

CITY COUNCIL

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



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

A G E N D A

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

AND

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

TUESDAY, APRIL 21, 2015

5:30 P.M.

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

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following City Council/Successor Agency meeting includes teleconference participation by Council Member Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

Council / Board Members

PUBLIC COMMENT

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

CONFLICT OF INTEREST NOTIFICATION

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

CLOSED SESSION

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

Joint City Council / Suisun City Council Acting as Successor Agency

1. PERSONNEL MATTERS

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

CONVENE OPEN SESSION

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

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

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

PLEASE NOTE:

1. The City Council/Agency/Authority hopes to conclude its public business by 11:00 P.M. Ordinarily, no new items will be taken up after the 11:00 P.M. cutoff and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
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CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Lori Wilson, Mayor Pro-Tem
Jane Day
Michael J. Hudson
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CITY COUNCIL MEETING

First and Third Tuesday
Every Month

A G E N D A

REVISED

**REGULAR MEETING OF THE
SUISUN CITY COUNCIL
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,
AND HOUSING AUTHORITY
TUESDAY, APRIL 21, 2015
7:00 P.M.**

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

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

(Next Ord. No. – 730)
(Next City Council Res. No. 2 015 – 38)
Next Suisun City Council Acting as Successor Agency Res. No. SA2015 – 01)
(Next Housing Authority Res. No. HA2015 – 03)

ROLL CALL

Council / Board Members
Pledge of Allegiance
Invocation

PUBLIC COMMENT

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

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers
2. City Manager/Executive Director/Staff
 - a. Report on 2014-2015 Alcohol, Tobacco, and Other Drugs (ATOD) Program – (Jessop)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

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

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

4. Approving Appointment to the Senior Coalition of Solano County Advisory Board
5. Acceptance of Donation from the Suisun City Police & Fire Boosters Association – (Mattos/O'Brien)
6. Presentation of Proclamation to Team M.A.D.E. (Making A Difference Every Day) Proclaiming April 2015 as Autism Awareness Month in Suisun City.

CONSENT CALENDAR

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

City Council

7. Council Adoption of Resolution No. 2015-___: Accepting the Walters Road-Phase 2 Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project – (Kasperson)
8. Completion of the Petersen Road North Soundwall Project – (Kasperson)
 - a. Council Adoption of Resolution No. 2015-___: Adopting the 11th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate the Carryover in the Walmart Mitigation Fund.
 - b. Council Adoption of Resolution No. 2015-___: Accepting the Petersen Road North Sound Wall Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project.
9. Council Adoption of Resolution No. 2015-___: Authorizing the City Manager to Recruit and Appoint a Police Officer for an Existing Opening – (Bragdon)
10. Council Adoption of Resolution No. 2015-___: Adopting the 10th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate a Donation from the Suisun City Police and Fire Boosters to the Police Department for Carpet Installation at Police Headquarters – (Anderson)

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

11. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on April 7, 2015. – (Hobson)

Joint City Council / Suisun City Council Acting as Successor Agency

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

GENERAL BUSINESS

City Council

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

PUBLIC HEARINGS

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

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

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

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

ADJOURNMENT

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CITY OF SUISUN CITY 2014 – 2015 A.T.O.D PREVENTION ANNUAL REPORT

ITEM 2.a

OVERVIEW OF THE GRANT

- Funding for ATOD Prevention comes from two different sources:
 - 1) Substance Abuse Prevention & Treatment (SAPT) Funds that is State and Federal Funded.
 - 2) Solano County General Fund.
- ATOD grant for July 2014 – Dec. 2014 (6 mos.) was awarded \$45,574.
- Jan. 2015 - June 2016 (18 mos. grant) was awarded through RFP process.
 - Jan. 2015 – June 2015 awarded \$25,274.
 - July 2015 – June 2016 awarded \$55,722.
- This year's allocation funds a variety of ATOD prevention programs and activities including Community Education, Policy Efforts, Alcohol and Tobacco Compliance Checks, Life Skills Training at elementary and middle schools, Responsible Beverage Service (RBS) Training, Red Ribbon Week activities and ATOD Prevention Booth at City events.
- City provides in-kind matching funds to our ATOD prevention effort.

