities District and Related Matters

May 11, 2015

To The Honorable City Council
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

Members of the City Council:

This is a petition to create a Community Facilities District and related matters under the Mello-Roos Community Facilities Act of 1982 (the "Act") and it states as follows:

1. **Petitioner.** This Petition is submitted by the person (the "Petitioner") (whether one or more) identified below as or for the record owner(s) of the parcels of land identified below (the "Property"). The Petitioner warrants to the City that the Petitioner is such owner or is legally authorized to execute this Petition for and on behalf of such owner(s).

2. **Proceedings Requested.** This Petition asks that the City Council undertake proceedings under the Act to create a Community Facilities District to be designated "City of Suisun City Community Facilities District No. 3 (Municipal Services)" (the "Community Facilities District") to levy a special tax (the "Special Tax") in the Community Facilities District, and that the Property be included in the Community Facilities District.

3. **Purpose.** This Petition asks that the Community Facilities District be created and that the Special Tax be levied to finance police, fire, storm drain and City-wide landscaping services (the "Services") to the extent they are in addition to those provided to the Property before the City of Suisun City Community Facilities District No. 2 (Municipal Services) ("CFD No. 2") was created.

4. **Special Tax.** The Petitioner agrees that the City will, subject to the approval of the Petitioner in the proceedings for the Community Facilities District and the completion of all proceedings by the City under the Act, be authorized to levy a Special Tax in the Community Facilities District to pay for the Services. The Petitioner agrees that the Special Tax would be in the following amount:

Land Use Category	Maximum Special Tax Fiscal Year 2015-16*
Single Family Detached Property	$792.11 per Unit
Single Family Attached Property	$594.08 per Unit
Multi-Family Property	$263.77 per Unit
Live-Work Property	$792.11 per Unit plus $792.11 per 1,600 square feet (or portion thereof) of non-residential space
Non-Residential Property	The greater of $792.11 per Parcel or $792.11 per

	1,600 Square Feet (or portion thereof) of Building Square Footage

* Beginning in February 2016 and each February thereafter, this Maximum Special Tax shall be adjusted by applying the Average Increase, if any, in the Indices. Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

5. **Removal from City of Suisun City Community Facilities District No. 2 (Municipal Services).** This Petition asks that the Property be included in the Community Facilities District, subject to removal of the Property from CFD No. 2. The Petitioner acknowledges that the Property will not be removed from CFD No. 2 unless the formation proceedings for the Community Facilities District are completed.

6. **Election.** The Petitioner asks that the special property-owner election to be held under the Act to authorize the Special Tax and to establish any appropriations limits for the Community Facilities District be conducted by the City and its officials, using a mailed or hand-delivered ballot and that such ballot be canvassed and the results certified at the same meeting of the City Council as the public hearing on the Community Facilities District under the Act or as soon thereafter as possible.

7. **Waivers.** To expedite the completion of the proceedings for the Community Facilities District, the Petitioner waives all notices of hearing and all published notices regarding the establishment of the Community Facilities District, notices of election, applicable waiting periods under the Act for the holding of any public hearing and for election and all ballot arguments and analysis for the election, it being acknowledged by the Petitioner that all such notices are for the benefit of the Petitioner and may be waived.

8. **Authority Warranted.** The Petitioner warrants to the City that the presentation of this Petition, any waivers contained herein, casting of ballots at the property owner election and other actions mandated by the City for the formation of the Community Facilities District shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Petitioner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property. If requested by the City, the Petitioner agrees, at its expense, to supply to the City current title evidence so that the City may supply any notice and ballot required under the Act for the establishment of the Community Facilities District.

9. **Due-Diligence and Disclosures.** The Petitioner agrees to cooperate with the City, its attorneys and consultants and to provide all information and disclosures required by the City about the Special Tax to purchasers of the Property or any part of it.

10. **Agreements.** The Petitioner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions under this Petition, including any amount of cash deposit required to pay for the City's costs in establishing the Community Facilities District. Petitioner agrees that this Petition shall not be considered as filed with the City for purposes of commencing proceedings for the Community Facilities District under the Act unless and until deemed filed by the City in its absolute discretion.

The Property is in Solano County Assessor Parcel No(s):

0174-170-090

and the Property contains a total of 4.75 acres.

The Petitioner (record owner) is:

Four Seasons Self Storage, LLC, a California limited liability company

By: Diede Mini Storage Inc., Manager of Four Seasons Self Storage, LLC

By: _____
Steven L. Diede, President of Diede Mini Storage, Inc.

The address of the above for receiving any notice and ballot is:

Four Season Self Storage LLC
c/o Steven L. Diede, Managing Member
PO Box 1007
Woodbridge, CA 95258

RESOLUTION NO. 2015-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ADOPTING A RESOLUTION OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT

CITY OF SUISUN CITY
Community Facilities District No. 3
(Municipal Services)

WHEREAS, under Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"), this Council is authorized to establish a community facilities district and to act as the legislative body for a community facilities district; and

WHEREAS, this Council, having the authority under the Act to commence proceedings for the proposed community facilities district, now desires to proceed with the establishment of a community facilities district in order to finance costs of certain public services necessary or incident to development in the City.

NOW, THEREFORE, IT IS ORDERED as follows:

1. **Authority**. This Council proposes to conduct proceedings to establish a community facilities district under the Act.

2. **Name of CFD**. The name proposed for the community facilities district is City of Suisun City Community Facilities District No. 3 (Municipal Services) (the "CFD").

3. **Boundaries Described**. The proposed boundaries of the CFD are as shown on the map of it on file with the City Clerk, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to record, or cause to be recorded, the map of the boundaries of the CFD in the office of the County Recorder within fifteen days of the date of adoption of this resolution.

4. **Services**. The type of services proposed to be financed by the CFD and pursuant to the Act shall consist of those listed on Exhibit A hereto and hereby incorporated herein (the "Services"). The Council hereby determines that the Services are necessary to meet increased demands placed upon local agencies as the result of development occurring within the area of the CFD.

5. **Special Tax**. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes, or in such other manner as this Council or its designee shall determine, including direct billing of the affected property owners. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD, in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, are described in Exhibit B attached hereto and hereby incorporated herein. This

Council hereby finds that the provisions of Section 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to ad valorem property taxes and schools financed by a community facilities district) are inapplicable to the proposed CFD.

6. **Exempt Property**. Except as may otherwise be provided by law or by the rate and method of apportionment of the Special Tax for the CFD, all lands owned by any public entity, including the United States, the State of California and/or the City, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax to be made to cover the costs and expenses of the Services and the CFD. In the event that a portion of the property within the CFD shall become for any reason exempt, wholly or in part, from the levy of the Special Tax, this Council will, on behalf of the CFD, increase the levy to the extent necessary upon the remaining property within the CFD which is not exempt in order to yield the required debt service payments and other annual expenses of the CFD, if any, subject to the provisions of the rate and method of apportionment of the Special Tax.

7. **Election**. The levy of the Special Tax shall be subject to the approval of the qualified electors of the CFD at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballot among the landowners in the proposed CFD, with each owner having one vote for each acre or portion of an acre such owner owns in the CFD.

8. **CFD Report**. The City's Director of Public Works (or deputy or designee thereof), as the officer having charge and control of the Services in and for the CFD, or the designee of such officer, is hereby directed to study said proposed Services and to make, or cause to be made, and file with the City Clerk a report in writing, (the "CFD Report"), which shall be a part of the record of the public hearing hereinafter specified and which report shall present the following:

(a) A description of the Services by type which will be required to adequately meet the needs of the CFD.

(b) An estimate of the fair and reasonable cost of the Services including incidental expenses in connection therewith.

9. **Public Hearing.** Tuesday, June 23, 2015, at 7:30 p.m. or as soon as possible thereafter, in the City Hall, Council Chambers, 701 Civic Center Boulevard, Suisun City, California, be, and the same are hereby appointed and fixed as the time and place when and where this Council, as legislative body for the CFD, will conduct a public hearing on the establishment of the CFD and consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD and the levy of the Special Tax.

10. **Notice of Hearing**. The City Clerk is hereby directed to cause notice of the public hearing to be given by publication one time in a newspaper published in the area of the CFD. The publication shall be completed at least seven days before the date of the public hearing specified above. The City Clerk may also cause notice of the hearing to be given to each property owner within the CFD by first class mail, postage prepaid, to each such owner's addresses as it appears on the most recent tax records of the County or as otherwise known to the City Clerk to be correct. Such mailing shall be completed not less than fifteen days before the date of the public hearing. Each of the notices shall be substantially in the form specified in Section 53322 of the Act.

11. Appointment of Special Counsel. The City Council hereby appoints Jones Hall, A Professional Law Corporation, as legal counsel to the City in connection with formation of the CFD. Each of the City Manager and the Assistant City Manager is hereby authorized to execute a legal services agreement with Jones Hall.

12. Effective. This Resolution shall take effect upon its adoption by the Council.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the 19th day May 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of May 2015.

_____
Linda Hobson, CMC
City Clerk

EXHIBIT A

CITY OF SUISUN CITY
Community Facilities District No. 3
(Municipal Services)

DESCRIPTION OF SERVICES

The captioned CFD will finance, in whole or in part, the following public services ("services" shall have the meaning given that term in Section 53317 of the Mello-Roos Community Facilities Act of 1982, as amended) (the "Services"), including all related administrative costs, related reserves for replacement of vehicles and equipment, and expenses:

- *Police services*
- *Fire services*
- *Paramedical services*
- *Services for the maintenance of parks, parkways and open space (landscaping).*
- *Services for the maintenance of storm drains.*

EXHIBIT B

CITY OF SUISUN CITY
Community Facilities District No. 3
(Municipal Services)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 3 (Municipal Services) (the "CFD") shall be levied and collected according to the tax liability determined by the City Council, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the Solano County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5 commencing at Section 53311 of the California Government Code.

"Administrator" means the individual(s) designated by the City to administer the CFD in accordance with the authority and powers granted by the City Council.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County of Solano designating parcels by Assessor's Parcel number.

"Average Increase" means the annual average increase in the Indices that shall be applied to escalate the Maximum Special Tax each Fiscal Year. The Average Increase shall be calculated in January of each year by (1) referencing the Bureau of Labor Statistics Data to identify the annual percentage increase in each Index as of the end of the prior year, and (2) taking the average of these two percentages. If either Index decreases from one year to the next, the percentage change from the prior year shall be assumed to be zero for purposes of calculating the Average Increase.

"Building Square Footage" means the total gross square footage of the floor area of the buildings on any Parcel of Non-Residential Property determined by calculating the combined floor area contained within a building's exterior walls including the area of an addition

where floor area is increased. Parking areas and exterior walkways shall not be included in the calculation of Building Square Footage. The determination of Building Square Footage shall be made by reference to appropriate records kept by the City's Building Department.

"CFD-Wide Special Tax" means the Maximum Special Tax identified in Section C.1 below that shall be levied on all Developed Property within the CFD.

