

CITY COUNCIL

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



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

AGENDA

REGULAR MEETING OF THE SUISUN CITY COUNCIL

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

TUESDAY, JUNE 18, 2013

7:00 P.M.

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

(Next Ord. No. – 723)

(Next City Council Res. No. 2013 – 35)

Next Suisun City Council Acting as Successor Agency Res. No. SA2013 – 03)

(Next Housing Authority Res. No. HA2013 – 04)

ROLL CALL

Council / Board Members
Pledge of Allegiance
Invocation

PUBLIC COMMENT

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

REPORTS: (Informational items only.)

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

CONFLICT OF INTEREST NOTIFICATION

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

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Presentation of Proclamation to Recreation and Community Services Department, Proclaiming July 2013, as "Parks and Recreation Month".

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320

FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340

SUCCESSOR AGENCY 421-7309 FAX 421-7366

4. Introduction and Swearing in of new Suisun City Police Officers Chris Dameron, Natalie Rafferty, Stephen Brown, and Lex Egbert, and Communications and Records Technician Sarah Dahl – (Dadisho).

CONSENT CALENDAR

City Council

5. Presentation of the Comprehensive Annual Financial Report, and Council Adoption of Resolution No. 2013-____: Accepting the Comprehensive Annual Financial Report for Fiscal Year 2011-12 – (Anderson).

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

6. Council/Agency Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on June 4, 2013 – (Hobson).

Joint City Council / Suisun City Council Acting as Successor Agency

7. Council/Agency Approval of the May 2013 Payroll Warrants in the amount of \$703,913.71. Council/Agency Approval of the May 2013 Payable Warrants in the amount of \$1,097,946.71 – (Finance).

GENERAL BUSINESS

City Council

8. HEARING
Council Adoption of Resolution No. 2013-____: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California. – (Anderson).
9. Discussion and Direction Regarding Proposed Commercial Component of Concept to Develop 8.58 Acres at the South East Corner of East Tabor Avenue and Walters Road per the Council's adopted Revenue Based Land Use Policy - (Garben).

PUBLIC HEARINGS:

City Council

10. PUBLIC HEARING

Conduct a Public Hearing, Approve final Engineer's Report, and Order the Levy and Collection of Assessments for Maintenance Assessment Districts (MADs) Assessments and:– (Kasperson).

- a. Council Adoption of Resolution No. 2013-____: Amending and/or Approving the Final Engineer's Annual Levy Reports for the Suisun City Maintenance Assessment Districts for FY 2013-14.
- b. Council Adoption of Resolution No. 2013-____: Ordering the Levy and Collection of Assessments within the Suisun City Maintenance Assessment Districts for FY 2013-14.

11. PUBLIC HEARING

Conduct a Public Hearing, Approve Final Engineer's Report, and Order the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District – (Kasperson).

- a. Council Adoption of Resolution No. 2013-___: Approving the Assessment Engineer's Report for Proceedings for the Levy of Assessments within McCoy Creek Parking Benefit Assessment District for FY 2013-14.
- b. Council Adoption of Resolution No. 2013-___: Ordering the Levy and Collection of Assessments within the Special Parking Benefit District for FY 2013-14.

ADJOURNMENT

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

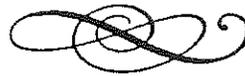
PLEASE NOTE:

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

Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including City of Suisun City; and

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, City of Suisun City recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE BE IT RESOLVED, that I Pete Sanchez, Mayor of the City of Suisun City hereby proclaim the month of July, 2013 as

"PARKS & RECREATION MONTH"

in the City of Suisun City and in doing so, urges all citizens to use and enjoy our parks and recreational opportunities.

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

Pete Sanchez, Mayor

ATTEST: _____

DATE: June 18, 2013

AGENDA TRANSMITTAL

MEETING DATE: June 18, 2013

CITY AGENDA ITEM: Presentation of the Comprehensive Annual Financial Report, and Council Adoption of Resolution No. 2013-____: Accepting the Comprehensive Annual Financial Report and Single Audit for Fiscal Year 2011-12.

FISCAL IMPACT: There would be no fiscal impact associated with the adoption of the proposed Resolution.

STAFF REPORT: The outside auditors (Vavrinek, Trine, Day & Co., LLP) have completed their fieldwork and have provided us with the necessary adjustments to the general ledger. The accompanying packet, *Comprehensive Annual Financial Report (CAFR)* summarizes the results of operations for all Funds for the Fiscal Year ending June 30, 2012. **The City has received a clean audit report.**

This City has completed in full the implementation of the GASB 34 in this report. With this implementation, the financial report contains two statements, the Government-Wide Financial Statements and the Fund Financial Statements.

The Government-Wide Financial Statements are designed to provide readers with a broad overview of the City's finances. As of June 30, 2012, the City's assets were \$204 million, liabilities were \$8 million and net assets were \$196 million, as illustrated on page 19 of the financial report. This represents an increase of \$55.8 million in net assets over the prior fiscal year. The increase in net assets, in large part, is a result of the RDA dissolution which now excludes \$62.7 million of debt from the City's books.

The Fund Financial Statements focus on short-term inflows and outflows of spendable resources and the remaining year-end balances available for spending. This information is useful in evaluating the City's near-term financing requirements.

As shown on page 27 of the CAFR, the General Fund balance decreased by \$2,714,513 for FY 2011-12. The bulk of the decrease was due to the \$1.4 million returned to Successor Agency for Railroad Extension project, Gateway Signage & for the old Crystal School site development preparation. The \$1.3 million represents the structural deficit (ongoing revenue less ongoing expenditures).

The budget savings in the expenditures of \$6,076,981 needs to be clarified. First, \$4,707,300 represents the General Fund Contingencies and Reserves' budget. The remaining \$1,369,681 mainly reflects the unspent capital budget of \$1,197,100 and was returned to the Successor Agency. A summary of these variances is presented on the following page.

PREPARED BY:
REVIEWED BY:
APPROVED BY:

Elizabeth N. Luna, Senior Accountant
 Ronald C. Anderson, Jr. Assistant City Manager
 Suzanne Bragdon, City Manager

Fiscal Year 2011-12 General Fund – Revenues and Expenditures

	Final Budget	Actual	Difference
Taxes - Property	1,072,700	1,218,889	146,189
Taxes - Transient Occupancy	200,000	205,485	5,485
Sales Tax	1,039,600	1,003,761	(35,839)
Other Intergovernmental Revenues	1,807,700	1,708,691	(99,009)
Building Permits & Licenses	1,209,600	1,101,894	(107,706)
Investment Earnings	101,900	145,312	43,412
Charges for Services, Fines & etc.	2,438,800	2,267,828	(170,972)
Miscellaneous	37,300	38,121	821
Total Revenues	7,907,600	7,689,981	(217,619)
Total Expenditures	16,014,100	9,937,119	6,076,981
Other Financing Sources/(Uses)	762,700	(467,375)	(1,230,075)
Total	(7,343,800)	(2,714,513)	4,629,287

The General Fund ended the year with a Fund Balance of \$4,658,201. With the implementation of GASB 54 –Governmental Fund Type Definitions, you can see on page 23 of the CAFR, the fund balances are categorized according to the new standard. The \$59,073 committed fund balance represents the amount transferred from Redevelopment Agency to fund the remaining Developer Loan Agreement with Main Street West.

The Statement of Revenues, Expenditures and Changes in Fund Balance for the City’s major funds are illustrated, starting on page 25 of the financial report. Individual financial statements for the City Funds may be reviewed in the *Comprehensive Annual Financial Report* beginning on page 78. The former Redevelopment Agency financial information is now classified as a Private Trust Fund, statements can be found in page 37-38.

Single Audit

Also attached is a copy of the Single Audit for FY 2011-12. The Single Audit analyzes the City/Agency/Authority compliance with OMB Circular A-133 regarding federally funded programs of the City/Agency/Authority. These include police grants, street improvement grants, energy conservation grants, and Section 8 housing grants.

A couple of deficiencies were noted. A monthly financial report to HUD was filed five days late, and the single audit reporting package was submitted about two months late. In both cases the issue was that staff was overwhelmed with the absorption of duties from frozen positions, as well as the extraordinary workload created by the elimination of the Redevelopment Agency. Staff does not anticipate that this will be a problem in the future.

RECOMMENDATION: It is recommended that City Council review the material and adopt Resolution No. 2013-____: Accepting the Comprehensive Annual Financial Report and Single Audit for Fiscal Year 2011-12.

ATTACHMENTS:

1. Resolution No. 2013-____: Accepting the Comprehensive Annual Financial Report and Single Audit for Fiscal Year 2011-12.
2. Comprehensive Annual Financial Report for FY 2011-12.*
3. Single Audit for FY 2011-12.*

*Due to size, these attachments are available for review in the Administration Office.

RESOLUTION NO. 2013-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING THE COMPREHENSIVE ANNUAL FINANCIAL REPORT
AND THE SINGLE AUDIT FOR FISCAL YEAR 2011-12

WHEREAS, the City of Suisun City endeavors to manage its financial affairs in a prudent and professional manner, consistent with Generally Accepted Accounting Practices; and

WHEREAS, an annual audit conducted by outside auditors is an essential method to ensure we meet this goal of fiscal prudence; and

WHEREAS, the accounting firm of Varinek, Trine, Day & Co., LLP conducted the audit and concluded that the City's financial statements "present fairly in all material respects the respective financial positions of the governmental activities, each major fund, the aggregate remaining fund information of the City of Suisun City, California, as of June 30, 2012"; and

WHEREAS, the City of Suisun City's Comprehensive Annual Financial Report for the fiscal year ending June 30, 2012, was presented to the City Council for its review and consideration.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Suisun City hereby accepts the Comprehensive Annual Financial Report and Single Audit for Fiscal Year 2011-12.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 18th of June 2013, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 18th day of June 2013.

Linda Hobson, CMC
City Clerk

MINUTES

REGULAR MEETING OF THE SUISUN CITY COUNCIL

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

AND HOUSING AUTHORITY

TUESDAY, JUNE 04, 2013

7:00 P.M.

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

ROLL CALL

Mayor / Chairman Sanchez called the Meeting to order at 7:04 PM with Council / Board Members Hudson, Segala, Wilson and Mayor Sanchez were present. Council / Board Member Day was absent.

Pledge of Allegiance was led by Mayor / Vice Chair Hudson.

Invocation was given by City Manager Bragdon.

PUBLIC COMMENT

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

Richard Giddens expressed concern about the loss of funds to the Police Boosters.

George Guynn, Jr. expressed concern about one group having a monopoly and missing funds.

REPORTS: (Informational items only.)

1. Mayor/Council -Chair/Boardmembers

Council / Board Member Segala expressed concern about tree falling incident on Worley.

Council / Board Member Hudson reported attending a school summit and the one year anniversary of the opening of the Kroc Center.

Mayor Sanchez reported attending

- May 27 Memorial Day events at the Sacramento Valley National Cemetery in Dixon;
- May 28 Succession in Command event at Travis Air Force Base;
- May 28 Executive Board meeting of SSWA;
- May 29 Redevelopment Agency Oversight Board;
- May 31 ABAG Hazardous Waste Management Facility Committee meeting in Oakland;
- June 3 Executive Board meeting at Fairfield/Suisun City Sewer Board.

Mayor Sanchez also reported receiving the Grand Jury report on the FSSD Board and staff conference travel expenses. The recommendations to reduce expenses include limiting the number of directors going to conferences, rotating the members attending, requiring written reports, and eliminating the additional health insurance coverage for board members.

2. City Manager/Executive Director/Staff

City Manager Bragdon reported the County had reimbursed the City in full for three years of property taxes in the amount of \$123,608.14

CONFLICT OF INTEREST NOTIFICATION - None

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

PRESENTATIONS/APPOINTMENTS- None

(Presentations, Awards, Proclamations, Appointments).

CONSENT CALENDAR

City Council

3. Council Adoption of Resolution No. 2013-30: Authorizing the City Manager to Enter into a Maintenance Contract on behalf of the City with New Image Landscape Company, a California Corporation, for the Suisun City Maintenance Landscape Districts for FY 2013-14– (Kasperson).

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

4. Council/Agency Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on May 21, 2013– (Hobson).

Motioned by Council / Board Member Wilson and seconded by Council / Board Member Hudson to approve Consent Calendar. Motion carried unanimously by the members present.

GENERAL BUSINESS

City Council

5. Discussion and Direction Regarding the Formation of Special Sign Districts and Supporting Interests Regarding the Design of Related Signage – (Wooden).

No direction was given and Mayor Sanchez said it would be brought back to the City Council at the next meeting.

8:04 PM – Mayor Sanchez recessed the City Council.

8:15 PM – Mayor Sanchez reconvened the City Council.