SUISUN CITY TEAM ATOD GOALS

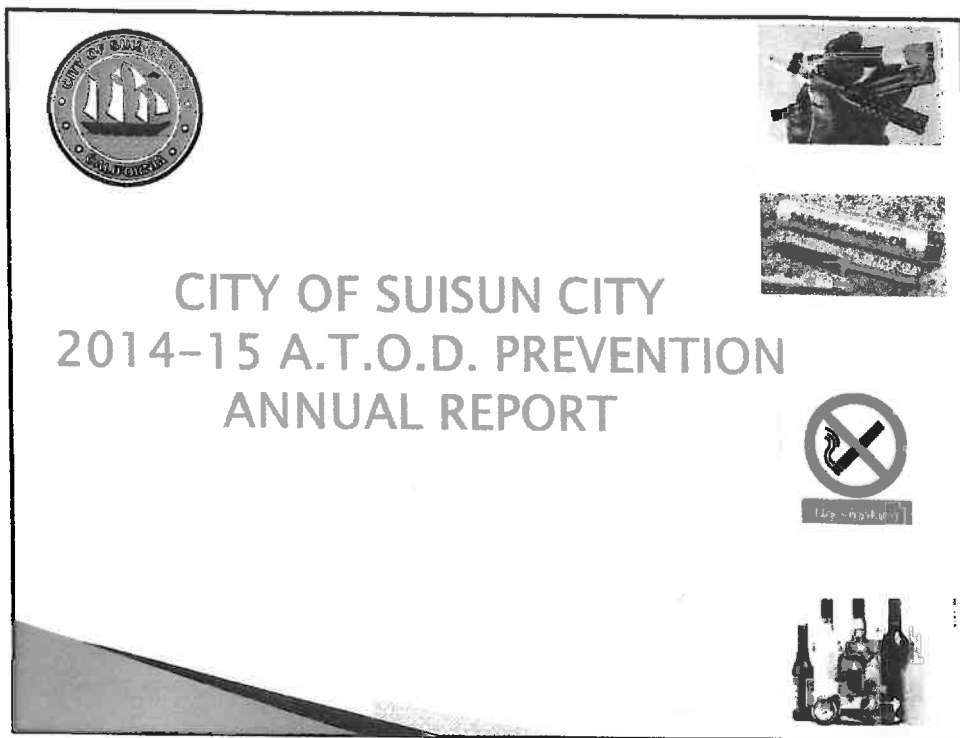
- Jul. 2014 – Dec. 2014: Community education regarding ATOD use among youth and environmental prevention approaches and policy change efforts related to tobacco, e-cigarettes, and hookahs.
- Jan. 2015 – Jun. 2015: Community education regarding ATOD use among youth and support policy efforts to reduce access and availability of alcohol to youth and campaign to reduce access and availability to marijuana.
- Educate students with Healthy Choices at Red Ribbon Week Assemblies and Poster Contest at all Suisun City Schools.
- Conduct at least two compliance checks regarding the sale of alcohol and two regarding the sale of tobacco to underage youth to ensure that local merchants are complying with State Law.
- Conduct a RBS Training for restaurants, bars, and non-profit organizations which sell and serve alcohol within the Suisun City and surrounding cities.

CITY OF SUISUN CITY 2014 – 2015 A.T.O.D PREVENTION ANNUAL REPORT

- Provide Life Skills Training regarding ATOD prevention at three elementary and middle school After School Programs.

ATOD ACTIVITIES 2014/2015

- Monthly Coalition, Monthly Contract and Quarterly Collaborative Meetings.
- Life Skills Training at 3 Suisun City after school programs.
- Red Ribbon Week Assemblies, activities and poster contest conducted at all Suisun City Schools; posters displayed at local city buildings; Red Ribbons and ATOD Prevention supplies were donated to all students, teachers and staff.
- ATOD Prevention Booth educated the community at the 4th of July Event, National Night Out, Prescription Drug Take Back, and Aloomaa Temple Community Easter Event.
- Compliance Checks: Alcohol sting completed on Dec. 20, 2014, 6 out of 7 stores compliant; Tobacco sting completed on Dec. 27, 2014, all 8 stores were compliant.
- Solano County / Suisun City Prescription Drug Take Back Sept. 27, 2014, took in 136.5 lbs. of pharmaceutical waste.
- Regulation of smoking during special events approved by City Council Feb. 2015.
- Coalition training continues regarding policy efforts.
- Responsible Beverage Training (RBS) conducted on March 30, 2015.



