AGENDA
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JULY 22, 2014

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC14-05

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Adeva
Commissioner Harris
Commissioner Holzwarth
Commissioner Mirador
Commissioner Ramos

Pledge of Allegiance
Invocation

2. ANNOUNCEMENTS:

None

3. MINUTES:

Approval of the June 24, 2014, Planning Commission Minutes.

4. AUDIENCE COMMUNICATIONS:

This is a time for public comments for items that are not listed on this agenda. Comments should be brief. If you have an item that will require extended discussion, please request the item be scheduled on a future agenda.

CONFLICT OF INTEREST NOTIFICATION
(Any items on this agenda that might be a conflict of interest to any Commissioner should be identified at this time.)

5. PUBLIC HEARINGS:

For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.

A. Request for Planning Commission Consideration of Site Plan/Architectural Review Application AR 13-4-010 to Construct an Above Ground Valve Enclosure for Pacific Gas and Electric (PG&E) on a Portion of the Existing Central County Bikeway and Assessor's Parcel Number 0032-230-290. (Continued from June 24, 2014).

- Adoption of Resolution No. PC14-___-.

B. Application submitted by the Schwartz Development Company for Site Plan/Architectural Review No. 13/14-005, General Plan Amendment No. 13/14-001, Tentative Subdivision Map No. TSM13/14-001, Rezone No. 13/14-002 and Planned Unit Development No. PD 13/14-001 for a 59-lot residential subdivision and 1.5 acres of General Commercial land located east of Walters Road and south of East Tabor Avenue (APN 0174-120-230).

- A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of General Plan Amendment NO. GP 13/14-001, Thus Redesignating APN 0174-120-230 from 6 Acres of General Commercial and 2.6 Acres of High Density Residential to 7.1 Acres of Medium Density Residential and 1.5 Acres of General Commercial for the Zephyr Estates Project.
- A Resolution of the City of Suisun City Planning Commission Recommending Adoption of an Ordinance of the City Council of the City of Suisun City, CA, Rezoning and Amending the Suisun City Zoning Map for APN 0174-120-230 for the Zephyr Estates Project.
- A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of Tentative Subdivision Map No. SM 13/14-001 Creating a Total of 59 Residential Lots and a 1.5 Acre General Commercial Parcel, Planned Unit Development No. PD 13/14-001 Providing Deviations From Zoning Regulations in the Medium Density Residential Zoning District, and Site Plan/Architectural No. 13/14-005 APN 0174-120-230.
- A Resolution of the City of Suisun City Planning Commission Recommending Acceptance by the City Council of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Exhibit A, for the Zephyr Estates Project.

6. GENERAL BUSINESS: Action to be taken where appropriate.

None

7. COMMUNICATION:

A. Staff – Project Updates

B. Commission

C. Agenda Forecast

8. ADJOURN.

a&m/140722.pca

MINUTES
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JUNE 24, 2014

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC14-04

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Adeva
Commissioner Harris
Commissioner Holzwarth

Commissioner Mirador- Absent
Commissioner Ramos – Arrived at 7:11 pm

Pledge of Allegiance
Invocation given by John Kearns

2. ANNOUNCEMENTS:

None

3. AUDIENCE COMMUNICATIONS:

None

CONFLICT OF INTEREST NOTIFICATION
None

4. PUBLIC HEARINGS:

Request for Planning Commission Consideration of Site Plan/Architectural Review Application AR 13-4-010 to construct an above ground valve enclosure for Pacific Gas and Electric (PG&E) on a portion of the existing Central County Bikeway and Assessor's Parcel Number 0032-230-290. (Continued to July 22, 2014)

John Kearns explained that staff had met with PG&E and it was decided that the project was not ready to move forward. There is a real estate transaction that needs to take place as well as entitlements before permits can be issued for the proposed enclosure.

He further explained that the project was needed to meet Public Utility Commission (PUC) safety requirements. He also stated that some of the surrounding property is owned by the City of Fairfield and their consent is also needed for the permit process to move forward.

Chairperson Clemente opened the Public Hearing. Hearing no comments the Public Hearing was continued to July 22, 2014.

5. GENERAL BUSINESS: Action to be taken where appropriate.

None

6. COMMUNICATION:

Mr. Kearns reminded the Commission of the July 16th joint meeting with the Parks and Recreation Commission. He explained that there are actions needed by both Commissions and recommendations to the City Council.

Also a reminder of the regular Planning Commission meeting on July 22nd.

Mr. Kearns updated the Commission on the following:

Wal-Mart is preparing to do the drainage requirements under Highway 12. They are still on track for an April, 2015 opening. He stated that employment information would be distributed when it became available.

Mr. Kearns stated that a subcontractor hit a decommissioned gas line, which fortunately contained mostly water, but had to cordon off an area but it did not delay any work.

The City Council at their last meeting hired AECOM as the consultant to update the Specific Plan. The target date for completion is May, 2016.

Mr. Kearns reminded the Commission of the 4th of July festivities beginning at 11 am with entertainment throughout the day and fireworks at 9:20 pm. Commissioner Ramos stated that his Kajukenbo students would be doing demonstrations at 3:30 pm.

Commissioner Ramos commented that he was involved with a program called Visions 2014 to be held in August. It is an all youth program.

7. ADJOURN.

There being no further business the meeting was adjourned at 7:22 pm.

_____

Anita Skinner, Commission Secretary

a&m/140624.pca

AGENDA TRANSMITTAL

MEETING DATE: July 22, 2014

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING: Request for Planning Commission Consideration of Site Plan/Architectural Review Application AR 13-4-010 to Construct an Above Ground Valve Enclosure for Pacific Gas and Electric (PG&E) on a Portion of the Existing Central County Bikeway and Assessor's Parcel Number 0032-230-290. (Continued from June 24, 2014).

ENVIRONMENTAL REVIEW: This project is categorically exempt from the California Environmental Quality Act (CEQA), under 15303: New Construction or Conversion of Small Structures. A Notice of Exemption will be filed with the Solano County Clerk following Planning Commission action.

BACKGROUND: PG&E submitted an application to construct an above ground enclosure for their Fairfield Crossover Valve Project on the existing Central County Bikeway and Assessor's Parcel Number 0032-230-290 (owned by the Suisun City Housing Authority), as well as property owned by the City of Fairfield, for purposes of addressing safety concerns. The project is mandated by the California Public Utilities Commission in response to the San Bruno incident. An item was noticed and scheduled to come to the Commission on June 24, 2014, but it was determined more time was needed, thus staff asked for the Planning Commission to continue the item to the July 22 meeting.

STAFF REPORT: The applicant has proposed a stone veneer wall that will enclose approximately 1,336 square feet of area for PG&E to use to service their valves. This will require the Central County Bikeway to be re-routed into the APN 0032-230-290 (an additional 4,929 square feet of land will be impacted). This area will include the pathway as well as other site amenities which are discussed below.

Proposed amenities include:

- A backlit sign affixed to the enclosure reading "Suisun City Waterfront District".
- Street lighting, footings and conduits.
- Providing electric service to the site for use by the City for project lighting and sized for additional street or pathway lighting.
- 2 concrete benches that are consistent with city standards.
- 1" water service including meter and back flow prevention device.
- Deposit for landscape installation and security camera(s). In the absence of immediate physical landscaping, PG&E will install decomposed granite and prepare the site for the future landscaping.
- Applicant will underground all new electrical infrastructure and will install additional conduit in anticipation of expansion of lighting system and undergrounding of overhead lines.

PREPARED BY: John Kearns, Associate Planner JK

Staff analyzed the proposal keeping the General Plan and Zoning Ordinance in mind as well as the future development potential of the vacant parcel (0032-230-290). It is staff's opinion that the land being requested to be a part of this project is relatively minimal and unlikely to impact the development potential of the site.

The purchase of the property requires a real estate transaction that is outside the purview of the Planning Commission's authority.

STAFF RECOMMENDATION: Adopt Resolution PC14-___; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review No. AR 13-4-010 to Construct an Above Ground Valve Enclosure for Pacific Gas and Electric (PG&E) on a Portion of the Existing Central County Bikeway and Assessor's Parcel Number 0032-230-290.

ATTACHMENTS:

1. Resolution PC14-___; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review No. AR 13-4-010 to Construct an Above Ground Valve Enclosure for Pacific Gas and Electric (PG&E) on a Portion of the Existing Central County Bikeway and Assessor's Parcel Number 0032-230-290.
2. Application Materials

RESOLUTION NO. PC14-___

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION APPROVING SITE PLAN/ARCHITECTURAL REVIEW NO. AR 13-4-010 TO CONSTRUCT AN ABOVE GROUND VALVE ENCLOSURE FOR PACIFIC GAS AND ELECTRIC (PG&E) ON A PORTION OF THE EXISTING CENTRAL COUNTY BIKEWAY AND ASSESSOR'S PARCEL NUMBER 0032-230-290

WHEREAS, the Planning Commission at a regular meeting on July 22, 2014 did review Site Plan/Architectural Review Application AR 13-4-010 to Construct an Above Ground Valve Enclosure for Pacific Gas and Electric (PG&E) on a Portion of the Existing Central County Bikeway and Assessor's Parcel Number 0032-230-290; and

WHEREAS, the public notice was published in the Daily Republic on June 14, 2014; and

WHEREAS, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

WHEREAS, the applicant and members of the public were present to speak on the application; and

WHEREAS, The Conditional Use Permit application is exempt from the analysis required by the State of California Environmental Quality Act (CEQA) under 15303: New Construction or Conversion of Small Structures; and

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

In order for the Planning Commission to approve the conditional use permit the following findings must be made:

1. Notice has been given in the time and in the manner required by State Law and City Code because a public notice was published on June 14, 2014 in the *Daily Republic* newspaper and mailed to surrounding property owners on June 12, 2014. The Public Hearing was continued to July 22, 2014.

2. That the proposed project, when subject to the conditions will not conflict with the Goals, Objectives, and Policies of the General Plan or the purposes of the zoning district in which the site is located.

3. That the proposed use, when subject to the conditions, will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity, or to the general welfare of the City, because the applicant has taken necessary precautions to diminish any concerns through the project description.

4. That the proposed project has been considered through a Site Plan/Architectural Review process as required by the Suisun Zoning Ordinance as the public hearing took place on June 22nd and testimony and materials were considered by the Planning Commission prior to adoption of the resolution.

5. The project is exempt from the California Environmental Quality Act (CEQA) per Section 15303: New Construction or Conversion of Small Structures.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby adopt Resolution PC14- ; A Resolution of the City of Suisun City Planning Commission Approving Site Plan/Architectural Review No. AR 13-4-010 to Construct an Above Ground Valve Enclosure for Pacific Gas and Electric (PG&E) on a Portion of the Existing Central County Bikeway and Assessor's Parcel Number 0032-230-290, subject to the following Conditions and all other applicable Suisun City Codes and Ordinances:

1. Applicant shall submit plans for and install a backlit sign affixed to the enclosure reading "Suisun City Waterfront District".
2. Applicant shall install four street lights, with footings and conduits for each with provisions for future expansion.
3. Applicant shall provide electric service to the site for use by the City for project lighting and sized for additional street or pathway lighting.
4. Applicant shall install two concrete benches that are approved by the City.
5. Applicant shall provide a 1" water service including meter and back flow prevention device to the site.
6. Applicant shall provide a deposit for landscape installation and security camera(s). In the absence of immediate physical landscaping, PG&E shall install decomposed granite (or similar materials approved by the City) and prepare the site for the future landscaping.
7. Applicant will underground all new electrical infrastructure and will install additional conduit for future use.
8. Applicant must receive a building permit and encroachment permit before commencing any work.
9. Applicant shall comply with all relevant codes and regulations and receive the permitting/authorization from all necessary agencies.

The forgoing motion was made by Commissioner ____ and seconded by Commissioner ____ and carried by the folowing vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 22nd day of July 2014

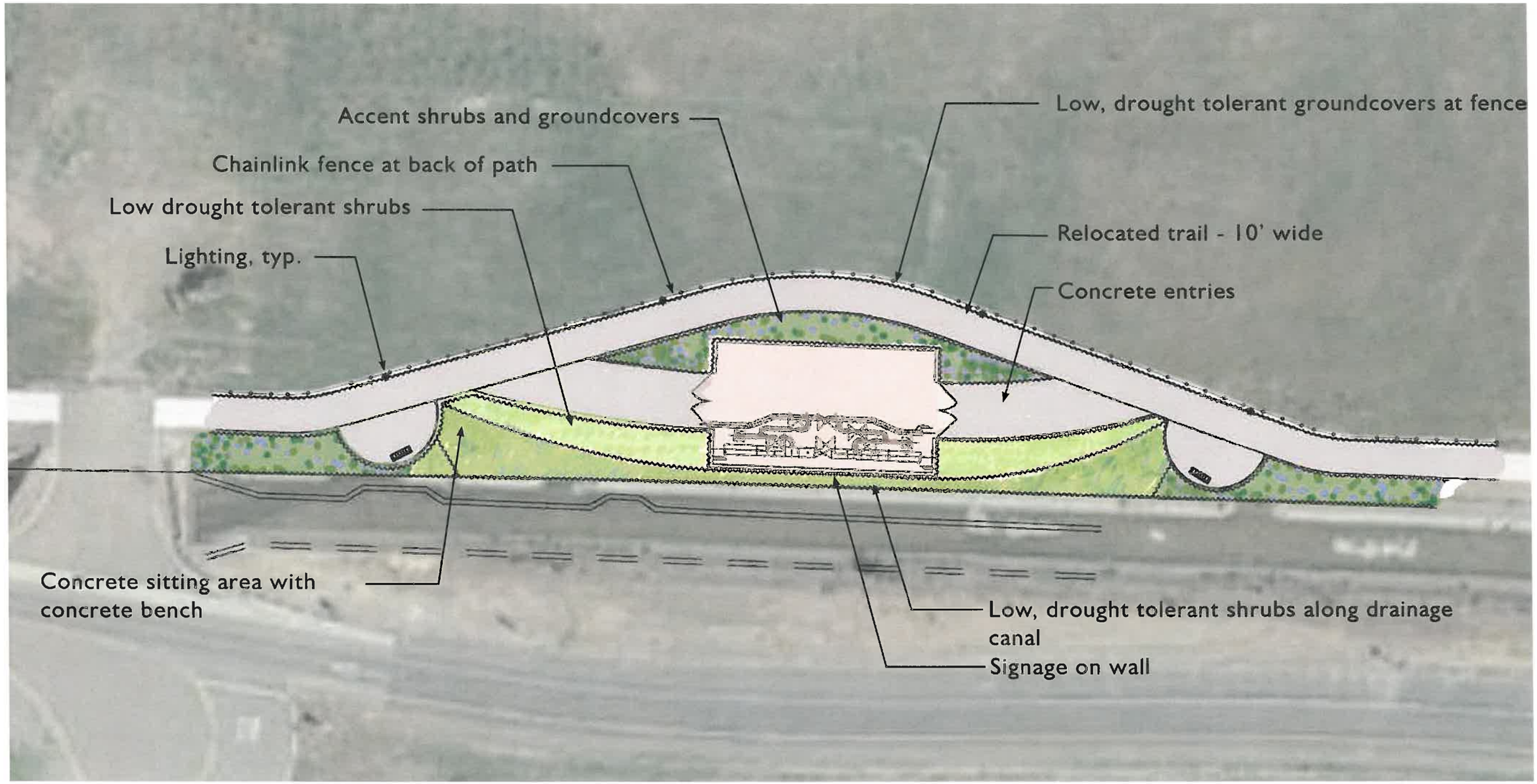
_____
Anita Skinner
Commission Secretary

P G & E FAIRFIELD CROSS-OVER VALVE STATION

SUISUN CITY, CALIFORNIA

JUNE 2014

GATES +ASSOCIATES



NOTE: All planting to match existing planting in project to the west

0 15 30 60

'AFTER' **STONE VENEER ON CMU WALL**

'BEFORE'

Stone Veneer
MFR: El Dorado Stone
Model: Fieldledge
Color: Umbria

'AFTER' CINDERBLOCK OPTION

'BEFORE'

Stone Veneer
MFR: El Dorado Stone
Model: Fieldledge
Color: Umbria

AGENDA TRANSMITTAL

MEETING DATE: July 22, 2014

PLANNING COMMISSION AGENDA ITEM: PUBLIC HEARING - Zephyr Estates Development Project:

A. A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of General Plan Amendment NO. GP 13/14-001, Thus Redesignating APN 0174-120-230 from 6 Acres of General Commercial and 2.6 Acres of High Density Residential to 7.1 Acres of Medium Density Residential and 1.5 Acres of General Commercial for the Zephyr Estates Project.
B. A Resolution of the City of Suisun City Planning Commission Recommending Adoption of an Ordinance of the City Council of the City of Suisun City, CA, Rezoning and Amending the Suisun City Zoning Map for APN 0174-120-230 for the Zephyr Estates Project.
C. A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of Tentative Subdivision Map No. SM 13/14-001 Creating a Total of 59 Residential Lots and a 1.5 Acre General Commercial Parcel, Planned Unit Development No. PD 13/14-001 Providing Deviations From Zoning Regulations in the Medium Density Residential Zoning District, and Site Plan/Architectural No. 13/14-005 APN 0174-120-230.
D. A Resolution of the City of Suisun City Planning Commission Recommending Acceptance by the City Council of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Exhibit A, for the Zephyr Estates Project.