PUBLIC HEARINGS:

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

6. PUBLIC HEARING – Fiscal Year 2013-14 Annual Budget Hearing – (Anderson/Garben).
- a. Council Adoption of Resolution No. 2013-31: Adopting the Annual Budget for Fiscal Year 2013-14.
 - b. Agency Adoption of Resolution No. SA 2013-02: Adopting the Annual Budget for Fiscal Year 2013-14.

- c. Authority Adoption of Resolution No. HA 2013-03: Adopting the Annual Budget for Fiscal Year 2013-14.
- d. Council Adoption of Resolution No. 2013-32: Adopting the FY 2013-14 Salary Resolution.
- e. Council Adoption of Resolution No. 2013-33: Adopting the FY 2013-14 Appropriations Limit.
- f. Council Adoption of Resolution No. 2013-34: Confirming the FY 2013-14 Master Fee Schedule.

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

Council / Board Member Segala asked that Item A be voted on separately.

Motioned by Council / Board Member Hudson and seconded by Council / Board Member Segala to adopt Council Resolutions No. 2013-32, 2013-33, 2013-34; Agency Resolution No. 2013-02; and Authority Resolution No. 2013-i03. Motion carried unanimously by the members present.

Motioned by Mayor / Chair Sanchez and seconded by Council / Board Member Hudson to adopt Resolution No. 2013-31. Motion carried by the following vote:

AYES: Council / Board Members Sanchez, Hudson, Wilson

NOES: Council / Board Member Segala

CLOSED SESSION

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

City Council

7. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(b): One potential case.

Joint City Council / Suisun City Council Acting as Successor Agency

8. PERSONNEL MATTERS

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

8:36 PM – Mayor Sanchez recessed the City Council to closed session.

CONVENE OPEN SESSION

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

8:45 PM – Mayor Sanchez reconvened the City Council and stated the Council had voted unanimously by the members present to reaffirm direction to file lawsuit against Department of Finance.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 8:46 PM.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: June 18, 2013

CITY AGENDA ITEM: HEARING: Adoption of Council Resolution No. 2013-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.

FISCAL IMPACT: Solano Garbage is requesting that the City Council place liens on 306 delinquent solid waste accounts representing approximately \$66,604.57 in uncollected solid waste collection service charges. The City's General Fund will receive twenty-dollars per lien and 1.0 percent of the total levy amount to be used as the recording fee and to offset the administrative costs associated with the lien and levy process. Through the lien and levy process, the City will collect on outstanding franchise fees totaling 10.0 percent of the uncollected solid waste service charges when the money actually is received.

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

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

STAFF REPORT: Solano Garbage customers were compared with the owners of record to the parcel information database obtained from Solano County property records. Notification letters were mailed to all known property owners advising them of the lien and levy process. The letters informed the property owners that they could present their reasons for disputing the waste collection charges by either attending the hearing on February 19, 2013, or by sending letters to the Council prior to the hearing.

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

PREPARED BY:
REVIEWED BY:

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

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Conduct a Hearing on the proposed liens; and
2. Adopt Resolution No. 2013-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.

ATTACHMENTS:

1. Resolution No. 2013-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.
2. Exhibit A provides a listing of delinquent accounts, as compiled by Solano Garbage, and it will be updated and made available to the City Council in advance of the meeting.

RESOLUTION NO. 2013-___

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 18th day of June 2013, by the following vote:

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

WITNESS my hand and the seal of said City this 18th day of June 2013.

Linda Hobson, CMC
City Clerk

June 2013 Preliminary List - Solano Garbage

APN	Owners Name	Billing Address	City	Service Address	Thru	RSS Charge/City Cl	Charge	Total Due
3211307	HALL STEPHEN E	224 SOLANO ST	SUISUN CITY CA 94585	224 SOLANO STREET	13/04	205.91	22.06	227.97
3212211	BURNS ROBBIE TR	2591 OVERLOOK DR	WALNUT CREEK CA 94596	401 SACRAMENTO STREE	13/01	58.49	20.58	79.07
3215117	CRATZ ANTHONY L TR	215 CALIFORNIA ST	SUISUN CITY CA 94585	215 CALIFORNIA STREE	13/04	205.91	22.06	227.97
3215505	DAVIS JACQUELINE R	1010 SCHOOL ST	SUISUN CITY CA 94585	1010 SCHOOL STREET	13/01	208.49	22.08	230.57
3216425	SANDERS ANNA MARIE	1105 SUISUN ST	SUISUN CITY CA 94585	1105 SUISUN STREET	13/04	242.99	22.43	265.42
3216430	HERNANDEZ FRANCISCO A	1108 SUISUN ST	SUISUN CITY CA 94585	1108 SUISUN STREET	13/02	208.49	22.08	230.57
3217112	SELINE LARRY V TR	PO BOX 1201	VACAVILLE CA 95696-1201	1008 MAIN STREET	13/04	304.46	23.04	327.50
3224106	MCGINNIS JEANNE E	1149 SCHOOL ST	SUISUN CITY CA 94585	1149 SCHOOL STREET	13/04	151.86	21.52	173.38
3224406	LOUDEN LLC	PO BOX 1226	OAKLAND CA 94604	221 ELWOOD STREET	13/03	86.66	20.87	107.53
3224419	INGLE ARLEN M & MELISSA M JT	220 MAPLE ST	SUISUN CITY CA 94585	220 MAPLE STREET	13/04	157.74	21.58	179.32
3229324	MENDIOLA JUSTIN P & M LJT	1010 LIBERTY DR	SUISUN CITY CA 94585	1010 LIBERTY DRIVE	13/04	205.91	22.06	227.97
3229513	GOSIENGHIAO RUDOLPH & C B JT	914 FREEDOM DR	SUISUN CITY CA 94585	914 FREEDOM DRIVE	13/02	314.64	23.15	337.79
3229602	AYERS JAMES M	907 FREEDOM DRIVE	SUISUN CITY CA 94585	907 FREEDOM DRIVE	13/02	208.49	22.08	230.57
3229608	TUALLA ISABELO L & C P TR	1001 PARK LN	SUISUN CITY CA 94585	930 DRIFTWOOD DRIVE	13/03	143.90	21.44	165.34
3230315	SETTEMBRINO RALPH N	1002 NEPTUNE CT	SUISUN CITY CA 94585	1002 NEPTUNE COURT	13/04	205.91	22.06	227.97
3231411	ROBERTS JODI LYNN	503 ERIN DR	SUISUN CITY CA 94585	503 ERIN DRIVE	13/04	205.91	22.06	227.97
3231506	SEARVANCE KENNETH E & D A JT	506 ERIN DR	SUISUN CITY CA 94585	506 ERIN DRIVE	13/04	205.91	22.06	227.97
3232403	MACFALL JOSEPH M & M C JT	522 PAULA DR	SUISUN CITY CA 94585	522 PAULA DRIVE	13/04	205.91	22.06	227.97
3233102	LEGARDA ROLAND JR JT	1000 DOLPHIN CT	SUISUN CITY CA 94585	1000 DOLPHIN COURT	13/03	205.19	22.05	227.24
3234106	WELCH NANCY & JIM JT	508 NADEL DR	SUISUN CITY CA 94585	508 NADEL DRIVE	13/04	205.91	22.06	227.97
3234203	SCOTT VICTOR H	81 ALEXANDER WY	SUISUN CITY CA 94585	81 ALEXANDER WAY	13/04	205.91	22.06	227.97
3234302	WALKER FAREN N	77 CORAL LN	SUISUN CITY CA 94585	77 CORAL LANE	13/04	205.91	22.06	227.97
3234409	JOHNSON MICHAEL F TR	87 CHIPMAN LN	SUISUN CITY CA 94585	87 CHIPMAN LANE	13/04	205.91	22.06	227.97
3235205	ROGERS DANIEL A & SANDRA A JT	601 SHANNON DR	SUISUN CITY CA 94585	601 SHANNON DRIVE	13/03	205.19	22.05	227.24
3235416	GILBERT CHARLOTTE E	52 ALEXANDER WY	SUISUN CITY CA 94585	52 ALEXANDER WAY	13/04	157.09	21.57	178.66
3236201	REYNOLDS DAMON JT	718 SHANNON DR	SUISUN CITY CA 94585	718 SHANNON DRIVE	13/02	208.49	22.08	230.57
3236403	BRANTON PAT M III JT	720 VILLAGE DR	SUISUN CITY CA 94585	720 VILLAGE DRIVE	13/03	136.21	21.36	157.57
3237111	CORLUS JAMES ROBERT DVA	68 BUENA VISTA AV	SUISUN CITY CA 94585	68 BUENA VISTA AVENU	13/01	203.03	22.03	225.06
3237210	TOMES ERICK J & TIFFANY JT	506 RIO VERDE	SUISUN CITY CA 94585	506 RIO VERDE	13/01	148.49	21.48	169.97
3239150	MOORE ROBERT E & ALITA B JT	515 RIO VERDE	SUISUN CITY CA 94585	515 RIO VERDE	13/04	270.83	22.71	293.54
3239208	REED MARILYN A & KENNETH C JT	120 BIRCHWOOD CT	SUISUN CITY CA 94585	120 BIRCHWOOD COURT	13/01	28.22	20.28	48.50
3239221	TURNER SAMUEL E & SHEILA JT	84 NEWPORT WY	SUISUN CITY CA 94585	84 NEWPORT WAY	13/04	205.91	22.06	227.97
3239302	SHOEMAKER NANCY J TR	99 MOSSWOOD DR	SUISUN CITY CA 94585	99 MOSSWOOD DRIVE	13/04	205.91	22.06	227.97
3239303	DEMING LELAND J	67 MOSSWOOD DR	SUISUN CITY CA 94585	67 MOSSWOOD DRIVE	13/04	205.91	22.06	227.97
3239325	POST LISA GAYE	7420 LOCKE RD	VACAVILLE CA 95688	69 MOSSWOOD DRIVE	13/02	208.48	22.08	230.56
3240204	SMITH DENNIS T	86 RODONDO AV	SUISUN CITY CA 94585	86 RODONDO AVENUE	13/04	205.91	22.06	227.97
3240315	CHRISTENSEN BARBARA & MARK JT	78 RODONDO AVE	SUISUN CITY CA 94585	78 RODONDO AVENUE	13/03	47.58	20.48	68.06
3240404	SPENCER STEPHEN A	64 RODONDO AV	SUISUN CITY CA 94585	64 RODONDO AVENUE	13/04	205.91	22.06	227.97
3240406	COUCH CONNIE & PAMELA JT	53 RODONDO AV	SUISUN CITY CA 94585	53 RODONDO AVENUE	13/02	208.49	22.08	230.57
3243217	CHAN PATRICK	321 ROOSEVELT ST	NAPA CA 94558	57 RODONDO AVENUE	13/01	205.19	22.05	227.24
3245401	JARVIS MELVIN D JR JT	98 ROOSEWOOD DR	SAN FRANCISCO CA 94132	201 LEAFWOOD COURT	13/03	205.91	22.06	227.97
3246109	JOHNSON VICTOR D JT	227 BROOKSIDE DR	SUISUN CITY CA 94585	227 BROOKSIDE DRIVE	13/04	33.01	20.33	53.34
3247202	FIGUEIRA JAMES W & JENNIFER M	24 DAWN ROSE WY	SUISUN CITY CA 94585	24 DAWN ROSE WAY	13/04	205.19	22.05	227.24
3709006	OKU STEPHEN TR	705 CATALINA CR	SUISUN CITY CA 94585	705 CATALINA CIRCLE	13/03	309.50	23.10	332.60
3714111	WATKINS DEBORAH	CO OKU INC PO BOX 32	MOUNTAIN VIEW CA 94042	605 RAILROAD AVENUE	13/01	217.30	22.17	239.47
3718024	HOTH SUKHINDER KAUR TR	607 CHARLES WY	SUISUN CITY CA 94585	607 CHARLES WAY	13/04	203.03	22.03	225.06
3718027	RUTTENBERG JOSEPH A & J LJT	403 SARAH WY	SUISUN CITY CA 94585	403 SARAH WAY	13/02	205.19	22.05	227.24
3718045	HARRISON GEORGIA L	409 SARAH WY	SUISUN CITY CA 94585	409 SARAH WAY	13/03	351.95	23.52	375.47
		536 SAN REIMO ST	FAIRFIELD CA 94533	522 SARAH WAY	13/03			