SUISUN ATOD CITY TEAM MEETINGS

Chairperson, Councilmember Jane Day
Meets Monthly - 4th Thursdays
Members consists of:

- Vice-chair, Councilmember Mike Hudson
- City Manager
- Police Department
- Recreation Department
- Solano County
- Suisun Library
- Religious / Fraternal Organizations
- Youth-serving Organizations
- Suisun School Principals
- Solano Public Health
- Military
- Community Members
- Parents

LIFE SKILLS TRAINING (LST)

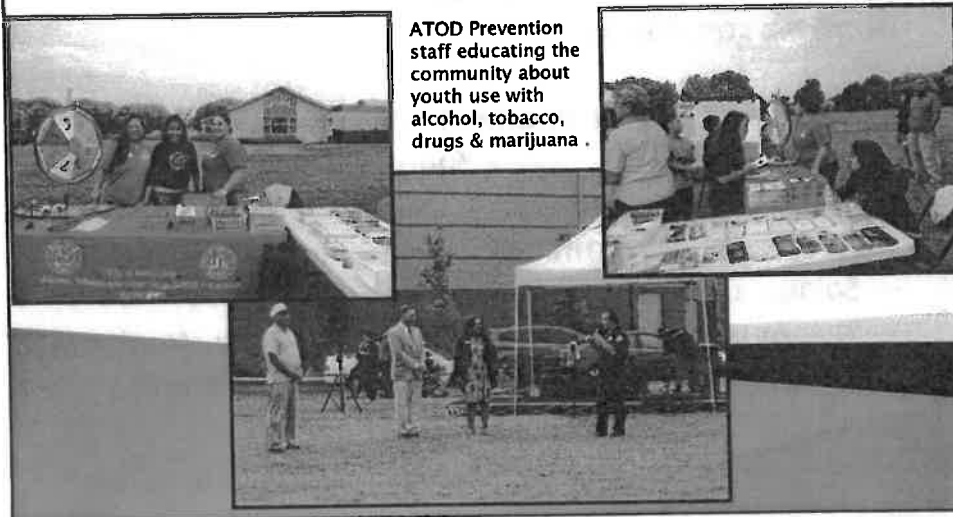
Dan O. Root and Suisun Elementary 4th/5th Grade and
Crystal Middle School 6th – 8th Grade ASP Students

Life Skills Training teaches students about:

- Social skills to resist peer pressure to drink, smoke, and use drugs
- Goal setting and self esteem
- Making informed decisions
- The effect of ATOD on their bodies
- Building a healthy self-esteem
- The myths, realities, causes, and effects of substance abuse in order to make informed decisions
- Critically evaluating media messages
- Coping with anxiety, forming health relationships, and successfully deal with challenges of adolescent life

