

PLANNING COMMISSION  
Albert Enault, Chair  
Kristina Elder, Vice Chair  
Vinay Tewari, Member  
Terrance West, Member  
Herbert Dardon, Member



PLANNING COMMISSION MEETING

**A G E N D A**  
**REGULAR MEETING OF THE SUISUN CITY**  
**PLANNING COMMISSION**  
**TUESDAY, MARCH 14, 2023**  
**6:30 PM**

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**Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California**

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**NOTICE**

*FACE MASKS ARE RECOMMENDED FOR MEMBERS OF THE PUBLIC WHILE IN CITY FACILITIES IF NOT FULLY VACCINATED. IF YOU DO NOT HAVE A FACE MASK, ONE WILL BE PROVIDED FOR YOU.*

*THE PLANNING COMMISSION HAS RESUMED IN-PERSON MEETINGS IN ADDITION TO ZOOM. A LIMITED NUMBER OF SEATS ARE AVAILABLE, TO RESERVE A SEAT PLEASE CONTACT THE CITY CLERK AT [clerk@suisun.com](mailto:clerk@suisun.com) OR 707 421-7302.*

**ZOOM MEETING INFORMATION:**

**WEBSITE:** <https://zoom.us/join>

**MEETING ID: 834 2556 2844**

**CALL IN PHONE NUMBER: (707) 438-1720**

**REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING [CLERK@SUISUN.COM](mailto:CLERK@SUISUN.COM) (PRIOR TO 6 PM), VIA WEBSITE OR ZOOM CALL IN PHONE NUMBER: (707) 438-1720.**

*(If attending the meeting via phone press \*9 to raise your hand and \*6 to unmute/mute for public comment.)*

(Next Resolution No. PC 23-03)

**ROLL CALL**

Planning Commissioners  
Pledge of Allegiance  
Invocation

**CONFLICT OF INTEREST NOTIFICATION**

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

## **REPORTS: (Informational items only.)**

- 1 City Manager/Staff

## **PUBLIC COMMENTS**

*(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)*

## **CONSENT CALENDAR**

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

- 2 Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on February 28, 2023 - (Vasquez: bvasquez@suisun.com).

## **PUBLIC HEARING NONE**

## **GENERAL BUSINESS**

- 3 Accept 2022 Annual Progress Report Suisun City General Plan/Housing Element - (Kearns - jkearns@suisun.com).

## **REPORTS: (Informational items only.)**

- 4
  - a. Commission Member
  - b. Commission Chairperson

## **ADJOURNMENT**

### **Public Access To Agenda Documents**

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The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

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[www.suisun.com/government/city-council/](http://www.suisun.com/government/city-council/), you may request an electronic copy or have a copy mailed to you. Please note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

**Decorum**

All participants are expected to conduct themselves with mutual respect. Conduct that disrupts meetings will be addressed in accordance with Section 54957.95 of the Government Code.

**Ordinances**

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**Certification Of Posting**

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- Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Bianca Vasquez, Administrative Assistant for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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PLANNING COMMISSION



PLANNING COMMISSION MEETING

## MINUTES

### REGULAR MEETING OF THE SUISUN CITY

#### PLANNING COMMISSION

**TUESDAY, FEBRUARY 28, 2023**

**6:30 PM**

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**Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California**

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### NOTICE

*The following Planning Commission meeting may include teleconference participation by: Commissioners Albert Enault, Vinay Tewari, Herbert Dardon, Terrance West, and Kristina Elder in accordance with subdivision (b), (e), or (f) of Section 54953 of the Government Code, as applicable.*

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(Next Resolution No. PC 23-01)

### ROLL CALL

Commissioner Enault called the meeting to order at 6:32 PM with the following Planning

Commissioners Present:

Present: Dardon, Elder, Enault, West

Absent: Tewari

Pledge of Allegiance led by Commissioner Elder

Invocation led by Principal Planner Kearns

### CONFLICT OF INTEREST NOTIFICATION

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

## **REPORTS: (Informational items only.)**

### 1 City Manager/Staff

City Manager Folsom thanked the Commissioners for their roles and welcomed them to the Planning Commission.