FISCAL IMPACT: The Project Sponsor is required to offset increased municipal service costs including but not limited to: police services, fire services, landscape and facilities, storm drainage, and recreation through a variety of financial programs. These programs include but are not limited to: park fees, impact fees and annexation to a Community Facilities District No. 2. The project will be required to upgrade existing facilities, construct new roadways and offset other agencies costs to serve the development. The Project Sponsor/Developer is required to pay for and implement all mitigation measures associated with the project.

OWNER: Stanley M. Davis Co.
P.O. Box 1230
Davis, CA 95616

APPLICANT: Robert Schwartz
114 Raven Hill Road
Orinda, CA 94563

PLANNING AND ENG.: SCO Planning and Engineering

PREPARED BY: John Kearns, Associate Planner JK

140 Litton Drive, Suite 240
Grass Valley, CA 95945

SITE DATA:

(1)	General Plan/Zoning:	General Commercial and Residential High-Density/ General Commercial and Residential High-Density
(2)	Site Configuration:	8.58 acres
(3)	Surrounding Land Use:	
	North:	Kingdom Hall of Jehovah's Witness
	South:	Single-Family Residences
	East:	Single-Family Residences
	West:	Cloud 9 Cocktail Lounge and vacant land

ENVIRONMENTAL REVIEW: An Initial Study and Mitigated Negative Declaration have been prepared according to Title 14 California Code of Regulations Chapter 3 Guidelines for Implementation of California Environmental Quality Act Section 15070.

BACKGROUND: As a part of the Peterson Ranch Development Agreement, the site at the corner of East Tabor and Walters Road was intended for a mix of General Commercial and Residential High-Density. However, the site could not move forward until the Aero Club was relocated which occurred in 2006. The Development Agreement has since expired and the site been made available for development. The subject application was initiated in late 2013 following City Council consideration of the Revenue-Based Land Use Policy in September 2013 (*see Revenue-Based Land Use Policy Discussion*).

STAFF REPORT:

Project Description

Schwartz Land Development Company is proposing to subdivide the property located at the southeast corner or E. Tabor Avenue & Walter Road into 59 single-family residential lots and a commercial parcel of 1.5 acres.

The project site is located in Solano County, within the incorporated area of the City of Suisun City. The property is adjacent to Walters Road to the west, E. Tabor Avenue to the north, Charleston Street to the east, and Carswell Lane to the south. The site is approximately 8.6 acres in size and is currently undeveloped. The site is adjacent to single-family residential homes to the south and east and a Jehovah's Witness facility to the north. The topography of the site is relatively flat with a slight downslope from east to west.

The residential lots are proposed to range in size from approximately 3,000 square feet to 6,000 square feet and geared towards smaller households, including retirees and seniors. Houses are anticipated to be 2 stories ranging in size from 1500 – 1900 square feet. The project proposes multiple accesses off of existing roadways. The main access into the residential portion of the property is proposed via E. Tabor Avenue with additional access via Charleston Street and Carswell Lane. Access to the commercial parcel is anticipated via E. Tabor Avenue and a right

turn in / right turn out access via Walters Drive. The existing zoning and General Plan designation on the property allows for approximately 6 acres of General Commercial and 2.6 acres of multi-family residential. The project proposes one commercial parcel of 1.5 acres and the remainder of the site consisting of 59 single-family residential homes.

The commercial portion of the project is located at the northwest corner of the site with the highest visibility. The commercial area is expected to yield approximately 14,000 – 17,000 square feet, based on parking ratios between 1:250 S.F. and 1:300 S.F. Upon issuance of a grading permit for the project, the developer has agreed to install a "Welcome" monument sign on the site near the corner of Walters/E. Tabor intersection. Additionally, to keep the commercial parcel aesthetically pleasing prior to development, the perimeter of the site will be landscaped and the remainder of the site covered with hydro-seed. If a commercial project has not commenced within 2 years of grading permit issuance, the developer has agreed to transfer the 1.5 acre commercial parcel to the City. Further details are outlined in Resolution No. 2013-52, passed and adopted by the City Council on September 3, 2013.

The following land use applications are included for the project:

- **Tentative Subdivision Map** – To subdivide the property into 60 lots (59 residential lots and 1 commercial lot)
- **General Plan Amendment & Rezone** – To allow for approximately 7.1 acres of single-family residential and 1.5 acres of commercial
- **Planned Unit Development** - To allow flexibility to the City standard including but not limited to minimum lot sizes, lot frontage, building setbacks, etc.
- **Site Plan/Architectural Review** - To generally identify potential floor plans, elevations and perspectives as well as general design standards related to materials.

Required Permits

The City of Suisun City requires a Rezone (RZ), General Plan Amendment (GPA), Tentative Subdivision Map (TSM), Site Plan/Architectural Review Permit (SP/AR) and Planned Unit Development (PUD) Permit for this project.

The existing Zoning and General Plan designation on the property allows for approximately 6 acres of General Commercial and 2.6 acres of multi-family residential. The project proposes one commercial parcel of 1.5 acres and the remainder of the site consisting of 59 single-family residential homes. The Planning Commission must make a recommendation to the City Council regarding the Rezone ordinance and General Plan Amendment, resolutions for both are included as attachments to the staff report.

The Tentative Subdivision Map shows all lot and roadway configurations with site characteristics and context. Sections 66452-66455.9 of the Government Code "Subdivision Map Act: Tentative Maps" and Title 17 Article II "Subdivisions" of the City of Suisun City Municipal Code govern are determined to be necessary for the preservation of the public health, safety and general welfare, and for the promotion of orderly growth and development. The Planning Commission

must make a recommendation to the City Council for this entitlement. A resolution that includes the Tentative Subdivision Map is included for the Commission consideration.

A Site Plan/Architectural Review Permit is required in the RS, RM and RH districts where two or more dwelling units are proposed to be constructed on the same lot or on separate lots which are controlled by the same owner or developer. This permit allows the reviewing body to evaluate the aesthetics of the project and confirm consistency with surrounding properties. Entitlement of the commercial site will require a separate Site Plan/Architectural Review Permit when such a project is brought forward in the future. In this case, the Planning Commission must make a recommendation to the City Council for this entitlement. A resolution that includes the Site Plan/Architectural Review is included for the Commission consideration.

The PUD permit is designed and intended to provide for the orderly development of land in conformance with the comprehensive scheme contemplated by the land use element and other elements of the City's General Plan. The permit allows a flexible design approach to the establishment of a community environment equal to or better than that resulting from the application of the minimum standards of Section 18.63 et seq. of the City's Zoning Ordinance. The permit is designed and intended to accommodate various types of development including residential developments. The Planning Commission must make a recommendation to the City Council for this entitlement. A resolution that includes the Planned Unit Development is included for the Commission consideration.

Below is a table which identifies particular exceptions that are being requested by the applicant:

Table 1: Proposed Development Standards-Zephyr Estates

Proposed Development Standards		
	Zoning Standard	**Proposed Standard**
Parking Requirements: Single Family Homes	2 parking spaces per unit, 1 of which is within a garage or carport	2 parking spaces per unit, 1 of which is within a garage or carport
Building Height Main dwelling unit Accessory buildings	 35' 15'	 35' 15'
Lot Width	100'	*40'*
Lot Depth	Maximum: 3 times width	*Minimum: 50'* *Maximum: 130'*
Setbacks (to Exterior Wall): Front yard (minimum) Side Yard (minimum) Rear Yard (minimum)	 20' 15' total, 5' one side 15'	 **20'* *5'* *10'*
Min. distance between buildings	10'	10'
Minimum Land Area	4000 S.F.	3000 S.F.
Lot Coverage	N/A	70% Maximum

**Front Yard setback may be reduced to 10' for Lots 49-52 & 55*

Revenue-Based Land Use Policy

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.

At the September 3, 2013 City Council meeting, the Council adopted a resolution determining whether a combination of land uses were consistent with the Revenue-Based Land Use Policy subject to the below conditions:

1. The proposed land use for the 8.6-acre site located at the southeast corner of Walters Road and East Tabor Avenue (APN 0174-120-230) is for a not less than 1.5-acre developable commercial parcel (the "Commercial Parcel") at the northwestern most portion of the site, with the remainder of the site single-family residential.
2. The Developer shall cause the Commercial Parcel to be transferred to the City (or other entity as designated by the City) not later than the second anniversary of the date a grading permit is issued if a commercial project has not commenced.
3. At any point at which the Developer desires to convey title to the Commercial Parcel, Developer shall present the proposed conveyance to the Revenue-based Land Use Ad Hoc to ensure that the proposed conveyance is consistent with the intent of the Revenue-based Land Use Policy.
4. In order to eliminate potential for blight on the vacant Commercial Parcel and to create an aesthetically pleasing entryway to Suisun City until a commercial project is commenced, Developer agrees to commence with the following improvements upon issuance of a grading permit:

a. Developer shall acquire all necessary approvals and shall install a "Welcome" monument sign at the northwestern corner of the site.
b. If a commercial project has not commenced, Developer shall proceed with the landscaping of the commercial site, consisting of ground cover and shrubbery around the perimeter of the site on Walters Road and East Tabor Avenue, with necessary irrigation, and the remainder of the site covered with hydro-seed.
c. The aforementioned signage and landscaping improvements shall be completed within 6-months of the issuance of a grading permit and must be completed prior to a conveyance of the commercial parcel to the City (or other entity as designated by the City).

In preparation of the staff report, staff has proposed some relatively minor changes to these conditions which can be found in the Conditions of Approval under RBLU 1-4 for purposes of clarity.

Mitigated Negative Declaration
As stated earlier in the report, staff completed an initial study and subsequently determined that a Mitigated Negative Declaration was the appropriate environmental document to prepare. As part of the environmental document, staff is proposing 20 mitigations which can be found as an exhibit to the environmental resolution. In addition to the Mitigated Negative Declaration that is provided, other environmental reports prepared for the project can be found at http://www.suisun.com/zephyr-estates/.

Comments Received
At the time of publication of this report, staff has received a comment letter from the California Public Utilities Commission (CPUC), which is attached, as well as some questions and concerns from nearby residents. Comments received from nearby neighbors have included topics related to:

- Shared fencing with existing residents.
- Potential of soundwall on East Tabor Avenue.
- Use of the commercial parcel.
- Crosswalk design for the project.
- Traffic improvements.
- Air Quality mitigation measures.

Proposed Conditions of Approval
Conditions of approval are included as an exhibit to the entitlement resolution. The conditions are provided alphabetically by department or subject matter.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission:

1. Open the public hearing and take public comment;

2. Close the public hearing;

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3. A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of General Plan Amendment No. GP 13/14-001, Thus Redesignating APN 0174-12-230 from 6 Acres of General Commercial and 2.6 Acres of High Density Residential to 7.1 Acres of Medium Density Residential and 1.5 Acres of General Commercial for the Zephyr Estates Project.

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6. A Resolution of the City of Suisun City Planning Commission Recommending Acceptance of the City Council of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Exhibit A, for the Zephyr Estates Project.

ATTACHMENTS:

1. A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of General Plan Amendment No. GP 13/14-001, Thus Redesignating APN 0174-120-230 from 6 Acres of General Commercial and 2.6 Acres of High Density Residential to 7.1 Acres of Medium Density Residential and 1.5 Acres of General Commercial for the Zephyr Estates Project.
2. A Resolution of the City of Suisun City Planning Commission Recommending Adoption of an Ordinance of the City Council of the City of Suisun City, CA Rezoning and Amending the Suisun City Zoning Map for APN 0174-120-230 for the Zephyr Estates Project.
3. A Resolution of the City of Suisun City Planning Commission Recommending City Council Approval of Tentative Subdivision Map No. SM 13/14-001 Creating a Total of 59 Residential Lots and a 1.5 Acre General Commercial Parcel, Planned Unit Development No. PD 13/14-001 Providing Deviations From Zoning Regulations in the Medium Density Residential Zoning District, and Site Plan/Architectural No. 13/14-005 APN 0174-120-230.
4. A Resolution of the City of Suisun City Planning Commission Recommending Acceptance by the City Council of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Exhibit A, for the Zephyr Estates Project.
5. Application materials
6. Initial Study/MND
7. Comment letters received to-date

RESOLUTION NO. PC14-____

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. GP 13/14-001, THUS RE-DESIGNATING APN 0174-120-230 FROM 6 ACRES OF GENERAL COMMERCIAL AND 2.6 ACRES OF HIGH DENSITY RESIDENTIAL TO 7.1 ACRES OF MEDIUM DENSITY RESIDENTIAL AND 1.5 ACRES OF GENERAL COMMERCIAL FOR THE ZEPHYR ESTATES PROJECT

Whereas, the Planning Commission at their regular meeting of July 22, 2014, held a public hearing to review GP 13/14-001, for the Schwartz Development Company, and recommended to the City Council approval of GP 13/14-001; and

Whereas, the Staff, Applicant, City of Suisun City, and members of the public were present to speak on GP 13/14-001 – Zephyr Estates Project; and

Whereas, approval of this general plan amendment application by the City Council would re-designate the property know as APN 0174-120-230, containing approximately 8.60 acres, from its existing (GC) General Commercial (6 acres) and (RH) High-Density Residential (2.6 acres) zoning districts to (GC) General Commercial (7.1 acres) and (RM) Medium Density Residential (7.1 acres) zoning district; and

Whereas, notice for the public hearing was published in the Daily Republic on July 12, 2014 for the Planning Commission as a Public Hearing, and notices were mailed to individual property owners within 300 feet on July 11, 2014; and

Whereas, the Planning Commission of the City of Suisun City made the following findings based on evidence presented at the Public Hearing by City Staff:

1. That the public hearing was held in accordance with State requirements.
2. That the General Plan Amendment is consistent with the Goals, Objectives, and Policies of the General Plan and Zoning Ordinance.
3. That the General Plan Amendment will not be detrimental to the public health, safety, and general welfare.
4. That a Mitigated Negative Declaration of Environmental Impact for this action and the development project has been prepared and public notice provided according to the requirements of CEQA. The Mitigated Negative Declaration has been reviewed and considered by the Planning Commission along with other pertinent information regarding this project and the Commission recommends City Council adoption of the Mitigated Negative Declaration.
5. That the mitigation measures will be incorporated into the proposed project, and are to be expressed as conditions of approval as they apply to the proposed project.
6. That a reasonable and feasible Mitigation Monitoring and Reporting Program was prepared to assure implementation of the mitigation measures during the development of the project.

Now, Therefore, Be It Resolved that the Planning Commission of the City of Suisun City hereby recommends approval of GP 13/14-001 for the Schwartz Development Company, and recommends that the City Council direct Staff to update the existing City of Suisun City General Plan Map to reflect 7.1 acres of Medium Density Residential and 1.5 acres of General Commercial land use designations for APNs: 0174-120-230, as shown in Exhibit A.