ATOD PREVENTION BOOTH NATIONAL NIGHT OUT

August 5, 2014



SOLANO COUNTY/SUISUN CITY PRESCRIPTION TAKE BACK DAY

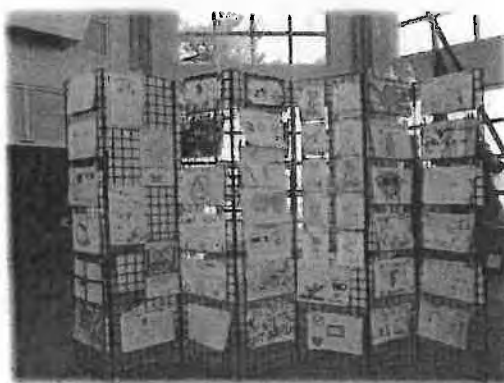
SEPTEMBER 27, 2014



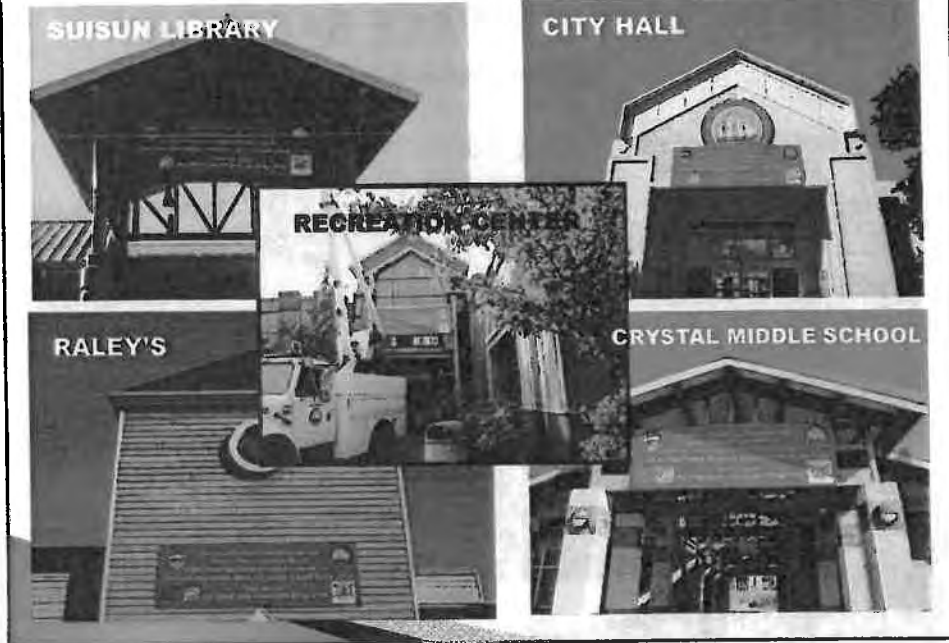
Thank you to the Suisun City Police Department for your continued support. The community dropped off 136.5 lbs. of pharmaceutical waste.

RED RIBBON WEEK OCTOBER 2014 POSTER CONTEST WINNERS

Red Ribbon posters were displayed at City Hall, Recreation Center, local businesses and all 4 Suisun City Schools. All participating student's names were placed in drawings for multiple gift cards winners at each school.

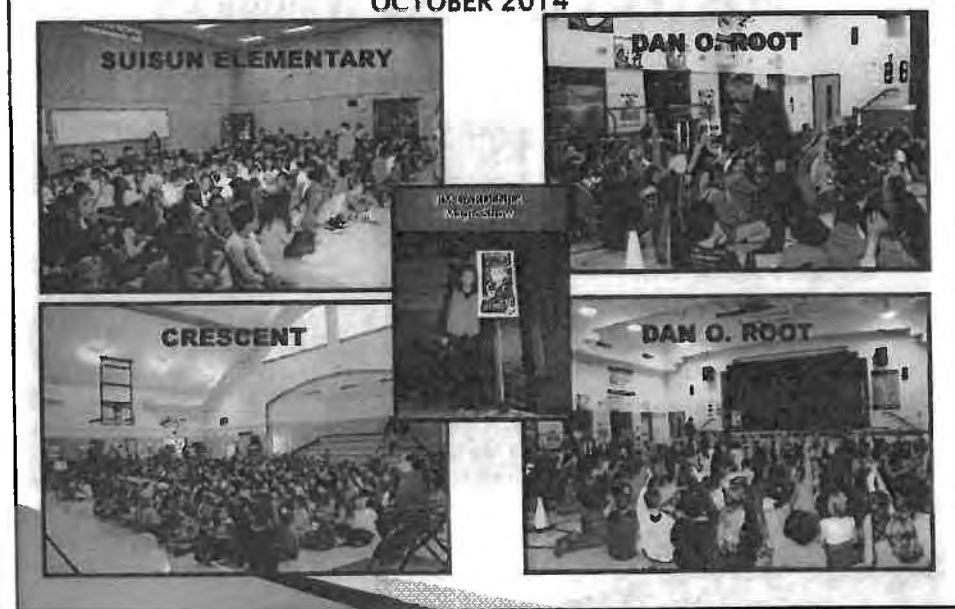


RED RIBBON WEEK BANNER DISPLAYS



RED RIBBON ASSEMBLIES

OCTOBER 2014



RED RIBBON ASSEMBLY CRYSTAL MIDDLE SCHOOL 2014



ATOD PREVENTION FACEBOOK CREATED OCT. 2014

Facebook page educates the community about ATOD prevention among youths and making healthy choices. Updates posted with Suisun City ATOD events, projects, policy work and photos.