3719111	EISLEY LESLIE K	1302 HUMPHREY DR	SUISUN CITY CA 94585	13/02	81.12	20.81	101.93
3719112	JANSEN JENEL M	1300 HUMPHREY DR	SUISUN CITY CA 94585	13/04	12.54	20.13	32.67
3719241	ORENIA LIBERTY	1213 WORLEY RD	SUISUN CITY CA 94585	13/01	208.44	22.08	230.52
3723213	BALANDRAN JUAN C & ADRIANA JT	408 CHYRL WY	SUISUN CITY CA 94585	13/02	203.03	22.03	225.06
3724110	COATES JEFFREY J JT	617 MARCIA LN	SUISUN CITY CA 94585-5821	13/01	274.28	22.74	297.02
3724139	RENFRO DAVE E & MARLENE L JT	612 CHYRL WY	SUISUN CITY CA 94585	13/01	108.40	21.08	129.48
37300123	HERNANDEZ YSMAEL & G JT	1306 LOIS LN	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
3730207	CABURNAY ALEX C	731 CASTELL CT	FAIRFIELD CA 94534	13/03	41.06	20.41	61.47
3730301	POWERS EUGENE C & LINDA E JT	1436 LANGLEY WY	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
3730305	ZAMUDIO JUAN	516 THOMAS CR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
3731106	DUCHENE TYLER	1140 SILK OAK DR	SUISUN CITY CA 94585	13/01	208.48	22.08	230.56
3731211	MAXSON LATONYA D	360 BOTTLEBRUSH CT	SUISUN CITY CA 94585	13/01	208.49	22.08	230.57
3731302	SCHMELING BRENT R & ALISA M JT	1125 CAMELLIA LN	SUISUN CITY CA 94585	13/03	383.23	23.83	407.06
3732113	CABREDO JESUS A JR & K M JT	358 SILK OAK DR	SUISUN CITY CA 94585	13/02	208.49	22.08	230.57
3732119	ESPIRITU ERNESTO M & I F TR	1204 SILK OAK DR	SUISUN CITY CA 94585	13/02	172.49	21.72	194.21
3732206	ROLLINS DOLORES & ALLEN D	365 SILK OAK DR	SUISUN CITY CA 94585	13/03	34.20	20.34	54.54
3736002	CUBANGBANG RANDY	116 SUNSHINE ST	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17302304	PRIMM YVETTE	316 SPOONBILL LN	SUISUN CITY CA 94585	13/04	199.44	21.99	221.43
17302901	RAMIREZ EFRAIN JT	823 BLOSSOM AVE	SUISUN CITY CA 94585	13/02	72.59	20.73	93.32
17303102	DESARMES MARIE L	516 CANVASBACK DR	SUISUN CITY CA 94585	13/01	208.48	22.08	230.56
17303403	GARDNER DORIS L TR	827 BLUEBILL WY	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17303503	TAYLOR ROBERT J & PAULINE M JT	827 SCAUP LN	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17304509	GREWAL PRABHIEET S & K K	804 BLOSSOM AVE	SUISUN CITY CA 94585	13/02	185.94	21.86	207.80
17304521	BLANSON LIONEL	819 SPOONBILL LN	SUISUN CITY CA 94585	13/03	123.31	21.23	144.54
17304522	ABNEY CHARLOTTE A	821 SPOONBILL LN	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17304607	BORLEK MICHAEL R & CHARITY A	813 BLOSSOM AVE	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17305201	VALADEZ PAULINE C & JUAN M JT	820 SCAUP LN	SUISUN CITY CA 94585	13/02	203.03	22.03	225.06
17305202	GANATO VINCENT	818 SCAUP LN	SUISUN CITY CA 94585	13/02	274.27	22.74	297.01
17305304	MANDEVILLE RICHARD	192 BURGUNDY WY	FAIRFIELD CA 94533	13/03	205.19	22.05	227.24
17305311	ULRICH DAN & JULIA	2104 TWIN SISTERS RD.	FAIRFIELD CA 94534	13/04	205.91	22.06	227.97
17305606	FORD WILLIAM F & WANDA J JT	PO BOX U	FAIRFIELD CA 94533	13/04	205.91	22.06	227.97
17306301	JACKSON CODY BLANE	329 SHOVELLER DR	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17307109	CHAVEZ GUILLERMO JT	404 SHOVELLER DR	SUISUN CITY CA 94585	13/04	105.91	21.06	126.97
17307601	YAT BRIAN V	500 BLUE WING DR	SUISUN CITY CA 94585	13/01	208.49	22.08	230.57
17307606	BOSTIC ANGELA M	509 WOOD DUCK DR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17307610	JENNELLE CHRISTY L	517 WOOD DUCK DR	SUISUN CITY CA 94585	13/04	270.83	22.71	293.54
17308425	CLOUD RANDY	410 WIGEON WY	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17308426	ALARCON ALBERT & DARLA K JT	408 WIGEON WY	SUISUN CITY CA 94585	13/01	208.49	22.08	230.57
17308701	RANGEL FLAVIO	601 GOLDEN EYE WY	SUISUN CITY CA 94585	13/02	208.48	22.08	230.56
17309204	HUEY WILLIE JT	507 BLUE WING DR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17309215	TERRILL AMBER	522 EIDER LN	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17310208	GREENWAY JENNIFER	415 WIGEON WY	SUISUN CITY CA 94585	13/03	203.68	22.04	225.72
17310339	WADE MARY M	410 HONKER LN	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17310341	GRASSO CHARLENE S	406 HONKER LN	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17310405	REID RICHARD J	409 HONKER LN	SUISUN CITY CA 94585	13/04	196.45	21.96	218.41
17310415	HOLOCHUCK RICHARD & MONA JT	529 HONKER LN	SUISUN CITY CA 94585	13/01	159.14	21.59	180.73
17311215	HAGGETT ROBERT G	618 CANVASBACK DR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17314218	DRAGGES NICOLE M	612 CANVASBACK DR	SUISUN CITY CA 94585	13/04	191.62	21.92	213.54
17314222	GATEWOOD GEORGE L & N J JT	604 CANVASBACK DR	SUISUN CITY CA 94585	13/04	240.70	22.41	263.11
17311310	BARNETT CHARLES DVA	621 CANVASBACK DR	SUISUN CITY CA 94585	13/03	269.89	22.70	292.59
17311417	DINEEN KATHERINE A	625 TULE GOOSE DR	SUISUN CITY CA 94585	13/04	198.01	21.98	219.99
17311511	STEEVES RICHARD E	623 DECOY LN	SUISUN CITY CA 94585	13/04	270.83	22.71	293.54

17312332 BROCKMEYER ERNEST J JR & P TR	1515 TERRA NOVA BLVD	PACIFICA CA 94044	812 CACKLING DRIVE	13/03	31.40	20.31	51.71
17312343 RUIZ JUAN	2853 21ST ST	SAN PABLO CA 94506	608 PINTAIL DRIVE	13/04	205.91	22.06	227.97
17312505 VAUGHN BETTY N	821 POCHARD WY	SUISUN CITY CA 94585	821 POCHARD WY	13/04	205.91	22.06	227.97
17313408 VELASQUEZ AIDALIA & W JT	908 MUSCOVY CT	SUISUN CITY CA 94585	908 MUSCOVY COURT	13/04	415.32	24.15	439.47
17314107 SIGLER KEVIN P & KAREN R JT	533 WOODDUCK DR	SUISUN CITY CA 94585-2133	533 WOOD DUCK DRIVE	13/04	270.83	22.71	293.54
17314309 KORAN MARGARET	550 E WIGEON WY	SUISUN CITY CA 94585	550 EAST WIGEON WAY	13/01	207.83	22.08	229.91
17314311 KHAN MOHAMMED A & ZEENAH Z JT	546 E WIGEON WY	SUISUN CITY CA 94585	546 EAST WIGEON WAY	13/03	56.56	20.57	77.23
17317418 DAVENPORT CHARLES C	901 BLUEJAY DR	SUISUN CITY CA 94585	901 BLUEJAY DRIVE	13/02	314.64	23.15	337.79
17318105 SMITH RHONDA L JT	806 CANARY DR	SUISUN CITY CA 94585	806 CANARY DRIVE	13/02	196.16	21.96	218.12
17318204 GIVENS, GREGORY R	704 WOODLARK DR	SUISUN CITY CA 94585-2246	704 WOODLARK DRIVE	13/04	205.91	22.06	227.97
17318311 HENRY LYNETTE L	1100 CANARY CT	SUISUN CITY CA 94585	1100 CANARY COURT	13/02	208.44	22.08	230.52
17318502 BLANCO ALONZO N	808 HERON DR	SUISUN CITY CA 94585	808 HERON DRIVE	13/04	205.91	22.06	227.97
17319103 TERESA PETERSON	1316 PINTAIL DR	SUISUN CITY CA 94585	1316 PINTAIL DRIVE	13/01	203.03	22.03	225.06
17320229 LOUDEN LLC	PO BOX 1226	OAKLAND CA 94604-1226	620 SKYLARK DRIVE	13/03	79.95	20.80	100.75
17320309 ALSPJ JUSTIN A & JENNIFER JT	601 SWALLOW CT	SUISUN CITY CA 94585	601 SWALLOW COURT	13/02	113.38	21.13	134.51
17320310 BALANDRAN JUAN C & ADRIANA G	408 CHYRL WAY	SUISUN CITY CA 94585	603 SWALLOW COURT	13/02	309.42	23.09	332.51
17320508 YERIAN RICHARD T & PATRICIA M	5030 BUSINESS CENTER DR STE200	FAIRFIELD CA 94534	620 CRANE DRIVE	13/04	162.91	21.63	184.54
17321111 BORGONIA DIEREMY & DELAINAH JT	623 CRANE DR	SUISUN CITY CA 94585	623 CRANE DRIVE	13/02	316.08	23.16	339.24
17321125 WOODS LAWRENCE W & L D JT	606 SEAGULL DR	SUISUN CITY CA 94585	606 SEAGULL DRIVE	13/02	208.50	22.09	230.59
17321319 VAUGHN VERONICA	610 KINGLET ST	SUISUN CITY CA 94585	610 KINGLET STREET	13/01	203.03	22.03	225.06
17321403 SMITH, JIMMIE LEE	1408 SHASTA ST	SUISUN CITY CA 94585	1408 SHASTA STREET	13/03	156.74	21.57	178.31
17322621 GRAHAM RICHARD & MARY F JT	514 SKYLARK DR	SUISUN CITY CA 94585	514 SKYLARK DR	13/03	205.19	22.05	227.24
17326225 JENSEN SHERRY M & CHARLES C JT	514 LASSEN AV	SUISUN CITY CA 94585	514 LASSEN AVENUE	13/02	202.81	22.03	224.84
17326501 THOMPSON DORIS J & THEAOPHELIUS	506 YUBA CT	SUISUN CITY CA 94585	506 YUBA COURT	13/02	208.49	22.08	230.57
17326522 CHANTRELL ASHLEA	1403 PELICAN WY	SUISUN CITY CA 94585	1403 PELICAN WAY	13/02	208.49	22.08	230.57
17329127 WILLIAMS JUANITA L TR	515 LASSEN AV	SUISUN CITY CA 94585	515 LASSEN AVENUE	13/01	21.07	20.21	41.28
17330102 VARNER CHARLES D & DANYALE M	2136 CAPITOLA	FAIRFIELD CA 94534	907 HARLEQUIN WAY	13/04	205.91	22.06	227.97
17330107 NEELY LEON & MARY JT	507 LABRADOR WY	SUISUN CITY CA 94585	507 LABRADOR WAY	13/04	205.91	22.06	227.97
17330125 SHAFFER DONALD L JT	902 CANADA GOOSE DR	SUISUN CITY CA 94585	902 CANADA GOOSE DRI	13/01	208.49	22.08	230.57
17330130 WASHINGTON JAMIE S	910 CANADA GOOSE DR	SUISUN CITY CA 94585	910 CANADA GOOSE DRI	13/04	205.91	22.06	227.97
17330208 MARTINEZ ARMANDO & MARIA T JT	908 SHELDUCK CT	SUISUN CITY CA 94585	908 SHELDUCK COURT	13/04	205.91	22.06	227.97
17331109 ROBINSON TANISHA SHANETTE JT	909 SHELDUCK CT	SUISUN CITY CA 94585	909 SHELDUCK COURT	13/02	118.56	21.19	139.75
17331203 MAGANA REINA P	908 LABRADOR WY	SUISUN CITY CA 94585	908 LABRADOR WAY	13/04	296.70	22.97	319.67
17331215 RIVERA LUIS A	1404 PINTAIL DR	SUISUN CITY CA 94585	1404 PINTAIL DRIVE	13/01	115.07	21.15	136.22
17331308 BURKS MARIE & ROOSEVELT JT	623 KLAMATH DR	SUISUN CITY CA 94585	623 KLAMATH DRIVE	13/04	412.04	24.12	436.16
17331401 GONZALEZ JOSE	1400 BURNEY CT	SUISUN CITY CA 94585	635 KLAMATH DRIVE	13/02	208.49	22.08	230.57
17335307 CANDICE BONNER	1403 BURNEY CT	SUISUN CITY CA 94585	1400 BURNEY COURT	13/02	208.48	22.08	230.56
17335329 PECSON SAMANTHA	1406 DONNER CT	SUISUN CITY CA 94585	1403 BURNEY COURT	13/03	205.19	22.05	227.24
17335407 MAGPAYO EDWIN T	1015 WHISTLER DR.	SUISUN CITY CA 94585	1406 DONNER COURT	13/02	208.48	22.08	230.56
17335428 HERNANDEZ ROBERT A JT	1004 BARROWS DR	SUISUN CITY CA 94585	1015 WHISTLER DRIVE	13/04	205.91	22.06	227.97
17335435 EVANS KAYLE & ANN JT	1019 BARROWS DR	SUISUN CITY CA 94585	1004 BARROWS DRIVE	13/02	208.49	22.08	230.57
17335436 SPURGEON RONALD	1030 PRAIRIE DR	SUISUN CITY CA 94585	1019 BARROWS DRIVE	13/04	205.91	22.06	227.97
17335525 WHITEYMON SANDRA A	1016 PRAIRIE DR	SUISUN CITY CA 94585	1030 PRAIRIE DRIVE	13/03	205.19	22.05	227.24
17335531 FARNER ALBERT E & DEBBIE L	1014 PRAIRIE DR	SUISUN CITY CA 94585	1014 PRAIRIE DRIVE	13/02	208.32	22.08	230.40
17336303 JACKSON JONATHAN A	1039 PRAIRIE DR	SUISUN CITY CA 94585	1039 PRAIRIE DRIVE	13/01	219.56	22.20	241.76
17336411 MOORE EUGENE T & M M JT	509 CRESTED DR	SUISUN CITY CA 94585	509 CRESTED DRIVE	13/04	242.99	22.43	265.42
17336417 RICHARDSON CATHERYN D	1030 PINTAIL DR	SUISUN CITY CA 94585	1030 PINTAIL DRIVE	13/04	205.91	22.06	227.97
17336528 WALKER URSULA	1011 PINTAIL DR	SUISUN CITY CA 94585	1011 PINTAIL DRIVE	13/04	205.91	22.06	227.97
17336532 LOUDEN LLC	1023 PINTAIL DR	SUISUN CITY CA 94585	1023 PINTAIL DRIVE	13/02	208.49	22.08	230.57
	1016 WHOOPER WY	SUISUN CITY CA 94585	1016 WHOOPER WAY	13/03	205.19	22.05	227.24
	1998 HARRISON ST. 22ND FLOOR	OAKLAND CA 94604	1008 WHOOPER WAY	13/04	205.91	22.06	227.97