The forgoing motion was made by Commissioner ____ and seconded by Commissioner _____ and carried by the folowing vote:

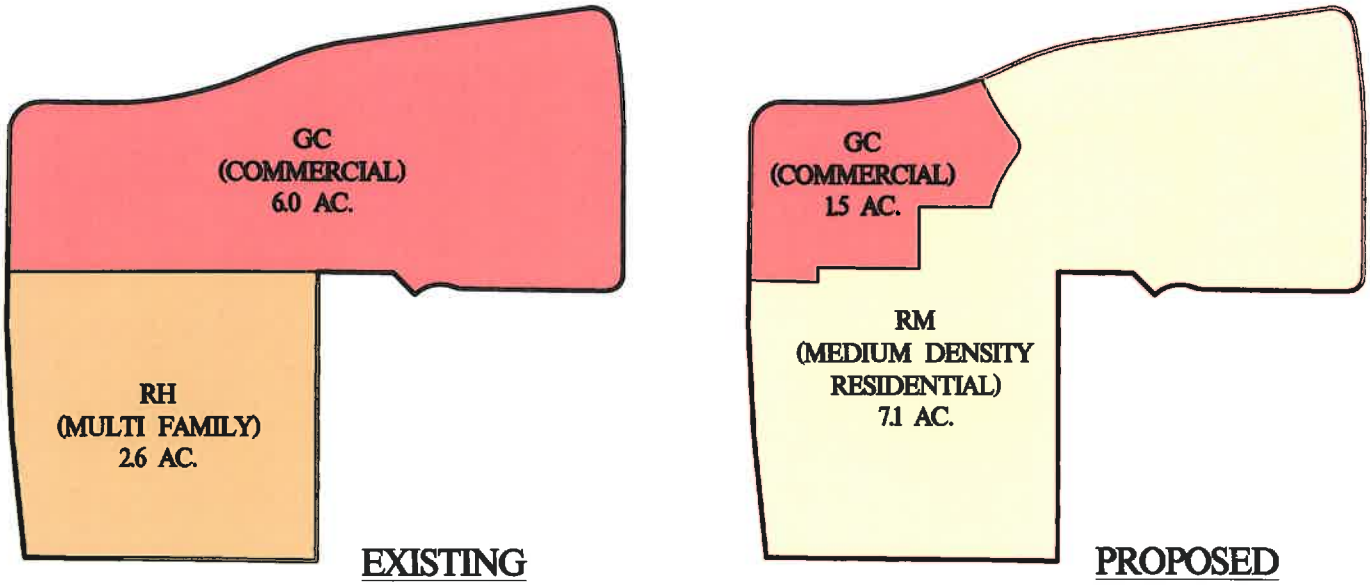
AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 22nd day of July 2014.

_____
Anita Skinner,
Commission Secretary

EXHIBIT A

REZONE & GENERAL PLAN AMENDMENT EXHIBIT



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Zephyr Estates

Schwartz Land Development Company

JULY 16, 2014

RESOLUTION PC 14-____

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION RECOMMENDING ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CA, REZONING AND AMENDING THE SUISUN CITY ZONING MAP FOR APN 0174-120-230 FOR THE ZEPHYR ESTATES PROJECT

Whereas, the Planning Commission at their regular meeting of July 22, 2014, held a public hearing to review RZ 13/14-002, for Schwartz Development Company, and recommended to the City Council approval of RZ 13/14-002 and an Ordinance rezoning and amending the Suisun City Zoning Map to RM; and

Whereas, the Staff, Applicant, City of Suisun City, and members of the public were present to speak on RZ 13/14-002 – Zephyr Estates Project; and

Whereas, approval of the rezone application by the City Council would rezone the property known as APN 0174-120-230, containing approximately 8.60 acres, from its existing (GC) General Commercial (6 acres) and (RH) High-Density Residential (2.6 acres) zoning districts to (GC) General Commercial (7.1 acres) and (RM) Medium Density Residential (7.1 acres) zoning district; and

Whereas, notice for the public hearing was published in the Daily Republic on July 12, 2014 for the Planning Commission as a Public Hearing, and notices were mailed to individual property owners within 300 feet on July 11, 2014; and

Whereas, the Planning Commission of the City of Suisun City made the following findings based on evidence presented at the Public Hearing by City Staff:

1. That a mitigated negative declaration was prepared for the project and no significant environmental impacts were identified that could not be mitigated to a less than significant impact.
2. That the proposal will not conflict with the Goals, Objectives and Policies of the General Plan.
3. That the proposal will not be detrimental to the public health, safety or welfare of persons residing or working in the City, nor detrimental to properties or to the general welfare of the City.

Now, Therefore, the Planning Commission of the City of Suisun City does ordain as follows; the Suisun City Zoning Map for APN 0174-120-230 is recommended for rezone to (RM) Medium Density Residential and (GC) General Commercial as shown on Exhibit A.

The forgoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the folowing vote:

AYES: Commissioners:

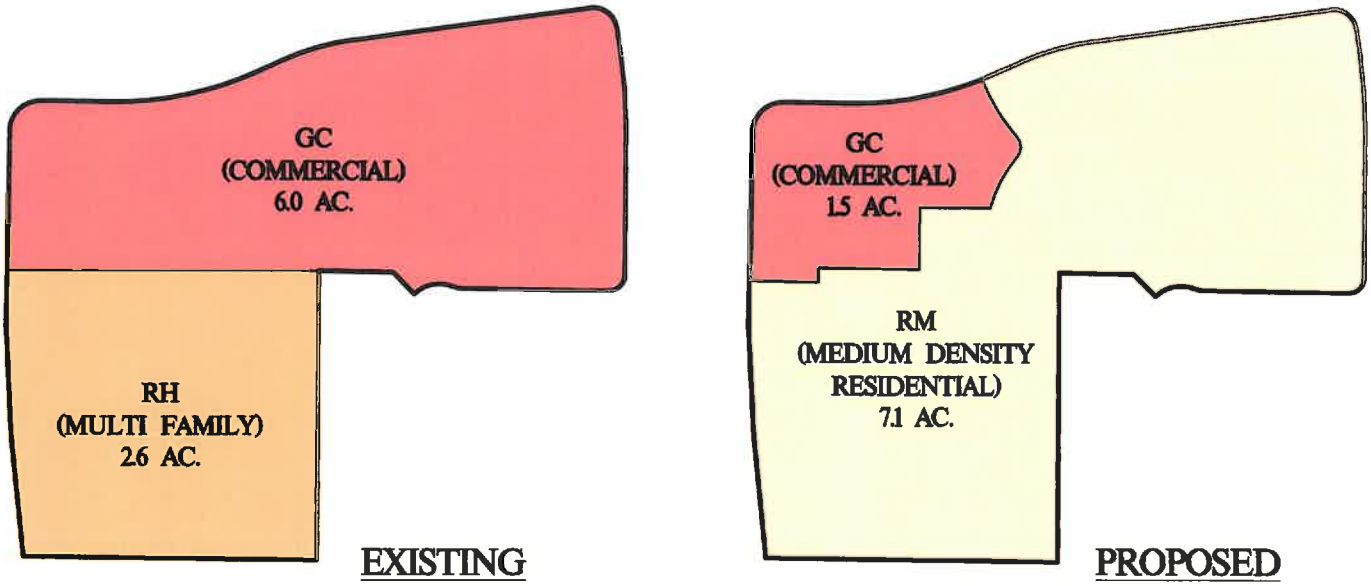
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 22nd day of July 2014.

_____
Anita Skinner,
Commission Secretary

EXHIBIT A

REZONE & GENERAL PLAN AMENDMENT EXHIBIT



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Zephyr Estates

Schwartz Land Development Company

JULY 16, 2014

RESOLUTION PC14-___

A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. SM 13/14-001 CREATING A TOTAL OF 59 RESIDENTIAL LOTS AND A 1.5 ACRE GENERAL COMMERCIAL PARCEL, PLANNED UNIT DEVELOPMENT NO. PD 13/14-001 PROVIDING DEVIATIONS FROM ZONING REGULATIONS IN THE MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, AND SITE PLAN/ARCHITECTURAL REVIEW NO. 13/14-005 APN 0174-120-230

Whereas, the Planning Commission held a Public Hearing on Tuesday July 22, 2014 to review and consider the development project known as Zephyr Estates: and said property is located west of Walters Road and south of East Tabor Avenue (APN 0174-120-230); and

Whereas, notices for the public hearing were published in the Daily Republic on July 12, 2014, for the Planning Commission public hearing, and notices were mailed to individual property owners within 300 feet on July 11, 2014; and

Whereas, the Planning Commission City of Suisun City made findings recommending approval of the Tentative Subdivision Map No. SM 13/14-001, Planned Unit Development No. PD 13/14-001, and Site Plan/Architectural Review No. AR 13/14-005 through its adoption of Planning Commission Resolution No. 2014-_____, dated July 22, 2014; and

Whereas, The Planning Commission of the City of Suisun City hereby makes the following findings:

1. Notice has been given in the time and in the manner required by State Law and Suisun City Code.
2. The proposed Tentative Subdivision Map, with the conditions of approval, is in conformity with both the intent and provisions of the Zoning Ordinance of the City of Suisun City Code of Ordinances.
3. The discharge from the proposed subdivision into the sewer system will not result in the violation of existing requirements prescribed by the City of Suisun City.
4. The site is physically suitable for the proposed type and intensity of development in that the approval process for Tentative Subdivision Map No. SM 13/14-001 provides sufficient opportunity to review the proposed development and ensure minimal impacts on surrounding properties.
5. The approval of Tentative Subdivision Map No. SM 13/14-001, creating 59 lots, will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood in the proposed uses are similar to and compatible with neighboring uses in the area.
6. In conformance with Section 17.12.040 the City Council finds that the tentative subdivision map is in conformance to city general plan, policies, and ordinances and all elements of Title 18 Zoning with the approval of deviations to development standards as noted in the Preliminary Planned Development Permit No. PD 13/14-001 – Zephyr Estates.

7. The City Council further finds that findings requiring disapproval as codified under Section 17.12.050 do not exist.
8. The City of Suisun City Community Development Department has conducted an Initial Study on the proposed Zephyr Estates Project. The Initial Study on the above project was evaluated for a potential adverse impact on the environment and has concluded that no evidence exists that the project will have an adverse effect on the environment. The following documents were recommended for adoption through separate action and is herein referenced and included in this finding.
9. The proposed Project is consistent with the General Plan's policies for PUD's. The deviations to the Zoning Standards are for uses permitted, building site area, lot width and depth, yard setbacks, and useable open space. As a Planned Unit Development, the Project has provided a higher level of design than the City might otherwise have obtained for the site, as well as a high degree of certainty about that design. As a result, deviation from the strict requirements of the General Plan and Zoning Ordinance are justified under the General Plan's policies for PUD's.
10. The density of the residential project is most consistent with the Medium-Density designation in the General Plan.

Now, Therefore, Be It Resolved that the Planning Commission of the City of Suisun City hereby recommends City Council approval of Tentative Subdivision Map Application No. SM 13/14-001, Planned Unit Development No. PD 13/14-001 and Site Plan/Architectural Review No. 13/14-005 subject to this Resolution and as illustrated in Exhibit A - PUD Preliminary Development Plan Zephyr Estates, and Exhibit B - Conditions of Approval, attached hereto and by this reference incorporated herein.

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

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 22nd day of July 2014.

_____
Anita Skinner
Commission Secretary

EXHIBIT A

PUD Preliminary Development Plan
Zephyr Estates

1. **Zoning Ordinance:**

   Except as specifically modified by the provisions of this PUD Preliminary Development Plan, all applicable general requirements and procedures of the Suisun City Zoning Ordinance shall be applied to the land uses designated in the PUD district.

2. **Zoning & General Plan Land Use Designation:**

   - The current zoning & General Plan allows for 6.0 acres of General Commercial (GC) and 2.6 acres of multi-family housing (RH).
   - The proposed zoning & General Plan would allow for 1.5 acres of General Commercial (GC) and 7.1 acres of single-family housing (RM).

3. **Permitted Uses & Conditional Uses:**

   - Permitted Uses within the residential portion of the project are limited to single-family dwellings and associated accessory structures allowed within the Zoning Ordinance.
   - Refer to the Zoning Ordinance for Permitted Uses and Conditional Uses within the commercial portion of the project.

4. **Site Plan & Architecture:**

   - The commercial layout shown on the Site Plan is intended to be "conceptual" only. Site layout and architecture shall comply with the Zoning Ordinance.
   - Floor plans and architecture for the residential portion of the project are shown on Sheets A1 & A2. Substantial modifications shall be of equal or superior materials and design quality and approved by the Planning Director.

5. **Density:**

   - Single Family Zoning = 7.1 acres
   - 59 Residential Units
   - Approximate Density = 8.3 units/acre

6. **Phasing Plan:**

One Final Map is anticipated for this project and will subdivide the property into 59 residential parcels and 1 Commercial Parcel (1.5 acres). Build-out of individual homes is anticipated to be constructed in multiple phases, dependent upon economic conditions.

7. **Medium-Density Residential Development Standards & Deviations:**

The Development Standards for the proposed residential development are as follows:

Development Standards		
	Zoning Standard	**Proposed Standard**
Parking Requirements: Single Family Homes	2 parking spaces per unit, 1 of which is within a garage or carport	2 parking spaces per unit, 1 of which is within a garage or carport
Building Height Main dwelling unit Accessory buildings	 35' 15'	 35' 15'
Lot Width	100'	*40'*
Lot Depth	Maximum: 3 times width	*Minimum: 50'* *Maximum: 130'*
Setbacks (to Exterior Wall): Front yard (minimum) Side Yard (minimum) Rear Yard (minimum)	 20' 15' total, 5' one side 15'	 **20'* *5'* *10'*
Min. distance between buildings	10'	10'
Minimum Land Area	4000 S.F.	3000 S.F.
Lot Coverage	N/A	70% Maximum

**Front Yard setback may be reduced to 10' for Lots 49-52 & 55*

8. **Parking & Loading:**

- Residential: As shown in Table above.
- Commercial: Per Zoning Ordinance or as approved by Planning Commission.

9. **Landscaping Plan:**

Final Landscape Plan to be submitted and approved by Planning Director prior to issuance of Grading Permit.

EXHIBIT B-
ZEPHYR ESTATES CONDITIONS OF APPROVAL

COMMUNITY DEVELOPMENT

CD-1 The Community Development Director (or designated person) shall, in accordance with Section 18.63 of the Suisun City Municipal Code, review the Precise Development Plan for Planned Development Permit PUD13-001, Zephyr Estates Development Plan and when appropriate shall notify the applicant in writing that the Precise Plan is in compliance with the approved Preliminary Development Plan. Should the Precise Plan not be in compliance with the approved Preliminary Development Plan, the Community Development Director shall schedule a hearing before the City Council for their review and approval.

CD-2 No chain link fencing shall be utilized within the project, unless specified in the Mitigated Negative Declaration as a mitigation measure.

CD-3 The Community Development Director (or designated person) may approve minor modifications to the project and implement the project and mitigation measures as deemed appropriate.

CD-4 Prior to final map, the applicant, or applicant's successor shall submit landscape plans to the Community Development Department which comply with Title 20, Water-Efficient Landscaping, of the City of Suisun City Municipal Code.

CD-5 The residential project shall comply with the Suisun City Municipal Code by providing an area, outside of public view, for refuse containers.

CD-6 The applicant of his/her successor in interest shall provide the City with a deposit consistent with the adopted City fee schedule for Mitigation Monitoring and Reporting of all adopted mitigations for the project.

DEVELOPMENT IMPACT FEES

DIF-1 Pursuant to the City of Suisun City Resolution No. 94-6 dated February 1, 1994, the project applicant or heirs shall pay fees as identified in the 1993 Update to Park Improvement Program and New Construction Fees and Off-Site Street Improvement Program dated December 30, 1993, or those fees in effect at the time of building permit issuance.

FAIRFIELD-SUISUN SEWER DISTRICT:

FSSD-1 The improvement plans shall be submitted to the Fairfield-Suisun Sewer District (District) for review and approval, with respect to work on the District facilities.

FSSD-2 The District's signature block shall be provided on title sheets of improvement plans containing District facilities. The signature block must be signed and dated by the District prior to bid and/or commencement of construction of any District facilities.

FSSD-3 The improvement plans shall comply with the latest District standard specifications, standard details, design standards, standard General Notes, dewatering requirements, and regulations.

FSSD-4 Tie-in to the existing 18-inch sanitary sewer stub on East Tabor Avenue and to other District facilities shall require the preparation of a geotechnical report to identify conditions for dewatering, shoring, bedding materials, and so forth.

FSSD-5 The Applicant shall submit satisfactory evidence of insurance to the District. Also, the District, its officers, directors, agencies and employees shall be named as an additional insured. All insurance required of the Applicant and its contractors by the City of Suisun City shall be afforded to the District as well.

FSSD-6 Prior to commencing construction, submittals related to the District's facilities shall be submitted to the District for review and approval. Construction work involving these items and the District facilities shall not commence until the District has approved the submittals in writing.