"CFD-Wide Special Tax Requirement" means the amount necessary in any Fiscal Year to (i) pay the cost of authorized police, fire, paramedical, storm drain and City-wide landscaping services, (ii) pay administrative expenses of the CFD, and (iii) cure delinquencies in the payment of Special Taxes levied in prior Fiscal Years or (based on delinquencies in the payment of Special Taxes which have already taken place) are expected to occur in the Fiscal Year in which the tax will be collected.

"City" means the City of Suisun City.

"City Council" means the City Council of the City of Suisun City, acting as the legislative body of the CFD.

"Developed Property" means, in any Fiscal Year, all Taxable Property for which a building permit for new construction has been issued prior to June 30 of the preceding Fiscal Year.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Indices" means the Consumer Price Indexes for the San Francisco-Oakland-San Jose Urban Wage Earners and Clerical Workers Category and the U.S. City Average Urban Wage Earners and Clerical Workers Category.

"Live/Work Property" means a Parcel on which all or a portion of a Unit is deed-restricted for commercial use, as determined in the sole discretion of the City.

"Maximum CFD-Wide Special Tax" means the maximum CFD-Wide Special Tax, determined in accordance with Section C.1 below, that can be levied on Taxable Property in any Fiscal Year.

"Maximum Tax Zone Special Tax" means the maximum Tax Zone Special Tax, determined in accordance with Section C.2 below, that can be levied on Taxable Property in any Fiscal Year.

"Multi-Family Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure with Units that are offered for rent to the general public.

"Non-Residential Property" means any Taxable Property within the boundaries of the CFD that is not Live/Work Property, Single Family Detached Property, Single Family Attached Property or Multi-Family Property, as defined herein.

"Public Agency" means the federal government, State of California or other local governments or public agencies.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls and are offered as for-sale units, including such residential structures that meet that statutory definition of a condominium contained in Civil Code Section 1351.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels of Developed Property which meet both of the following criteria: (i) a building permit was issued for construction of a Unit that does not share a common wall with another Unit, and (ii) the Parcel has not been designated as Live/Work Property.

"Special Tax" means a special tax levied in any Fiscal Year to pay the CFD-Wide Special Tax Requirement or the Tax Zone Special Tax Requirement.

"Taxable Property" means all Assessor's Parcels within the boundaries of the CFD which are not exempt from the Special Tax pursuant to law or Section E below.

"Tax Zone" means a mutually exclusive geographic area within which a particular Tax Zone Special Tax may be levied pursuant to this RMA. All of the property within the CFD at the time of the CFD formation is within Tax Zone #1; additional Tax Zones may be created when property is annexed into the CFD, and a separate Tax Zone Special Tax shall be identified for property within a new Tax Zone at the time of such annexation.

"Tax Zone Special Tax" means a Special Tax that shall be levied within a particular Tax Zone or Tax Zones but not necessarily levied at a consistent rate throughout the entire CFD.

"Tax Zone Special Tax Requirement" means the amount necessary in any Fiscal Year to pay the cost of authorized landscaping services within a particular Tax Zone. A separate Tax Zone Special Tax Requirement shall be determined each Fiscal Year for each Tax Zone within which a Tax Zone Special Tax is authorized to be levied.

"Unit" means a residential dwelling unit, including individual single-family detached, duplex, triplex, fourplex, townhome, condominium, or apartment units.

B. DATA FOR ANNUAL ADMINISTRATION OF SPECIAL TAX

After July 1 of each Fiscal Year, the Administrator shall categorize all Parcels of Taxable Property in the CFD as Single Family Detached Property, Single Family Attached Property, Multi-Family Property, Live/Work Property or Non-Residential Property. For each Parcel of Single Family Attached Property, Live/Work Property and Multi-Family Property, the Administrator shall determine the number of Units on the Parcel by referencing the building permit, site plan, condominium plan, apartment plan or other development plan for the Parcel. The Administrator shall determine the Building Square Footage for all Parcels of Non-Residential Property. The Administrator shall also determine the Tax Zone within which each Parcel of Taxable Property is located.

C. MAXIMUM SPECIAL TAX

1. CFD-Wide Special Tax

Table 1 below identifies the Maximum CFD-Wide Special Taxes.

Table 1
City of Suisun City
Community Facilities District No. 3
(Municipal Services)
Maximum CFD-Wide Special Taxes

Land Use Category	Maximum CFD-Wide Special Tax Fiscal Year 2015-16 *
Single Family Detached Property	$629.90 per Unit
Single Family Attached Property	$472.43 per Unit
Multi-Family Property	$236.21 per Unit
Live/Work Property	$629.90 per Unit plus $629.90 per 1,000 square feet (or portion thereof) of non-residential building and ancillary improvements
Non-Residential Property	The greater of $629.90 per parcel or $629.90 per 1,000 Square Feet (or portion thereof) of Building Square Footage

* Beginning in February 2016 and each February thereafter, this Maximum Special Tax shall be adjusted by applying the Average Increase, if any, in the Indices. Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

2. Tax Zone Special Tax

Tax Zone #1 is not responsible for payment of a Tax Zone Special Tax. A Maximum Tax Zone Special Tax may be identified for Tax Zones added to the CFD as a result of future annexations, and it is expected that this RMA would be supplemented with a table in substantially the following format.

Table ___
City of Suisun City
Community Facilities District No. 3
(Municipal Services)
Maximum Tax Zone Special Taxes for Tax Zone #___

Land Use Category	Maximum CFD-Wide Special Tax Tax Zone #___ Fiscal Year _____ *
Single Family Detached Property	
Single Family Attached Property	
Multi-Family Property	
Live/Work Property	
Non-Residential Property	

* Beginning in February _____ and each February thereafter, this Maximum Special Tax shall be adjusted by applying the Average Increase, if any, in the Indices. Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

A Tax Zone Special Tax may be amended by the vote of only the qualified electors that pay such Tax Zone Special Tax.

D. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX

1. CFD-Wide Special Tax

Each Fiscal Year, the CFD-Wide Special Tax shall be levied on all Parcels of Developed Property within the CFD as follows:

Step 1: Determine the CFD-Wide Special Tax Requirement for the Fiscal Year in which the CFD-Wide Special Tax will be collected;

Step 2: Calculate the total CFD-Wide Special Tax revenues that could be collected from Developed Property within the CFD based on application of the Maximum CFD-Wide Special Tax rates determined pursuant to Section C.1 above;

Step 3: If the amount determined in Step 1 is **greater than or equal to** the amount calculated in Step 2, levy the Maximum CFD-Wide Special Tax on all Parcels of Developed Property in the CFD.

Step 4: If the amount determined in Step 1 is **less than** the amount calculated in Step 2, levy the CFD-Wide Special Tax against all Parcels of Developed Property in equal percentages up to 100% of the Maximum CFD-Wide Special Tax for each Parcel until the amount of the CFD-Wide Special Tax levy equals the CFD-Wide Special Tax Requirement for that Fiscal Year.

2. *Tax Zone Special Tax*

Each Fiscal Year, the Tax Zone Special Tax shall be levied on all Parcels of Developed Property within each Tax Zone as follows:

Step 1: Separately for each Tax Zone, determine the Tax Zone Special Tax Requirement for the Fiscal Year in which the Tax Zone Special Tax will be collected;

Step 2: Calculate separately for each Tax Zone the total Tax Zone Special Tax revenues that could be collected from Developed Property within the Tax Zone based on application of the Maximum Tax Zone Special Tax rates for that Tax Zone;

Step 3: If the amount determined in Step 1 is **greater than or equal to** the amount calculated in Step 2, levy the Maximum Tax Zone Special Tax on all Parcels of Developed Property in the Tax Zone.

Step 4: If the amount determined in Step 1 is **less than** the amount calculated in Step 2, levy the Tax Zone Special Tax against all Parcels of Developed Property within the Tax Zone in equal percentages up to 100% of the Maximum Tax Zone Special Tax for each Parcel until the amount of the Tax Zone Special Tax levy equals the Tax Zone Special Tax Requirement for that Fiscal Year.

The CFD-Wide Special Tax and the Tax Zone Special Tax within the CFD shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the CFD may (under the authority provided in the Act), in any particular case, bill the taxes directly to the property owner off the County tax roll, and the Special Taxes will be equally subject to penalties and foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on land that has been conveyed to a Public Agency, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

ANNEXATION MAP NO. 6
FOUR SEASONS RV & STORAGE
CITY OF SUISUN CITY
COMMUNITY FACILITES DISTRICT NO. 3 (MUNICIPAL DISTRICT)
COUNTY OF SOLANO, STATE OF CALIFORNIA

CITY OF SUISUN CITY
PUBLIC WORKS
MAY 2015
SHEET 1 OF 1 SHEETS

REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARY OF CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 3 (MUNICIPAL SERVICES), COUNTY OF SOLANO. STATE OF CALIFORNIA, "FILED THE __ DAY OF _____, 2015, AT THE HOUR OF _____O'CLOCK _M. IN BOOK __ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STAT OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

(1) FILE IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN THIS __ DAY OF _____, 2015.

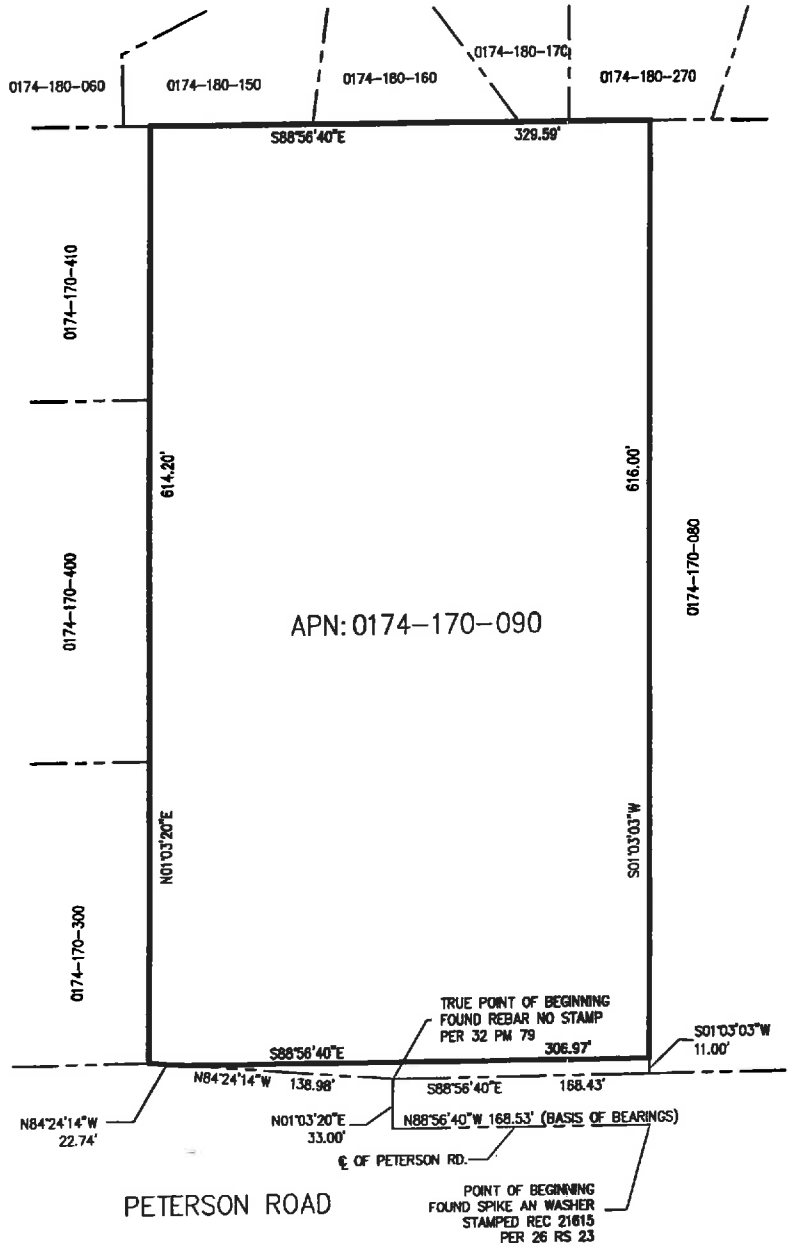
_____
CITY CLERK

(2) I HEREBY CERTIFY THAT THE MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 6 (FOUR SEASONS RV & STORAGE) TO CITY OF SUISUN CITY COMMUNITY FACILITES DISTRICT NO. 3 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNTY OF THE CITY OF SUISUN CITY , AT A MEETING THEREOF, HELD ON THE DAY OF _____, 2015, BY ITS RESOLUTION NO. _____

_____
CITY CLERK

(3) FILED THIS __ DAY OF ____, 2015, AT THE HOUR OF _____O'CLOCK _M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STAT OF CALIFORNIA.