17336534	IRWIN STEVEN R	1004 WHOOPER WY	SUISUN CITY CA 94585	1004 WHOOPER WAY	13/04	80.83	20.81	101.64
17336805	ROMERO ALFREDO	605 CRESTED DR	SUISUN CITY CA 94585	605 CRESTED DRIVE	13/02	203.03	22.03	225.06
17337108	MITCHELL RODNEY N & KATHY JT	820 POCHARD WY	SUISUN CITY CA 94585	820 POCHARD WAY	13/04	379.70	23.80	403.50
17337413	MCCLINTON ROOSEVELT JR JT	1005 BLACKSPUR CT	SUISUN CITY CA 94585	1005 BLACKSPUR COURT	13/03	269.89	22.70	292.59
17337613	WHITED MICHAEL L JR	831 CRESTED DR	SUISUN CITY CA 94585	831 CRESTED DRIVE	13/01	208.49	22.08	230.57
17338123	FORD JOHN A & NANCY K JT	916 STELLER WY	SUISUN CITY CA 94585	916 STELLER WAY	13/04	205.91	22.06	227.97
17340206	DARTT TRACY G & SHARON M JT	PO BX 1776	SUISUN CITY CA 94585	810 OSPREY WAY	13/04	270.83	22.71	293.54
17341208	JACKSON ERNEST N & BETTY A JT	1418 PROSPECT WY	SUISUN CITY CA 94585	1418 PROSPECT WAY	13/02	203.03	22.03	225.06
17341215	DARDEN BEVERLY	1404 PROSPECT WY	SUISUN CITY CA 94585	1404 PROSPECT WAY	13/03	164.68	21.65	186.33
17341401	HOBSON RITA D	805 WHITNEY AV	SUISUN CITY CA 94585	805 WHITNEY AVENUE	13/01	61.07	20.61	81.68
17341406	PARSON DERALD	815 WHITNEY AV	SUISUN CITY CA 94585	815 WHITNEY AVENUE	13/02	136.04	21.36	157.40
17342302	BROWN TORIANO D	1663 KIRKWOOD AV	SAN FRANCISCO CA 94124	1423 MONITOR AVENUE	13/04	205.91	22.06	227.97
17342303	BAKER VALARIE	PO BOX 1519	SUISUN CITY CA 94585	1425 MONITOR AVENUE	13/02	77.94	20.78	98.72
17343106	POWERS EUGENE C & LINDA E JT	1436 LANGLEY WY	SUISUN CITY CA 94585	1436 LANGLEY WAY	13/04	211.10	22.11	233.21
17343113	FIELDER PAUL R & SHERRY A JT	1414 LANGLEY WY	SUISUN CITY CA 94585	1414 LANGLEY WAY	13/02	208.49	22.08	230.57
17343115	SUMMERS GARY T & LESIA JT	842 TULARE CIR	SUISUN CITY CA 94585	842 TULARE CIRCLE	13/02	194.99	21.95	216.94
17343118	ALLEN DON A & VANESSA M JT	836 TULARE CR	SUISUN CITY CA 94585	836 TULARE CIRCLE	13/03	146.33	21.46	167.79
17343206	SMITH BENERD L & SHEREEN JT	920 WHITNEY AVE	SUISUN CITY CA 94585	920 WHITNEY AVENUE	13/03	415.28	24.15	439.43
17343512	BUSH CRAIG L & BARBARA A JT	803 TULARE CR	SUISUN CITY CA 94585	803 TULARE CIRCLE	13/03	314.98	23.15	338.13
17344204	KUMAR TONICA T	912 EMPEROR DR	SUISUN CITY CA 94585	912 EMPEROR DRIVE	13/01	20.13	20.20	40.33
17344205	CARTER RUBY R	910 EMPEROR DR	SUISUN CITY CA 94585	910 EMPEROR DRIVE	13/04	205.91	22.06	227.97
17344309	ANGEL CARLOS JT	1023 WESTWIND WY	SUISUN CITY CA 94585	1030 WINTERS WAY	13/04	195.92	21.96	217.88
17344324	TILLMAN-COLE ROSALIE	1003 WESTWIND WY	SUISUN CITY CA 94585	1003 WESTWIND WAY	13/04	204.08	22.04	226.12
17344402	WALLACE NEVELL & ANGELA G	1002 WESTWIND WY	SUISUN CITY CA 94585	1002 WESTWIND WAY	13/04	205.85	22.06	227.91
17345205	VRAY JOSEPHINE A & ROGER T JT	1311 REBECCA DR	SUISUN CITY CA 94585	1311 REBECCA DRIVE	13/02	179.45	21.79	201.24
17345206	WEGE ALBERT L III & KAREN A	1313 REBECCA DR	SUISUN CITY CA 94585	1313 REBECCA DRIVE	13/02	203.03	22.03	225.06
17345216	MAXIE SIMAMI R	1310 BITTERN WAY	SUISUN CITY CA 94585	1310 BITTERN WAY	13/02	203.03	22.03	225.06
17345402	WAGNER JOE N	835 HARRIER DR	SUISUN CITY CA 94585	835 HARRIER DRIVE	13/02	208.49	22.08	230.57
17345617	CAREY EMILY OLEVIA	833 YOSEMITE WY	SUISUN CITY CA 94585	833 YOSEMITE WAY	13/02	33.84	20.34	54.18
17346215	MORRIS MICHAEL A	PO BOX 832	SUISUN CITY CA 94585	460 ARMSBY WAY	13/02	208.49	22.08	230.57
17346223	MURAKAMI MICHAEL H & B JT	320 ARMSBY WY	SUISUN CITY CA 94585	320 ARMSBY WAY	13/03	159.43	21.59	181.02
17347215	KOUBA LONDON J	1227 MAYFIELD CR	SUISUN CITY CA 94585	1227 MAYFIELD CIRCLE	13/04	205.91	22.06	227.97
17347217	JOHNSON, CONNIE	1235 MAYFIELD CIR	SUISUN CITY CA 94585	1235 MAYFIELD CIR	13/03	145.98	21.46	167.44
17347414	SEELEY ADAM & IRIS	916 DONALDSON CT	SUISUN CITY CA 94585	416 DONALDSON CT	13/03	130.13	21.30	151.43
17348217	VICTOR SHIRLEY	1315 KIMBERLY CT	FAIRFIELD CA 94585	1315 KIMBERLY COURT	13/03	205.19	22.05	227.24
17348221	FOSTON RHONDA JOYCE	903 HERON DR	SUISUN CITY CA 94585	903 HERON DRIVE	13/02	208.49	22.08	230.57
17349116	GARCIA-ROBERTSON JOVITA JT	933 LINDEN AV	FAIRFIELD CA 94533	1008 TOWHEE WAY	13/04	205.91	22.06	227.97
17349204	SANCHEZ GUADALUPE JT	1007 TOWHEE WY	SUISUN CITY CA 94585	1007 TOWHEE WAY	13/03	166.18	21.66	187.84
17349308	PENROD LLOYD	1015 MURRE WY	SUISUN CITY CA 94585	1015 MURRE WAY	13/03	110.45	21.10	131.55
17349416	CHANDRA PREM & ROHINI JT	3220 BRITTAN AVENUE	SAN CARLOS CA 94070	1017 BLUEJAY DRIVE	13/03	205.19	22.05	227.24
17349608	MUNOZ DAVID M & REINA R JT	1215 BITTERN WY	SUISUN CITY CA 94585	1215 BITTERN WAY	13/04	221.99	22.22	244.21
17350308	AYMAR PATRICK M	942 BEECHWOOD CIR	SUISUN CITY CA 94585-1762	942 BEECHWOOD CIRCLE	13/03	205.19	22.05	227.24
17350503	PAJARIT DAVID JT	942 EDGEWOOD DR	SUISUN CITY CA 94585	942 EDGEWOOD CIRCLE	13/04	120.91	21.21	142.12
17351101	WALTON-JASON & PAMELA JT	909 BEECHWOOD CR	SUISUN CITY CA 94585	909 BEECHWOOD CIRCLE	13/03	562.43	25.62	588.05
17351206	KRUMMES MICHAEL S	928 EDGEWOOD CR	SUISUN CITY CA 94585	928 EDGEWOOD CIRCLE	13/03	205.19	22.05	227.24
17351215	EBUNA NGOZI C & KIMBERLY LJT	910 EDGEWOOD CR	SUISUN CITY CA 94585	910 EDGEWOOD CIRCLE	13/04	205.91	22.06	227.97
17351222	CARON CHARLES T JR JT	928 BEECHWOOD CR	SUISUN CITY CA 94585	928 BEECHWOOD CIRCLE	13/02	203.03	22.03	225.06
17351231	JONES DAVID & DOROTHY JT	916 BEECHWOOD CR	SUISUN CITY CA 94585	916 BEECHWOOD CIRCLE	13/04	205.91	22.06	227.97
17352202	MEDINA MARTHA C	510 FLOYD CT	SUISUN CITY CA 94585	510 FLOYD COURT	13/03	303.28	23.03	326.31
17353104	WILSON LOIS E	407 DICKEY CT	SUISUN CITY CA 94585	407 DICKEY COURT	13/04	174.44	21.74	196.18
17353403	PASTOR JOVENCIO & ERLINDA JT	306 HOYT CT	SUISUN CITY CA 94585	306 HOYT COURT	13/03	130.64	21.31	151.95
173555105	SUPELARIO, ERLINDA	3759 MARION AVE	OAKLAND CA 94619	949 CRAVEN DR	13/04	270.80	22.71	293.51