Development Services Director Bermudez brought to attention that the emergency order has been lifted. The Planning Commission Appointment will be moved before the Public Comments.

Motion made to move Planning Commission Appointment before Public Comments. Commissioner Enault motioned and seconded by Commissioner West. Motion passed by the following vote:

AYES: Enault, West, Dardon, Elder

ABSTAIN: None

ABSENT: Tewari

Motion made to appoint Commissioner Enault as Chairperson. Commissioner Elder motioned to approve and seconded by Commissioner Dardon. Motion passed by the following vote:

AYES: Elder, Dardon, Tewari, Enault, West

ABSTAIN: None

Commissioner Tewari came to dais at 6:38 PM.

Commissioner - Herbert Dardon: Present

Commissioner - Vinay Tewari: Present

Commissioner - Kristina Elder: Present

Commissioner - Albert Enault: Present

Commissioner - Terrence West: Present

Motion made to appoint Commissioner Elder as Vice Chairperson. Chairperson Enault motioned to approve and seconded by Commissioner West. Motion passed by the following vote:

AYES: Enault, West, Dardon, Tewari, Elder

ABSTAIN: None

## **PUBLIC COMMENTS**

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George Guynn commented that instead of low-income housing, it should be concentrated on getting businesses and things that produce money.

Steve Olry commented on the financial disaster that Suisun City is in.

James Berg commented on a possible violation of the Brown Act with the swearing-in of new Commissioners.



Donna LeBlanc commented on due diligence, having the best interest of the city, and responsibility for property owners.

## **CONSENT CALENDAR**

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

- 2 Planning Commission Appointment of Chair and Vice Chair.

Moved item after Reports from City Manager/Staff.

- 3 Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on November 30, 2022 - (Vasquez: [bvasquez@suisun.com](mailto:bvasquez@suisun.com)).  













Development Services Director stated that it would be better to wait to approve minutes given previous Commissioners are no longer on Commission. Commissioner Elder stated that she read the minutes and watched a recording of the previous meeting.

Chairperson Enault opened for a vote on approval of minutes. Approval of the Minutes passed by the following roll call vote:

AYES: Tewari, Elder, Enault

ABSTAIN: Dardon, West

## **PUBLIC HEARING**

- 4 Planning Commission Adoption of Resolution No. PC23-01: A Resolution of the Planning Commission of the City of Suisun City Approving Site Plan/Architectural Review, Variance, Uniform Sign Program, and Modified Initial Study for a Tractor Supply Retail Store on a Vacant 3.17-acre Parcel Located East of Sunset Avenue, North of Highway 12, and West of Snow Drive (APN 0173-390-160) – (Wooden: [awooden@suisun.com](mailto:awooden@suisun.com)).            

George Guynn commented on potential income and compatibility use.

James Berg commented on the wall between properties, financials on projects, propane location, landscaping, and violation of ethics.

Steve Olry commented on gaps between fences attracting homeless.

Donna LeBlanc commented on pg. 8 - resurfacing pavement, upgraded fencing around Parcel B, pg. 10 - wall between business and residential dwellings, fire access to rear of structure, and pg. 13 storage fence.

Chairperson Enault allowed further public comment from the following:

Steve Olry commented on access.

James Berg commented on traffic.

Donna LeBlanc commented on traffic and landscape cleanliness of the property.

Following Commission discussion consensus is:

- Add condition to improve the design of the tubular steel fence along hwy. 12 so that there are decorative columns every 30 ft. on center.
- Signage to be channel letter or routed design.
- Add condition to have masonry wall 8ft. tall.
- Trash enclosures don't allow visibility from hwy. 12 as well as having the design material consistent with the main building.
- Lighting along the Eastern Property line to add condition to lower lighting to be no taller than 8 ft. with the review and approval of the Police Department.



Commissioner Tewari motioned to approve and seconded by Commissioner West. Motion passed by the following vote:

AYES: Tewari, West, Dardon, Elder, Enault

ABSTAIN: None

Break at 8:46 PM.

Meeting called back to order at 8:51 PM.