RESPONSIBLE BEVERAGE SERVICE TRAINING

March 30, 2015



Cathy Rader sent out invitations to 170 Fairfield and 44 Suisun businesses and service clubs that obtained 2015 ABC Permits to sell alcohol. Cathy educated the participants and distributed fact sheets with California Healthy Kids Survey (CHKS) data regarding alcohol use among FSUSD students. Cathy also covered the Lee Law which states that all signage should cover no more than 33% of the total windows and doors of retail establishment. George Vasquez facilitated the RBS training.



ALOOMA TEMPLE COMMUNITY EASTER EVENT

APRIL 4, 2015

The ATOD Prevention booth educates the community regarding alcohol, tobacco, drugs and marijuana use among youth. CHKS data and policy efforts regarding reducing alcohol access and availability and reducing marijuana access and availability were discussed with parents. Recruitment for policy effort sub-committee initiated.



Office of the Mayor

Suisun City, California

Proclamation



WHEREAS, autism is a complex developmental disability that typically appears during the first three years of life, impacting development in the areas of reasoning, social interaction, and communication; and

WHEREAS, autism may affect anyone and does not discriminate by geography, class, or ethnicity; and

WHEREAS, the incidence of autism in the United States is reported to be 1 in 68, and is 5 times more likely in boys than girls and is the fastest-growing serious disability in the United States; and

WHEREAS, there is no known single cause for autism, although researchers believe there is a link between genetics and the environment; and there is no cure, but early detection and behavioral intervention can greatly improve outcomes; and

WHEREAS, autism has wide-ranging implications for the entire family and it is critically important to educate parents, teachers, childcare providers and healthcare professionals to recognize early signs of developmental delay; and

WHEREAS, the goal of Autism Awareness Month is to spotlight the prevalence of autism, foster understanding and generate interest and support for continued training, education and research to find the cause and the cure for this complex disability;

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

AUTISM AWARENESS MONTH

in the City of Suisun City, and encourage residents to learn more about autism and what they can do to support individuals on the autism spectrum and their families.

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

Pete Sanchez, Mayor

ATTEST:

DATE: FEBRUARY 21, 2015

AGENDA TRANSMITTAL**MEETING DATE:** April 21, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-__: Accepting the Walters Road-Phase 2 Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project.

FISCAL IMPACT: A total of \$206,110 has been appropriated for the Walters Road-Phase 2 Project in the FY 2014-15 budget. The final contract amount of \$170,907 includes the contract amount of \$118,010 and \$52,897 in change orders. The remaining funds in this Project budget were approved by Council to be used on other work such as the removal of trees in the median.

STAFF REPORT: On February 3, 2015, the City Council awarded a construction contract for the Walters Road-Phase 2 Project to MCK Services. This Project provided for roadway rehabilitation of portions of Walters Road between Highway 12 and Petersen Road. The contract included roadway rehabilitation of both north- and south-bound travel lanes on Walters Road between Highway 12 and Petersen Road. The Project included repairs of road base failure, traffic loops, and traffic striping.

MCK Services has completed the work specified in the contract, and it is appropriate to accept the contract as complete. By approving the attached resolution, the City Council accepts the Project as complete and authorizes the City Manager to sign the Notice of Completion for the Project and have it recorded.

RECOMMENDATION: It is recommended that the City Council Adopt Resolution No. 2015-__: Accepting the Walters Road-Phase 2 Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project.

ATTACHMENTS:

1. Resolution No. 2015-__: Accepting the Walters Road-Phase 2 Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project.

PREPARED BY:**REVIEWED/APPROVED BY:**

Lee Braddock Evans, Associate Engineer / Project Manager
Daniel Kasperson, Building & Public Works Director
Suzanne Bragdon, City Manager



RESOLUTION NO. 2015 - ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING THE WALTERS ROAD-PHASE 2 PROJECT AS COMPLETE,
AND AUTHORIZING THE CITY MANAGER TO RECORD
THE NOTICE OF COMPLETION FOR THE PROJECT**

WHEREAS, on February 3, 2015, the Suisun City Council awarded the contract for Walters Road-Phase 2 Project (Project) to MCK Services; and