1735527	BERRY CLARENCE & LINDA JT	908 CRAVEN DR	SUISUN CITY CA 94585	13/02	208.49	22.08	230.57
1735516	MANIBUSAN MICHAEL & J JT	513 EDWARDS CT	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17356102	CRATER THOMAS & LATWAN A JT	223 BRIDGEWATER CR	SUISUN CITY CA 94585	13/02	205.91	22.06	227.97
17356127	MCKINLEY HOLDING 1 LP	1 KAISER PLAZA STE. 1450	OAKLAND CA 94612	13/02	542.14	25.42	567.56
17356206	WANGSONA PETER O & AGRIPPINA A	224 BRIDGEWATER CR	SUISUN CITY CA 94585	13/01	208.49	22.08	230.57
17356213	JOHNSON LADANTE T	211 CLEARBROOK CT	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17356218	EDWARDS GERALD & ANTOINETTE JT	212 CLEARBROOK CT	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17358143	CONLEY JAMES SR & FELICIA JT	231 SPINNEY WY	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17359203	DUNN RONALD	1200 MAYFIELD CR	SUISUN CITY CA 94585	13/02	208.49	22.08	230.57
17359410	JOHNSON KURT	PO BOX 401	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17359508	ROSALES SAMUEL	441 MCFALL CT	SUISUN CITY CA 94585	13/02	88.51	20.89	109.40
17360212	ALLEN HERSHA ROSE	337 MAYFIELD CIR	SUISUN CITY CA 94585	13/02	203.03	22.03	225.06
17360423	SOTTERO GEORGE & ELYSE JT	405 MCFALL CT	SUISUN CITY CA 94585	13/03	77.94	20.78	98.72
17360517	GOVETTE WILLIAM M & THERESA L	333 MARSTON CT	SUISUN CITY CA 94585	13/02	208.49	22.08	230.57
17361203	MORRIS SONIA & SAMMIE	1305 POTRERO CIR	SUISUN CITY CA 94585	13/02	208.49	22.08	230.57
17361314	REFUERZO TIMOTEO M & M R JT	201 KEYES LN	SUISUN CITY CA 94585	13/03	305.66	23.06	328.72
17363311	MOORE WANDA	918 SHADYWOOD CR	SUISUN CITY CA 94585	13/04	72.70	20.73	93.43
17363334	DERAS PATRICIA E	912 SHADYWOOD CR	SUISUN CITY CA 94585	13/01	208.22	22.08	230.30
17365108	RUAH ANNETTE	328 PARKSIDE DR	SUISUN CITY CA 94585	13/04	33.47	20.33	53.80
17365112	CLARK DAVID H	208 FAIRBROOK CT	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17365205	STEWART DEBRA J & GLENN K JT	328 RIDGECREST CIRCLE	SUISUN CITY CA 94585	13/01	208.44	22.08	230.52
17366409	CARRIE ERNEST L & MAXINE JT	317 RIDGECREST CR	SUISUN CITY CA 94585	13/02	34.75	20.35	55.10
17368210	HORTON SUSAN	1004 POTRERO CR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17368216	ROBINSON-HARDY RENEE	325 PERKINS CT	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17368303	VAZQUEZ ARTURO & MARIA JT	1312 ROBBINS CT	SUISUN CITY CA 94585	13/03	205.91	22.06	227.97
17370205	DITTMAR WARREN T	217 POTRERO ST	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17370303	MITCHELL JESSICA D JT	1450 TILLMAN ST	SUISUN CITY CA 94585	13/04	33.01	20.33	53.34
17372103	HARRIS CATHERINE M	384 STAMPER CR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17373110	WRIGHT RASHALLA	236 CLOVERLEAF CR	SUISUN CITY CA 94585	13/02	203.03	22.03	225.06
17373203	BAUGH JACQUELINE L	338 FLAGSTONE CR	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17373301	CAUDILL STEPHANIE	221 CLOVERLEAF CR	SUISUN CITY CA 94585	13/04	30.97	20.31	51.28
17374219	HOLMES RHONDA	269 REDSTONE CR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17374301	MILLENIUM PROP INVESTMENT INC	39420 LIBERTY ST STE 162	FREMONT CA 94538	13/01	208.38	22.08	230.46
17374312	RAMIREZ ARTURO G	204 REDSTONE CR	SUISUN CITY CA 94585	13/01	147.17	21.47	168.64
17375106	STEVENSON CLARA	378 FLAGSTONE CIR	SUISUN CITY CA 94585	13/02	6.00	20.06	26.06
17375111	MAPP CASSANDRA J	358 FLAGSTONE CR	SUISUN CITY CA 94585	13/03	119.26	21.19	140.45
17375116	THORNTON CAROL & BERNARD JT	350 FLAGSTONE CR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17375134	REED SHARLEAN	342 PROMENADE CIR	SUISUN CITY CA 94585	13/02	208.49	22.08	230.57
17375144	GUZMAN RUBEN & VERONICA JT	308 PROMENADE CR	SUISUN CITY CA 94585	13/04	122.29	21.22	143.51
17375204	HARRIS, ANDREA	649 TAHOS ROAD	ORINDA CA 94563	13/04	205.91	22.06	227.97
17375305	SMITH WILLIE CLAUDETTE TR	317 PROMENADE CR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17377115	VIGO MARIO & MARISA JT	215 TAWARISK CR	SUISUN CITY CA 94585	13/03	139.78	21.40	161.18
17377118	WILLIAMS ROBERT CHARLES	203 TAWARISK CR	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17377201	JACKSON BERNADETTE	3242 CHERRY VALLEY DR.	FAIRFIELD CA 94534	13/03	205.19	22.05	227.24
17377213	CARTER JAMES	224 TAWARISK CR	SUISUN CITY CA 94585	13/02	74.73	20.75	95.48
17380402	MANAOAT GARY D	949 MCCOY CREEK CIR	SUISUN CITY CA 94585	13/02	175.03	21.75	196.78
17380412	MARENCO YOLANDA IDALIA	434 PEARCE CT	SUISUN CITY CA 94585	13/01	168.97	21.69	190.66
17380510	MILLER JOHN DAVID	405 MEEHAN CT	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17381106	CHENIER JOSEPH J JR	425 PEARCE CT	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17381107	KOLBY THOMAS M	PO BOX 1853	TRAVIS AFB CA 94535	13/02	333.87	23.34	357.21
17381208	NAJOOBI CAMRAN JT	1256 GRAY HAWK LN	SUISUN CITY CA 94585	13/02	80.39	20.80	101.19
		8850 BELLA TERRA PL	GRANITE BAY CA 95746	13/03	316.08	23.16	339.24

17418241	COLEMAN JUAN S	510 EL MAR CT	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17418245	PUCCI JOSEPH P & DEBRA JT	518 EL MAR CT	SUISUN CITY CA 94585	13/04	281.96	22.82	304.78
17418502	HOOVER JANNA D	513 MONTEREY DR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17422120	MANI HOHN & CHRISTINA JT	601 LOMA CT	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17422208	ROSELL JAVIER A & SYLVIA	717 CHULA VISTA WY	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17422402	BROOKS DAVID W	1503 EL MORRO LN	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17422411	TOMLINSON JOSEPH E	710 CAPISTRANO DR	SUISUN CITY CA 94585	13/04	217.30	22.17	239.47
17423307	CARUS SHUKIMBA M	532 BELLA VISTA DR	SUISUN CITY CA 94585	13/02	123.03	21.23	144.26
17423318	SKAGGS RONALD E & C M JT	523 ARROYO GRANDE LN	SUISUN CITY CA 94585	13/02	208.49	22.08	230.57
17423406	MOODY ROBERT E & LISA R JT	530 FORTUNA DR	SUISUN CITY CA 94585	13/03	269.20	22.69	291.89
17424411	NOYES CAROLYN & ROBERT JT	381 WELFLEET DR	VALLEJO CA 94591	13/04	54.40	20.54	74.94
17424503	HART CHARMAINE D	1605 ALCAZAR CT	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17425410	SMITH JOE R & EUNICE M	1714 VENTURA WY	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17425514	POPLIN JAMES L	509 VENTURA CT	SUISUN CITY CA 94585	13/03	321.13	23.21	344.34
17428101	SANDOVAL SALVADOR & ALICIA JT	740 CHULA VISTA WY	SUISUN CITY CA 94585	13/04	205.58	22.06	227.64
17428107	MARIBEL ORTEGA	728 CHULA VISTA WY	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17428108	SCIBEK TED	726 CHULA VISTA WY	SUISUN CITY CA 94585	13/01	94.75	20.35	55.10
17429218	MATTHEWS MICHAEL EARL WILLIAMS	1208 CHULA VISTA WY	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17430318	VIERRA ANNICK M F	4261 THE MASTERS DR	FAIRFIELD CA 94533	13/03	6.09	20.06	26.15
17430413	BANNAVIKARN KIATCHAI K	739 MONTE CARLO DR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17431111	BRADLEY LOUISE	1605 PASEO FLORES DR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17431401	MORRISON BILL M SR	730 PALERMO DR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17436118	ELAHI ARTIE L & ALMA N JT	1660 HICKAM CR	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17436134	WILLIAMS PATRICIA	1620 VANDENBERG CR	SUISUN CITY CA 94585	13/03	32.35	20.32	52.67
17436201	MENDOZA CONRADO N & E F JT	1697 HICKHAM CR	SUISUN CITY CA 94585	13/03	34.20	20.34	54.54
17436204	HEARD CHARLES & TAMYRA JT	1685 HICKAM CR	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
17437418	SMUHR PHILIP & MARY JT	1720 BEALE CR	SUISUN CITY CA 94585	13/03	301.91	23.02	324.93
17438213	HILL EDWIN C JR & DELLA N JT	1781 ANDREWS CR	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17439215	CARBONELL GIOVANNI T	1613 LITTLE ROCK CR	SUISUN CITY CA 94585	13/04	198.52	21.99	220.51
17439308	WILLIAMS CEDRIC JT	1756 DOVER CR	SUISUN CITY CA 94585	13/03	269.89	22.70	292.59
17440304	RODGERS CARLOS PERNELL	1775 KEESLER CR	SUISUN CITY CA 94585	13/04	309.89	23.10	332.99
17440404	ALLEN SHARISE	1612 MCGUIRE CR	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17440409	RAMOS ABRAHAN & NORMA JT	7452 LOCKE RD	VACAVILLE CA 95688	13/04	205.91	22.06	227.97
17450112	BERSOLA JESELEN & F JR JT	1693 MCGUIRE CR	SUISUN CITY CA 94585	13/01	208.49	22.08	230.57
17450114	BARNUM TYRA JT	1625 HARRISBURG LN	SUISUN CITY CA 94585	13/03	316.07	23.16	339.23
17450210	ALBERTO ESPIRITU	1633 DULUTH LN	SUISUN CITY CA 94585	13/03	201.49	22.01	223.50
17450302	AARON DEAN BEALS	1640 DULUTH LN	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17450303	MARRA MARY ANN & FRED J JR JT	1644 DULUTH LN	SUISUN CITY CA 94585	13/03	205.19	22.05	227.24
17450309	CHEN GUANG	1668 DULUTH LN	SUISUN CITY CA 94585	13/04	343.79	23.44	367.23
32130080	RICHARD T STOUGH	406 CALIFORNIA ST	SUISUN CITY CA 94585	13/01	160.80	21.61	182.41
32164470	KARLA JONES	1104 MAIN ST	SUISUN CITY CA 94585	13/01	312.22	23.12	335.34
32312040	ANITA SKINDNER	705 WHISPERS BAY LN	SUISUN CITY CA 94585	13/01	201.73	22.02	223.75
32321040	BARANCOBIBB LYNN	731 WHISPERS BAY LN	SUISUN CITY CA 94585	13/02	208.48	22.08	230.56
37301070	LOPEZ JOSE III & MELANIE A	1338 LOIS LN	SUISUN CITY CA 94585	13/03	9.77	20.10	29.87
37331090	TOKI MAKALITA A	1339 PHILIP WAY	SUISUN CITY CA 94585	13/04	205.91	22.06	227.97
173582040	JORGE/MARIA/CARMEN/VALDEZ	1140 LAWLER RANCH PKWY	SUISUN CITY CA 94585	13/03	204.94	22.05	226.99
173602210	CAYABAY ALBERT & JUDY	1293 POTRERO CIR	SUISUN CITY CA 94585	13/01	208.50	22.09	230.59
870433100	REAVES KAREN S	PO BOX 202	BENICIA CA 94510	13/03	172.08	21.72	193.80

Total 306

\$ 59,885.71 \$ 6,718.86 \$ 66,604.57

AGENDA TRANSMITTAL

MEETING DATE: June 18, 2013

CITY AGENDA ITEM: Discussion and Direction Regarding Proposed Commercial Component of Concept to Develop 8.58 Acres at the South East Corner of East Tabor Avenue and Walters Road per the Council's adopted Revenue Based Land Use Policy.

FISCAL IMPACT: None.

BACKGROUND: In July 2006, the City Council adopted a Revenue Based Land Use Policy (the "Policy") for projects requiring a general plan amendment and rezoning of commercial zoned lands for alternative development scenarios. It was adopted with the intent to foster development activity by providing significant flexibility to developers and the City by providing guidelines to work together to meet the broad interests of the community, including the long-term fiscal health of the City of Suisun City.