- 5 Planning Commission Adoption of Resolution No. PC23-02: A Resolution of the Planning Commission of the City of Suisun City Recommending that the City Council Adopt a General Plan Amendment to Update the General Plan Housing Element for the Period of 2023-2031 and the General Plan Public Health and Safety Element – (Kearns: [jkearns@suisun.com](mailto:jkearns@suisun.com)).  



Principal Planner Kearns read a letter received by Fair Housing Advocates of Northern California.

George Guynn commented on Suisun City becoming a low-income community.

James Berg commented on his concerns with the Draft Housing Element Comment Letter.

Steve Olry commented on the lack of representation and leadership.

Lito Santos commented on the Suisun Neighbors Action Coalition.

Donna LeBlanc commented on clarification questions with the Key Changes to Housing Element Programs.

Simona commented on personal experience with affordable housing.

Following Commissioner discussion consensus is:

- Pass a Resolution of the City of Suisun City Recommending that the City Council adopt a General Plan Amendment to Update the General Plan Housing Element for the period of 2023-2031 and the General Plan Public Health and Safety Element.
- Including a provision of the California and Environmental Quality Act and the CEQA guidelines title 14 California Code regulation section 15000. The City has determined the proposed action is exempt per section 15061(b)(3) as there is no foreseeable impact as a result of the subject action.

Vice Chair Elder motioned to approve and seconded by Commissioner Tewari. Motion passed by the following vote:

AYES: Elder, Tewari, Dardon, Enault, West

ABSTAIN: None

## **GENERAL BUSINESS NONE**

## **REPORTS: (Informational items only.)**

- 6
  - a. Commission Member - NONE
  - b. Commission Chairperson – Zoning code and comprehensive review for Commissioners.

**ADJOURNMENT** 10:18 pm.

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I, Bianca Vasquez, Administrative Assistant for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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Planning Commission Agenda Report

Meeting Date 3/14/2023

DATE:	3/14/2023	Files:
TO:	PLANNING COMMISSION	
FROM:	John Kearns, Principal Planner	
RE:	Suisun City General Plan/Housing Element - Annual Progress Report	

SUMMARY

The State of California Department of Housing and Community Development (HCD) requires an annual report on the progress of the jurisdiction’s Housing Element. The Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, “the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs...”

**Recommendation:** Staff recommends that the Commission recommend City Council acceptance of the 2022 Housing Element Annual Progress Report and authorize its transmittal to the California Governor’s Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

**Proposed Motion:** Move that the Planning Commission recommend City Council acceptance of the 2022 Housing Element Annual Progress Report and authorize its transmittal to the California Governor’s Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

BACKGROUND/DISCUSSION

The Annual Progress Report on the General Plan has been prepared in response to the California Government Code, which requires that the planning agency shall: “Provide an annual report each year, to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development regarding the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs.”

ANALYSIS

The General Plan represents Suisun City’s future vision of the City in the year 2035. The Plan identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Plan states future goals for Community Character and Design, Land Use, Transportation, Economic Development, Housing, Open Space and Conservation, Community Facilities and Services, and Public Health and Safety.

The report describes the City's progress in implementing the policies and programs of the General Plan, as well as the City's progress on providing its share of the Regional Housing Needs Allocation (Attachment 2). The attachment includes an accounting of progress in addressing adopted housing policies as well as information in table form regarding the number of units that have been constructed in the City by calendar year. This information is used to track housing production at the state level. The report of the General Plan (Attachment 1) is divided into topic areas based on the City's General Plan Elements. It is important to understand that the items provided under each element are only for the prior calendar year and not the life of the Plan.

The Annual Progress Report informs the Planning Commission, the City Council, and State agencies about the progress in implementing the Suisun City General Plan during the calendar year 2022. This report is the 8<sup>th</sup> annual report since the City Council adopted the 2035 General Plan Update and 2015-2023 Housing Element, respectively in May 2015.