FIRE

FD-1 Each unit must have fire sprinklers. This includes garage, attic, and concealed spaces. The system may be approved to run off the domestic water supply. If the domestic water supply is used the water meter must be rated to continuously support the fire sprinkler flow requirements. SID consultation and approval will be needed.

FD-2 Fire hydrants will be located by the Fire Department for best access and water supply.

FD-3 The eves of each unit shall be boxed.

FD-4 The outside materials shall be fire rated. Stucco or a fire rated hardy plank is recommended but other materials that have a high fire resistive rating may be considered, to the satisfaction of the Fire Department.

FD-5 The roofs shall have a non-combustible covering.

FD-6 Either a MAD or SID will be responsible for maintenance and testing of the public water system.

FD-7 Prior to building permit issuance, applicant shall obtain approval from the Fire Department for a parking plan, including enforcement provisions, for all private roads, permanent or temporary, to be constructed as part of the project.

GENERAL

G-1 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so,

the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application

G-2 All improvements shall comply with local, state and federal laws, regulations and codes.

G-3 The provisions of the Mitigation Monitoring and Reporting Program as recommended by Planning Commission Resolution No. 2014-____ dated _____, 2014 are incorporated as conditions of project approval.

G- 4 The applicant or applicant's successor in interest shall fund and be responsible for the implementation of all conditions relating to the Zephyr Estates Development Project including but not limited to the conditions established for the Tentative Subdivision Map and Preliminary Development Plan Approval, and the Mitigation Monitoring and Reporting Program.

G-5 During construction of this project, a designated contact person with phone number shall be posted on the project site.

PUBLIC WORKS

PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.

PW-2 As a condition to Final Map approval, the applicant shall agree, with respect to all property covered by the Final Map, to either establish a community facilities district (CFD) or annex such property to an existing community facilities district, as deemed appropriate by the applicant and the City, for the purpose of financing the cost of providing the following public services to the property: police; fire; paramedical; and maintenance of parks, parkways and open space (landscaping), street lighting, and storm drains. The rate and method of apportionment of special tax applicable to the property shall establish a special tax designed to offset public services per City Council Resolution 2005-70. The City shall not be obligated to issue certificates of occupancy with respect to the property until formation of the new community facilities district or annexation to an existing community facilities district is completed.

PW-3 The Public Works Director may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.

PW-4 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.

PW-5 The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans and/or City Standards, including those due to field

conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.

PW-6 When submitting Improvement Plans, the engineer's estimate of costs for the public improvements necessary to accommodate the project shall be included. This estimate shall show quantities as well as unit prices used to obtain the final cost of each item and is subject to City review and approval.

PW-7 The Applicant shall pay all public works fees as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans. The Applicant shall also pay Suisun-Solano Water Authority (SSWA) plan check and inspection fees within 30 calendar days upon receipt of invoice from the Solano Irrigation District (SID). The invoice will be for actual expenses incurred by SSWA for providing plan checking and inspection services for the project. At the time of submittal of Improvement Plans, Applicant shall pay a deposit of $2,500 to be applied towards SSWA fees.

PW-8 Upon the approval of the Improvement Plans, the Applicant shall submit electronic AutoCAD files of the plans to the Public Works Department.

PW-9 The Applicant shall dedicate required street right-of-way by Final Map or approved instrument prior to start of construction.

PW-10 The Applicant shall dedicate, as required, on-site easements for new utilities by means of Final Map or approved instrument prior to start of construction.

PW-11 The Applicant shall dedicate ten-foot (10') minimum utility service easements along all roadways.

PW-12 If existing easements and utilities are located within the proposed lots, the utilities shall be relocated within the public streets or into appropriate easements, as required by the City Engineer.

PW-13 The Applicant shall obtain all necessary permits from all applicable agencies prior to development.

PW-14 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

PW-15 The Applicant shall prepare a notice, subject to the review by the City Engineer, that lists all construction mitigation requirements, permitted hours of construction, and identifies a contact person as well as the Applicant who will respond to complaints related to the proposed construction. The notice shall be mailed to property owners and residents within a 300-foot radius from the subject site, including all property owners fronting Carswell Lane and Carswell Court, at least ten (10) calendar days prior to the start of construction.

PW-16 A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.

PW-17 The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.

PW-18 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.

PW-19 Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.

PW-20 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.

PW-21 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.

PW-22 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.

PW-23 Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed.

PW-24 During construction a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be installed and maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc... throughout the construction activity.

PW-25 Improvement Plans shall show the installation of and the Applicant shall install concrete curb, gutter, sidewalks, curb ramps and driveway improvements on all street frontages. The Typical Street Sections must include aggregate base material under all concrete and all asphalt improvements per City of Suisun City Standards. The driveways and curb ramps shall comply with the State and Federal accessibility regulations.

PW-26 The minimum longitudinal slopes of gutter flow lines shall be 0.004.

PW-27 The Improvement Plans shall show the installation of and the Applicant shall install street signage and pavement markings and striping. All pavement markings and striping shall be thermoplastic or as required by City Engineer.

PW-28 The Solano Irrigation District (SID) and the Fairfield-Suisun Sewer District (FSSD) may have separate comments and conditions which shall be resolved or met.

PW-29 All water and sewer lines shall have a minimum of five feet horizontal clearance from a fence, wall, or other structure as determined by the Public Works Director. All relocated facilities shall meet state and local separation standards.

PW-30 Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.

PW-31 Storm drainage shall comply with Solano County Hydrology and Drainage Design as described in the City Standards. The Applicant shall provide a hydrology and hydraulic study for the project.

PW-32 The Applicant shall obtain all necessary permits for storm water discharges.

PW-33 Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (State Water Resources Control Board Construction General Permit, 2009-0009 DWQ). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.

PW-34 The project shall use best management practices (BMPs) during construction to mitigate construction impacts and during post-construction to mitigate post-construction impacts to water quality.

PW-35 The project shall comply with the requirements of the most current National Pollutant Discharge Elimination System (NPDES) permit issued to the Fairfield-Suisun Urban Runoff Management Program.

PW-36 The applicant shall fill out completely and submit to the City the "New and Redevelopment Post Construction Stormwater Requirements Application", attached to these conditions, no later than with development or grading plans.

PW-37 The applicant shall include the design and implementation of stormwater treatment measures.

PW-38 To limit pollutant generation, discharge and runoff to the maximum extent practicable, the project shall include stormwater pollution control measures listed within the document entitled "Storm Water Pollution Control Measures List". This list is provided within Appendix B of the document entitled "Storm Water Requirements for Development Projects- Packet for Project Applicants".

PW-39 Stormwater pollution control measures shall be requested as a condition of the project. Sources of pollutants shall be identified and appropriate control measures shall be identified for each source. Storm water control measures shall be approved by City Engineer.

PW-40 All stormwater treatment measures shall be adequately operated and maintained. To ensure operation and maintenance of stormwater treatment measures, the Applicant shall enter into a Stormwater Treatment Measures Maintenance Agreement with the City. A copy of agreement is included in the attached compact disk, "Fairfield-Suisun Urban Runoff Management Program - New and Redevelopment Stormwater Requirements, dated July 2006."

PW-41 Improvement Plans shall include an Erosion Control Plan or Storm Water Pollution Prevention Plan (SWPPP). No work shall be allowed without an approved and implemented Erosion Control Plan or SWPPP.

PW-42 Improvement Plans shall include a Grading Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project and the City's Grading Ordinance prior to approval by the City Engineer. To the extent possible, the Grading Plan shall follow natural contours and maintain any existing native trees. In addition, the Grading Plan shall be prepared to the satisfaction of the City Engineer, and is to reflect a positive drainage to existing drain inlets as well as to proposed drain inlet.

PW-43 The project will incorporate site design measures for reducing water quality impacts of the project, in compliance with the Suisun City NPDES stormwater permit Provision C.3 requirements. Guidance on approved site design measures is available from the City. Final approval for site design measures must be obtained from the Suisun City Public Works Department.

PW-44 Significant natural features and resources on site such as undisturbed forest area, setbacks, easements, trees, steep slopes, erosive soils, wetlands or riparian areas shall be identified within the area to be developed and protected during construction and during future use of the site.

PW-45 Site layout shall conform to natural landforms on-site. Buildings shall be located to utilize natural drainage systems as much as possible and avoid unnecessary disturbance of vegetation and soils. Development on unstable or easily erodible soils shall be avoided due to their greater erosion potential.

PW-46 The applicant shall minimize increases in stormwater flow and volume resulting from the development project to protect creeks and waterways from flooding and erosion impacts

PW-47 The project shall utilize infiltration measures to reduce stormwater discharge to the greatest extent feasible.

PW-48 Where feasible, parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other treatment devices that can be integrated into required landscaping areas and traffic islands prior to discharge into storm drain systems.

PW-49 The amount of impervious area associated with parking lots shall be minimized by providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, and using permeable pavement in overflow parking areas where feasible.

PW-50 Curb cuts (one every 10 feet), tire stops, or other means shall be provided to protect landscaped areas and allow maximum flow of stormwater into landscaped areas.

PW-51 The use of permeable paving for parking and driveway surfaces is encouraged, to reduce runoff from the site. Such paving should meet Suisun City Fire Department requirements and be structurally appropriate for the location.

PW-52 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.

PW-53 The maximum allowable slope in landscape areas shall be 3:1, or as approved by City Engineer. One-foot concrete mow strips for public landscaping shall be as required by the City Engineer. Drainage runoff to adjacent property shall not be allowed.

PW-54 Storm water runoff shall drain toward the streets and not onto the neighboring lot(s).

PW-55 The project shall install on-site street lighting and the Applicant shall submit a photometric analysis to the City for review and approval.

PW-56 New City street lights shall not share electrical circuits with City of Fairfield street lights.

PW-57 The project shall optimize the timing for the traffic signal at Walters Road and East Tabor Avenue. The Applicant shall coordinate this work with the City of Fairfield.

PW-58 The project shall provide for adequate onsite parking. In addition, project shall install "no parking" signs every 200 feet (maximum) along the south side of E. Tabor Avenue between Charleston Street and Walters Road.

PW-59 On-site driveways/roadways shall be minimum 3" asphalt concrete over a minimum 15" Class 2 aggregate base with road stabilization fabric. The Applicant shall construct driveways/roadways in accordance with the geotechnical report for the project. On-site driveways and roadways shall be inspected by the Public Works Inspector during construction.

PW-60 The proposed right-in/right-out driveway on Walters Road, on Lot A, shall be constructed prior to construction of homes on lots 21-54. Improvements shall include an 11-ft wide right-turn lane in advance of the driveway, the driveway apron and paved connection from the driveway apron to Street B. Pavement structure of this connection shall match the pavement structure for Streets A, B and C. Pavement stripes and markings on northbound Walters Road shall be removed and replaced as necessary to accommodate the construction of the right-turn lane.

The 11-foot wide right-turn lane and right-in/right-out driveway is to be constructed prior to the construction of the houses in Lots 21 through 54. Furthermore, at the Applicant's discretion the Project could be constructed in two phases in which Phase 1 would include constructing the improvements and houses located west of Street A along East Tabor Avenue, Street B, Street C, Charleston Street and Carswell Lane. The houses that can be included for construction in Phase 1 are in Lots 1 through 20, and in Lots 55 through 59. At the Applicant's discretion, the civil improvements (excluding the houses) along Street B south and east of Street A could be included in Phase 1 as an added alternative. Phase 2 would include the remaining improvements and houses

(Lots 21 through 55), including the 11-foot wide right-turn lane and right-in/right-out driveway on Walters Road.

PW-61 An easement for the purposes of public ingress/egress and public utilities for the Walters Road driveway (from Waters Road to Street B shall be provided by the Applicant, and easement shall be included on the Final Map.

PW-62 The construction of the driveway on Walters Road and right-turn lane along Walters Road shall include lowering the existing 10' wide concrete path on each side of the driveway so that path meets the right-in/right-out driveway at the same grade and provides adequate sight distance for motorist, bicyclists and pedestrians. Also, the Applicant shall install STOP signs on the path at the Walters Road driveway.

PW-63 Public utility easements for the public utilities in Lot A shall be prepared by the Applicant for the City's review and approval, and easement shall be included in the Final Map.

PW-64 The Applicant shall dedicate Lot B and the internal roadways to the City by a Final Map or via an approved instrument prior to beginning construction.

PW-65 The Applicant shall enclose Lot B within a fencing or railing system acceptable to the Public Works Director.

PW-66 Street section dimensions shall match or be greater than existing typical street sections in the adjoining Peterson Ranch Subdivision

PW-67 The project shall provide concrete pad of adequate size for the garbage and recycling containers behind side fence of each parcel. Furthermore, the pathway in the side yard shall be wide enough so that there is enough room for foot traffic to pass by parked garbage and recycling containers.

PW-68 8-foot tall soundwalls are to match the design and materials of the existing soundwalls in the Peterson Ranch Subdivision.

PW-69 All required soundwalls shall be constructed as part of the medium-density-residential improvements.

PW-70 The Applicant shall dedicate a five-foot (minimum) fence easement along the proposed north-south soundwall alignment along Walters Road, specifically within Lots 35, 36, 37, 38, 39, 40 and 41. The Applicant shall also dedicate a five-foot (minimum) fence easement on Lot A along the soundwall alignment which separates Street A and Lot A. In addition, the Applicant shall dedicate a 10-foot wide fence easement (5 feet within Lot A and 5 feet within the residential lots, specifically within Lots 21, 22, 34 and 35, for the other soundwall alignments. These latter soundwall alignments shall be centered on the 10-foot wide fence easement.

PW-71 The soundwalls along Walters Road shall be offset from the existing pathway to allow for a landscape strip matching the width of the adjacent landscape strip. Landscaping and automatic irrigation shall be installed by the Applicant along this soundwall segment. Furthermore, the Applicant shall install landscaping and automatic irrigation in all areas fronting soundwalls. Landscaping shall match existing adjacent landscaping.

PW-72 Landscaping and automatic irrigation shall be installed by the Applicant along the pubic frontage of E. Tabor Avenue and Charleston Street.

PW-73 Dumpsters to be used on this project shall be dumpsters supplied by the Solano Garbage Company. This is pursuant to the agreement between the City and the Solano Garbage Company for all areas within Suisun City.

PW-74 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department electronic AutoCAD files of the "as-built" Improvement Plans.

REVENUE BASED LAND USE

RBLU-1 The proposed land use for the 8.6-acre site located at the southeast corner of Walters Road and East Tabor Avenue (APN 0174-120-230) is for a not less than 1.5-acre commercial parcel (the "Commercial Parcel") at the northwestern most portion of the site, with the remainder of the site single-family residential.

RBLU-2 The Developer shall cause the Commercial Parcel to be transferred to the City (or other entity as designated by the City) not later than the second anniversary of the date the first grading permit is issued unless an application has been submitted and deemed complete by the City.

RBLU-3 At any point at which the Developer desires to convey title to the Commercial Parcel, Developer shall present the proposed conveyance to the Revenue-based Land Use Ad Hoc to ensure that the proposed conveyance is consistent with the intent of the Revenue-based Land Use Policy.

RBLU-4 In order to eliminate potential for blight on the vacant Commercial Parcel and to create an aesthetically pleasing entryway to Suisun City until a commercial project is commenced, Developer agrees to commence with the following improvements upon issuance of the first grading permit:

a. Developer shall acquire all necessary approvals and shall install a "Welcome" monument sign at the northwestern corner of the site.
b. If a commercial project has not commenced, Developer shall proceed with the landscaping of the commercial site, consisting of ground cover and shrubbery around the perimeter of the site on Walters Road and East Tabor Avenue, with necessary irrigation, and the remainder of the site covered with hydro-seed.
c. The aforementioned signage and landscaping improvements shall be completed within 6-months of the issuance of a grading permit and must be completed prior to a conveyance of the commercial parcel to the City (or other entity as designated by the City).
d. If aforementioned signage or landscaping improvements are not complete within 6 months of issuance of first grading permit, the City shall cease with inspections and shall not grant any Certificate of Occupancies until said improvements have been installed.

SOLANO IRRIGATION DISTRICT:

SID-1 The improvement plans, Final Map and Parcel Maps shall be submitted to the Solano Irrigation District (SID) for review, approval and signature.

SID-2 The Applicant shall pay SSWA Plan/Map Review Fees upon submittal of the plans and maps for review.

SID-3 The water improvements will be looped from existing the existing 12" water stub on Carswell Lane to Charleston Street through Streets B and C.

SID-4 Connection onto the City of Fairfield water system shall not be permitted. The existing 12' water main on East Tabor Avenue is a City of Fairfield facility.