The Policy provides the following guidelines:

- Applied to development proposals that require a General Plan Amendment and change in current Zoning Designation of commercially zoned lands to non-commercial uses, which will be considered on a case-by-case basis.
- Comparison of revenue generated by a proposed project relative to a development scenario developed in a study prepared by Applied Development Economics ("ADE") input into revenue model developed by ADE (the "ADE Fiscal Model" that was created as part of the Policy).
- Components to a proposed development that provide "value" to the City, however not necessarily in terms of revenue generation (i.e. land bank/swap/credit, fire station site, retail synergy, etc.) will be considered. These "value" components could be provided in lieu of perceived revenue generation shortfalls.

Although the fiscal model thresholds were developed before the economic downturn in 2007, the intent of the policy for Council review and comment on the rezoning of commercially zoned lands prior to the submittal of a formal application through the Planning Commission still apply. As such, a proposal has been presented to staff, as well as the Revenue Based Land Use Ad Hoc Committee (Council Members Day and Wilson) for the development at the Southeast Corner of East Tabor Avenue and Walters Road (the "Site") that would require a zoning change and general plan amendment relative to land currently zoned commercial.

STAFF REPORT: The proposed project site consists of approximately 8.6-acres located at the southeast corner of Walters Road and East Tabor Avenue. The proposed development concept for the Site consists of between approximately 14,250 to 17,100 square feet of commercial product (Conceptual Site Plan – Attachment 1) on approximately 1.5 acres with the remainder of the site proposed for single-family residential product. Staff is seeking discussion and direction regarding the proposed commercial component as it relates to the Revenue Based Land Use Study.

PREPARED BY:

Jason D. Garben, Economic Development Director

REVIWED/APPROVED BY:

Suzanne Bragdon, City Manager

On December 5, 2000, the City Council designated the zoning of the project site as 6.0-acres of commercial and 2.6-acres of multi-family residential. However, the ADE study completed in 2006 provided the following market assessment of the site:

Eight acres have been set aside for retail to serve the completed Peterson Ranch housing development. However, with so much retail already available nearby, this site is an appropriate convenience retail location, but less than 3 acres worth. There is a Burger King and gas mini-mart within 2 blocks. The remainder of the site is suited for a small office complex, but with plenty of other suitable office land available in town, this might be a long-term proposition.

The ADE study also provided specific recommendations for the site (based on its assessment of the market at the time the study was performed), which provided for 3-acres of retail and 5.58-acres of residential product.

As previously mentioned, staff has been working with the potential Developer to determine appropriate development scenarios. Further, staff has worked with the Developer to maximize the commercial component of the project, given the relative lack of commercial space in Suisun City, and the City's desire to provide its residents with the option of purchasing goods and services within City Limits, while also keeping the long-term fiscal health of the City in mind. The developer has submitted several concepts and has increased the proposed commercial square footage by up to 5,100 square feet by reconfiguring the commercial parcel, and adding partial second-story square footage.

The conceptual development proposal was presented to the Ad Hoc Committee on June 3, 2013. There was no consensus from the Ad Hoc Committee regarding a potential recommendation to the City Council as it relates to the Revenue Based Land Use Policy. Clearly the project as proposed would not provide the revenue that a 3-acre (approximately 32,670 square feet of building area) commercial/retail project would yield at a stabilized occupancy as analyzed in the ADE Study. Other factors associated with the current concept were considered such as park-like common areas located on the proposed commercial parcel for the benefit of nearby residents and the retail/commercial businesses, and a commitment of the developer to create an inviting pedestrian/bicycle environment to encourage local residents to access the commercial parcel.

The Ad Hoc Committee also requested to revisit a staff recommendation to the Developer to remove a proposed "right-in/right-out" access drive from Walters Road to the commercial parcel (which the Developer provided in a previous version of the proposed concept). Walters Road is designated in the City's current General Plan and is assumed to be listed in the new General Plan as a "Principle Arterial". As such it is designed primarily to carry cross-town traffic. Walters Road and Highway 12 are the only roadways in Suisun City designated as a "Principal Arterial." To maximize the flow of traffic and to minimize slowdowns, other roads are designated "collectors" and are used to collect the traffic from residential and commercial properties and then funnel that traffic to the Principle Arterial. To quote the General Plan, "Direct access should be highly restricted." Thus, although access from Walters Road is not impossible, direct access to the site from Walters Road should be carefully analyzed.

From the Developer's perspective, given current market conditions, it is unlikely that "right-in/right-out" access to the site from Walters Road would dramatically change the feasibility of the amount of viable retail/commercial development on the site, however commercial uses that would not likely be viable on the site may become viable with the additional access point from Walter's Road (if determined to be feasible as a result of traffic study and other necessary analysis). An

example of a potential tenant that might require a “right-in/right-out” access point that was by the Ad Hoc Committee was a gas station. Following up on a request of a member of the Ad Hoc Committee, average sales tax revenues from gas stations in Suisun City amount to approximately \$30,000 per year.

Staff is seeking discussion and direction regarding the proposed commercial component as it relates to the Revenue Based Land Use Study. Specifically,

- Is the proposal for designating approximately 1.5-acres of the site commercial acceptable?
- Is there a range of acceptable commercial development from the City Council’s perspective that is less than the 6-acres that the site is currently zoned, but more than the 1.5-acres currently proposed?
- Should the current 6-acres of commercially zoned property remain the target for development of this site, recognizing the market feasibility concerns raised for this site in the ADE study at a time (2006) when market fundamentals for retail/commercial product were much stronger, as well as the stated concerns of the Developer?

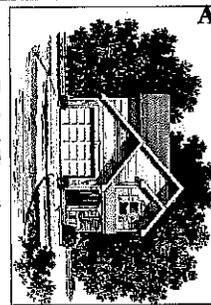
As previously indicated, the Developer has shared that although a “right-in/right-out” access point to the proposed commercial parcel from Walters Road might provide for more flexibility in terms of the pool of prospective tenants/end-users of the site, it would not provide for a larger commercial component at this time. Feasibility of a larger commercial component at some point in the future would likely be a function of an improvement in market fundamentals such as an increase in retail occupancy rates, increases in market rents for comparable commercial/retail product, and a significant amount of new residential development on properties adjacent to or near the site. Furthermore, the Developer has indicated in order to move forward with a project today, the proposal includes the maximum amount of commercial space that is feasible.

It is important to note City Council is not being asked to consider the project for approval or make any predeterminations regarding the proposed project concept. No applications for the development of the site have been received to date. Upon receipt of the required applications the Planning Commission and City Council would be required to weigh in on the details of a proposed project on the site.

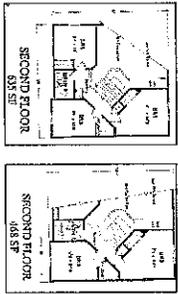
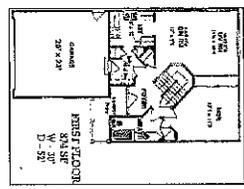
RECOMMENDATION: It is recommended the City Council provide staff with direction regarding the City Council’s desire with respect to the commercial component of the site.

ATTACHMENTS:

1. Proposed Conceptual Site Plan.



Typical Elevation

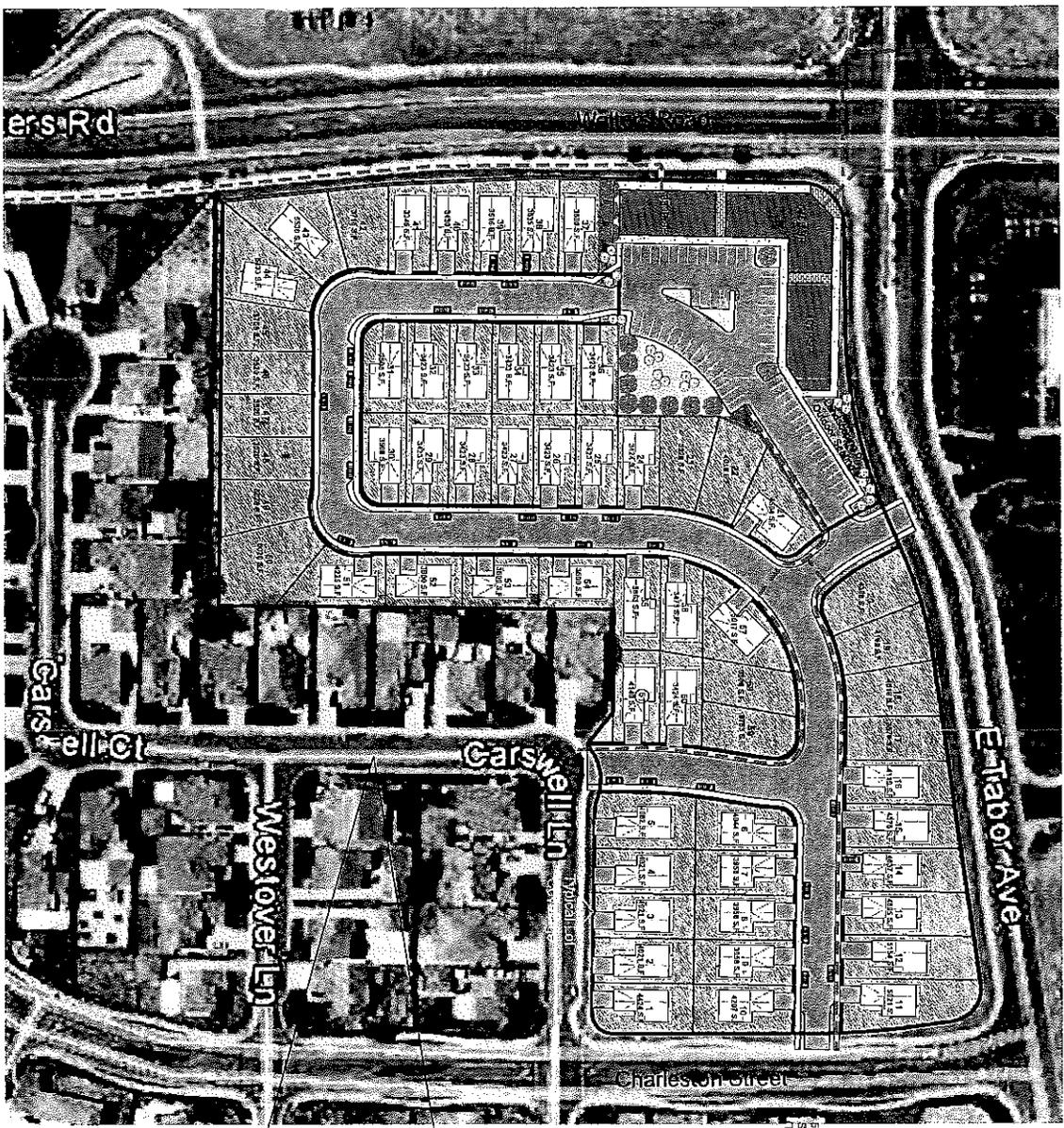


Typical Floor Plans
1342 S.F. - 1509 S.F.

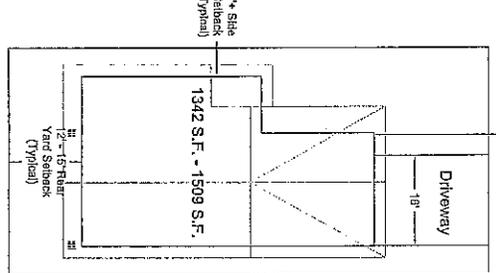
PROJECT SUMMARY

- Commercial Parking = 57 Stalls
- (1) Commercial = 14,250 (1,050 2nd Floor)
- (2) Commercial = 15,675 (2,475 2nd Floor)
- (3) Commercial = 17,100 (3,900 2nd Floor)
- Residential = 61 Lots

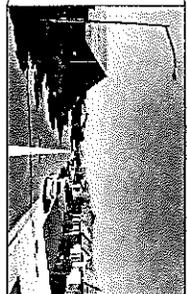
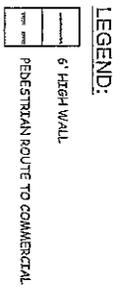
Notes:
(1) Based on Parking Ratio of 1250 S.F.
(2) Based on Parking Ratio of 1275 S.F.
(3) Based on Parking Ratio of 1300 S.F.



City of Suisun City
Schwartz Land Development Company
Concept #6



Typical Lot Coverage
Not To Scale



Existing Carswell Lane

AGENDA TRANSMITTAL

MEETING DATE: June 18, 2013

CITY AGENDA ITEM: Conduct a Public Hearing, Approve Final Engineer's Report, and Order the Levy and Collection of Assessments for Maintenance Assessment Districts (MADs) Assessments and:

- a. Adopt Resolution No. 2013-__ : Amending and/or Approving the Final Engineer's Annual Levy Reports for the Suisun City Maintenance Assessment Districts for FY 2013-14; and
- b. Adopt Resolution No. 2013-__ : Ordering the Levy and Collection of Assessments within the Suisun City Maintenance Assessment Districts for FY 2013-14.