Projects implementing the General Plan during 2022 included (but are not limited to):

- **Community Character and Design Element**
  - Continued Implementation of Suisun City Strategic Plan.
  - Continued Holding Committee Meetings for Specific Issues.
  - Continued Implementation of Revised Public Notification Requirements and Adoption of Good Neighbor Policy.
- **Land Use Element**
  - Initiated Amendments to Title 18 "Zoning".
  - Initiated Amendments to the Waterfront District Specific Plan.
- **Transportation**
  - Initiated Amendments to Transportation Element of the General Plan to Improve Circulation in and Around the City.
  - Completion of Railroad Avenue Resurfacing Project.
  - Completion of Village Drive and Whispering Bay Lane Asphalt Rubber Cape Seal Project (Senate Bill 1).
  - Completion of Traffic Calming Improvements Project on Whispering Bay Lane.
  - McCoy Creek Bicycle Trail Phase II Improvements (currently in construction).
  - Currently in conceptual design for Kellogg Resiliency Project.
- **Economic Development**
  - Entitled Element 7 Commercial Cannabis Dispensary. Housing Element.
  - Continued Processing Suisun Logistics (Eastern Sphere of Influence) and Highway 12 Logistics (Western Sphere of Influence) Development Projects.
  - Entitled Take 5 Oil Change and New Starbucks Drive Thru (NE Corner of Highway 12 and Walters Road).
  - Sale of Successor Agency Property
- **Housing Element**
  - Issued Building Permits for Marina Village and Blossom Apartments.
  - Filed Final Map and began review of building permit plans for the Meridian West project.
  - Entitled and began plan checking for the Lotz Residences project.
  - Permitting of Accessory Dwelling Units (ADUs).

- **Open Space and Conservation**
  - Continued to stay in contact with the Solano County Water Agency regarding the Habitat Conservation Plan (HCP).
- **Community Facilities and Services**
  - Completed energy efficiency upgrades to City-owned facilities.
  - Implementation of the Public Art Ordinance.
  - Continued work on the Prosperity Farm Community Garden Project.
- **Public Health and Safety**
  - Completed annual flood control projects.
  - Implementation of the Multi-Jurisdictional Hazard Mitigation Plan.
  - Development of Amendments to the Public Health and Safety Element of the General Plan.

As required by State law, staff also prepared the Annual Progress Report in the Housing Element for submission to HCD. The report summarized progress toward the goals and policies of the 2015-2023 Housing Element.

#### CEQA Review

The Annual Review is not a “project” subject to review under the California Environmental Quality Act (CEQA).

#### Next Steps

The annual report will be placed on the next available agenda of the City Council for acceptance.

#### **PUBLIC CONTACT**

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

#### **ATTACHMENTS**

1. Annual Progress Report CY 2022.
2. Annual Housing Progress Report CY 2022 (Due to size of attachment the document is available for review in the City Clerk’s Office).

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# 2022 ANNUAL GENERAL PLAN

## PROGRESS REPORT

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**City or County Name:**

City of Suisun City

**Mailing Address:**

701 Civic Center Boulevard  
Suisun City, CA 94585

**Contact Person:**

John Kearns  
Principal Planner

**Phone:**

(707)-421-7335

**Fax:**

(707)-429-3758

**E-mail:**

jkearns@suisun.com

**Reporting Period by Calendar Year:**

From January 1, 2022 to December 31, 2022

***Submitted to:***

Governor's Office of Planning and Research  
P.O. Box 3044

## **INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT**

An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states “the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs....”

The General Plan represents Suisun City’s future vision of the City in the year 2035. The Plan identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Plan states future goals for Community Character and Design, Land Use, Transportation, Economic Development, Housing, Open Space and Conservation, Community Facilities and Services, and Public Health and Safety.

The report describes the City’s progress in implementing the policies and programs of the General Plan, as well as the City’s progress on providing its share of the Regional Housing Needs Allocation. The report is divided into topic areas based on the City’s General Plan Elements.

This is the 8<sup>th</sup> Annual Report prepared by the Development Services Department since the adoption of the 2035 General Plan in 2015. For further information or additional copies of the Report, please contact:

**John Kearns, Principal Planner**  
**City of Suisun City**  
**Development Services Department**  
**701 Civic Center Blvd.**  
**Suisun City, CA 94585**  
**707-421-7335**  
[jkearns@suisun.com](mailto:jkearns@suisun.com)



Below is a brief description of projects that the City has begun or completed during CY 2022 that assisted in implementing both the 2035 General Plan and 2015-2023 Housing Element:

### **Community Character and Design Element**

**Continued Implementation of Suisun City Strategic Plan.** The Suisun City Council adopted the 2020-2025 Strategic Plan on October 22, 2019. Each City Council agenda item now ties back to how it relates to the adopted strategic plan.