SID-5 Any extension and/or connection to the existing stubs or water main shall be in accordance with the Suisun-Solano Water Authority (SSWA) Standard Specifications, and at the Applicant's expense.

SID-6 Water service laterals shall not be located within driveway approaches.

SID-7 Per the SSWA Cross-Connection Control Resolution No. 99-01, all types of commercial buildings and landscape irrigation services are required to include an approved backflow prevention assembly, at the Applicant's expense. Prior to commencing construction work, the proposed location, service size and flow-rate for the backflow prevention assembly shall be submitted to SID for review and approval. Based on the proposed commercial use, a Reduced Pressure Principle (RPP) Assembly will be required for each of the domestic water services.

SID-8 The SSWA Cross-Connection Control Resolution No. 99-01, fire protection systems are required to include an approved backflow prevention assembly, at the developer's expense. Prior to commencing construction work, the proposed location, service size and flow-rate for the fire protection system shall be submitted to SID for review and approval. Based on the proposed commercial use, a Double Check-Detector Check (DCDC) Assembly will be required for each of the fire protection systems.

SID-9 The Applicant shall provide and install freeze protection for all RPBFP's and DCDC's at the Applicant's expense.

SID-10 At the time the Building Permit issued, the Applicant shall pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees shall be based on the latest SSWA fee schedule at time of payment, and are determined by the size of meter requested. All domestic water services shall be metered.

SID-11 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to SID the electronic AutoCAD files and scanned .tif images at 300 dpi of the "as built" Improvement Plans.

RESOLUTION NO. PC14-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY RECOMMENDING ACCEPTANCE BY THE CITY COUNCIL OF THE MITIGATION MONITORING AND REPORTING PROGRAM, EXHIBIT A, AND ADOPTION OF THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION, FOR THE ZEPHYR ESTATES DEVELOPMENT

Whereas, The Planning Commission held a Public Hearing on Tuesday July 22, 2014 to review and consider the development project known as Zephyr Estates and said property is located east of Walters Road and south of East Tabor Avenue (APN 0174-120-230) containing approximately 8.60 acres; and

Whereas, Notices for the public hearing were published in the Daily Republic on July 12, 2014 for the Planning Commission public hearing, and notices were mailed to individual property owners within 300 feet on July 11, 2014; and

Whereas, the City of Suisun City accepted all comments received to the proposed mitigated negative declaration; and

Whereas, The Planning Commission of the City of Suisun City makes the following findings and recommends acceptance of the environmental documents:

1. Notice has been given in the time and in the manner required by State Law and City Code.
2. The site is physically suitable for the proposed type and intensity of development in that the project has been reviewed and determined to result in less than significant impacts and to be consistent with the City's General Plan and Zoning Ordinance.
3. The approval of development project known as Zephyr Estates would create 59 single-family homes on 7.1 acres, a density of 8.3 units per acre, and 1.5 acres of General Commercial, and will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood in that the proposed uses are similar to and compatible with neighboring uses in the area.
4. The Suisun City Community Development Department has completed an Initial Study regarding the proposed development project. The Initial Study was evaluated for potential adverse impacts on the environment and concluded that no evidence exists that the project will have an adverse effect on the environment. The following documents are recommended for acceptance and adoption.
    a. Mitigation Monitoring and Reporting Program implementing mitigation measures as identified in the initial study – Exhibit A.
    b. The Initial Study and Mitigated Negative Declaration were delivered to the State Clearing House on June 19, 2014 for a 30 day public review period – Reference State Clearinghouse Number - SCH #2014062066 for the development project known as Zephyr Estates.

Now, Therefore, Be It Resolved that the Planning Commission of the City of Suisun City hereby recommends acceptance by City Council of Exhibit A - Mitigation Monitoring and Reporting Program, which were prepared as part of the appropriate environmental document for the Zephyr Estates development project, attached hereto and by this reference incorporated herein.

Be It Further Resolved that the Planning Commission of the City of Suisun City recommends that the City Council require the Project Sponsor and successors to off-set all costs, city staff and private, associated with the implementation of and monitoring of the Mitigation Monitoring and Reporting Program and require the Project Sponsor and successors to implement all programs as identified.

The foregoing motion was made by Commissioner _____and seconded by Commissioner _____and carried by the folowing vote:

AYES:	Commissioners:	None
NOES:	Commissioners:	None
ABSENT:	Commissioners:	None
ABSTAIN:	Commissioners:	None

WITNESS my hand and the seal of said City this 22nd day of July 2014.

_____
Anita Skinnner
Commission Secretary

Exhibit A – Mitigation Monitoring and Reporting Program
Zephyr Estates

Aesthetics

Mitigation Measure AE-1: Final design plans shall be presented to the Architectural Design Review Board for conformance with the City's Development Guidelines for Site Planning and Architecture.

Timing/Implementation: Prior to construction.

Enforcement/Monitoring: Suisun City Community Development Department.

Mitigation Measure AE-2: Prior to construction, the City of Suisun City shall review and approve the landscape plan that would be incorporated into the final design of the Zephyr Estates project. The landscape plan shall incorporate the following components, as feasible:

- Drought-resistant plants consistent with the General Plan's plant palette.
- Xeric (adapted to arid conditions) landscaping techniques.
- An irrigation design that conforms to water conservation measures established in AB1881 the Water Conservation in Landscaping Act of 2006 (effective as of January 1, 2010).
- Attractive walls and other visually pleasing hardscape into the final design of the project to enhance the limited open space that would serve the project residents and the travelers using East Tabor and Walters Road.
- Trees and shrubs to break the visual monotony and soften the appearance of walls and vines to deter graffiti to the maximum extent feasible.

Timing/Implementation: Prior to construction.

Enforcement/Monitoring: Suisun City Community Development Department.

Mitigation Measure AE-3: New trees shall be incorporated into the landscape plans for the Zephyr Estates subdivision that meet the City's standard for trees within new developments.

Timing/Implementation: Prior to construction.

Enforcement/Monitoring: Suisun City Community Development Department.

Mitigation Measure AE-4: All outdoor lighting associated with the proposed development shall be:

- Designed and located to minimize ambient light levels for any given application, consistent with public safety standards.

- Placed in areas of pedestrian activity, at building entrances, and along roadways.

- Shielded with non-glare hoods and focused within the project. Lighting shall minimize glare on adjacent properties and into the night sky.

- Ornamental, pedestrian scale lighting fixtures shall be utilized to the degree possible.

- Area lighting shall be directed downward with no splay of lighting directed offsite. No lighting shall blink, flash or be of unusually high intensity or brightness.

Timing/Implementation: Prior to construction.

Enforcement/Monitoring: Suisun City Community Development Department.

Air Quality

Mitigation Measure AQ-1: Implement the BAAQMD Basic Construction Control Measures.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

- A publicly visible sign shall be posted at the soil transfer site within the BAAQMD, with the telephone number and person to contact at the City of Suisun City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number also shall be visible, to ensure compliance with applicable regulations.

Implementation: Project applicant and construction contractor(s)

Timing: During all construction activities

Enforcement: City of Suisun City and BAAQMD

Biological Resources

Mitigation Measure BIO-1: Avoid Loss of Swainson's Hawk and Other Raptors

To avoid, minimize, and mitigate potential impacts on Swainson's hawk, white-tailed kite, and other raptors (not including burrowing owl) in the project vicinity, the project applicant shall retain a qualified biologist to conduct preconstruction surveys and identify active nests on and within 0.25 mile of the project site for construction activities conducted during the breeding season (March 1-August 31). Guidelines provided in *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley* (Swainson's Hawk Technical Advisory Committee 2000) shall be followed for surveys for Swainson's hawk. Surveys for other nesting raptors shall be conducted no less than 14 days and no more than 30 days before the beginning of construction for all project phases. If no nests are found, no further avoidance and minimization measures will be required.

If active Swainson's hawk or other raptor nests are found, appropriate buffers shall be established around active nest sites, in coordination with CDFW, to provide adequate protection for nesting hawks and their young. No project activity shall commence within the buffer areas until a qualified biologist has determined in coordination with CDFW, the young have fledged, the nest is no longer active, or reducing the buffer would not result in nest abandonment.

Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.

Implementation: Project applicant and construction contractor(s)

Timing: Less than 14 days and no more than 30 days before the beginning of construction for all project phases

Enforcement: City of Suisun City and CDFW

Mitigation Measure BIO-2: Avoid Loss of Burrowing Owl

To avoid, minimize, and mitigate potential impacts on burrowing owl, the project applicant shall retain a qualified biologist to conduct focused breeding and nonbreeding season surveys for burrowing owls in areas of suitable habitat on and within 1,500 feet of the project site. Surveys will be conducted prior to the start of construction activities and in accordance with Appendix D of CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFW 2012). If no occupied burrows are found, no further avoidance and minimization measures will be required.

If an active burrow is found during the nonbreeding season (September 1 through January 31), the project applicant will consult with CDFW regarding protection buffers to be

established around the occupied burrow and maintained throughout construction. If occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, a burrowing owl exclusion and relocation plan will be developed according to guidance provided in Appendix E of CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFW 2012). Owls will be relocated outside of the impact area using passive or active methodologies developed in consultation with CDFW and may include active relocation to preserve areas if approved by CDFW and the preserve managers. No burrowing owls will be excluded from occupied burrows until the burrowing owl exclusion and relocation plan is approved by CDFW.

If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows will not be disturbed and will be provided with a 150- to 1,500-foot protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The appropriate size of the buffer (between 150 to 1,500) will depend on the time of year and level of disturbance as outlined in the CDFW Staff Report (2012:9).The size of the buffer may be reduced if a qualified biologist, in consultation with CDFW, determines burrowing owls would not be adversely affected by the proposed activities. If a smaller than recommended buffer is used, a scientifically- rigorous monitoring program approved by the City and CDFW shall be implemented to ensure burrowing owls are not detrimentally affected. Once the fledglings are capable of independent survival, the owls will be relocated outside the impact area following a burrowing owl exclusion and relocation plan developed according to guidance provided in Appendix E of CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFW 2012) and the burrow will be destroyed to prevent owls from reoccupying it. No burrowing owls will be excluded from occupied burrows until the burrowing owl exclusion and relocation plan is approved by CDFW.

If active burrowing owl nests are found on the project site and these nest sites are lost as a result of implementing the project, then the project applicant shall mitigate the loss through preservation of other known nest sites at a ratio of 1:1, which is the current ratio identified in the draft SMHCP. Preservation shall be provided through purchase of credits from a CDFW-approved burrowing owl conservation bank if credits are available for the project area.

All burrowing owl mitigation lands shall be preserved in perpetuity and incompatible land uses shall be prohibited in habitat conservation areas. Burrowing owl mitigation lands shall be located as close as possible, based on availability of sufficient suitable habitat, to the project site.

Implementation: Project applicant and construction contractor(s)

Timing: Prior to the start of construction activities

Enforcement: City of Suisun City and CDFW

Mitigation Measure BIO-3: Avoid Loss of Loggerhead Shrike

To the extent feasible, vegetation removal, grading, and other ground disturbing activities will be carried out during the nonbreeding season (September 1-February 31) for

migratory birds to avoid and minimize impacts to loggerhead shrike and other migratory birds.

If project activities occur during the nesting season for loggerhead shrike (March 1 through August 31), a focused survey to identify active shrike and other migratory bird nests shall be conducted by a qualified biologist before commencement of activities. Surveys shall include all areas of suitable nesting habitat within 200 feet of the project footprint. If no active nests are found, no further avoidance and minimization measures will be required.

If active nests are found during the surveys, appropriate buffers shall be established to avoid impacts. No project activity shall commence within the buffer area until a qualified biologist, in consultation with CDFW, confirms that the nest is no longer active. Given the project location and proposed construction methods, it is anticipated that CDFW would recommend a 200-foot buffer around a loggerhead shrike nest to provide adequate protection for nesting shrikes and their young. The size of the buffers may be reduced if a qualified biologist determines that project activity within a reduced buffer will not be likely to adversely affect the nest. This should be confirmed with CDFW. The appropriate buffer for common migratory bird nests is 50 feet.

Implementation: Project applicant and construction contractor(s)

Timing: If project activities occur during the nesting season for loggerhead shrike (March 1 through August 31), prior to the start of construction activities

Enforcement: City of Suisun City and CDFW

Cultural Resources

Mitigation Measure CUL-1: Procedures for Inadvertent Discovery of Cultural Resources.

If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, animal bone, human remains, bottle glass, ceramics, building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and the City shall be notified immediately. The City shall retain a qualified professional archaeologist to determine whether the resource is potentially significant. If the resource is potentially significant and project implementation may result in potential impacts, the City, with help from the professional archaeologist, shall develop additional appropriate protection measures, as needed. Additional protection measures may include, but are not necessarily limited to additional documentary research, subsurface testing, excavation, and preservation in-place.

Implementation: Project applicant and construction contractor(s)

Timing: During all earth-disturbing activities.

Enforcement: City of Suisun City

Mitigation Measure CUL-2: Procedures for Inadvertent Discovery of Human Remains.

In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, all such activities in the vicinity of the find shall be halted and the City, the Solano County coroner and a qualified professional archaeologist shall be contacted immediately. The coroner is required to examine all discoveries of human remains within two working days of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are of Native American origin, he or she must contact the Native American Heritage Commission by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). The City or its appointed representative and the professional archaeologist shall consult with a Most Likely Descendent determined by the Native American Heritage Commission (NAHC) regarding the removal or preservation and avoidance of the remains and determine if additional burials could be present within the project site.

Implementation: Project applicant and construction contractor(s)

Timing: During all earth-disturbing activities.

Enforcement: City of Suisun City

Geology and Soils

Mitigation Measure GEO-1a: Prepare Final Geotechnical Report and Implement Recommendations.

Before building permits are issued and construction activities begin in any phase, the project applicant shall hire a licensed geotechnical engineer to prepare a final geotechnical report, which shall be submitted for review and approval to the Suisun City Division of Building and Public Works. The final geotechnical engineering report shall address and make recommendations on the following topics:

- seismic design parameters;
- site preparation;
- soil bearing capacity;
- appropriate sources and types of fill;
- potential need for soil amendments;
- road, pavement, and parking areas;
- structural foundations, including retaining-wall design;
- grading practices;
- soil corrosion of concrete and steel;
- erosion/winterization;
- seismic ground shaking;

- liquefaction; and
- expansive/unstable soils.

In addition to the recommendations for the conditions listed above, the geotechnical investigation shall include subsurface testing of soil and groundwater conditions (as appropriate), and shall determine appropriate foundation designs that are consistent with the version of the California Building Standards Code (CBC) that is applicable at the time of building and grading permits applications.

All recommendations contained in the final geotechnical engineering report shall be implemented. Special recommendations contained in the geotechnical engineering report shall be noted on the grading plans and implemented, as appropriate, before construction begins. Design and construction of all project development shall be in accordance with the CBC. The project applicant shall provide for engineering inspection and certification that earthwork has been performed, in conformity with recommendations contained in the geotechnical report.

Implementation: Project applicant and construction contractor(s)

Timing: Prior to issuance of building permits

Enforcement: City of Suisun City

Mitigation Measure GEO-1b: Monitor Earthwork during Earthmoving Activities.

All earthwork shall be monitored by a licensed geotechnical or civil engineer retained by the project applicant. The geotechnical or civil engineer shall provide oversight during all excavation, placement of fill, and disposal of materials removed from and deposited on construction areas.

Implementation: Project applicant and construction contractor(s)

Timing: During all earthmoving construction activities

Enforcement: City of Suisun City

Mitigation Measure GEO-2: Prepare and Implement a Grading and Erosion Control Plan.

Before grading permits are issued, the project applicant shall retain a California Registered Civil Engineer to prepare a grading and erosion control plan. The grading and erosion control plan shall be submitted to the Suisun City Division of Building and Public Works for review before issuance of any grading permit for on-site work. The plan shall be consistent with Suisun City's Grading, Erosion Control, and Creekside Development Ordinance and the state's National Pollutant Discharge Elimination System permit, and shall include the site-specific grading associated with development for all project phases.

The plan referenced above shall include the location, implementation schedule, and maintenance schedule of all erosion and sediment control measures, a description of measures designed to control dust and stabilize the construction-site road and entrance,

and a description of the location and methods of storage and disposal of construction materials.