WHEREAS, the contract included roadway rehabilitation of both north and south bound travel lanes on Walters Road between Petersen Road and Highway 12; and

WHEREAS, the Project included repairs of road base failure, traffic, loops, and traffic striping along Walters Road; and

WHEREAS, MCK Services has completed all work under its contract for the Project and is ready to receive a Notice of Completion.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City does hereby accept the Walters Road-Phase 2 Project as complete, and authorizes the City Manager to take such measures as necessary to execute and record the Notice of Completion.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 21th of April, 2015, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 21th of April 2015.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: April 21, 2015

CITY AGENDA ITEM: Completion of the Petersen Road North Soundwall Project:

- a. Council Adoption of Resolution No. 2015-__: Adopting the 11th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate the Carryover in the Walmart Mitigation Fund; and
- b. Council Adoption of Resolution No. 2015-__: Accepting the Petersen Road North Soundwall Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project.

FISCAL IMPACT: There would be no impact to the General Fund. Petersen North Soundwall Project was fully funded through a mitigation fee of \$300,000 paid by Walmart. The project was awarded to Water Rock Construction for \$287,328.00 and the closing contract amount for this project is \$274,357.54, leaving a remainder of funds \$12,970.46 for resident vegetation repairs and additional redwood fencing.

STAFF REPORT: On April 15, 2014, the City Council awarded a construction contract for the Petersen Road North Soundwall Project Water Rock Construction. This Project provided a soundwall to mitigate potential noise generated by the Walmart project that could affect 13 residences along the north side of Petersen Road across the street from the Walmart site.

Water Rock Construction has completed the work specified in the contract and it is appropriate to accept the contract as complete. By approving the attached resolution, the City Council accepts the Project as complete and authorizes the City Manager to sign the Notice of Completion for the Project and have it recorded.

A total of \$300,000 in mitigation fees were collected from Walmart in FY 2013-14. It was assumed that about \$60,000 would be expended last fiscal year, so this year's budget assumed that \$240,000 would be available. Only about \$1,000 was actually expended last year, so \$59,000 needs to be rebudgeted this year. A budget amendment is attached for Council's consideration.

RECOMMENDATION: It is recommended that the City Council adopt:

1. Resolution No. 2015-__: Adopting the 11th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate the Carryover in the Walmart Mitigation Fund; and
2. Resolution No. 2015-__: Accepting the Petersen Road North Soundwall Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project.

ATTACHMENTS:

1. Resolution No. 2015-__: Adopting the 11th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate the Carryover in the Walmart Mitigation Fund; and
2. Resolution No. 2015-__: Accepting the Petersen Road North Soundwall Project as Complete, and Authorizing the City Manager to Record the Notice of Completion for the Project.

PREPARED BY:

REVIEWED/APPROVED BY:

Lee Braddock Evans, Associate Engineer / Project Manager
 Daniel Kasperson, Building & Public Works Director
 Suzanne Bragdon, City Manager



RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE 11TH AMENDMENT TO THE ANNUAL APPROPRIATION
RESOLUTION NO. 2014-46 TO APPROPRIATE THE CARRYOVER IN THE WALMART
MITIGATION PROJECTS FUND**

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

THAT Section 337 of Part III of the Annual Appropriation Resolution No. 2014-46 be and is hereby amended as follows:

		<u>Increase/ (Decrease)</u>
TO:	BUILDING & PUBLIC WOKS DEPARTMENT	\$ 59,000
	Capital Improvements	
	TOTAL Section 337	<u>\$ 59,000</u>

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

	<u>Sources</u>	<u>Uses</u>
<u>Walmart Mitigation Projects Fund</u>		
Revenues:		
A/C No. 337-70101-9974 Beginning Balance	\$ 59,000	\$ -
Appropriations:		
A/C No. 337-96210-9974 Capital Design	\$ -	\$ 10,000
A/C No. 337-96310-9974 Capital Construction	\$ -	\$ 49,000
Total Walmart Mitigation Projects Fund	<u>\$ 59,000</u>	<u>\$ 59,000</u>

THAT the purpose is to appropriate funds carried over from FY 14 for the Petersen Road Fence Project.

ADOPTED AND PASSED at a regular meeting of the City Council of the City of Suisun City duly held on the 21st day of April, 2015 by the following vote:

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

WITNESS my hand and seal of the said City this 21st day of April 2015.