**Continued Holding Committee Meetings for Specific Issues.** In 2019, the City Council created three committees to address important issues in the City: Lighting and Landscaping Districts, Public Safety, and Environment and Climate. These committees are made up of city residents appointed by the City Council. The Lighting and Landscaping District was disbanded in 2022 however the other two have continued on.

**Continued Implementation of Revised Public Notification Requirements and Adoption of Good Neighbor Policy.** The City updated its public noticing requirements and procedures in 2019. Noticing for development projects now includes mailings sent to all property owners within 600 feet of a project and placing a sign visible on the site displaying project information. Full use of the City's social media and website has been implemented in order to get the word out. In 2021, the City Council adopted a "Good Neighbor" Policy which allows residents and interested parties to be better informed early in the development review process. The policy has now applied to several projects and become a part of the entitlement process.

### **Land Use Element**

**Initiated Amendments to Title 18 "Zoning".** Staff initiated work with the City's consultant, Gary Price, to amend/update the zoning code to address various inconsistencies and ambiguities.

**Initiated Amendments to the Waterfront District Specific Plan.** As a part of the City of Suisun City's Senate Bill 2 grant, AECOM Technical Service Inc. has been contracted to update and amend the Waterfront District Specific Plan. Amendments include a closer analysis of allowable uses, parking requirements throughout the Plan, and specific analysis of various sites within the Plan. The City has now expanded its consultant bench for the project by including Kosmont Associates.

### **Transportation**

**Initiated Amendments to Transportation Element of the General Plan to Improve Circulation in and Around the City.** Staff continued analysis of the realignment of Railroad Avenue as well as other possible long-term circulation improvements for the City to consider.

**Recently completed projects include the following:**

#### **New Railroad Avenue Pavement Resurfacing Project**

This project provided pavement overlay, including digout repairs, on the eastbound lanes of New Railroad Avenue from Sunset Avenue to a point approximately 900 feet west of Village Drive. Pavement overlay will be from Village Drive to Sunset Avenue, on the south side of New Railroad Avenue. The project also replaced the existing bicycle lanes with buffered bicycle lanes on both

sides of Railroad Avenue from Sunset Avenue to Marina Boulevard. The striping improvements resulted in the width reduction the travel lanes. Moreover, a total of four (4) curb ramps were upgraded to ADA-compliant curb ramps at the southwest and southeast corners of the following t-intersections: Railroad Avenue/Village Drive and Railroad Avenue/Pepperwood Street. This project addressed the roadway deficiencies which included significant alligator cracks and base failure within the project pavement.

#### Village Drive and Whispering Bay Lane Asphalt Rubber Cape Seal Project (Senate Bill 1)

This project provided asphalt rubber cape seal treatment, including digout repairs, on the following street segments: 1) Village Drive from Highway 12 to Railroad Avenue, and 2) Whispering Bay Lane from Francisco Drive to Josiah Circle.

As part of this project, Village Drive received a road diet by the introduction of new buffered bicycle lanes on each side of the roadway, resulting in the reduction of vehicle travel widths. The new buffered bicycle lane directly connect to the Central County Bikeway, creating a safe facility for students who choose to ride their bikes to and from Crystal Middle School.

#### Traffic Calming Improvements Project on Whispering Bay Lane

This project provided improvements at the existing crosswalk fronting Crystal Middle School, on Whispering Bay Lane and just south of Almond Street. The project improvements include the installation of rectangular rapid flashing beacons, high visibility crosswalk, a concrete curb extension and curb ramp upgrades.