_____
COUNTY OF RECORDER
COUNTY OF SOLANO



LEGEND
ANNEXATION BOUNDARY
ADJACENT PROPERTY

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

AGENDA TRANSMITTAL

ITEM 17

MEETING DATE: May 19, 2015

CITY AGENDA ITEM: PUBLIC HEARING: 2015-2023 Housing Element Update:

a. Resolution No. 2015-___: Adopting an Initial Study/Negative Declaration for the 2015-2023 Housing Element Update; and

b. Resolution No. 2015-___: Adopting the 2015-2023 Housing Element Update.

FISCAL IMPACT: A Housing Element Update consulting services budget was adopted in the FY 2014-15 budget for $39,200. The City Council authorized a contract with Pacific Municipal Consultants (PMC) on July 15, 2014.

BACKGROUND: Every city and county in California is required by state law to update its Housing Element. The law also requires that the Housing Element be reviewed and certified by the State Department of Housing and Community Development (HCD). As part of the Housing Element Update, the City is required to identify and designate in its General Plan and Zoning Ordinance sufficient sites at sufficient densities to accommodate its Regional Housing Needs Allocation (RHNA), as determined by the Association of Bay Area Governments (ABAG).

Importantly, the State does not mandate the actual construction of the housing units by law. However, local governments must make a good-faith effort to remove governmental constraints to the development of affordable housing. It is the state's policy that local governments should be actively supporting the development of affordable housing.

In updating the City's current Housing Element, the City is required to look at the following:

- Review of the existing housing needs using population and household characteristics, income and employment, and housing trends.
- Review of the projected housing needs using ABAG's regional housing needs allocation (RHNA), conduct a site inventory and analysis, as well as looking at current policies and programs for "special needs" populations, such a senior or transitional housing.
- Review of land use and other regulatory constraints that might limit meeting affordable housing needs, such as existing and projected demographics, income and market trends.

Once completed, HCD is required to review all updates and then certify the Housing Elements. By certifying the update, this enables the City to maintain its eligibility for various funding sources and to comply with the state mandate that every city and county have a certified Housing Element. The most recent example of an affordable housing project is the Cottonwood Creek project which was constructed through the combination of supportive policies (e.g., PUD flexibility, fast-track processing, etc.), the involvement of a non-profit housing provider, housing subsidies from state or federal sources, and the use of housing set-a-side funds from the now dissolved redevelopment agency. Without a certified Housing Element this project would not have been eligible for affordable housing funding sources, such as our housing set-a-side funds.

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

Public Feedback on 2015-2023 Housing Element Update

City staff conducted a Planning Commission study session and community workshop on September 23, 2014. A workshop flyer was posted on the City's website and notifications were sent to 35 stakeholders. The consultant gave a presentation on the Housing Element update including an overview of the Housing Element components, new legislation, the Regional Housing Needs Allocation (RHNA), the update process and schedule, and demographic information.

Council Submittal of Draft Housing Element to State of California HCD

On December 22, 2014, the Planning Commission recommended that City Council authorize the submittal of the Element to the State of California HCD. The City Council adopted a resolution authorizing staff to submit the draft element to the state at their regular meeting of January 6, 2015. HCD staff reviewed the draft element and held a conference call with City staff to discuss questions and comments. Following submittal of additional information, HCD staff provided the City with a letter, dated March 13, 2015, conditionally certifying the Housing Element pending formal adoption by the City.

The action before the Council is to formally adopt the 2015-2023 Housing Element, consistent with the action taken by the Council on January 6, 2015.

STAFF REPORT: The Housing Element is one of seven elements mandated under state law to be included in the General Plan. The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in the City. The Element is to address the housing needs of all economic segments of the City including low- and moderate-income households and populations with special housing needs. The Housing Element is the only component of the General Plan requiring state certification.

2009-2014 Housing Element

In order for the City to have the upcoming Housing Element certified by HCD, the City needed to complete implementation of the existing Housing Element Programs found below:

- Pursuant to Senate Bill (SB) 2, staff will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the ML (Manufacturing Light) district without a conditional use permit or other discretionary review. In addition the City will evaluate adopting development and managerial standards that will be consistent with California Government Code (CGC) Section 65583(a)(4) and consistent with the development standards in the ML district. This will be accomplished by amending the Suisun City Code.
- Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. Both of these housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure. This will be accomplished by amending the Suisun City Code.
- Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the HCD. This information will be available through postings and pamphlets at the City and on the City's website. This can be accomplished by adopting a procedure, policy or ordinance.
- To promote the financial feasibility of producing affordable housing units utilizing density bonuses and incentives and concessions the City will adopt a density bonus ordinance in compliance with CGC Section 65915. The City will reserve the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project that includes extremely low-; very low-; and low-income units. This will be accomplished by adding an ordinance to the Suisun City Code.

All of these programs were implemented with the passage of Ordinance No. 728, which the City Council adopted on November 18, 2014.

2015-2023 Housing Element

Several of the programs from the 2009-2014 Housing Element have been found to be effective and are proposed to be carried over to the proposed Housing Element. With the fact that the General Plan Update took longer than anticipated (originally scoped for an 18-month process), the necessary rezonings that the 2009-2014 Housing Element programmed for were not completed thus leaving a shortfall of 108-units. Program1.A.1, explains that the city must provide the proper rezoning to accommodate the 108-unit shortfall by January 31, 2016. In addition, there are 204 units that the city needs to accommodate within three years (anticipated to be completed by Spring 2018) of final adoption. In the Housing Element, it is noted that these rezonings will be completed by May 31, 2016 (the deadline of the grant funding the Specific Plan Update). In both cases, the sites need to allow for a minimum of 20 and up to 45 units per acre by right.

For any local jurisdiction that does not have its Housing Element certified within 120 days following the January 31, 2015 deadline, that local jurisdiction would need to update its Housing Element every four years (versus the newly allowed eight years) until the jurisdiction has adopted at least two revisions by the statutory deadline.

Environmental Review

An Initial Study/Negative Declaration (IS/ND) was prepared as the appropriate environmental document by staff as no mitigation was identified as needed. The document was circulated for a 20-day review on April 1 through April 21, 2015. The sole comment received on the IS/ND was provided by the State of California Department of Transportation (DOT), District 4 office. This letter is provided as Attachment 5 of the staff report. The comments received from the Department of Transportation focus on actions that should take place for projects prior to Certificate of Occupancy. The City has the proper fee structure in place to meet the intent of the points raised by the DOT. Staff will continue to coordinate with the Department as future projects are processed for entitlement.

The Planning Commission considered this item at its regular meeting on April 28, 2015, and unanimously adopted resolutions recommending the City Council adopt the IS/ND and the 2015-2023 Housing Element.

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Open the Public Hearing; and
2. Take Public Comment; and
3. Close Public Hearing; and
4. Adopt Resolution No. 2015-___: Adopting an Initial Study/Negative Declaration for the 2015-2023 Housing Element Update; and
5. Resolution No. 2015-___: Adopting the 2015-2023 Housing Element Update.

ATTACHMENTS:

1. Resolution No. 2015-___: Adopting an Initial Study/Negative Declaration for the 2015-2023 Housing Element Update.

2. Resolution No. 2015-___: Adopting the 2015-2023 Housing Element Update.

3. 2015-2023 Housing Element (Under Separate Cover, on file with the Development Services Department and at http://www.suisun.com/wp-content/files/Suisun_City_Housing_Element_Final_Draft.pdf

4. State of California Housing and Community Development Letter March 13, 2015, "City of Suisun City's 5th Cycle (2015-2023) Draft Housing Element"

5. Comment letter, California Department of Transportation, dated April 14, 2015.

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY OF SUISUN CITY COUNCIL ADOPTING AN INITIAL STUDY/ NEGATIVE DECLARATION FOR THE 2015-2023 HOUSING ELEMENT UPDATE

WHEREAS, the City Council held a public hearing on Tuesday, May 19, 2015, to consider the 2015-2023 Housing Element Update; and

WHEREAS, notice for the public hearing was published in the *Daily Republic* on May 9, 2015; and

WHEREAS, the Planning Commission held a public hearing on Tuesday, April 28, 2015, to review the 2015-2023 Housing Element Update; and

WHEREAS, the Planning Commission unanimously adopted a resolution recommending the City Council adopt the Initial Study/ Negative Declaration for the 2015-2023 Housing Element Update; and

WHEREAS, notice for the circulation of the California Environmental Quality Act document was published in the *Daily Republic* on April 1, 2015 and circulated as required by state law; and

WHEREAS, the City accepted all comments received and accepted staff's proposed responses to the proposed negative declaration; and

WHEREAS, the Suisun City Council made the following findings and hereby adopts the negative declaration:

1. Notice has been given in the time and in the manner required by State Law and City Code.

2. The sites identified are physically suitable for the proposed type and intensity of development in that the approval process provides sufficient opportunity to review the proposed development and ensure minimal impacts on surrounding properties.

3. The Suisun City Development Services Department has completed an Initial Study on the 2015-2023 Housing Element Update. The Initial Study evaluated all potential adverse impacts on the environment and has concluded that no evidence exists that the Housing Element Update will have an adverse effect on the environment. The following documents are recommended for City Council acceptance and adoption.

    a. Initial Study for the 2015-2023 Housing Element Update, Exhibit A.

    b. The Negative Declaration was circulated for a 20-day public review period.

NOW, THEREFORE, BE IT RESOLVED that the Suisun City Council hereby adopts the Initial Study/Negative Declaration for the 2015-2023 Housing Element Update.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 19th of May 2015, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 19th day of May 2015.