Erosion and sediment control measures could include the use of detention basins, berms, swales, wattles, and silt fencing, and covering or watering of stockpiled soils to reduce wind erosion. Stabilization of construction entrances to minimize trackout (control dust) is commonly achieved by installing filter fabric and crushed rock to a depth of approximately 1 foot. The project applicant shall ensure that the construction contractor is responsible for securing a source of transportation and deposition of excavated materials.

Implementation: Project applicant and construction contractor(s)

Timing: Prior to issuance of any grading permit

Enforcement: City of Suisun City

Hazards and Hazardous Materials

Mitigation Measure HAZ-1: Implement Mitigation Measure HYDRO-1 (Prepare and Implement a Storm Water Pollution Prevention Plan and Associated Best Management Practices).

Hydrology

Mitigation Measure HYDRO-1: Prepare and Implement a Storm Water Pollution Prevention Plan and Associated Best Management Practices.

Prior to the start of earth-moving activities, the project applicant shall obtain coverage under the *San Francisco Bay Region Municipal Regional Stormwater NPDES Permit* (Order R2-2009-0074) (San Francisco Bay RWQCB 2009), including preparation and submittal of a project-specific storm water pollution prevention plan (SWPPP) at the time the Notice of Intent to discharge is filed. The project applicant shall also prepare and submit erosion and sediment control and engineering plans and specifications for pollution prevention and control to the Suisun City Building and Public Works Department. The SWPPP shall identify and specify:

- the use of an effective combination of robust erosion and sediment control Best Management Practices (BMPs) and construction techniques accepted by Suisun City for use in the project area at the time of construction, that would reduce the potential for runoff and the release, mobilization, and exposure of pollutants, including legacy sources of mercury from project-related construction sites. These may include but would not be limited to temporary erosion control and soil stabilization measures, sedimentation ponds, inlet protection, perforated riser pipes, check dams, and silt fences as discussed and described in the *Fairfield-Suisun Urban Runoff Management Program* (Cities of Fairfield and Suisun City 2006);

- the implementation of approved local plans, non-stormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities;

- the pollutants that are likely to be used during construction that could be present in stormwater drainage and nonstormwater discharges, including fuels, lubricants, and other types of materials used for equipment operation;

- the means of waste disposal;

- spill prevention and contingency measures, including measures to prevent or clean up spills of hazardous waste and of hazardous materials used for equipment operation, and emergency procedures for responding to spills;

- personnel training requirements and procedures that would be used to ensure that workers are aware of permit requirements and proper installation methods for BMPs specified in the SWPPP; and

- the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP.

Where applicable, BMPs identified in the SWPPP shall be in place throughout all site work and construction activities and shall be used in all subsequent site development activities. BMPs may include, but are not limited to:

- Implementing temporary erosion and sediment control measures in disturbed areas to minimize discharge of sediment into nearby drainage conveyances, in compliance with state and local standards in effect at the time of construction. These measures may include, but are not limited to, silt fences, staked straw bales or wattles, sediment/silt basins and traps, geofabric, sandbag dikes, and temporary vegetation.

- Establishing permanent vegetative cover to reduce erosion in areas disturbed by construction by slowing runoff velocities, trapping sediment, and enhancing filtration and transpiration.

- Using drainage swales, ditches, and earth dikes to control erosion and runoff by conveying surface runoff down sloping land, intercepting and diverting runoff to a watercourse or channel, preventing sheet flow over sloped surfaces, preventing runoff accumulation at the base of a grade, and avoiding flood damage along roadways and facility infrastructure.

A copy of the approved SWPPP shall be maintained and available at all times on the construction site.

Implementation: Project applicant and contractor(s)

Timing: Prior to the issuance of any grading permit

Enforcement: City of Suisun City and San Francisco Bay RWQCB

Mitigation Measure HYDRO-2: Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans.

Before the approval of grading plans and building permits, the project applicant shall submit final drainage plans to the Suisun City Building and Public Works Department

demonstrating that off-site upstream runoff would be appropriately conveyed through the project site, and that project-related on-site runoff would be appropriately contained in detention basins or managed with through other improvements (e.g., source controls) to reduce flooding, erosion, and water quality impacts.

The plans shall include, but are not limited to, the following items:

- an accurate calculation of pre-project and post-project runoff scenarios, obtained using appropriate engineering methods consist with the Suisun City Engineering Standards and Specifications, that accurately evaluates potential changes to runoff, including increased surface runoff;

- runoff calculations for the 10-year and 100-year (0.01 AEP) storm events (and other, smaller storm events as required) shall be performed and the trunk drainage pipeline sizes confirmed based on alignments and detention facility locations finalized in the design phase;

- a description of the proposed maintenance program for the on-site drainage system;

- project-specific standards for installing drainage systems;

- a description of on-site features designed to treat storm water and maintain storm water quality before it is discharged from the project site (e.g., vegetated swales, infiltration trenches, and constructed wetland filter strips);

- pre-development and post-development calculations demonstrating that the proposed water quality BMPs meet or exceed requirements established by Suisun City and including details regarding the size, geometry, and functional timing of storage and release pursuant to the Suisun City Engineering Standards and Specifications; and

- source control programs to control water quality pollutants on the project site, which may include but are not limited to recycling, street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas.

Implementation: Project applicant and contractor(s)

Timing: Before the approval of grading plans and building permits

Enforcement: City of Suisun City

Mitigation Measure HYDRO-3: Prepare and Implement a Construction Dewatering Plan.

The project applicant shall prepare a Dewatering Plan prior to commencing dewatering activities. All dewatering activities shall comply with applicable waste discharge requirements issued by the San Francisco Bay RWQCB. The Dewatering Plan shall specify measures to prevent/minimize sediment and contaminant releases into groundwater during excavation activities and methods to clean up releases. These methods may include, but are not limited to, using temporary berms or dikes to isolate construction activities; using vacuum trucks to capture contaminant releases; and

maintaining absorbent pads and other containment and cleanup materials on-site to allow an immediate response to contaminant releases if they occur.

Implementation: Project applicant and contractor(s)

Timing: Prior to the issuance of any grading permit

Enforcement: City of Suisun City and San Francisco Bay RWQCB

Noise

Mitigation Measure NOI-1: Implement Best Management Practices to Control Construction Noise.

- Fixed/stationary equipment (e.g., generators, compressors, cement mixers) shall be operated in locations that are as far as possible from existing noise-sensitive receptors. All impact tools shall be shrouded or shielded, and all intake and exhaust ports on powered construction equipment shall be muffled or shielded.
- All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations.
- Equipment engine shrouds will be closed during equipment operation.
- All motorized construction equipment shall be shut down when not in use.
- Written notification of heavy construction activities (heavy earth-moving) shall be provided to all noise-sensitive receptor properties located within 500 feet of the project site. Notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive. Recommendations to assist noise-sensitive land uses in reducing interior noise levels (e.g., closing windows and doors) will be included in the notification.
- Temporary property line barriers (e.g., sound blankets) shall be installed to reduce construction-generated noise levels at affected noise-sensitive land uses. The barriers will be designed to obstruct the line of sight between the noise-sensitive land use (adjacent, ground level backyards receptors) and on-site construction equipment within 100 feet of the property line.
- Site preparation construction activities (grading and any other heavy earth moving) shall be limited to the hours between 7:00 A.M. and 6:00 P.M. on weekdays and 8:00 A.M. to 6:00 P.M. on Saturdays. No such activities shall occur on Sundays or federal holidays.

Implementation: Project applicant and contractor(s)

Timing: During all phases of construction

Enforcement: City of Suisun City

Mitigation Measure NOI-2: Implement Construction Vibration Measures.

- Operate earthmoving equipment on the construction lot as far away from vibration-sensitive sites as possible.
- Phase earthmoving and ground-impacting operations so as not to occur in the same time period.
- Large bulldozers and other construction equipment that would produce vibration levels at or above 86 VdB shall not be operated within 50 feet of adjacent, occupied residences. Small bulldozers shall be used instead of large bulldozers in these areas, if construction activities are required. For any other equipment types that would produce vibration levels at or above 86 VdB, smaller versions or different types of equipment shall be substituted for construction areas within 50 feet of adjacent, occupied residences.

Implementation: Project applicant and contractor(s)

Timing: During all phases of construction

Enforcement: City of Suisun City

Traffic

Mitigation Measure TRAF-1:

The project applicant shall contribute fair-share funding to the City of Fairfield for improvements planned for the intersection of Air Base Parkway and Walters Road to address cumulative congestion. The fair-share of such improvements at this time is estimated to be $16,259.71.

Implementation: Project applicant

Timing: Prior to issuance of building permits

Enforcement: City of Suisun City and City of Fairfield

Zephyr Estates

Project Description

Schwartz Land Development Company is proposing to subdivide the property located at the southeast corner or E. Tabor Avenue & Walter Road into 59 single-family residential lots and a commercial parcel of 1.5 acres.

The project site is located in Solano County, within the incorporated area of the City of Suisun City. The property is adjacent to Walters Road to the west, E. Tabor Avenue to the north, Charleston Street to the east, and Carswell Lane to the south. The site is approximately 8.6 acres in size and is currently undeveloped. The site is adjacent to single-family residential homes to the south and east and a church to the north. The topography of the site is relatively flat with a slight downslope from east to west.

The residential lots are proposed to range in size from approximately 3,000 square feet to 6,000 square feet and geared towards smaller households, including retirees and seniors. Houses are anticipated to be 2 stories ranging in size from 1500 – 1900 square feet.

The project proposes multiple accesses off of existing roadways. The main access into the residential portion of the property is proposed via E. Tabor Avenue with additional access via Charleston Street and Carswell Lane. Access to the commercial parcel is anticipated via E. Tabor Avenue and an optional right turn in / right turn out access via Walters Drive.

The existing zoning and General Plan designation on the property allows for approximately 6 acres of General Commercial and 2.6 acres of multi-family residential. The project proposes one commercial parcel of 1.5 acres and the remainder of the site consisting of 59 single-family residential homes.

The commercial portion of the project is located at the northwest corner of the site with the highest visibility. The commercial area is expected to yield approximately 14,000 – 17,000 square feet, based on parking ratios between 1:250 S.F. and 1:300 S.F. Upon issuance of a grading permit for the project, the developer has agreed to install a "Welcome" monument sign on the site near the corner of Walters/E. Tabor intersection. Additionally, to keep the commercial parcel aesthetically pleasing prior to development, the perimeter of the site will be landscaped and the remainder of the site covered with hydro-seed. If a commercial project has not commenced within 2 years of grading permit issuance, the developer has agreed to transfer the 1.5 acre commercial parcel to the City. Further details are outlined in Resolution No. 2013-52, passed and adopted by the City Council on September 3, 2013.

The following land use applications are included for the project:

- **Tentative Subdivision Map** – To subdivide the property into 60 lots (59 residential lots and 1 commercial lot)
- **General Plan Amendment & Rezone** – To allow for approximately 7.1 acres of single-family residential and 1.5 acres of commercial
- **Planned Unit Development -** To allow flexibility to the City standard including but not limited to minimum lot sizes, lot frontage, building setbacks, etc.
- **Site Plan/Architectural Review -** To generally identify potential floor plans, elevations and perspectives as well as general design standards related to materials
- **Development Permit** – To be submitted later (if needed), once we have a better understanding of the related issues

Zephyr Estates

General Plan Amendment & Rezone Justification

The existing zoning and General Plan designation on the property is General Commercial (GC) and allows for approximately 6 acres of General Commercial and 2.6 acres of multi-family residential. The project proposes one commercial parcel of 1.5 acres and the remainder of the site consisting of 59 single-family residential homes.

The City is working on a General Plan update and has developed a preferred Land Use Map. The Project's General Plan and Zoning request is consistent with the preferred Land Use Map in the General Plan update. In addition, Resolution 2013-52 was passed and adopted by the City Council on September 3, 2013 and found that the proposed use was consistent with the City's Revenue-Based Land Use Policy. The City Council found that the proposed General Plan Amendment from the current land use designation to 1.5 acres of commercial and 7.1 acres of single-family residential, in addition to certain concessions identified in Exhibit A of the Resolution, were consistent with the City's Policy.

California housing demands are changing rapidly due to a shift in demographics. Single occupancy households now outnumber married couples in residential suburbs, apartment and condominium/townhome developments. The new demographic for single occupancy households are generally above average wage earners employed in professional fields and/or active retired seniors. This demographic group generally ranges between 45 and 70 years of age. The United States Bureau of Labor Statistics earnings and expenditures data for the Vallejo-Fairfield area shows the average gross annual income at approximately $79,000 per person. The income available for expenditures in this statistical group, after taxes, is over $54,000 per year. Rising professionals and active retired seniors have, for the most part, financially stable portfolios or retirement incomes and have the luxury of discretionary spending power. These people generally prefer housing different from the traditional suburban model. Housing preferences tend towards smaller, more efficient utilization of space and energy consumption and small yards with minimal maintenance requirements. Households in general consist of singles, couples with no children or nonfamily cohabitants. The average household occupancy consists of 1.6 people per household.

This development is designed to meet the demands of this demographic profile as people transition or grow out of traditional residential housing now provided in the area. This project provides the opportunity to capture and/or retain the high wage earner professionals and active seniors that no longer desire to maintain their traditional suburban home and yard or seek more efficient and smaller living accommodation. The horizontal mixed-use design concept transitions from the traditional suburban form to narrow, compact parcels to accommodate

smaller, well-designed homes ranging in size from 1500 square feet to 1900 square feet. Typical homes are intended to include street oriented front porches, privacy patios, low maintenance utilitarian landscaping and efficient floor plans. The neighborhood commercial retail component offers an opportunity to serve both the project and the surrounding residential developments.

One of the key components of maintaining a vibrant community is to provide necessary housing needed to attract and retain the high wage earner professional workforce and the active senior retiree. This project provides the type of housing that a growing segment of the population desires and is located less than 5 miles to the Suisun-Fairfield Amtrack Station. Availability of transit service in the area creates additional opportunities for working professionals and active seniors living in the area. By retaining and attracting this new demographic, this project generates economic activity beneficial to the City. The following outlines some of the economic contributors:

- As outlined above, average single household income for the area is $74,099 with average annual expenditures per person of $54,675.
- Average annual Household expenditures (assuming 1.6 people/unit) can exceed over $87,480/unit, creating over $5,248,800 in annual spending power (assuming 60 units). This creates positive benefits for existing and proposed retail developments and professional services further generating retail sales tax revenue for the City. Discretionary spending power has the potential to generate as much is 2.5 times more when the economic multiplier effects are considered.
- The small service area combined with existing infrastructure and generally higher property tax assessment as a result of new construction associated with this Project can have a net positive fiscal impact for the City. Assuming a $285,000 unit sales price, the Project would generate $3,485 (1.0223 x 285,000) per unit in new property taxes resulting in a total of $209,133 annually at build-out.
- The Project will generate over $2.4 million in Residential Development Fees and over $150,000 in Commercial Development Fees.