### **Currently in construction and anticipated to be completed in 2023 are the following projects:**

#### McCoy Creek Bicycle Trail Phase II Improvements

The project is an extension of McCoy Creek Trail – Phase 1. Phase I was completed in 2008 and resulted in the addition of 0.38 miles (2,000 feet) in Class I trail to the City’s existing trail system. The Phase 2 Project will extend the existing Phase 1 Trail along the west bank of the McCoy Creek canal, starting from Pintail Drive to a new pedestrian bridge which will cross over the Laurel Creek. The bridge will span from the south bank of the Laurel Creek canal to the north bank of the Laurel Creek canal (roughly ending at the dead-end of Humphrey Drive).. From the bridge, the trail continues along the north bank of the Laurel Creek canal east to Blossom Avenue. The Project will be approximately one (1) mile in length. This Project will add a natural, scenic paved trail through the center of town that allows for easy connection to the Kroc Center, Suisun City Library, Suisun Elementary, transportation, shopping, and the Central County Bikeway.

The last planned phase of this Project (Phase 3) would complete the Trail eastward from Blossom Avenue to the bend in Laurel Creek canal where it turns northward (just east of Sunset Avenue) and will dead-end at Old Railroad Avenue. This would allow easy access into the City of Fairfield from the trail.

#### Highway 12 Shoulder and Median Improvements Project

The City has secured Clean California grant funds in the amount of \$2,300,000 for this project, which will beautify Highway 12 from Civic Center Boulevard to Walters Road at the following locations:

- 1) Landscaping within the unpaved area on the south side of Highway 12, located between the eastbound off-ramp and on-ramp at Civic Boulevard.
- 2) Landscaping in the medians from Marina Boulevard to Walters Road.
- 3) Landscaping and fence replacement between the curb line and soundwall along the north side of Highway 12 from Marina Boulevard to Village Drive.
- 4) Painting of existing k-rails on Highway 12 at McCoy Creek.

**Projects for which design and construction is anticipated to be completed in 2023 include the following:**

HSIP Cycle 10 Rectangular Rapid Flashing Beacons (RRFB) Project

Highway Safety Improvement Program (HSIP) Cycle10 in the amount of \$249,800 has been secured for this project. No local match is required. The project will install rectangular rapid flashing beacons, high visibility crosswalks and concrete bulbouts at the following locations:

- 1) Golden Eye Way at Shoveller Drive (fronting Suisun Elementary School.
- 2) Pintail Drive at Crane Drive (fronting Goepp Park and Dan O. Root Elementary School).
- 3) Harrier Drive, north of Osprey Way (fronting the main entrance to Dan O. Root Elementary School).

These are locations identified for Safe Routes to School (SR2S) improvements through the SR2S Task Force Committee, which is comprised of representatives from the Fairfield-Suisun Unified School District (FUSD), Solano Transportation Authority (STA), and the City. Design work will begin and will be completed by the end of 2022. Construction is anticipated to begin in 2022 and to be completed 2023.

(HSIP) Cycle 10 Traffic Signal Improvements Project

Highway Safety Improvement Program (HSIP) Cycle10 in the amount of \$1,515,330 has been secured for this project. A 10% local match (\$168,370) is required. The project will upgrade the existing five (5) traffic signals on Sunset Avenue, the five (5) traffic signals on Walters Road, and the one traffic signal at Main Street and Lotz Way.

Green Stormwater Infrastructure Project

A Caltrans funding allocation has been secured for this project in the amount of \$893,270 for design and construction. The goals of the project are to reduce the amount of trash and to improve the quality of stormwater entering the Suisun Marsh and San Francisco Bay ecosystems, as well as to beautify this gateway to the City's Historic Waterfront District. These goals will be achieved by constructing a green stormwater infrastructure feature and a full trash capture device within the project area, which is located east of the Amtrak Park & Ride Lot and west of the Highway 12 off-ramp at Civic Center Boulevard. The parking lot slopes towards a drainage ditch on the eastern perimeter of the parking lot, covered with primarily non-native grasses, bare earth, and rock. The ditch is well suited for conversion into a bioretention facility to slow and treat runoff from the parking lot and the off ramp.