FISCAL IMPACT: There is a proposed 0.02% increase in the annual assessments for the Maintenance Assessment Districts (MADs) for FY 2013-14. This is a minimal increase for the District's with the increase ranging between \$0.03 and \$0.63. Rates can be seen in Attachment 1 – Summary Table. There would be no negative General Fund impact by this action. These MADs are important components of the City's landscape and lighting maintenance program. Together they generate over \$1,000,000 annually in assessments (Non-General Fund) to maintain and improve the various MAD neighborhoods that could otherwise be liabilities of the General Fund.

BACKGROUND: On May 21, 2013, the City Council initiated the process to approve and levy the 2013-14 assessments for the City's eight MADs approving the Preliminary Engineer's Reports for all MADs and declaring the Councils intent to levy and collect assessments for all MADs. Further, the City Council set June 18, 2013, as the date to hold a Public Hearing for the purpose of determining the final action on the Engineer's Reports and the proposed levy of assessments. This Public Hearing has been noticed in the newspaper as prescribed by law.

STAFF REPORT: This annual Public Hearing is the final step in the City's process to approve and levy the FY 2013-14 assessments for the eight MADs in the City: Blossom, Heritage Park, Lawler Ranch, Marina Village, Montebello Vista, Peterson Ranch, Railroad Avenue and Victorian Harbor Maintenance Assessment Districts. As shown in the District Table attached, assessments for FY 2013-14 would be 0.02% higher than those for FY 2012-13.

Levy Process

On May 21, 2013, the Council initiated the process and approved the Preliminary Engineer's Reports for all Districts, declared the intent to levy and collect assessments for all Districts.

Today, June 18, 2013, is a special Public Hearing for the determining the final action on the Engineer's Reports and ordering the levy of assessments. The Public Hearing would also

PREPARED BY:
REVIEWED/APPROVED BY:

Amanda Dum, Management Analyst I (M)
 Daniel Kasperson, Building Official
 Suzanne Bragdon, City Manager

provide the property owners the opportunity to address the Council concerning their District. The Public Hearing has been noticed in the newspaper as prescribed by law.

Order the Levy of Assessment – Assessment Deadline

By law, City Council must order the levy of assessments for the Districts. After the Public Hearing and approval of the attached resolutions, NBS will prepare the taped Assessor Parcel Assessment Report to be sent to the County in time for the Assessor’s August 2nd deadline.

RECOMMENDATION: It is recommended that the City Council:

1. Conduct a Public Hearing to receive public comment; and
2. Adopt Resolution No. 2013-__: Amending and/or Approving the Final Engineer’s Annual Levy Reports for the Suisun City Maintenance Assessment Districts for FY 2013-14; and
3. Adopt Resolution No. 2013-__: Ordering the Levy and Collection of Assessments within the Suisun City Maintenance Assessment Districts for FY 2013-14.

ATTACHMENTS:

1. Summary Table of District Final Assessments for FY 2013-14.
2. Resolution No. 2013-__: Amending and/or Approving the Final Engineer’s Annual Levy Reports for the Suisun City Maintenance Assessment Districts for FY 2013-14.
3. Resolution No. 2013-__: Ordering the Levy and Collection of Assessments within the Suisun City Maintenance Assessment Districts for FY 2013-14.
4. Final Engineer’s Report (Due to size, these are available in the City Clerk’s Office).

Summary of Proposed District Assessments - Fiscal Year 2013-14

District	# of Parcels & EDU's	FY 2013-14 Assessment per Unit	FY 2012-13 Assessment per Unit	ENR CCI (.02%) Increase 2013-14	Last Non- Indexed Increased	Year First Assessed
Blossom	113	\$ 139.89	\$ 139.86	\$ 0.03	2-Jan	92/93
Heritage Park	759	\$ 192.64	\$ 192.64	\$ -	None	92/93
Lawler Ranch	1,304.30	\$ 217.42	\$ 217.38	\$ 0.04	2-Jan	90/91
Marina Village	42	\$1,127.28 to \$4,688.28	\$1,127.28 to \$4,688.28	\$ -	None	95/96
Montebello Vista	486	\$ 75.00	\$ 75.00	\$ -	1994/1995	89/90
Peterson Ranch	546	\$ 298.51	\$ 298.45	\$ 0.06	N/A	02/03
Railroad Avenue	2	\$ 3,136.27	\$ 3,135.65	\$ 0.63	None	91/92
Victorian Harbor A - Dredging	94	\$ 232.56	\$ 232.51	\$ 0.05	None	94/95
Victorian Harbor A - Maintenance	94	\$ 644.80	\$ 644.68	\$ 0.13	2-Jan	94/95
Victorian Harbor B - Dredging	20.95	\$ 232.56	\$ 232.51	\$ 0.05	None	94/95
Victorian Harbor B - Maintenance	20.95	\$ 644.80	\$ 644.68	\$ 0.13	2-Jan	94/95
Victorian Harbor C-D - Dredging	125.15	\$ 232.56	\$ 232.51	\$ 0.05	None	94/95
Victorian Harbor C-D - Maintenance	119.99	\$ 967.51	\$ 967.32	\$ 0.19	2-Jan	94/95
Victorian Harbor E - Dredging	55	\$ 232.56	\$ 232.51	\$ 0.05	None	94/95
Victorian Harbor E - Maintenance	55	\$ 644.80	\$ 644.68	\$ 0.13	2-Jan	94/95
Victorian Harbor F - Dredging	89	\$ 232.56	\$ 232.51	\$ 0.05	None	94/95
Victorian Harbor F - Maintenance	89	\$ 644.80	\$ 644.68	\$ 0.13	2-Jan	94/95

EDU = Equivalent
Dwelling Unit

ENR CCI = Adjusted annual inflator produced by the Engineer's News Record Construction Cost Index.

RESOLUTION NO. 2013 - ___

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AMENDING AND/OR APPROVING THE FINAL ENGINEER'S ANNUAL LEVY
REPORTS FOR THE MAINTENANCE ASSESSMENT DISTRICTS FOR FY 2013-14**

WHEREAS, the City Council, pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* and the *Municipal Improvement Act of 1913, Division 12 of the California Streets and Highways Code (commencing with Section 10000)* (hereafter referred to as the "Acts") did by previous Resolution, order NBS Government Finance Group, to prepare and file reports in accordance with *Chapter 1 Article 4 of the Act, commencing with Section 22565*, in connection with the proposed levy and collection of assessments for the **Blossom Maintenance Assessment District, Heritage Park Maintenance Assessment District, Lawler Ranch Maintenance Assessment District, Marina Village Channel Improvement District, Montebello Vista Maintenance Assessment District, Railroad Avenue Maintenance Assessment District, Peterson Ranch Maintenance Assessment District, and the Victorian Harbor Maintenance Assessment District** (hereafter referred to as the "Districts"), for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Suisun City and the City Clerk has presented to the City Council said reports; and

WHEREAS, the City Council has carefully examined and reviewed each Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and finds that the levy has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Reports.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICTS AS FOLLOWS:

Section 1 The Reports, as presented, are hereby approved, and ordered to be filed in the Office of the City Clerk as a permanent record to remain open to public inspection.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 18th day of June 2013 by the following vote:

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

WITNESS my hand and the seal of said City this 18th day of June 2013.

Linda Hobson, CMC
City Clerk

RESOLUTION NO. 2013-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN
THE SUISUN CITY MAINTENANCE ASSESSMENT DISTRICTS FOR FY 2013-14**

WHEREAS, the City Council has, by previous Resolutions initiated proceedings, and approved the Final Engineer's Reports (hereafter referred to as the "Reports") as presented or amended which described the assessments against parcels of land within the **Blossom Maintenance Assessment District, Heritage Park Maintenance Assessment District, Lawler Ranch Maintenance Assessment District, Marina Village Channel Assessment District, Montebello Vista Maintenance Assessment District, Peterson Ranch Maintenance Assessment District, Railroad Avenue Maintenance Assessment District and the Victorian Harbor Maintenance Assessment District** (hereafter referred to as the "Districts"), for the fiscal year commencing July 1, 2013 and ending June 30, 2014 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* and the *Municipal Improvement Act of 1913, Division 12 of the California Streets and Highways Code (commencing with Section 10000)* (hereafter referred to as the "Acts") to pay the costs and expenses of operating, maintaining and servicing the improvements located within the Districts; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, Reports in connection with the proposed levy and collection upon eligible parcels of land within the Districts, and the City Council did by previous Resolution approve said Reports; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the Districts for the fiscal year commencing July 1, 2013 and ending June 30, 2014, to pay the costs and expenses of operating, maintaining and servicing the improvements within the Districts; and,

WHEREAS, the City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, the assessments are in compliance with all laws pertaining to the levy of the maintenance district assessments, and the assessments are levied without regard to property valuation; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL FOR THE DISTRICT AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution Approving and or Amending the Final Engineer's Reports prepared in connection therewith; the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

Section 2 Based upon its review (and amendments, as applicable) of the Final Engineer's Reports, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) The land within the District will receive special benefit by the operation, maintenance, and servicing of landscaping, street lighting, channel maintenance, parks, median island landscaping, alleyway landscaping, hardscape, sound walls, and appurtenant facilities within the boundaries of the Districts.
- ii) The District includes all of the lands receiving such special benefit.
- iii) The net amount to be assessed upon the lands within the District in accordance with the costs for the fiscal year commencing July 1, 2013 and ending June 30, 2014 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefit to be received by each parcel from the improvements and services.

Section 3 The Reports and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 4 The City Council hereby orders the proposed improvements to be made, which improvements are fully outlined in the Annual Engineer's Reports, which provide details of all improvements. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous and satisfactory condition.

Section 5 The maintenance, operation and servicing of the landscaping, street lighting, channels, and appurtenant facilities shall be performed pursuant to the Act and the County Auditor of the County of Solano shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County of Solano for the District to the credit of a fund for each Maintenance Assessment District, and such money shall be expended only for the maintenance, operation and servicing of the landscaping, lighting and appurtenant facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.

Section 8 The City Clerk is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution.

Section 9 A certified copy of the levy shall be filed in the office of the City Clerk and open for public inspection.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 18th day of June 2013 by the following vote:

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

WITNESS my hand and the seal of said City on this 18th day of June 2013.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: June 18, 2013

CITY AGENDA ITEM: Conduct a Public Hearing, Approve Final Engineer's Report, and Order the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District:

- a. Council Adoption of Resolution No. 2013-___: Approving the Assessment Engineer's Report for Proceedings for the Levy of Assessments within McCoy Creek Parking Benefit Assessment District for FY 2013-14; and
- b. Council Adoption of Resolution No. 2013-___: Ordering the Levy and Collection of Assessments within the Special Parking Benefit District for FY 2013-14.

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 parking improvements and ongoing maintenance. For Fiscal Year 2013-14, maximum assessments would be \$82.17 per equivalent dwelling unit. The total District budget would be \$6,162.68. 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 0.02%, increasing the maximum assessment for FY 2013-14 from \$82.15 to \$82.17. This is a change of \$0.02.

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 portion are 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:

REVIEWED/APPROVED BY:

Amanda Dum, Management Analyst I

Daniel Kasperson, Building & Public Works Director

Suzanne Bragdon, City Manager

There is a .02% increases in the district for FY 2013-14 according to the *Engineering News Record's* Construction Cost Index (CCI). Please see the Engineer's Report for a detail of the assessment.

Today, City Council would conduct a Public Hearing to allow property owners the opportunity to address the Council concerning the Districts. After the public hearing, City Council may approve or amend the Engineer's Report and order the levy and collection of taxes. After the City Council conducts the Public Hearing and adopts the resolutions, NBS will prepare the taped Assessor Parcel Assessment Report to be sent to the County in time for the Assessor's deadline of August 2, 2013.

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Conduct a Public Hearing to receive public comment; and
2. Adopt Resolution No. 2013-___: Approving the Assessment Engineer's Report for Proceedings for the Levy of Assessments within McCoy Creek Parking Benefit Assessment District for FY 2013-14; and
3. Adopt Resolution No. 2013-___: Ordering the Levy and Collection of Assessments within the Special Parking Benefit District for FY 2013-14.

ATTACHMENTS:

1. Resolution No. 2013-___: Approving the Assessment Engineer's Report for Proceedings for the Levy of Assessments within McCoy Creek Parking Benefit Assessment District for FY 2013-14.
2. Resolution No. 2013-___: Ordering the Levy and Collection of Assessments within the Special Parking Benefit District for FY 2013-14.
3. Final Engineer's Report.