_____
Linda Hobson, CMC
City Clerk

INITIAL ENVIRONMENTAL STUDY and NEGATIVE DECLARATION

Project Title:	City of Suisun City 2015–2023 Housing Element
Lead Agency Name and Address:	City of Suisun City Development Services – Planning Division 701 Civic Center Boulevard Suisun City, CA 94585
Project Location:	Citywide
Project Sponsor's Name and Address:	City of Suisun City Development Services – Planning Division 701 Civic Center Boulevard Suisun City, CA 94585
General Plan Designation(s):	N/A
Zoning:	N/A
Contact Person:	John Kearns
Phone Number:	(707) 421-7335
Date Prepared:	April 1, 2015

1.0 INTRODUCTION

This document is an Initial Study (IS) prepared pursuant to the California Environmental Quality Act (CEQA) for the 2015–2023 City of Suisun City Housing Element (referred to as the 2015–2023 Housing Element or the proposed Housing Element). This IS has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment and therefore why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

a) *The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*

b) *The Initial Study identified potentially significant effects, but:*

   (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*

   (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted into the proposed project in accordance with CEQA Guidelines Section 15070(b), a mitigated negative declaration (MND) is prepared.

1.1 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose. Suisun City is the lead agency for the 2015–2023 Housing Element.

1.2 PURPOSE AND DOCUMENT ORGANIZATION

This document is divided into the following sections:

1.0 **Introduction:** Provides an introduction and describes the purpose and organization of this document.

2.0 **Project Description:** Describes the proposed Housing Element in detail.

3.0 **Environmental Factors Potentially Affected:** Identifies those environmental factors that involve a "Potentially Significant Impact."

4.0 **Determination:** Provides the environmental determination for the proposed Housing Element.

5.0 **Environmental Checklist and Evaluation:** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," "potentially significant unless mitigation incorporated," or "potentially significant" in response to the environmental checklist.

This is a public document to be used by the City to determine whether the proposed Housing Element may have a significant effect on the environment. The Suisun City General Plan contains supporting environmental studies, as well as extensive objectives, policies, and programs designed to identify and address the environmental impacts of development in the city over the long term. These policies are used in this IS to address potential impacts.

2.0 PROJECT DESCRIPTION

2.1 DESCRIPTION OF THE 2015–2023 HOUSING ELEMENT

The 2015–2023 Housing Element is the City's policy document guiding the provision of housing to meet future needs for all economic segments in Suisun City, including housing affordable to lower-income households. The proposed Suisun City Housing Element is based on four strategic goals (objectives): (1) provide housing opportunities for all segments of the community to meet current and future needs, (2) preserve the stock of existing housing, (3) plan and encourage the development of housing to meet the housing needs of special population groups, and (4) encourage energy conservation. Suisun City recognizes the need for additional housing affordable to very low-, low-, and moderate-income households as the population grows and the need to accommodate existing residents who do not have suitable, affordable housing. The 2015–2023 Housing Element identifies the policies and programs which the City will implement to ensure that housing in Suisun City is affordable, safe, and decent. The proposed Housing Element addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock. The entire draft housing element can be found on the City of Suisun website: http://www.suisun.com/?s=Housing+Element .

No specific development projects are proposed as part of the 2015–2023 Housing Element. The 2015-2023 Housing Element proposed changes include the following:

Program 1.A.1: Plan for the construction of new housing according to ABAG's Regional Share. Continue to plan for and facilitate private construction of 310 dwelling units. To provide for the development of the City's 310 dwelling unit allocation, the City will complete the following actions:

- The City will rezone one site to Mixed Use [APNs 0032-081-310, -050, -060, -070, and -320 and 0032-082-140] and one site to High Density Residential [APNs 0032-411-070, -080, -090, -100, and -110] to accommodate the 108-unit unaccommodated need from the 4th cycle Housing Element and 204-unit shortfall. The sites will allow a minimum of 20 and up to 45 units per acre by right. The City will also amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review.

- The City will rezone one site to Mixed Use [APNs 0032-042-120, -130, and -640] and one site to High Density Residential [APNs 0032-281-060, -130, and -110] to accommodate the 204-unit shortfall for this cycle as part of the Downtown/Waterfront Specific Plan update process currently under way.

- To help facilitate the development of small lots, the City will offer a lot consolidation program that offers progressively higher densities/intensities (above 30 units per acre) as an incentive to consolidate lots listed in Tables 33 and 39. The City will annually meet with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:

  - Allow affordable projects to exceed the maximum height limits;

  - Decrease setbacks; and/or

- Reduce parking requirements.

- The City will also consider deferring fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City has identified two groups of small sites that are suitable for consolidation.

- The City will also provide regulatory and financial incentives listed in Program 1.C.1. including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined.

2.2 GOALS OF THE 2015–2023 HOUSING ELEMENT

The proposed Housing Element contains the following objectives:

- Objective 1: Provide housing opportunities for all segments of the community to meet current and future needs.
- Objective 2: Preserve the stock of existing housing.
- Objective 3: Plan and encourage the development of housing to meet the housing needs of special population groups.
- Objective 4: Encourage energy conservation.

Under each objective are the guiding policies and programs (implementation actions) associated with each objective that will be implemented during the 2015–2023 Housing Element period to accomplish the objective. Detailed descriptions of each guiding policy and program, as well as specific time frames, responsibility for programs, and funding sources, are provided in the City's draft 2015–2023 Housing Element.

2.3 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

The environmental setting consists of the areas located within the city limits of Suisun City, which is located in central Solano County. Suisun City is located midway between Sacramento and San Francisco. The city is bounded on the north and west by the city of Fairfield, the Solano County seat. The city is also bounded on the east by Travis Air Force Base and unincorporated agricultural lands and on the south by the Suisun Marsh Protection District. The community is bisected by State Highway 12 and is approximately 2 miles east of Interstate 80. The Suisun Slough, a major tidal waterway, connects Suisun City to Suisun Bay and the greater San Francisco Bay. The Union Pacific Railroad passes through the city, and the only remaining passenger stop in Solano County is located adjacent to Main Street in the Old Town business district.

2.4 OTHER APPROVALS REQUIRED

There are no other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed Housing Element. The California Department of Housing and Community Development reviews and certifies Housing Elements; however, its approval is not required for adoption by the City.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the proposed Housing Element, as indicated by the checklist and corresponding discussion on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☐ Mandatory Findings of Significance

4.0 DETERMINATION

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Date

John Kearns,
Associate Planner

City of Suisun City
Development Services – Planning

5.0 ENVIRONMENTAL CHECKLIST AND EVALUATION

5.1 EVALUATION OF ENVIRONMENTAL IMPACTS

1) A "No Impact" answer is adequately supported if the information shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses" may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significant.

5.1 ENVIRONMENTAL CHECKLIST

I. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Setting

In general, the dominant visual features in Suisun City are its natural areas and its relationship to water and water-oriented land uses, including the historic waterfront area and watercourses that traverse the community. Suisun City is defined by the land and water features of the Suisun Marsh and associated preserves as well as the Suisun Slough. The Suisun Marsh and associated preserves and wildlife provide scenic views, while Suisun City's Historic Downtown Waterfront District is located on the Suisun Slough. The Downtown is a mix of modern buildings, renovated historic buildings and homes, a harbor, and a promenade.

The city's topography is relatively flat, though foothills to the west and the Potrero Hills to the southeast are visible in the distance.

Discussion/Conclusion

a) Less Than Significant Impact. The City recognizes Suisun Marsh as a scenic vista. Implementation of the proposed Housing Element would not allow development beyond that identified in the City's General Plan, as all development stemming from the proposed rezoning must also be consistent with the General Plan. The 2015 Housing Element would not adversely affect the Suisun Marsh or any scenic vista. Therefore, this impact is considered to be less than significant.

b–c) Less Than Significant Impact. The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific designs or proposals, nor does it grant any entitlements for development that would degrade the city's existing visual character. The 2015–2023 Housing Element anticipates development consistent with the General Plan Land Use. Future residential development projects will require compliance with General Plan policies

related to aesthetic resources and Zoning Ordinance requirements associated with site planning and development regulations. In addition, subsequent residential development projects would be subject to the Suisun City Development Guidelines for Architecture and Site Planning and/or the Downtown/Waterfront Specific Plan. The Development Guidelines for Architecture and Site Planning implement the General Plan land use policies and strategies relative to urban design, pedestrian circulation, community and neighborhood identity, and residential, commercial, and industrial project design and would ensure physical, visual, and functional compatibility between residential and other uses, as well as encourage high-quality development in keeping with the desired character of the city. The Downtown/Waterfront Specific Plan sets types of land uses, development standards, and design expectations for the area bounded by the Suisun Slough, State Route 12, the Union Pacific Railroad, and the southern city limit.

Therefore, implementation of the proposed Housing Element would result in less than significant impacts associated with the degradation of the city's visual character.

d) Less Than Significant Impact. As discussed under **b–c)** above, the proposed Housing Element is a policy-level document that does not include any specific development designs or proposals, nor does it grant any entitlements for development that would increase daytime glare or nighttime illumination in the city. Future residential development projects in the city would be required to be designed and constructed in accordance with the Suisun City Zoning Ordinance and the Development Guidelines for Architecture and Site Planning, which contain standards for lighting and building materials that do not produce glare.

Chapter IV., Section H of the Development Guidelines for Architecture and Site Planning requires downward directed light for all perimeter lighting and screened light sources for all parking lot and carport lighting. In addition, Section 18.52.030 of the Suisun City Zoning Ordinance contains lighting standards for parking facilities. Therefore, implementation of the proposed Housing Element would result in less than significant impacts associated with increased light and glare.

II. AGRICULTURE and FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forestland or conversion of forestland to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	☐	☐	☐	☒

Setting

Few crops are grown inside the city limits, and no major intensive agricultural operations occur within the city limits, though small family farms do exist. The remaining agricultural land uses n Suisun City are used for grazing, as crop production in the city is limited by soil conditions. According to the City General Plan, the majority of agricultural uses in the city are too small for economic production of crops, and these lands have been developed in a "rural residential" character consisting predominantly as 3- to 10-acre lots.

The Important Farmland Map for Solano County (DOC 2006) designates the entire city as Urban and Built-Up Land, Grazing Land, or Other Land. Urban and Built-Up Land is defined as land occupied by structure(s) with a building density of at least one unit to 1.5 acres or approximately six structures to a 10-acre parcel. Common examples of land uses associated with this category include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The majority of Suisun City is designated as Urban and Built-Up Land on the Important Farmland Map for Solano County.