Sidewalk Gap Closure Project

The City has secured a Transportation Fun for Clean Air (TFCA) allocation in the amount of \$95,000 for this project. This is a Safe Routes to School Project to Crystal Middle School as well

as a Safe Routes to Transit Project to the Train Depot. This project will fill in the gap in the sidewalk system around the parcel located at the southeast corner of Marina Boulevard and Buena Vista Drive. Affordable apartments are currently being constructed in that parcel, and the City has conditioned the project to construct one half of the 10-foot wide sidewalk planned along the project frontages. As part of the TFC A project, the City will construct the other half. The goal is to connect this planned 10-foot wide concrete pedestrian/bicycle path to the nearby Central County Bikeway and Grizzly Island Trail.

### 2023 Pavement Resurfacing Projects

Approximately \$2.1 million dollars is budgeted for the 2023 pavement resurfacing projects, which are as follows: 1) Slurry Seal Project, and 2) Asphalt Rubber Cape Seal Project. D

The Slurry Seal Project will apply crack seal and slurry seal to the following street segments:

- 1) Main Street from Highway 12 to Main Street's southerly terminus.
- 2) Catalina Circle.
- 3) Harbor Park Drive.
- 4) Breakwater Circle.
- 5) Catamaran Way.
- 6) Pepperwood Street.
- 7) Floyd Court
- 8) Anderson Drive from Lawler Ranch Parkway to the McCoy Creek bridge.
- 9) Hoyt Court.
- 10) Lawler Ranch Parkway from Mayfield Way to Potrero Street.
- 11) Capistrano Drive.

On the other hand, the Asphalt Rubber Cape Seal Project will provide digout repairs, curb ramp upgrades and asphalt rubber cape seal to the following street segments:

- 1) Merganser Drive from Village Drive to Wigeon Way.
- 2) Wigeon Way from Pintail Drive to Merganser Drive.
- 3) Lawler Ranch Parkway (west entrance) from Highway 12 to Mayfield Way.
- 4) Lawler Ranch Parkway (east entrance) from Highway 12 to Potrero Street.

**The following is a project for which conceptual design will be completed in 2023 and 100% plans, specifications and estimates (PS&E) is anticipated to be completed in 2024:**

### Kellogg Resiliency Project

The goal of the project is to enhance the social and ecological resilience of the City by:

- 1) Reducign risk of fire and slope instability to the homes adjacent to the Kellogg Pump Station Basin.
- 2) Empowering current and future City leaders to implement phased seal level rise adaption measures.
- 3) Enhancing recreational and educational opportunities to support the well-being and ecological literacy.
- 4) Reducing existing surface water flooding and enhancing water quality through effective stormwater management.
- 5) Ensuring the ease of long-term operations and maintenance of the project area.

This project is located within the two parcels located south of the homes on Maple Street between Kellogg Street and School Street.

The project will be administered by the Fairfield-Suisun Sewer District (FSSD). American Rescue Plan Act (ARPA) funds in the amount of \$200,000 will be directed to FSSD for the purpose of environmental design, community outreach and the preparation of conceptual plans through 30% plans and cost estimate.

A State allocation of \$8.6 million has been secured to take the above-mentioned 30% documents to completion in the form of 100% plans, specifications and estimates (PS&E). The State allocation will also fund the construction of the improvements, which may include the following:

- 1) Concrete path for emergency vehicle access/use, pedestrians and bicyclists.
- 2) Stabilizing the embankment adjacent to the homes on Maple Street.
- 3) Raised ecotone levees for future flood risk reduction.
- 4) Covering the basin and introducing an underground pipe for the conveyances of stormwater.
- 5) Green stormwater infrastructure south of the adjacent homes on Maple street, at the southerly terminus of School Street, and on the west side of Kellogg Street immediately east of the project storm basin.
- 6) Green privacy screens to reduce noises emanating from the project site.
- 7) Perimeter gates and fencing.
- 8) Trash collection receptacles.

### **Economic Development**

**Entitled Element 7 Commercial Cannabis Dispensary.** The City Council entitled the City's second commercial cannabis dispensary located at 300 Railroad Avenue. Element 7 is currently working on finalizing civil plans for the property and submitting tenant improvement plans for building permit.

### **Continued Processing Suisun Logistics (Eastern Sphere of Influence) and Highway 12 Logistics (Western Sphere of Influence) Development Projects.**

#### **Suisun Logistics**

The City received a development application and annexation request for 167 acres within the City's Eastern Sphere of Influence. The project, as proposed, would include over 2 million square feet of High-Cube Industrial space. Entitlements are anticipated to be considered in mid-2023.