RESOLUTION NO. 2013-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING THE ASSESSMENT ENGINEER'S REPORT FOR PROCEEDINGS FOR
THE LEVY OF ASSESSMENTS WITHIN MCCOY CREEK PARKING BENEFIT
ASSESSMENT DISTRICT FOR FY 2013-14**

WHEREAS, the City Council of the City of Suisun City pursuant to the terms of the "Benefit Assessment Act of 1982", being Division 2, Part 1 of the California Government Code of the State of California (the "1982 Act"), Article XIII D of the Constitution of the State of California ("Article XIII D") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1982 Act, Article XIII D and the Implementation Act are referred to collectively as the "Assessment Law"), did, by previous Resolution, initiated proceedings and formed a special assessment district and ordered the preparation of an Assessment Engineer's Report for the levy of assessments within such proposed district, such special assessment district known and designated as

MCCOY CREEK PARKING BENEFIT ASSESSMENT DISTRICT

(the "Benefit Assessment District"); and

WHEREAS, there has now been presented to this City Council the Fiscal Year 2013-14 Assessment Engineer's Report as required by the Assessment Law and as previously directed by Resolution; and

WHEREAS, this City Council has now carefully examined and reviewed the Assessment Engineer's Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements to be maintained, as set forth in the Assessment Engineer's Report.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

RECITALS

SECTION 1. The above recitals are all true and correct.

ASSESSMENT ENGINEER'S REPORT

SECTION 2. The Assessment Engineer's Report as presented consists of the following:

- A. Plans and specifications describing the general nature, location and extent of the improvements to be maintained and of the maintenance work;
- B. Estimate of the cost of maintenance of the improvements for the Benefit Assessment District for the Fiscal Year 2013-14;

- C. Diagram of the Benefit Assessment District, showing the area and properties proposed to be assessed;
- D. An annual assessment for Fiscal Year 2013-14 of the estimated costs of the maintenance of those improvements to be maintained during such Fiscal Year, assessing the net amount upon all assessable lots and/or parcels within the Benefit Assessment District in proportion to the special benefits received; together with a formula pursuant to which such annual assessment may be adjusted annually for inflation pursuant to the Assessment Law without the necessity for additional assessment ballot procedures.

The Assessment Engineer's Report, as presented, is hereby approved, and is ordered to be filed in the Office of the Clerk of the City Council as a permanent record and to remain open to public inspection.

SECTION 3. The Clerk of the City Council shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Assessment Engineer's Report.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 18th day of June 2013 by the following vote:

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

WITNESS my hand and the seal of said City on this 18th day of June 2013.

Linda Hobson, CMC
City Clerk

RESOLUTION NO. 2013-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE
SPECIAL MAINTENANCE DISTRICT FOR FY 2013-14**

WHEREAS, the City Council of the City of Suisun City, California pursuant to the terms of the *Benefit Assessment Act of 1982, Title 5 Division 2, of the California Government Code (commencing with Section 54703)* (hereafter referred to as the "Act") did, approve the Annual Engineer's Report (hereafter referred to as the "Report") as presented or amended which described the assessment against parcels of land within the maintenance district known and designated as a McCoy Creek Parking Benefit Assessment District as follows:

MCCOY CREEK PARKING BENEFIT ASSESSMENT DISTRICT

(hereinafter referred to as the "Maintenance District"); and, for the fiscal year commencing July 1, 2013 and ending June 30, 2014; to pay the costs and expenses of operating, maintaining and servicing the improvements located within the maintenance district; and,

WHEREAS, The Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection upon eligible parcels of land within the Maintenance District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the Maintenance District for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014, to pay the costs and expenses of operating, maintaining, and servicing the improvements within the Maintenance District; and,

WHEREAS, the assessment rates within the Maintenance District are exempt from the assessment balloting procedures set forth in Section 4 SEC. 4 of Proposition 218 because the Maintenance District was formed by consent of the land owners, and the proposed assessments per lot or parcel are not proposed to increase by more than the assessment rates approved by the landowners at the time of annexation into the Maintenance District; and,

WHEREAS, the assessment levies are not based upon the assessed value of the property within the Maintenance District, but are based upon the special benefit received by the parcels within the Maintenance District from the improvements; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution Approving and or Amending the Report prepared in connection therewith; the levy and collection of assessments, and considered all oral and written statements, protests and communications made or filed by interested persons.

2. Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:
 - a. The land within the Maintenance District will receive special benefit by the operation, maintenance, and servicing of drainage, street lighting and appurtenant facilities within the boundaries of the Maintenance District.
 - b. The Maintenance District includes all of the lands receiving such special benefit.
 - c. The net amount to be assessed upon the land within the Maintenance District in accordance with the costs for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefit to be received by each parcel from the improvements and services.
3. The Report and assessment as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.
4. The City Treasurer shall deposit all money representing assessments collected by the County of Riverside for the Maintenance District to the credit of a fund for the Maintenance District, and such money shall be expended only for the maintenance, operation and servicing of the landscaping and appurtenant facilities.
5. The adoption of this Resolution constitutes the Maintenance District levy for the Fiscal Year commencing July 1, 2013 and ending June 30, 2014.
6. A certified copy of the levy shall be filed in the office of the City Clerk and open for public inspection.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 18th day of June 2013 by the following vote:

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

WITNESS my hand and the seal of said City on this 18th day of June 2013.

Linda Hobson, CMC
 City Clerk



City of Suisun City
McCoy Creek Parking Benefit Assessment District
Fiscal Year 2013/14 Engineer's Report

June 2013

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
Maintenance Assessment Districts
701 Civic Center Blvd.
Suisun City, California 94585
Phone - (707) 421-7300
Fax - (707) 421-7366**

CITY COUNCIL

Pedro "Pete" Sanchez, Mayor

Mike Hudson, Mayor Pro-Tem

Jane Day, Council Member

Michael A. Segala, Council Member

Lori Wilson, Council Member

CITY STAFF

Daniel Kasperson, Building & Public Works Director

Dane H. Schilling, PE, City Engineer

Jeff Penrod, Public Works Superintendent

NBS

Danielle Wood, Client Services Director

Pablo Perez, Project Manager

Tiffany Ellis, Consultant

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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 (hereafter referred to as the "District");

WHEREAS, on May 21, 2013, 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 Government Finance Group, DBA 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 2013/14
Estimated Fiscal Year 2013/14 Levy	\$6,162.74
Total District Equivalent Dwelling Units	75.00
Fiscal Year 2013/14 Assessment Per EDU	\$82.17

*Based on current EDUs, actual assessment amount after rounding adjustment is \$6,162.68.

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 XIID.

Dane H. Schilling, PE
City 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 cost of servicing, maintaining, repairing and replacing the actual improvements as described in the Plans and Specifications are summarized as follows:

DEFINITIONS OF BUDGET ITEMS

The following definitions describe the services and costs included in the District Budget:

Pavement (Direct) Costs:

Asphalt Replacement includes costs for labor, material and equipment required to properly replace the asphalt within the District at an interval of 30 years.

Slurry Seal includes costs for labor, material and equipment required to refinish (slurry seal) the asphalt within the District at an interval of 5 years.

Striping includes costs for labor, material and equipment required to properly re-stripe the parking stalls within the District at an interval of 5 years.

Signage includes costs for labor, material and equipment required to replace the parking signs within the District at an interval of 10 years.

Administration (Indirect) Costs:

Personnel/Overhead includes all particular departments and staff of the City for providing the coordination of District services, maintenance supervision, operations and maintenance of the improvements, response to public concerns and education, and procedures associated with the levy and collection of assessments.

Consultants include the professionals that the City contracts with to provide services specific to administration of the levy.

Professional Fees includes the cost of contracting with professionals to provide any additional administrative, legal or engineering services specific to the District, including preparation and mailing of notices of the Public Hearing and publishing the Notice of the Public Hearing.

Maintenance Repairs and Contingency includes costs for labor, material and equipment required to replace the parking signs within the District at an interval of 10 years.

Rounding Factor allows the final assessment amount per EDU to be rounded to an even penny for purposes of County tax roll submittal.

MCCOY CREEK DISTRICT BUDGET

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.

<u>Budget Activity</u>	<u>FY 09/10</u> <u>Actual</u>	<u>FY 10/11</u> <u>Actual</u>	<u>FY 11/12</u> <u>Actual</u>	<u>FY 12/13</u> <u>Estimated</u>	<u>FY 13/14</u> <u>Base</u>
RESOURCES					
Beginning Balance	\$ 8,385	\$ 13,029	\$ 17,572	\$ 21,500	\$ 24,800
Local Taxes	\$ 5,779	\$ 5,779	\$ 6,036	\$ 6,000	\$ 6,000
Licenses & Permits	\$ -	\$ -	\$ -	\$ -	\$ -
Fines & Forfeitures	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Money & Property	\$ 222	\$ 239	\$ 396	\$ 400	\$ 300
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for Service	\$ -	\$ -	\$ -	\$ -	\$ -
Intragovernmental/Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal: Revenue & Transfers	<u>\$ 6,001</u>	<u>\$ 6,018</u>	<u>\$ 6,432</u>	<u>\$ 6,400</u>	<u>\$ 6,200</u>
TOTAL RESOURCES	<u>\$ 14,386</u>	<u>\$ 19,047</u>	<u>\$ 24,004</u>	<u>\$ 27,900</u>	<u>\$ 31,000</u>
USE OF RESOURCES					
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -
Services & Supplies	\$ 380	\$ 479	\$ 1,504	\$ 2,100	\$ 4,600
Interdepartmental Charges	\$ 477	\$ 496	\$ 465	\$ 500	\$ 600
Non-Recurring Charges	\$ -	\$ -	\$ -	\$ -	\$ 25,300
Subtotal: Operating	<u>\$ 857</u>	<u>\$ 975</u>	<u>\$ 1,969</u>	<u>\$ 2,600</u>	<u>\$ 30,500</u>
Transfers To Other Funds or Agencies	\$ 500	\$ 500	\$ 504	\$ 500	\$ 500
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Major Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal: Non-Operating	<u>\$ 500</u>	<u>\$ 500</u>	<u>\$ 504</u>	<u>\$ 500</u>	<u>\$ 500</u>
Reserves & Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance	<u>\$ 13,029</u>	<u>\$ 17,572</u>	<u>\$ 21,531</u>	<u>\$ 24,800</u>	<u>\$ -</u>
TOTAL USE OF RESOURCES	<u>\$ 14,386</u>	<u>\$ 19,047</u>	<u>\$ 24,004</u>	<u>\$ 27,900</u>	<u>\$ 31,000</u>

4. ASSESSMENTS

The amount of the assessment for Fiscal Year 2013/14 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 XIID 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. Equivalent Dwelling Units (EDU) of benefit per parcel/unit type is equal to the on-street parking spaces benefiting the parcel.

The District consists of three (3) development types: Single-Family Attached parcels – (Retail Space) (SFA); Residential/Commercial parcels – (Carriage Unit over Retail) – (Live-Work "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 Live-Work parcel is deemed to receive 4.30 EDU of benefit for each parcel/unit type; and each COM parcel is deemed to receive 1 EDU, per 250 square feet of building area. Given the current configuration of the District at build-out, the total EDU count for the District is 75.00 EDU. 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 seventy-five (75) EDU within the District as follows:

Estimated Fiscal Year 2013/14 Levy	\$6,162.74
Total District Equivalent Dwelling Units	75.00
Fiscal Year 2013/14 Assessment Per EDU	\$82.17

*Based on current EDUs, actual assessment amount after rounding adjustment is \$6,162.68.

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. 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 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

*The 2010/11 percentage increase in the annual 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 2013/14.

APN	Parcel Type	EDUs	FY 2013/14 Assessment	Rounding Adjustment	FY 2013/14 Actual Levy
0173-811-010	SFA	3.30	\$271.16	(\$0.00)	\$271.16
0173-811-020	L-W	4.30	353.33	(0.01)	353.32
0173-811-030	COM	37.00	3,040.29	(0.01)	3,040.28
0173-811-060	L-W	4.30	353.33	(0.01)	353.32
0173-811-070	L-W	4.30	353.33	(0.01)	353.32
0173-811-080	SFA	3.30	271.16	0.00	271.16
0173-811-090	SFA	3.30	271.16	0.00	271.16
0173-811-100	SFA	3.30	271.16	0.00	271.16
0173-811-110	L-W	4.30	353.33	(0.01)	353.32
0173-811-120	L-W	4.30	353.33	(0.01)	353.32
0173-812-180	SFA	3.30	271.16	0.00	271.16
Total		75.00	\$6,162.74	(\$0.06)	\$6,162.68