Grazing Land is defined as land on which the existing vegetation is suited to the grazing of livestock. Other Land is defined as land not included in any other Important Farmland mapping category. Common examples include low-density rural developments, brush timber, wetland, and riparian areas not suitable for livestock grazing or aquaculture facilities, strip mines, borrow pits, and waterbodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Discussion/Conclusion

a–b) Less Than Significant Impact. Future development consistent with housing needs identified for the city would not result in the direct conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as these farmland categories do not exist in the city. In addition, the rezoning of specific sites to accommodate higher-density uses consistent with Housing Element policies would not conflict with existing zoning for agricultural use or a Williamson Act contract, as these lands are not under contract. The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development designs or proposals, nor does it grant any entitlements for development that would convert agricultural lands to nonagricultural uses or place housing units adjacent to agricultural uses. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. The 2015–2023 Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, as described in Subsection 2.1 of this document. However, these proposed changes would not conflict with or convert existing agricultural uses.

c–d) No Impact. Future development consistent with housing needs identified for Suisun City would not result in the direct conversion of forestland, timberland, or timberland zoned Timberland Production. The majority of the land within the city limits is urbanized. The planning area does not contain 10 percent native tree cover that would be classified as forestland under Public Resources Code Section 12220(g). Therefore, no impact would occur.

e) No Impact. The placement of nonagricultural uses adjacent to agricultural uses can result in agriculture-urban interface conflicts that inadvertently place growth pressure on agricultural lands to convert to urban uses. As previously mentioned, the city is mostly urbanized. Because there is no known Farmland or forestland in the city, the effects associated with changes in the existing environment, which due to their location or nature could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use, will have no impact.

III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Setting

Suisun City is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD) and is located in the San Francisco Bay Area Air Basin. The San Francisco Bay Area Air Basin comprises a single district, the BAAQMD, and consists of Napa, Marin, San Francisco, Contra Costa, Alameda, San Mateo, and Santa Clara counties, the southern portion of Sonoma County, and the western portion of Solano County. The air basin currently exceeds the 24-hour and the annual state PM_{10} standards, as well as the state annual $PM_{2.5}$ standard. Furthermore, the air basin is currently designated as a nonattainment area for state and national ozone standards.

Both ozone and PM_{10} are considered criteria pollutants because they are two of several prevalent air pollutants know to be hazardous to human health. As required by federal and state air quality laws, the Bay Area 2010 Clean Air Plan (BAAQMD 2010) was prepared to provide a control strategy to reduce ozone, particulate matter (PM), air toxics, and greenhouse gases in a single, integrated plan. The Bay Area 2010 Clean Air Plan was prepared by the BAAQMD in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments. The legal impetus for the Clean Air Plan is to update the most recent ozone plan, the Bay Area 2005 Ozone Strategy, to comply with state air quality planning requirements as codified in the California Health and Safety Code. This document serves as a multi-pollutant plan to protect health and the climate. The 2010 Clean Air Plan addresses four categories of pollutants: ground-level ozone and its key precursors, ROG and NOx; particulate matter: primary $PM_{2.5}$, as well as precursors to secondary $PM_{2.5}$; air toxics; and greenhouse gases.

Discussion/Conclusion

a) ***No Impact.*** A project would conflict with or obstruct implementation of the regional air quality attainment plans (the BAAQMD Clean Air Plan) if it is inconsistent with the growth assumptions, in terms of population, employment, or regional growth in vehicle miles traveled. These population forecasts are developed, in part, on data obtained from local jurisdictions and projected land uses and population projections identified in general and specific plans. Projects that result in an increase in population outside of the assumptions made in general and specific plans would be considered inconsistent with the Bay Area 2010 Clean Air Plan.

The 2015–2023 Housing Element does not identify specific development. All future development would be required to be in accordance with local regulations, including the Suisun City General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Furthermore, future residential development projects will require compliance with General Plan policies and programs related to air quality, including policies and programs intended to reduce the consumption of fossil fuels and the use of private motor vehicles. Therefore, the 2015–2023 Housing Element would have no impact associated with obstructing implementation of the regional air quality attainment plan.

b–d) ***Less Than Significant Impact.*** All federal ambient air quality standards except national standards for $PM_{2.5}$ and the state standards for PM_{10} are met in the Suisun City area (CARB 2013). Future development of housing units facilitated by the proposed Housing Element could result in an increase in criteria pollutants during both construction and operational activities and could also contribute substantially to the existing nonattainment status of the San Francisco Bay Area Air Basin. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth could generate exhaust emissions and fugitive particulate matter emissions that would affect local air quality. This is variable depending on the weather, soil conditions, and the amount of activity taking place, as well as the nature of dust control efforts. Likewise, operational air quality impacts are dependent on the types of land uses and mitigation being used.

The proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. Certain policies in the Housing Element propose changes to existing zones and densities, as well as changes to land use regulations. All future development would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Furthermore, future residential development projects will require compliance with General Plan policies related to air quality. The proposed Housing Element would have less than significant impacts associated with contributing substantially to an existing or projected air quality violation and increasing criteria pollutants during both construction and operational activities.

e) ***Less Than Significant Impact.*** Housing units facilitated by the proposed Housing Element would be considered sensitive receptors that could be exposed to pollutant concentrations. However, as discussed under **a)** and **b–d)** above, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to air quality, conform to the Bay Area 2010 Clean Air Plan, and meet national ambient air quality standards and BAAQMD thresholds during both construction and operation activities. Therefore, the proposed Housing Element would have less than significant impacts associated with exposing sensitive receptors to pollutant concentrations.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Setting

Land uses throughout the city and the Planning Area vary, but the predominant land uses include commercial and residential. Natural undisturbed open space is present at the southern and southwestern boundaries of the city with the Suisun Marsh. Only a small fraction of the Suisun Marsh lies within the City Planning Area. Plant communities in the Suisun City Planning Area include annual grassland, horticultural/landscape, irrigation ditches, irrigated pastures, open waters, perennial and seasonal marshes, riparian woodlands, seasonal wetlands, and vernal pools. The city contains areas of suitable habitat conditions for special-status wildlife species to occur. This is especially true for large undeveloped land areas in the eastern and

southern portions of the city that are adjacent to undeveloped lands outside of the city. Examples of special-status species known to occur in the city include Contra Costa goldfields, vernal pool fairly shrimp, and vernal pool tadpole shrimp.

Discussion/Conclusion

a) Less Than Significant Impact. Future residential development projects consistent with the 2015–2023 Housing Element could result in impacts to biological resources. Site-specific field studies are generally required to search for special-status species and to determine whether suitable habitat for any special-status species occurs on or near a study area. The proposed Housing Element is a policy-level document. While it encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the 2015–2023 Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, adverse impacts to special-status plant and animal species, as well as their habitats, would be less than significant.

b–c) Less Than Significant Impact. Future residential development in the city could result in adverse impacts to sensitive natural communities such as riparian habitat and federally protected wetlands. As discussed under **a)** above, the proposed Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development. While the proposed Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, future residential development projects will be required to comply with General Plan policies related to riparian and wetland resources . Therefore, adverse impacts to federally protected wetlands and riparian resources would be less than significant.

d) Less Than Significant Impact. As discussed under **a)** above, the proposed Housing Element is a policy-level document. While it proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The potential for the proposed Housing Element to impede native resident or migratory wildlife corridors or the uses of wildlife nursery sites cannot be determined, as no specific details regarding future land use or development have been provided. While additional impacts may result from the implementation of future individual residential projects in the areas of the city affected by the proposed Housing Element's proposed rezones (see Section 2.0 of this document), environmental review would be required of these future proposals and would identify and provide mitigation for any impacts to native wildlife corridors and nursery sites. Furthermore, future residential development projects will be required to comply with General Plan policies related to biological resources. Therefore, impacts would be less than significant.

e) No Impact. Currently, there are no ordinances protecting biological resources in the city (other than General Plan policies). However, as discussed under above, the proposed Housing Element does not include any specific development proposals, nor does it grant any

entitlements for development that would affect biological resources. Future residential development would be required to comply with General Plan policies related to biological resources. Therefore, the proposed Housing Element would not conflict with any local policies or ordinances protecting biological resources.

f) No Impact. In March 1999, the US Fish and Wildlife Service (USFWS), in accordance with Section 7 of the federal Endangered Species Act (ESA) of 1973 (as amended), issued a Biological Opinion regarding the Solano Project Water Service Contract Renewal between the US Bureau of Reclamation and the Solano County Water Agency (SCWA). The Solano Project is the reclamation project that makes water available to the SCWA and its contractors. The SCWA delivers Solano Project water in accordance with its eight member agency contracts. The member agencies include the City of Suisun City. The 25-year contract between the US Bureau of Reclamation and the SCWA provides for continued delivery of Solano Project water for agricultural, municipal, and industrial purposes throughout the SCWA contract service area. In response to the USFWS Biological Opinion, the Solano Habitat Conservation Plan (HCP) was drafted. The purpose of the HCP is to promote the conservation of biological diversity and the preservation of endangered species and their habitats consistent with the recognition of private property rights; provide a healthy economic environment for citizens, agriculture, and industries; and allow the ongoing maintenance and operation of public and private facilities in Solano County. Suisun City is located within the HCP.

Allowable activities in the HCP include the construction of new buildings and associated infrastructure. The Solano HCP requires new development to provide fee payments to preserve habitat elsewhere in the plan boundaries. All future residential development occurring in the city would be considered pursuant to the requirements of the Solano HCP on a case-by-case basis following submittal of a specific development proposal. Therefore, the proposed Housing Element would have no impact on the Solano Habitat Conservation Plan.

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Setting

At the time of European contact in the eighteenth century, the Fairfield-Suisun area was occupied by the Patwin tribe of California Native Americans. The Patwin occupied the southwestern Sacramento Valley from the town of Princeton, north of Colusa, south to San Pablo and Suisun bays, and from the lower hills of the eastern North Coast Ranges to the Sacramento River. Patwin territory extended approximately 40 miles east to west and 90 miles north to south. There are no known archaeologically sensitive sites in the City Planning Area. The Old Town area of Suisun City has retained its historic character even though substantial change has occurred over time. Approximately 41 structures of this area of the city have been identified as worthy of historic preservation according to the City General Plan.

Discussion/Conclusion

a–d) Less Than Significant Impact. Future residential development in the city could conflict with existing known cultural and historical resources in the city. In addition to "known" resource areas, there is the potential that there are undiscovered paleontological and archeological resources that would be encountered by future construction activities. These resources could include human remains located outside of cemeteries. The Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific development designs or proposals, nor does it grant any entitlements for development that would adversely affect archaeological, paleontological, or historic resources. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Therefore, impacts to cultural resources, including archaeological, paleontological, and historic resources, as well as human remains, are considered less than significant.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Setting

The Suisun City area is situated in the Great Valley Geomorphic Province of California. This province is characterized as a relatively undeformed sedimentary basin bounded by highly deformed rock units of the Coastal Ranges to the west and by the gently sloping western foothills of the Sierra Nevada Range to the east. The Sacramento Valley, which forms the northern portion of the Great Valley Province, is composed of unconsolidated and recent-age alluvial sediments. The underlying bedrock is thought to be composed of early tertiary marine deposits.

While many soil types are found in Suisun City, the Antioch-San Ysidro complex is the predominant soil series, specifically the Antioch-San Ysidro complex (0 to 2 percent slopes). The US Department of Agriculture Natural Resources Conservation Service (2015) has classified these soils as moderately well drained, generally derived from alluvial and marine sediments. They have deep profiles (greater than 80 inches) and low soil strength, and contain large fractions of clay at depth. While this soil type is considered to have a slight potential for erosion hazard, the relatively high percentage of clay minerals means a high potential to shrink and swell with changing moisture conditions.