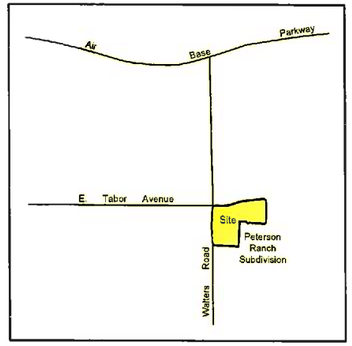
Zephyr Estates

TSM 13/4-001

Schwartz Land Development Company

Overall Site Plan

December, 2013



VICINITY MAP

Scale: 1" = 1000'

PROJECT SUMMARY

Commercial Parcel = 1.50 Acres
Commercial (Footprint) = 14,500 S.F.
Commercial Parking = 58 Stalls (1:250)

- 54 Standard Spaces (9'x18')
- 4 ADA Van Accessible Spaces

Residential = 59 Lots

PROJECT INFORMATION

OWNER
Stanley M. Davis Co.
P.O. Box 1230
Davis, CA 95616

APPLICANT
Robert Schwartz
114 Raven Hill Road
Orinda, CA 94563

PLANNING & ENGINEERING
SCO Planning, Engineering & Surveying
140 Litton Drive, Suite 240
Grass Valley, CA 95945
530-272-5841
Contact: Rob Wood

APN
0174-120-230

SITE AREA
8.6± Acres

EXISTING ZONING
GC (General Commerial) - ~ 6.0 Acres
RH (Multi-Family) - ~2.6 Acres

PROPOSED ZONING
GC (General Commerial) - 1.5 Acres
RM (Medium Density Residential) - 7.1 Acres

WATER SERVICE
Solano Irrigation District

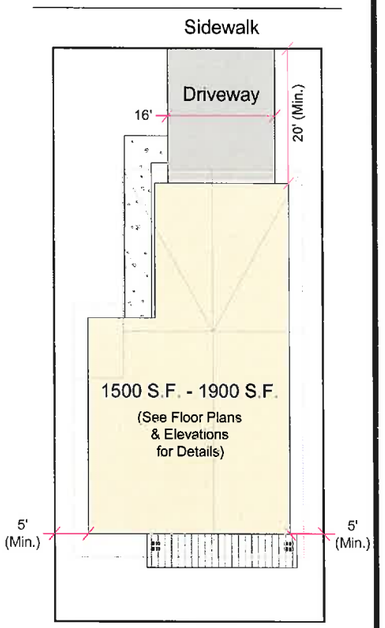
SEWER SERVICE
Fairfield-Suisun Sewer District

ELECTRIC & GAS SERVICE
Pacific Gas & Electric (PG&E)

PHONE & CABLE
AT&T and Comcast

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



Typical Lot Coverage

Not To Scale

COMMERCIAL AMENITIES

1 - BICYCLE RACKS
2 - GATHERING/SEATING AREA
3 - TRASH ENCLOSURE

LEGEND:

- 6' WOOD FENCE
- 8' SOUND WALL (TO MATCH EXISTING)
- PROPOSED MAILBOX CLUSTER
- PROPOSED CROSSWALK
- PROPOSED FIRE HYDRANT (4)
- PROPOSED STREET LIGHT (8)

SHEET INDEX

OVERALL SITE PLAN	1
TENTATIVE MAP	2
PRELIMINARY GRADING & DRAINAGE PLAN	3
PRELIMINARY LANDSCAPE PLAN	4
NEIGHBORHOOD & PHOTO EXHIBIT	5
ARCHITECTURAL FLOOR PLANS	A1
ARCHITECTURAL ELEVATIONS	A2

NO.	REVISIONS	DATE

DESIGNED: REW
DRAWN: REW
PROJ. NO.: 201306
DWG: Basemap_Concept10
DATE: December, 2013

ZEPHYR ESTATES
Overall Site Plan
SUISUN CITY CALIFORNIA

SCO PLANNING ENGINEERING & SURVEYING
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www.scopeng.net

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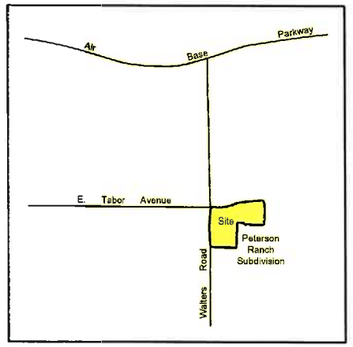
Zephyr Estates

TSM 13/4-001

Schwartz Land Development Company

Tentative Map

December, 2013

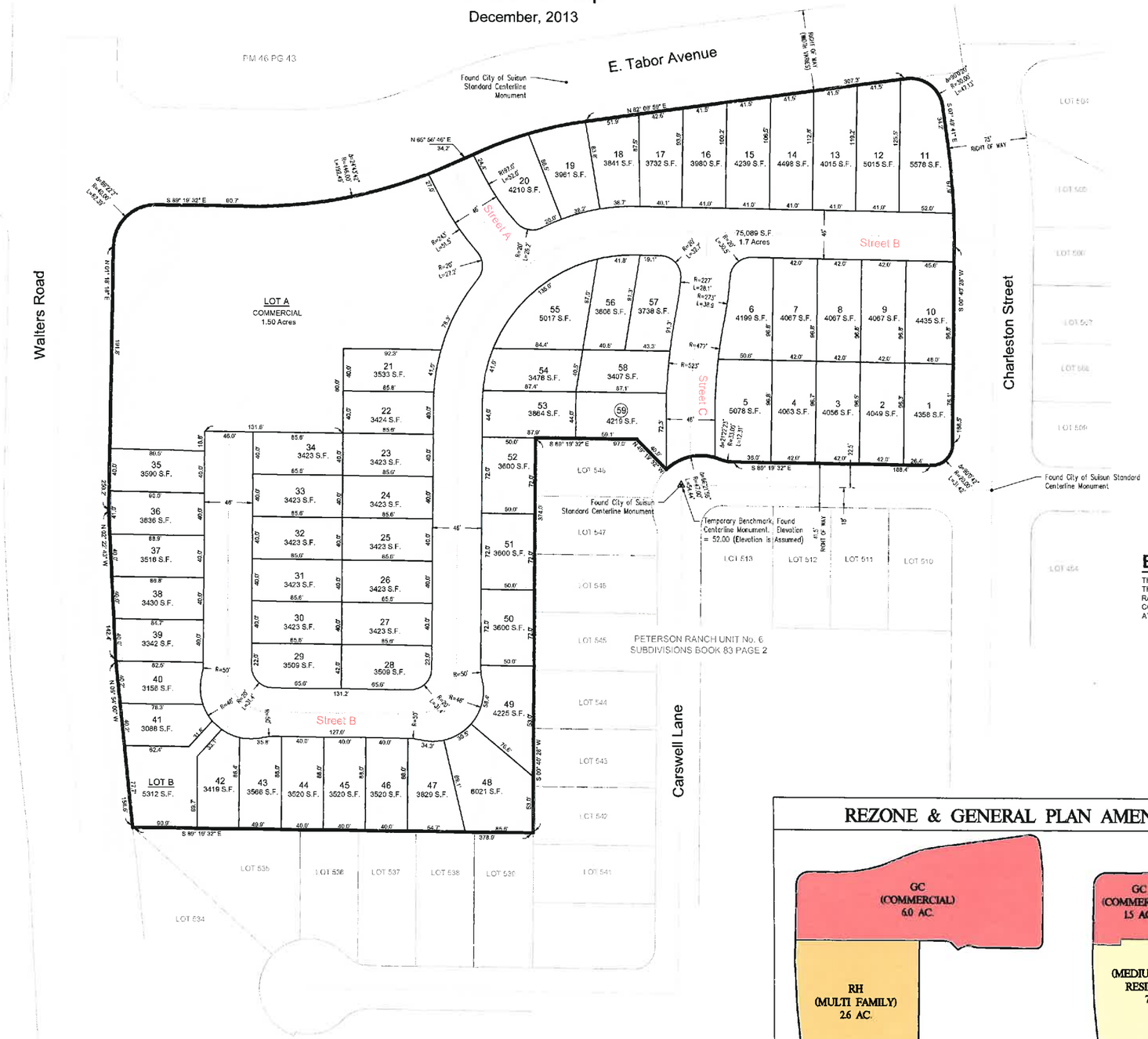


VICINITY MAP

Scale: 1" = 1000'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



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Solano Irrigation District

SEWER SERVICE
Fairfield-Suisun Sewer District

ELECTRIC & GAS SERVICE
Pacific Gas & Electric (PG&E)

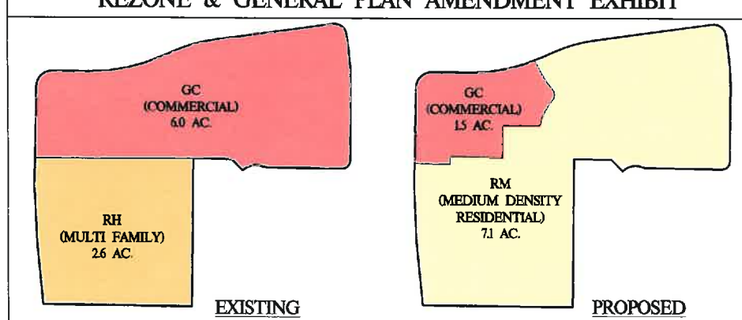
PHONE & CABLE
AT&T and Comcast

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SAME AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED PETERSON RANCH UNIT NO. 6, FILED IN THE OFFICE OF THE SOLANO COUNTY RECORDER IN BOOK 83 OF SUBDIVISION MAPS, AT PAGE 2 AND IS TAKEN FROM FOUND MONUMENTS.

LICENSED LAND SURVEYOR
MARTIN D. WOOD
L.S. 8321
STATE OF CALIFORNIA

REZONE & GENERAL PLAN AMENDMENT EXHIBIT



NO.	REVISIONS	DATE

DESIGNED: REW
DRAWN: REW
PROJ. NO: 201306
DWG: Basemap_Concept10
DATE: December, 2013

ZEPHRY ESTATES
Tentative Map

SUISUN CITY CALIFORNIA

SCO PLANNING ENGINEERING & SURVEYING
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Zephyr Estates

TSM 13/4-001

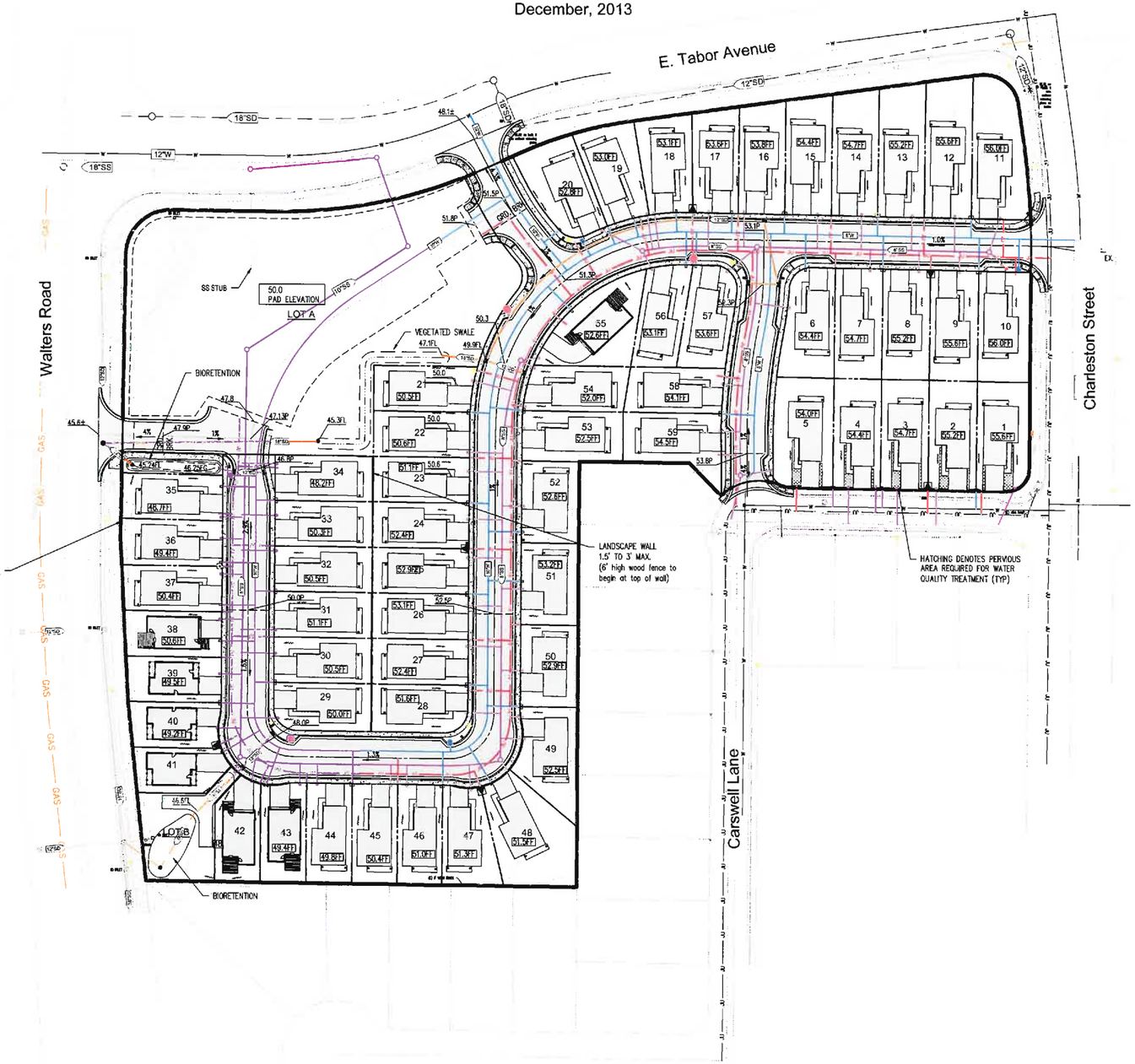
Schwartz Land Development Company

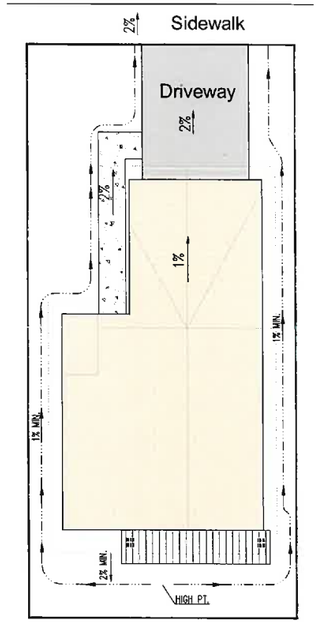
Preliminary Grading, Drainage & Utility Plan

December, 2013

LEGEND:

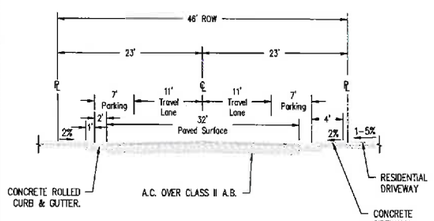
EXISTING	PROPOSED
	LOT LINE
	STORM DRAIN PIPE
	STORM MANHOLE
	CATCH BASIN
	AREA DRAIN
	DRAINAGE SWALE
	SEWER PIPE
	SEWER MANHOLE
	SEWER CLEANOUT
	WATER LINE
	FIRE HYDRANT
	WATER METER
	GATE VALVE
JU JU	JOINT UTILITY TRENCH
GAS	GAS LINE
	ELECTRICAL CONDUIT
	ELECTRICAL PULL BOX
	ELECTRICAL TRANSFORMER
	STREET LIGHT
	MAIL BOX CLUSTER





Typical Lot Drainage

Not To Scale



Typical Street Section

Not To Scale

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NO.	REVISIONS	DATE

DESIGNED: ML
DRAWN: ML
PROJ. NO: 201306
DWG: Basemap_Concept11
DATE: December, 2013

ZEPHRY ESTATES

Preliminary Grading, Drainage and Utility Plan

SUISUN CITY CALIFORNIA

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Zephyr Estates

TSM 13/4-001

Schwartz Land Development Company

Preliminary Landscape & Lighting Plan

December, 2013

LEGEND:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	BIGLEAF MAPLE	ACER MACROPHYLLUM	15 GAL
	REDTWIG DOGWOOD	CORNUS	15 GAL
	CALIFORNIA REDBUD	CERCUS OCCIDENTALLIS	15 GAL
SHRUBS			
	SAGELEAF ROCKROSE	CISTUS SALVIAFOLIUS	1 GAL
	H. MCMINN MANZANITA	ARCTOSTAPHYLOS	1 GAL
	DAY LILIES	HEMEROCALLIS HYBRIDS	1 GAL
	RAMANAS ROSE	ROSO R. "HANSA" VAR.	1 GAL
	MEXICAN MOCK ORANGE	CHOISYA TERNATA	1 GAL
GROUND COVERS			
	PROSTRATE MYOPORUM	MYOPORUM PARVIFOLIUM	1 GAL
	EMERALD CARPET	EMERALD CARPET	1 GAL

PERENNIAL GRASSES/ REVEG MIX

NOTE:
ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REVEGETATED WITH THE FOLLOWING:

MOUNDING RED FESCUE	FESTUCA RUBRA	SEED
MEADOW SEDGE	CAREX PRAEGRACILLUIS	1 GAL
JUNCUS OCCIDENTALLIS	WESTERN RUSH	1 GAL
NODDING NEEDLE GRASS	NASSELLA CERNUA	1 GAL

BIOSWALE/VEGETATED SWALE MIX

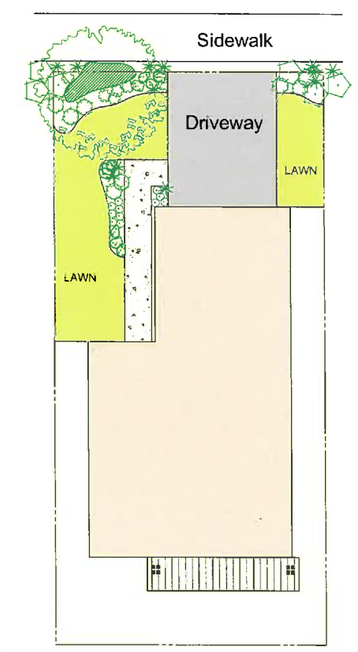
BIOSWALE MIX
DELTA BLUEGRASS CALIFORNIA NATIVE SOD:
PURPLE NEEDLE GRASS
CALIFORNIA BARLEY
MEADOW BARLEY
MOLATE FESCUE

THIS HATCHING DENOTES AREA SPECIFICALLY UTILIZED FOR WATER QUALITY TREATMENT. NO IMPERVIOUS SURFACE SHALL BE INSTALLED.