Linda Hobson, CMC
City Clerk

RESOLUTION NO. 2015 - ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING THE PETERSEN ROAD NORTH SOUNDWALL PROJECT AS
COMPLETE, AND AUTHORIZING THE CITY MANAGER TO RECORD
THE NOTICE OF COMPLETION FOR THE PROJECT**

WHEREAS, on April 19, 2014, the Suisun City Council awarded Water Rock Construction Project the contract for Petersen Road North Soundwall Project; and

WHEREAS, the contract included the installation of the sound wall along the north side of Petersen Road in 13 residents' backyards along the back side frontage of the Walmart site.

WHEREAS, Water Rock Construction has completed all work under their contract for the Project and is ready to receive a Notice of Completion.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City does hereby accept the Petersen Road North Soundwall Project as completed, and authorizes the City Manager to take such measures as necessary to execute and record the Notice of Completion.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 21st of April, 2015, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 21st of April 2015.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: April 21, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-__: Authorizing the City Manager to Recruit and Appoint a Police Officer for an Existing Opening.

FISCAL IMPACT: One of our veteran Police Officers has left City service for a position with the Solano County Sheriff's Office. This officer would most likely be replaced by an officer at entry level pay scale, which would result in salary savings of approximately \$1,200 the remainder of this fiscal year and a savings of approximately \$14,000 for FY 2015-16.

BACKGROUND: With the adoption of the FY 2011-12 Annual Budget, the City Council established a policy of having the Council review and approve any requests to fill vacant positions. The department is seeking the authority to fill this current vacancy in the Police Officer job class.

STAFF REPORT: Officer Michael Urlaub accepted a position with the Solano County Sheriff's Department effective April 13, 2015. His last day of employment with the City of Suisun City was April 9, 2015.

The Police Chief has established minimum staffing levels in the General Orders which is one sergeant and two officers on every shift. With the Department already having frozen a total of two positions during the recessionary budget periods, failure to approve the filling of any authorized Police Officer position would result in the need for significantly increased Overtime. Currently most of the Overtime needs are met on a voluntary basis; however, if all of these positions are not filled to meet basic patrol coverage, officers would be more likely to be assigned mandatory Overtime to ensure minimum staffing levels. The Department is currently working the 3/12 schedule. Any forced Overtime could have a negative impact on officer fatigue and morale. In addition to the vacancy created with the departure of Officer Urlaub, the department currently has one officer who is deployed as a Reservist for the United States Armed Forces, Army Division. For all of these reasons, staff is requesting the authority to establish a Police Officer eligibility list, and to fill this position with the City Manager's approval.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Authorizing the City Manager to Recruit and Appoint a Police Officer for an Existing Opening.

ATTACHMENTS:

1. Resolution No. 2015-__: Authorizing the City Manager to Recruit and Appoint a Police Officer for an Existing Opening.

PREPARED BY:

REVIEWED/APPROVED BY:

Tim Mattos, Police Chief
Suzanne Bragdon, City Manager



RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO RECRUIT AND
APPOINT A POLICE OFFICER FOR AN EXISTING OPENING**

WHEREAS, with the resignation of Officer Urlaub, the Police Department has a Police Officer vacancy as of April 10, 2015; and

WHEREAS, the Police Department has established minimum staffing levels within its General Orders of one Police Sergeant and two Police Officers for each shift; and

WHEREAS, the Department will have to use Overtime to backfill the Police Officer vacancy if unfilled, increasing the potential for officer fatigue; and

WHEREAS, filling this vacancy permanently will enable the Department to continue to provide the current level of services to the community.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager to recruit for and to fill the current vacancy in Police Officer position up to the level of staffing approved by the City Council in the currently adopted Annual Budget.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City duly held on Tuesday, the 21st day of April 2015, by the following vote:

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

WITNESS my hand and the seal of said City this 21st day of April 2015.

Donna Pock, CMC
Deputy City Clerk

AGENDA TRANSMITTAL

MEETING DATE: April 21, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-__: Adopting the 10th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate a Donation from the Suisun City Police and Fire Boosters to the Police Department for Carpet Installation at Police Headquarters.

FISCAL IMPACT: The Police Department would be able to expend the money donated by the Suisun City Police and Fire Boosters.