The city is located in the seismically active San Francisco Bay Area. Active faults that could affect Suisun City include the Concord-Green Valley fault, the West Napa fault, the Greenville fault, the Rodgers Creek fault, and the Hayward fault. The Cordelia fault is considered potentially or conditionally active. Conditionally active refers to faults whose designation could change upon additional investigation or analysis. Active faults have been mapped and are classified as A, B, or C type faults specifically for use with the California Building Standards Code. Faults are classified based on the magnitude of earthquakes typically associated with the fault and the fault's slip rate. Type A faults cause the greatest potential destruction; Type C cause the least. The Concord-Green Valley fault, in close proximity to the city, is classified as a Type B fault. Type B faults typically produce earthquakes with a maximum magnitude of 6.5 to 7; slip rates vary with magnitude between 2 and 5 millimeters.

No active or potentially active faults underlie the city based on published geologic maps. The city is not located within an Alquist-Priolo Earthquake Fault Zone. However, due to the proximity to other active faults, the Planning Area may experience strong ground shaking. According to regional mapping of the city by the Association of Bay Area Governments (ABAG) and the US Geological Survey, potential for liquefaction is low.

Discussion/Conclusion

a) i–iii) Less Than Significant Impact. The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing, which could increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. However, the Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels rather than identifying any specific designs or development proposals. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Suisun City has adopted the Uniform Building Code (UBC), and all future residential developments would be required to conform to UBC requirements for Seismic Zone 4 that are intended to be sufficient to prevent significant damage from ground shaking during seismic events. Therefore, impacts related to seismic hazards would be considered less than significant.

iv) No Impact. There are no major slopes in Suisun City. The maximum land surface slope within the Planning Area is approximately 2 percent. Therefore, no impact would occur in association with landslides.

b) Less Than Significant Impact. Future construction in the city would result in the moving and grading of topsoil, which would lead to disturbed soils that are more likely to suffer from erosion from a variety of sources, such as wind and water. As discussed under **a) i–iii)** above, the proposed Housing Element is a policy-level document that does not propose any specific development and does not directly result in adverse impacts associated with substantial loss of topsoil or erosion. The Suisun City General Plan requires development projects to conduct site-specific geotechnical reports that identify measures necessary to ensure stable soil conditions. In addition to General Plan policies, any future residential developments would be subject to the City's Grading, Erosion Control and Creekside Development Ordinance (Chapter 15.12 of the City Municipal Code), which establishes administrative procedures, minimum standards of review, and implementation and enforcement procedures for controlling erosion, sedimentation, and other pollutant runoff. Since the proposed Housing Element does not involve the construction or expansion of any residential land uses, identification of environmental impacts associated with specific future developments or policies would be speculative at this time. Therefore, erosion impacts resulting from the proposed Housing Element would be less than significant.

c–d) Less Than Significant Impact. Future residential development on unstable or expansive soils could create substantial risks to life or property and result in adverse impacts such as on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. As discussed under **a) i–iii)** above, the proposed Housing Element is a policy-level document that does not propose any specific development. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Impacts resulting from soils that are unstable and/or expansive are generally site-specific, and the Suisun City General Plan requires development projects to conduct site-specific geotechnical reports that identify measures necessary to ensure stable soil conditions. In addition to General Plan policies, any future residential developments would be subject to the City's Grading, Erosion Control and Creekside Development Ordinance (Chapter 15.12 of the City Municipal Code), which establishes administrative procedures, minimum standards of review, and implementation and enforcement procedures for controlling erosion, sedimentation, and other pollutant runoff. Therefore, impacts resulting from the proposed Housing Element associated with unstable and/or expansive soils would be less than significant.

e) ***No Impact.*** The Housing Element includes policies and programs designed to facilitate the construction and conservation of housing. Suisun City is served by the Fairfield-Suisun Sewer District. No septic or alternative wastewater systems would be installed as a result of the proposed Housing Element. Therefore, no impacts would occur.

VII. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Setting

State Assembly Bill (AB) 32 (2006), the Global Warming Solutions Act, directs public agencies in California to support the statewide goal of reducing greenhouse gas (GHG) emissions to 1990 levels by 2020. The Solano County Climate Action Plan (2011) supports AB 32 at the local level. The Climate Action Plan provides policy framework for how Solano County can do its part to reduce emissions.

Discussion/Conclusion

a) No Impact. The 2015–2023 Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to comply with local regulations, including the General Plan, Climate Action Plan, and Municipal Code. Environmental impacts of development projects would be subject to additional project-specific CEQA analysis based on the actual development proposal. Adherence to the General Plan and the Climate Action Plan will be required, ensuring that the City meets its GHG reduction goals. Therefore, the proposed 2015–2023 Housing Element would have no impact associated with greenhouse gas emissions.

b) No Impact. The County of Solano developed a Climate Action Plan in June 2011. The County's Climate Action Plan adopted a communitywide provisional GHG emissions reduction target of 20 percent below 2005 baseline emission levels by 2020. California state actions and requirements help the City progress toward achieving the 2020 emissions reduction target.

The City is also subject to compliance with the Global Warming Solutions Act. AB 32 is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. In adopting AB 32, the state legislature determined the necessary GHG reductions for the state to make in order to sufficiently offset its contribution to the cumulative climate change problem to reach 1990 levels. As previously identified, the 2015–2023 Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2015–2023 Housing Element would have no impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an

agency. According to California Health and Safety Code Section 25501(o), "Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. Searches of the California Department of Toxic Substance Control's EnviroStor database and the State Water Resources Control Board's GeoTracker database identified nine hazardous material sites in Suisun City that are associated with a hazardous material–related release or occurrence (DTSC 2015; SWRCB 2015). Travis Air Force Base potentially poses off-site safety hazards to the city, as it is located within a 2-mile radius of Suisun City. Travis Air Force Base is a Superfund site and large quantity hazardous materials handler.

There are no air-related facilities in the city limits of Suisun City. However, the city is located within 2 miles of Travis Air Force Base. Portions of the City Planning Area are in the Comprehensive Land Use Plan (CLUP) boundaries for Travis Air Force Base.

Discussion/Conclusion

a–d) ***Less Than Significant Impact.*** Future development of residential housing units consistent with the proposed Housing Element could create a significant hazard to future residents through exposure to the routine transport, use, or disposal of hazardous materials, through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, through exposure to the handling or emission of hazardous materials, or by locating residential development on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, impacts associated with hazardous materials would be dependent on the location of future residential development and the nature of surrounding land uses. The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels, but it does not include any specific development designs or development proposals, nor does it grant any entitlements for development. The proposed Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented.

New development is also required with Solano County Environmental Health Department requirements regarding allowed land uses and placement of compatible land uses which are designed to safeguard the public from potential adverse impacts associated with certain land uses, including those that are associated with the use, disposal, and transportation of hazardous materials. Additionally, residential developments do not generally include the routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Therefore, the proposed Housing Element would not create a significant hazard to the public or the environment regarding the transport, storage, use, and disposal of hazardous materials.

e–f) ***Less Than Significant Impact.*** Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport. As discussed under **a–d)**

above, the proposed Housing Element is a policy-level document that does not propose any specific development. While the proposed Housing Element does encourage housing consistent with General Plan land use designations and does identify the need for increased density, it does not provide specific details regarding future development. Future residential development projects would be evaluated for consistency with the Travis Air Force Base CLUP in order to ensure that airport-related hazards would not occur. Therefore, impacts resulting from the proposed Housing Element associated with airport-related hazards would be less than significant.

g) Less Than Significant Impact. The City does not have a specific adopted emergency response or evacuation plan. The County of Solano manages the following programs in support of emergency response and evacuation planning: Fire Coordination Program, Hazardous Materials Area Plan, Emergency Preparedness Program, and Emergency Response Program. As discussed under **a–d)** above, the proposed Housing Element is a policy-level document that does not propose any specific development. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, impacts resulting from inconsistencies with adopted emergency response plans would be less than significant.

h) No Impact. The California Department of Forestry and Fire Protection, California Fire Hazard Severity Zone Map shows that the City does not contain any land designated as a "Wildland Area That May Contain Substantial Forest Fire Risks and Hazards" or as a "Very High Fire Hazard Severity Zone – AB 337" (Cal Fire 2007). Therefore, no wildland fire impacts would occur.

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐

IX. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Setting

The Suisun City area generally consists of level topography of alluvial origin in a portion of the Central Valley. The Vaca Mountains, part of the Coast Ranges, are a prominent feature rising west of the city. The major streams in Solano County drain in an easterly or southerly direction from the Vaca Mountains to the Suisun Marsh and the San Joaquin-Sacramento River Delta. Suisun City is situated on the north and east banks of Hill Slough, connected to Grizzly Bay by Suisun Slough, which links Suisun City to the Sacramento River and San Francisco Bay. Grizzly Bay is a northern subembayment of Suisun Bay, which is composed of three main channels that flow east to west toward the Carquinez Strait. The deepest channel flows through Suisun Cutoff, north of Ryer Island, and along the southern end of Grizzly Bay. All three channels join at the Carquinez Strait, where they continue through to the southern section of San Pablo Bay and into San Francisco Bay. A large portion of the Planning Area is located in a Zone X designation, or areas determined by the Federal Emergency Management Agency (FEMA) to be located outside a 500-year floodplain.

The city overlies the Suisun-Fairfield Valley Groundwater Basin. The basin is underlain by a thick sequence of low-permeability, marine sedimentary deposits of the Great Valley Complex and ash and lava flows of Sonoma Volcanics origin. The most important water-bearing formations are the gravel and sand deposits within the older alluvium, which are up to 200 feet thick.

Discussion/Conclusion

a, f) Less Than Significant Impact. Future residential development in the city could result in both construction and operational impacts to water quality and discharge standards. Potential operational impacts include the use of fertilizers, herbicides, and pesticides to maintain lawns, as well as motor vehicle operation and maintenance. Potential construction impacts include grading and vegetation removal activities that would result in the exposure of raw soil materials to the natural elements (wind, rain, etc.) However, the purpose of the proposed Housing Element is to identify the policies and programs which the City will implement to ensure that housing in Suisun City is affordable, safe, and decent. The proposed Housing Element is a policy-level document that does not include any specific design or development proposals, nor does it grant any entitlements for development. Therefore, identification and analysis of water quality impacts associated with the proposed Housing Element would be speculative at this time. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential

development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

All new development projects in the city are subject to the requirements of National Pollutant Discharge Elimination System (NPDES) Stormwater Permit No. CAS0612005 issued by Order No. R2-2003-0034 on April 16, 2003, and amended by Order R2-2007-0026 on March 14, 2007, enforced by the Regional Water Quality Control Board (RWQCB). The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. The City's Grading, Erosion Control, and Creekside Development Ordinance (Municipal Code Chapter 15.12) establishes administrative procedures, standards for review, and implementation and enforcement procedures for controlling erosion, sedimentation, other pollutant runoff, and the disruption of existing drainage and related environmental damage. The ordinance requires that prior to grading activities, a detailed set of plans be developed that include measures to minimize erosion, sediment, and dust created by improvement activities. Compliance with the provisions of the NPDES and the City's Grading, Erosion Control, and Creekside Development Ordinance would reduce the impacts of future residential development. Therefore, water quality and waste discharge impacts would be less than significant.