PROPOSED STREET LIGHT

PROPOSED FIRE HYDRANT

PROPOSED MAILBOX CLUSTER



Typical Lot Landscape Plan

Not To Scale

NO.	REVISIONS	DATE

DESIGNED: JPD
DRAWN: JPD
PROJ. NO: 201306
DWG: Basemap_Concept11
DATE: December, 2013

ZEPHYR ESTATES

Preliminary Landscape / Lighting Plan

SUISUN CITY CALIFORNIA

SCO PLANNING ENGINEERING & SURVEYING
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Zephyr Estates

TSM 13/4-001

Schwartz Land Development Company

Neighborhood & Photo Exhibit

December, 2013

9 Duplex Units - E. Tabor Ave

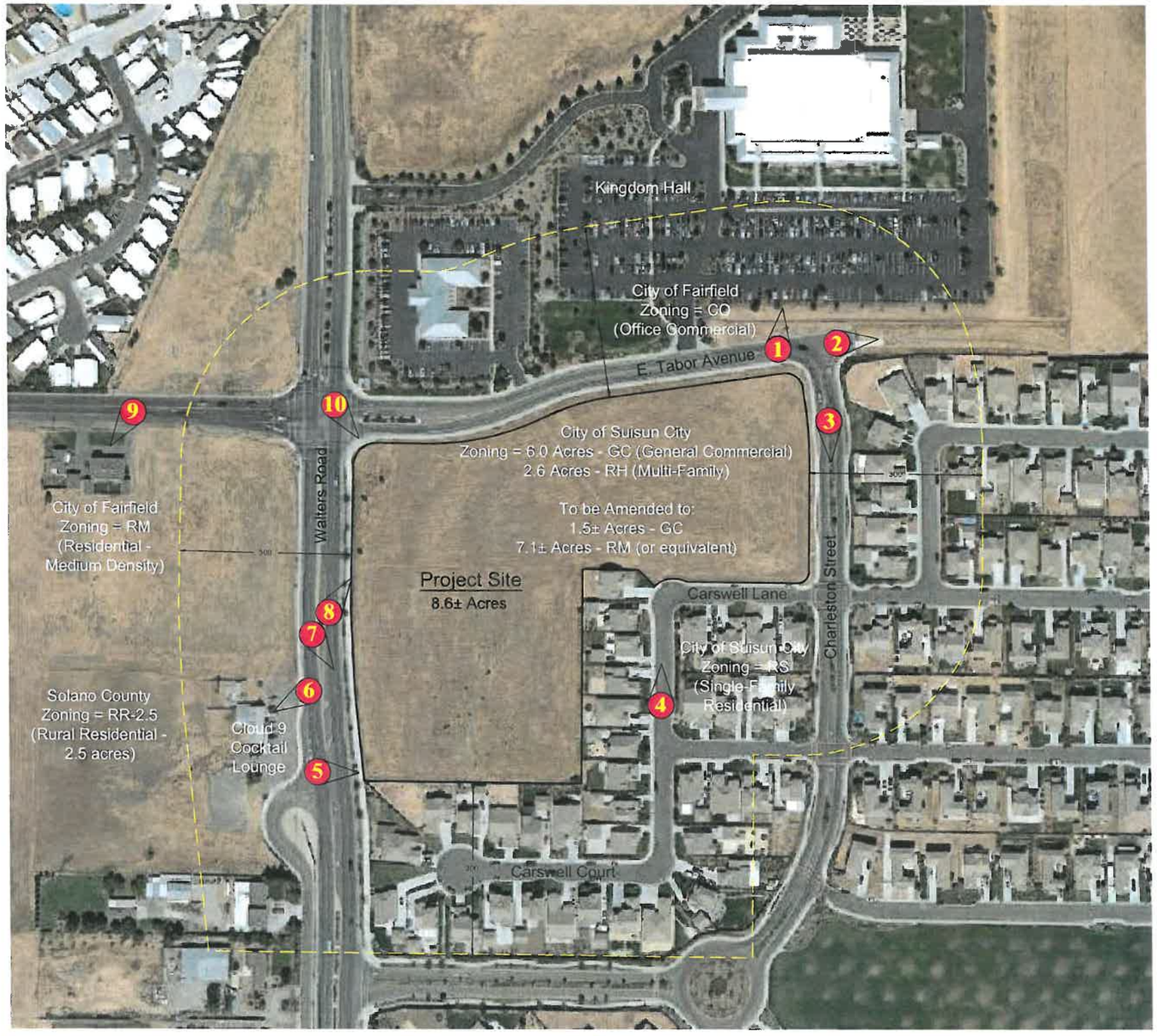
8 Project Site from Walters Rd

7 Project Site from Walters Rd

6 Cloud 9 Cocktail Lounge

5 Sound Wall - To be Extended

10 Walters / E. Tabor Intersection



1 Kingdom Hall from E. Tabor Ave

2 End of E. Tabor Avenue

3 Charleston Street

4 Carswell Lane

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NO.	REVISIONS	DATE

DESIGNED: REW
DRAWN: REW
PROJ. NO: 201306
DWG: Basemap_Concept11
DATE: December, 2013

ZEPHYR ESTATES
Neighborhood and Photo Exhibit

SUISUN CITY CALIFORNIA

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SCO PLANNING ENGINEERING & SURVEYING
www.scoplanning.com

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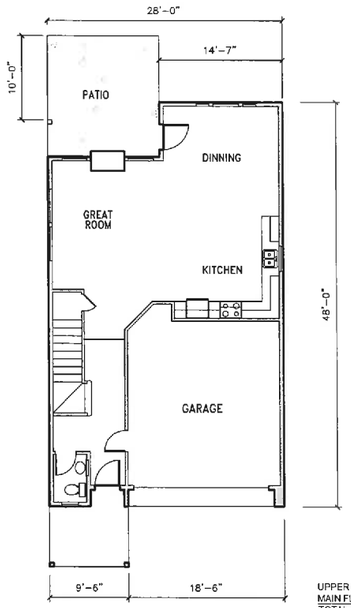
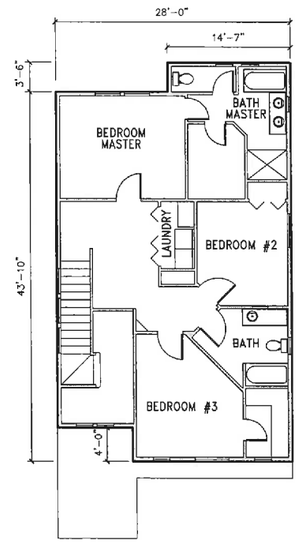
Zephyr Estates

TSM 13/4-001

Schwartz Land Development Company

Floor Plans



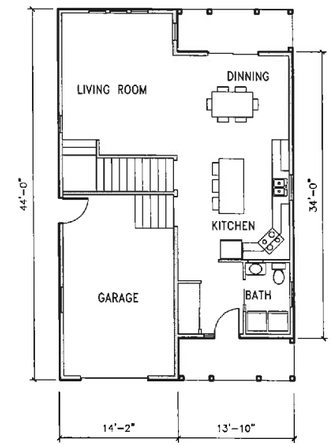


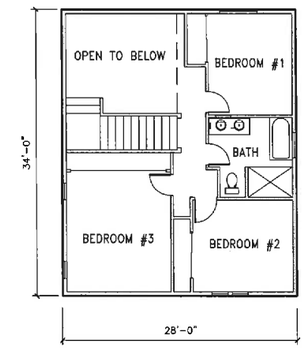
UPPER FLOOR	1066 SF
MAIN FLOOR	785 SF
TOTAL AREA	1851 SF

LOWER LEVEL UPPER LEVEL

FLOOR PLAN 1

1/8" = 1'



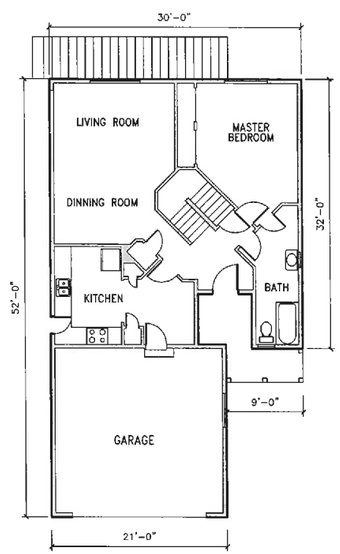


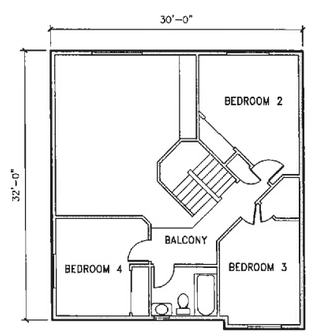
UPPER FLOOR	790 SF
MAIN FLOOR	790 SF
TOTAL AREA	1580 SF

LOWER LEVEL UPPER LEVEL

FLOOR PLAN 2

1/8" = 1'



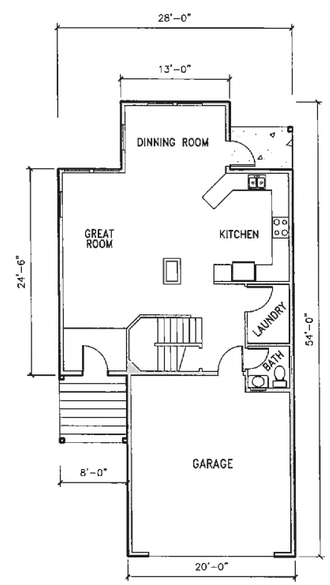


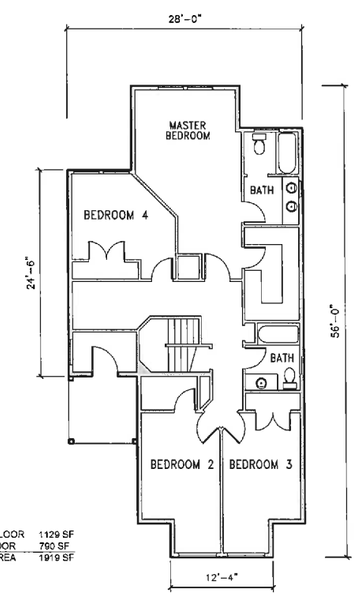
UPPER FLOOR	635 SF
MAIN FLOOR	874 SF
TOTAL AREA	1509 SF

LOWER LEVEL UPPER LEVEL

FLOOR PLAN 3

1/8" = 1'





UPPER FLOOR	1129 SF
MAIN FLOOR	790 SF
TOTAL AREA	1919 SF

LOWER LEVEL UPPER LEVEL

FLOOR PLAN 4

1/8" = 1'

NO.	REVISIONS	DATE

DESIGNED: REW
DRAWN: JPD
PROJ. NO: 201306
DWG: Basemap_Concept11
DATE: December, 2013

ZEPHYR ESTATES
Floor Plans

SUISUN CITY CALIFORNIA

SCO PLANNING ENGINEERING & SURVEYING
Main Office: 1601 Exposition Blvd. Suite 30 Davis, CA 95616 T 530.757.5841 / F 530.272.9893
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Zephyr Estates

TSM 13/4-001

Front Elevations

Front Elevation #1

Scale: 1/4" = 1'

Front Elevation #2

Scale: 1/4" = 1'

Notes:

1. Exterior building materials and colors to be approved by City of Suisun prior to building permit issuance.
2. Exterior building materials should match or appear compatible with adjacent Peterson Ranch Subdivision.

Front Elevation #3

Scale: 1/4" = 1'

Front Elevation #4

Scale: 1/4" = 1'

NO.	REVISIONS	DATE

DESIGNED: MDW
DRAWN: REW
PROJ. NO: 201306
DWG: Basemap_Concept10
DATE: December, 2013

ZEPHYR ESTATES
Conceptual Elevations

SUISUN CITY CALIFORNIA

SCO PLANNING ENGINEERING & SURVEYING
Mailing Address: 1401 Lemon Drive Suite 240 Grass Valley, CA 95945 T 530.272.5841 / F 530.272.5880
Tracer Office: 10800 Donner Pass Rd. Suite 302 Truckee, CA 96161 T 530.582.4043 www.scoplanning.net

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A2 OF A2

Zephyr Estates

Schwartz Land Development Company

Street Perspective

December, 2013

Attachment 6

DRAFT

Initial Study/Mitigated Negative Declaration

Project Name: Zephyr Estates

(Separate)

Document is available online at

http://www.suisun.com/download/Zephyr_Estates_Mitigated_Negative_Declaration.pdf

STATE OF CALIFORNIA EDMUND G. BROWN JR., *Governor*

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083

July 11, 2014

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

Re: SCH 2014062066 Suisun City Zephyr Estates

Dear Mr. Kearns:

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires the Commission approval for construction or alteration of crossings and grants the Commission exclusive power on design, alteration, and/or closure of crossings in California. The Commission's Rail Crossings Safety Section (RCSS) has received a copy of the *Mitigated Negative Declaration* (MND) for the proposed Zephyr Estates from the State Clearinghouse. The City of Suisun City (City) is the lead agency for the project.

According to the MND, the project will build 59 single-family residences and commercial use on an 8.6-acre land. This project may construct a new public crossing and/or modify of existing public crossings (including closure), which require authorization from the Commission through the formal application or the General Order (GO) 88-B request processes, respectively. This project may also involve modification of an existing private crossing. While modification of private crossings may not need the Commission's authorization, compliance with the Commission's GO 26-D (Clearances on Railroads and Street Railroads as to Side and Overhead Structures, Parallel Tracks and Crossings) and GO 75-B (Regulations Governing Standards for Warning Devices for At-Grade Highway-Rail Crossing) standards are still required. The Emergency Notification Sign (ENS) I-13 shall be also installed with contact information and DOT Number visible in plain sight.

Prior to submission of a formal application or GO 88-B request, the City should arrange a diagnostic meeting with RCSS and related railroad parties to discuss relevant safety issues and requirements for the Commission's authorization. RCSS representatives are available for consultation on crossing safety matters. See the link for more information: http://www.cpuc.ca.gov/PUC/safety/Rail/Crossings/index.htm.

If you have any questions in this matter, please contact Ken Chiang at (213) 576-7076, yen.chiang@cpuc.ca.gov, or Daniellia Fristoe at (916) 928-2108, dvm@cpuc.ca.gov.

Sincerely,

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Safety Section
Safety and Enforcement Division

C: State Clearinghouse

John Kearns

From: Letitia Perkins <letitiaperkins2001@yahoo.com>
Sent: Tuesday, July 15, 2014 11:15 PM
To: Anita Skinner
Cc: John Kearns
Subject: Schwartz Land Dev/Zephyre Estates

APN 0174-120-230

I am a resident of Peterson Ranch and my home sits on Carswell Lane/Ct side. I am writing because I would have concerns regarding the proposed dev. on East Tabor and Walters Road. Although most residents welcome new homes and businesses to our area, we nevertheless still have concerns. Questions: Will there be a new fence build behind the home where the backyard faces Carswell side? From the plans it appears that you will be using the existing wooden fence to separate the existing properties from the new property. We would like new fencing if you plan to have a shared fencing deal. Next, as indicated on the plans, there will be a retainin wall (like the existing) that will be placed further down Walters in order to enclose the dev. Question: We would like to see the retaining wall continue on the E. Tabor side along the areas behind the new homes on E. Tabor continuing along Charleston. This retaining wall will provide better separation of two devs and serve for the purpose of continued beautification of the neighborhood. Further, we are concerned about what kind of businesses will be allowed to dwell in the area? How late will they stay open? Will they sale alcohol etc.? We are concerned that the wrong type of business will draw the wrong crowd. Also, if these business go out of business and become vacant, we are concerne that the area will appear abandoned and become an eye sore. We would like a clause reaffirming the businesses and what happens if they become vacant. Thank you for your consideration!
Tish Perkins
"To God Be The Glory"