#### **Highway 12 Logistics**

The City received a development application and annexation request for property west of the Suisun City downtown, adjacent to Pennsylvania Avenue and south of Highway 12 within the City's Western Sphere of Influence. The project, as proposed, would include approximately 1.28 million square feet of High-Cube Industrial space. Entitlements are anticipated to be considered in mid-to-late 2023.

**Entitled Take 5 Oil Change and New Starbucks Drive Thru (NE Corner of Highway 12 and Walters Road).** The Planning Commission granted entitlements for both projects (1) Take 5 (May); and (2) Starbucks (September). The Take 5 project has received its building permit and is now under construction. The Starbucks project is expected to be under construction during the 2<sup>nd</sup> quarter of 2023.

**Sale of Successor Agency Property.** The Successor Agency closed escrow on sale of five vacant parcels of land which were formerly a part of the Main Street West Disposition and Development Agreement.

### **Housing Element**

**Issued Building Permits for Marina Village and Blossom Apartments.** Between the two project there are a total of 340 units. The Marina Village project is an affordable project with the Blossom Apartments project being market rate. Both projects are expected to be occupied within the next couple of years.

**Meridian West.** The final map for the 71-unit single family subdivision (west edge of Waterfront District area) has been recorded. Plot plans have been submitted and approved. Building construction is expected to commence the second half of 2023.

**Lotz Residences.** The Planning Commission granted entitlements for a 16-unit single family subdivision at the NE corner of Civic Center Blvd. and Lotz Way. Construction drawings are close to

**Permitting of Accessory Dwelling Units (ADU's).** The City issued two Accessory Dwelling Units (ADU's) in the 2022 calendar year and are looking at ways to continue to streamline their permitting moving forward.

**In Cooperation with Other Jurisdictions in Solano County, Formed a Collaborative in Updating the Housing Element (6<sup>th</sup> Cycle).** Along with the cities of Benicia, Dixon, Rio Vista, Vacaville, Vallejo, and Solano County, the City of Suisun City formed a collaborative in updating the upcoming Housing Element of the General Plan. Consulting work (performed by PlaceWorks) began in late 2021 with the City's element coming before the City Council in March 2023.

### **Open Space and Conservation**

**Habitat Conservation Plan (HCP).** The City of Suisun City continues to be a participant of the HCP.

### **Community Facilities and Services**

**Completed Energy Efficiency Upgrades to City-Owned Facilities.**

**Implementation of the Public Art Ordinance.** The City adopted a Public Art Ordinance which obligates development to either pay a fee or install public art as part of a project. The Ordinance was further amended in late 2021. With the most recent development projects, revenues are beginning to be received and applied to this policy.

**Continued Work on the Prosperity Farm Community Garden Project.** The area being considered for the new Community Garden is City owned property that was once part of a plan to become a street. That idea never came to fruition and the land has been vacant ever since. Ironically, the name of the street that was never built was Prosperity Lane, which leads to naming this project Prosperity Farm. This property sits adjacent to the McCoy Creek Bike Trail Phase 3, which will connect this area to the majority of the city by walking or riding a bicycle. The Community Garden will be planned comprehensively and designed by a landscape architect to help bring concepts to reality and to insure we have a first class product the community can be proud of at completion.

### **Public Health and Safety**

**Flood control projects (Annual).** Staff completed routine removal of vegetation to ensure proper functioning and operation of channel runoff, existing water control facilities, or other structures necessary for public health, safety and benefit. The following activities took place in 2022: spraying, mowing/weed eating, debris removal, and limb pruning.

**Implementation of the Multi-Jurisdictional Hazard Mitigation Plan.** Staff worked closely with the County and other participants of the Plan to complete the update. This is being completed in advance of the update to the Safety Element of the General Plan.

**General Plan Safety Element.** In addition to the update of the Housing Element that PlaceWorks is completing, they are also updating the Safety Element. The amendment are largely centered around update dictated by new laws/statutes. The element is slated for City Council adoption in March 2023.