b) ***No Impact.*** As discussed under **a, f)** above, the proposed Housing Element does not identify any specific development or grant any entitlements for development. Furthermore, the City of Suisun City does not use groundwater for its municipal water supply. Therefore, there would be no impacts.

c–e) ***Less Than Significant Impact.*** The proposed Housing Element encourages the development of a range of housing types at varying affordability levels in Suisun City. These residential developments could degrade water quality and deplete groundwater supplies. If development of housing units were to occur in previously undeveloped areas, increased impervious surfaces and grading and vegetation removal activities could increase surface runoff and could therefore exceed the capacity of existing stormwater drainage systems and increase the potential for localized flooding and/or erosion. However, the proposed Housing Element is a policy-level document that does not include any specific designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Future residential development projects will require compliance with General Plan policies related to hydrology and water quality and Zoning Ordinance requirements associated with creeks and other natural drainage courses/tributary standards. In addition, all new development projects in the city are subject to the requirements of NPDES Stormwater Permit No. CAS0612005 issued by Order No. R2-2003-0034 on April 16, 2003, and amended by Order R2-2007-0026 on March 14, 2007, to the Fairfield-Suisun permittees to discharge stormwater runoff from storm drains and watercourses within their jurisdictions. The permit requires that the City impose water

quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. A key component of the NPDES permit is the implementation of the Stormwater Quality Improvement Plan (SQIP) for the City, which consists of six minimum control elements and requires stormwater quality treatment and/or best management practices (BMPs) in project design for both construction and operation. Several regulations/procedures are in place that implement the SQIP, including construction standards and the Grading, Erosion Control, and Creekside Development Ordinance (Municipal Code Chapter 15.12). This ordinance establishes administrative procedures, standards for review, and implementation and enforcement procedures for controlling erosion, sedimentation, other pollutant runoff, and the disruption of existing drainage and related environmental damage. The ordinance requires that prior to grading activities, a detailed set of plans be developed that include measures to minimize erosion, sediment, and dust created by improvement activities. Compliance with the provisions of the NPDES, best management practices, and the City's Grading, Erosion Control, and Creekside Development Ordinance would reduce the impacts of future development.

Therefore, the proposed Housing Element would not result in significant impacts to drainage or runoff, as no development is proposed and future development envisioned by the Housing Element would be subject to the regulations discussed above.

g–h) Less Than Significant Impact. Portions of the city are located within the FEMA-designated 100-year flood zone. However, as discussed above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Future development projects would be subject to General Plan policies that restrict the placement of any development on land subject to flooding in a 100-year event (Policies 8 and 11 of the General Plan Safety Element). Therefore the proposed Housing Element would not place structures within a 100-year flood zone, and impacts would be less than significant.

i) No Impact. The city is located downstream of several small existing dam structures. In California, the Department of Water Resources, Division of Dam Safety is responsible for ensuring that all dams meeting certain criteria must satisfy stringent design criteria covering all possible conditions that could affect the dam, including earthquakes and flood events, without considering probability factors. Therefore, dams are designed to withstand the largest and strongest earthquake that could conceivably affect them. Similarly, dams are required to withstand the largest possible flood that could occur, which is referred to as the maximum probable flood. Since future development projects associated with the proposed Housing Element would not otherwise affect the structural integrity of an existing dam's structure or substantially add to the risk of dam failure, no impact is expected to occur.

j) No Impact. Tsunamis originating in the Pacific Ocean would dissipate in the San Francisco Bay, thereby posing a negligible hazard to the city because of its inland location. Seiches could occur in Hill Slough and Grizzly Bay; however, based on the shallow depths of these waterbodies, the risk of a seiche of sufficient magnitude to severely affect the city is low enough to be considered less than significant. Given the city's level topography and the substantial distance from any major topographic features, there is little risk of mudflow. Therefore, no impacts would occur.

X. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☒	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Setting

Suisun City is characterized by a wide range of existing land uses, consisting primarily of residential and commercial/retail uses. In addition, there are office uses, industrial uses, agricultural uses, and public/private recreation and natural preserve uses. Institutional uses such as schools, churches, and other public entities are also present in the city.

Discussion/Conclusion

a–b) Less Than Significant Impact. The Housing Element is consistent with the land uses envisioned in the General Plan and would not remove policies that currently protect environmental resources. The Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan policies related to land use and Zoning Ordinance requirements associated with zoning districts, allowable uses, and development standards. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, land use impacts would be less than significant.

c) No Impact. In March 1999, the US Fish and Wildlife Service (USFWS), in accordance with Section 7 of the federal Endangered Species Act (ESA) of 1973 (as amended), issued a Biological Opinion regarding the Solano Project Water Service Contract Renewal between the US Bureau of Reclamation and the Solano County Water Agency (SCWA). The Solano Project is the reclamation project that makes water available to the SCWA and its contractors. The SCWA

delivers Solano Project water in accordance with its eight member agency contracts. The member agencies include the City of Suisun City. The 25-year contract between the US Bureau of Reclamation and the SCWA provides for continued delivery of Solano Project water for agricultural, municipal, and industrial purposes throughout the SCWA contract service area. In response to the USFWS Biological Opinion, the Solano Habitat Conservation Plan (HCP) was drafted. The purpose of the HCP is to promote the conservation of biological diversity and the preservation of endangered species and their habitats consistent with the recognition of private property rights; provide a healthy economic environment for citizens, agriculture, and industries; and allow the ongoing maintenance and operation of public and private facilities in Solano County. Suisun City is located within the HCP.

Allowable activities in the HCP include the construction of new buildings and associated infrastructure. The Solano HCP requires new development to provide fee payments to preserve habitat elsewhere in the plan boundaries. All future residential development occurring in the city would be considered pursuant to the requirements of the Solano HCP on a case-by-case basis following submittal of a specific development proposal. Therefore, the proposed Housing Element would have no impact on the Solano Habitat Conservation Plan.

XI. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Setting

Solano County is rich in a number of nonfuel mineral resources. Mineral resources mined or produced in Solano County include mercury, sand and gravel, clay, stone products, calcium, and sulfur. Known mineral resource zones (MRZs) are located to the northeast of Vallejo, to the south and southeast of Green Valley, in areas south and east of Travis Air Force Base, and in pockets located in both Vacaville and Fairfield. Stone, gravel, sand, and clay mines are spread out around Solano County. Most of the mercury mines are clustered in or near the Sulfur Springs Mountain Range east of Vallejo. MRZs are classified by the State Geologist on the basis of geologic factors and fall into one of four general classifications (MRZ-1 through MRZ-4). MRZ-3 zones occur throughout Solano County, while only one MRZ-2 zone is mapped near Vallejo and Benicia. MRZ-2 zones have the highest probability of having significant mineral deposits, while MRZ-3 zones are likely to have mineral deposits that may or may not be significant.

Discussion/Conclusion

a–b) ***No Impact***. No significant mineral resources have been identified in Suisun City, nor does the city contain any mineral extraction activities. The city is not designated as containing any minerals of regional or local importance. Therefore, no impact to mineral resources would occur.

XII. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Setting

The major noise sources in the city consist of heavy rail traffic along the Union Pacific Railroad, auto and truck traffic on State Route 12, and aircraft flight activities at Travis Air Force Base. An average train operating on railroad tracks produces a Sound Exposure Level (SEL) of approximately 105 decibels (dB) with usage of the warning horn, and approximately 100 dB without the usage of the horn, at a distance of 100 feet. Residential and other noise-sensitive uses adjacent to area roadways are affected by traffic noise, especially those areas with no soundwalls adjacent to the roadway. Development adjacent to State Route 12 is affected by highway noise. The level of noise associated with aircraft from Travis Air Force Base varies throughout the city.

Noise sources associated with service commercial uses, such as automotive repair facilities, wrecking yards, tire installation centers, car washes, and loading docks, are found at various locations in the city. The noise emissions of these types of uses are dependent on many factors and are therefore difficult to quantify precisely. There are also several park and school uses in the city. Noise generated by these uses depends on the age and number of people utilizing the respective facility and the types of activities they are engaged in. School playing field

activities tend to generate more noise than those of neighborhood parks, as the intensity of school playground usage tends to be higher. At a distance of 100 feet from an elementary school playground being used by 100 students, average and maximum noise levels of 60 and 75 dB, respectively, can be expected.

Discussion/Conclusion

a–d) ***Less Than Significant Impact.*** The proposed Housing Element encourages the provision of a range of housing types and affordability levels. Housing is not considered a major source of noise in the city, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of standards established in the City General Plan. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan policies related to noise and vibration standards. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, adverse impacts related to a temporary or permanent increase in noise levels would be less than significant.

e–f) ***Less Than Significant Impact.*** As discussed under **a–d)** above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development that would expose people to excessive noise levels. Future development projects would be subject to General Plan policies regarding noise from transportation sources, including aircraft in flight. Therefore, impacts would be less than significant.

XIII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Setting

Suisun City is located between Fairfield and the Suisun Marsh. It is bounded by Fairfield on the north and west, the Suisun Marsh on the south, and Travis Air Force Base on the east. These bordering entities substantially limit the ability of Suisun City to grow in land area. Despite these constraints, the city's population has grown rapidly over the last three decades, from 2,917 people in 1970 to 26,118 people in 2000 and 28,548 people in 2014 (DOF 2014a). ABAG estimates that by 2030 the population of the City could be 33,162. Population growth in Suisun City is expected to be slow due to constraints on physical expansion imposed by neighboring communities and the Suisun Marsh.

Discussion/Conclusion

a) Less Than Significant Impact. The proposed Housing Element contains housing goals intended to encourage housing to meet Suisun City's affordable housing needs and would therefore accommodate growth rather than induce it. Furthermore, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any specific development proposals, nor does it grant any entitlements for development that would induce population growth. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, growth-inducing impacts would be less than significant.

b–c) No Impact. The proposed Housing Element encourages the provision and preservation of a range of housing types and affordability levels to meet Suisun City's housing needs. Implementation of the Housing Element would not displace or decrease housing units in the city. Therefore, no impact would occur.

XIV. PUBLIC SERVICES Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Setting

The Suisun City Fire Department provides fire protection in Suisun City. The Fire Department currently has one station that also serves as headquarters, located at 621 Pintail Drive. The Fire Department provides fire protection and emergency services, including fire suppression, medical response, and response to natural and human-caused disasters.

The Suisun City Police Department provides police protection in Suisun City. The Police Department is headquartered at 701 Civic Center Boulevard. The Police Department also operates a substation in Petersen Ranch in the northern part of the city. Programs in the department include the youth services division, school resource officer, investigations unit, traffic unit, a code enforcement officer, and a crime prevention specialist. The Police Department also has a Boating Enforcement Unit that consists of two boats and two personal watercraft. The Boating Enforcement Unit patrols the waterways in Suisun City and nearby waterways in unincorporated Solano County, pursuant to an agreement with the Solano County Sheriff's Office and the US Coast Guard. The Solano County Sheriff's Office provides additional support services to the City under a Memorandum of Understanding.

The Fairfield-Suisun City Unified School District provides public school services in Suisun City. The district boundaries encompass the all of Suisun City and Fairfield. Currently, the district operates 29 schools: 19 elementary schools, 4 middle schools, 4 high schools, 1 alternative education school, and 1 adult school.

Park and recreation services in the city are discussed under the Recreation subsection below.

Discussion/Conclusion

a–e) Less Than Significant Impact. The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Suisun City's affordable housing needs. Subsequent residential development projects could result in an increase in demand for public services. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Additionally, future residential development projects will require compliance with General Plan policies related to the provision of public services. Therefore, impacts associated with an increased demand for public services would be less than significant.

XV. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Setting

The Recreation and Community Services Department provides parks and recreation services to the Suisun City community. The department plans and designs new parks; owns, operates, and maintains parks and community centers; and offers recreation programs.

Discussion/Conclusion

a–b) Less Than Significant Impact. Future residential development consistent with the proposed Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. However, the proposed Housing Element is a policy-level document. While it encourages the provision of a range of housing types and affordability levels, it does not include any specific development proposals, nor does it grant any entitlements for development that would result in an increase demand for park and recreational facilities. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. Since there are no specific proposed residential developments, the demand and requirements for specific parkland acreages, park facilities, financing, and timing associated with the proposed Housing Element cannot be established at this time.

While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, impacts to park and recreation facilities and services would be less than significant.

XVI. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Setting

Roadways are the primary existing transportation facilities in the city. The existing roadway network consists of a highway, thoroughfares, arterials, collectors, and local streets. Existing bicycle, pedestrian, and transit facilities are also present in the city, as well as railroads and related facilities that are generally used for movement of goods. The following are some of the major roadways in the city limits: State Route 12, Pennsylvania Avenue, Sunset Avenue, Marina Boulevard, Railroad Avenue, Pintail Drive, and Walters Road.

There are no airports within the existing city limits; however, the City Planning Area falls within the Comprehensive Land Use Plan (CLUP) area of Travis Air Force Base.

Intercity bus service is currently provided by Greyhound Lines, BARTlink, CityLink, and the Fairfield/Suisun City Transit Service.

Discussion/Conclusion

a–b) Less Than Significant Impact. The proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Suisun City's affordable housing needs. Subsequent residential development projects could result in an increase in traffic on city roadways and a decrease in level of service (LOS) on those roadways. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, impacts associated with an increased demand for public services would be less than significant.

c) No Impact. There are no public or private airports or airstrips located in the city. Therefore, no impact would occur relative to an increase in air traffic.

d–f) Less Than Significant Impact. As discussed under **a–b)** above, the proposed Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development that would affect the site design, emergency access, or parking of any developments. Future residential development projects will require compliance with General Plan policies related to traffic and circulation. Therefore, impacts would be less than significant.

g) Less Than Significant Impact. As discussed under **a–b)** above, the proposed Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to alternative transportation. Therefore, the proposed Housing Element would not conflict with any local policies or ordinances supporting alternative transportation.

XVII. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting

The Fairfield-Suisun Sewer District (FSSD) provides wastewater collection and treatment for the Cities of Fairfield and Suisun City. The City of Suisun City also provides wastewater collection. The FSSD owns and operates all sewer lines of 12 inches or greater in diameter, while the City owns and operates all sewer lines of less than 12 inches in diameter. Each entity operates pump stations on its sewer lines. The FSSD-operated portion of the collection system includes a total of approximately 340,000 linear feet (64 miles) of gravity sewer ranging from 12-inch to 48-inch diameter. The FSSD operates a tertiary treatment facility at 1010 Chadbourne Road in the southern portion of Fairfield.

The Suisun-Solano Water Authority (SSWA) is a joint powers authority between the City of Suisun City and the Solano Irrigation District (SID). Both Suisun City and the SID contract with the Solano County Water Agency for water supplies from the federal Solano Project. The Solano County Water Agency is the contracting agency with the US Bureau of Reclamation for water supplies from the Solano Project. Suisun City has entitlements to water from the State Water Project. The SSWA's two sources of available water supply are the Solano Project and the State Water Project. Water sources available to the City include a maximum yield 1,600 acre-feet of water.

The Solano Garbage Company provides contract waste hauling services to residences and businesses in Suisun City.

a–b), d–e) ***Less Than Significant Impact.*** Future residential development in the city would require adequate municipal wastewater service and adequate domestic municipal water service, including adequate water supplies and wastewater treatment capacity. Increased demand for wastewater and water service can also result in exceedance of wastewater treatment requirements and the need for new water or wastewater treatment facilities or expansion of existing facilities. The proposed Housing Element includes policies designed to facilitate the construction and conservation of housing to meet Suisun City's affordable housing needs. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Therefore, impacts associated with a significant increase in demand for wastewater and water services would be less than significant.

c) ***Less Than Significant Impact.*** The future development of housing consistent with the 2015–2023 Housing Element could increase runoff and alter normal drainage patterns on project sites. As discussed under **a–b), d–e)** above, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development in the city would be subject to further CEQA review. Therefore, impacts associated with the construction of new stormwater drainage facilities or the expansion of existing facilities are considered less than significant.

f–g) ***Less Than Significant Impact.*** As discussed under **a–b), d–e)** above, the proposed Housing Element includes policies and programs designed to facilitate the construction and conservation of housing to meet Suisun City's affordable housing needs but does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. Solid waste collection and disposal for single-family and multi-family residential units would be serviced by the current private hauler, currently the Solano Garbage Company. The landfill serving the city has permitted capacity to serve future development consistent with the General Plan. AB 939 and the County Integrated Waste Management Plan, which require recycling programs that result in a 50 percent diversion away from landfills, would apply to new development. Therefore, solid waste impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion/Conclusion:

a, c) Less Than Significant Impact. The Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include specific development proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment or to adversely affect human beings. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan and that provisions of the City's Zoning Ordinance related to high-density, affordable, and special needs housing will continue to be implemented. While the Housing Element proposes changes to existing land use zones and densities, as well as changes to land use regulations, it does not involve the construction or expansion of any residential land uses. All future residential development is required to be in accordance with local regulations, including the General Plan and the Zoning Ordinance. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Future residential development projects would require compliance with General Plan policies and other City codes and ordinances intended to protect the environment. Therefore, the proposed Housing Element would result in less than significant adverse impacts to the environment or to human beings as a result of environmental degradation.

b) Less Than Significant Impact. As discussed above, the proposed Housing Element is a policy-level document that does not propose any specific development. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to environmental review, including a review of cumulative impacts. Therefore, impacts would be less than significant.

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RESOLUTION NO. 2015 -__

A RESOLUTION OF THE CITY OF SUISUN CITY COUNCIL ADOPTING THE 2015-2023 HOUSING ELEMENT UPDATE

WHEREAS, the City Council at its regular meeting of May 19, 2015, held a public hearing to consider the 2015-2023 Housing Element Update; and

WHEREAS, notices for the public hearing were published in the *Daily Republic* on May 9, 2015, for the City Council public hearing; and

WHEREAS, the Planning Commission at its regular meeting of April 28, 2015, held a public hearing to review the 2015-2023 Housing Element Update and unanimously adopted a resolution recommending City Council adoption of the 2015-2023 Housing Element Update; and

WHEREAS, based on evidence presented at the Public Hearing by City staff, and the public, the following Findings are hereby made:

1. That the Suisun City Housing Element is drafted in accordance with State housing laws, California Government Code Sections 65580-65589.8 as required.
2. That public hearing was held in accordance with State requirements.
3. That the Housing Element is consistent with the Goals, Objectives, and Policies of the General Plan and Zoning Ordinance. Once certified, the City shall work toward implementation of the necessary programs.
4. That the Housing Element will not be detrimental to the public health, safety, and general welfare.
5. An Initial Study/Negative Declaration was prepared for the project and found to be the appropriate environmental document as it relates to the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby adopts the 2015-2023 Housing Element Update.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 19th of May 2015, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 19th day of May 2015.

_____
Linda Hobson, CMC
City Clerk

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

March 13, 2015

Mr. John Kearns, Associate Planner
Development Services Department
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

Dear Mr. Kearns:

RE: City of Suisun City's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting Suisun City's draft housing element update that was received for review on January 20, 2015, along with additional revisions received on March 5, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on February 10, 2015, with you, Mr. Jason Garben, Development Services Director, and the City's consultants, Ms. Jennifer Gastelum and Ms. Courtney Wood of PMC.

The draft housing element with revisions meets the statutory requirements of State housing element law. The draft housing element with revisions will comply with State housing element law (GC, Article 10.6) when they are adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your dedication and efforts in preparation of the housing element and looks forward to receiving Suisun City's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

Glen A. Campora
Assistant Deputy Director

DEPARTMENT OF TRANSPORTATION
DISTRICT 4
P.O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
FAX (510) 286-5559
TTY 711
www.dot.ca.gov

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Serious Drought.
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April 14, 2015

SOLGEN102

Mr. John Kearns
City of Suisun
701 Civic Center Boulevard
Suisun, CA 94585

Dear Mr. Kearns:

City of Suisun City 2015-2023 Housing Element- Negative Declaration (ND)

The Local Development-Intergovernmental Review Program reviews land use projects and plans to ensure consistency with our mission and State planning priorities of infill, conservation, and efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The following comments are based on the ND. We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities, not sprawl.

Lead Agency
As the lead agency, the City is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy.

Traffic Impact Fees
We appreciate your early coordination to consult with us on this plan, and commend you on your Traffic Impact Project Fees program to help fund public work projects.

Please refer to the California Office of Planning and Research (OPR) *2003 General Plan Guidelines* which suggest that estimates for the cost of needed improvements, expansion, and maintenance, and to also identify viable sources of funding, correlated with the pace of improvements.

Traffic Impact Fee contributions should be used to help fund regional transportation programs that improve the transportation system to lessen future traffic congestion, improve mobility by reducing time delays, and maintain reliability on major roadways throughout the San Francisco Bay Area. Please also consider a Multimodal fee to improve transit thereby reducing delays on State facilities; this would not only benefit the region but also reduce queuing on local roadways caused by highway congestion.

Vehicle Trip Reduction

We also recommend reviewing Metropolitan Transportation Commission's (MTC) Regional Transportation Plan / Sustainable Community Strategy which identifies transportation system performance targets. These include the increase of non-auto mode share by 10 percentage points and a decrease auto vehicle-miles-traveled (VMT) per capita by 10 percent (10), in order to reduce greenhouse gas emissions.

We also encourage you to develop Travel Demand Management (TDM) policies to encourage usage of nearby public transit lines and reduce vehicle trips on the State Highway System. These policies could include lower parking ratios, car-sharing programs, bicycle parking and showers for employees, and providing transit passes to residents and employees, among others. For information about parking ratios, see the Metropolitan Transportation Commission (MTC) report *Reforming Parking Policies to Support Smart Growth* or visit the MTC parking webpage: http://www.mtc.ca.gov/planning/smart_growth/parking.

In addition, secondary impacts on pedestrians and bicyclists resulting from any traffic impact mitigation measures should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would in turn be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips and traffic impacts on State highways.

Should you have any questions regarding this letter, please call Keith Wayne at 510-286-5737 or keith_wayne@dot.ca.gov.

Sincerely,

PATRICIA MAURICE
Acting District Branch Chief
Local Development - Intergovernmental Review