BACKGROUND: In order to expend revenues received but not anticipated in the Annual Budget, an amendment to the Annual Appropriation Resolution is required to be adopted by the City Council.

STAFF REPORT: The Police Department will receive a donation from the Suisun City Police and Fire Boosters in the amount of \$6,392.40. The donation is being made to the Police Department in order to assist with the installation of new carpet within the building. The donation will assist in providing a much needed improvement to the building by enabling the old flooring, which in poor condition to be removed and replaced.

RECOMMENDATION: It is recommended that the City Council Adopt Resolution No. 2015-__: Adopting the 10th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate a Donation from the Suisun City Police and Fire Boosters to the Police Department for Carpet Installation at Police Headquarters.

ATTACHMENTS:

1. Resolution No. 2015-__: Adopting the 10th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate a Donation from the Suisun City Police and Fire Boosters to the Police Department for Carpet Installation at Police Headquarters.

PREPARED BY:

REVIEWED/APPROVED BY:

Tim Mattos, Police Chief
Suzanne Bragdon, City Manager



RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE 10TH AMENDMENT TO THE ANNUAL APPROPRIATION
RESOLUTION NO. 2014-46 TO APPROPRIATE A DONATION FROM THE POLICE AND
FIRE BOOSTERS TO THE POLICE DEPARTMENT FOR CARPET INSTALLATION AT
POLICE HEADQUARTERS**

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

THAT Section 026 of Part III of the Annual Appropriation Resolution No. 2014-46 be and is hereby amended as follows:

		<u>Increase/ (Decrease)</u>
TO:	POLICE DEPARTMENT	\$ 6,400
	Police Operations	
	TOTAL Section 026	<u>\$ 6,400</u>

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

	<u>Sources</u>	<u>Uses</u>
<u>Police Donations Fund</u>		
Revenues:		
A/C No. 026-79100-2367 Donations	\$ -	\$ -
Appropriations:		
A/C No. 026-91415-2367 Contract Services - Buildings	\$ -	\$ 6,400
Total Police Donations Fund	<u>\$ 6,400</u>	<u>\$ 6,400</u>

THAT the purpose is to appropriate funds for the instalation of carpet at Police Headquarters.

ADOPTED AND PASSED at a regular meeting of the City Council of the City of Suisun City duly held on the 21st day of April, 2015 by the following vote:

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

WITNESS my hand and seal of the said City this 21st day of April 2015.

Linda Hobson, CMC
City Clerk

MINUTES

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

AND HOUSING AUTHORITY

TUESDAY, APRIL 7, 2015

5:00 P.M.

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

TELECONFERENCE NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following City Council/Successor Agency meeting includes teleconference participation by Council Member Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

Mayor / Chairman Sanchez called the meeting to order at 5:00 PM with the following Council / Mayor Board Members present: Day, Hudson, Segala, Wilson, and Sanchez.

PUBLIC COMMENT

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

CONFLICT OF INTEREST NOTIFICATION

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

CLOSED SESSION

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

City Council

1. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

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

City Council

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8., the City Council of the City of Suisun City will hold a Closed Session for the purpose of Conference with Real Property Negotiator.

Property Under Negotiation: Two Cell Tower Sites at 4479 Peterson Road, Suisun City, CA and one Cell Tower Site at 611 Village Drive, Suisun City, CA

Agency Negotiator: Suzanne Bragdon, City Manager, Ronald C. Anderson, Jr,
Assistant City Manager/Administrative Services, Jason Garben, Economic
Development Director, Mick Jessop, Recreation and Community Services
Negotiating Parties: Black Dot Capitol & Real Estate Group, LLC
Under Negotiations: Real property terms and payment

Housing Authority

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8., the Suisun City Housing Authority will hold a Closed Session for the purpose of Conference with Real Property Negotiator.

Property Under Negotiation: Parcel Numbers 0173-390-160 and 0173-390-180

Agency Negotiator: Suzanne Bragdon, City Manager, Ronald C. Anderson, Jr,
Assistant City Manager/Administrative Services, Jason Garben, Economic
Development Director

Negotiating Parties: Hall Equities Group

Under Negotiations: Real property terms and payment

Joint City Council / Suisun City Council Acting as Successor Agency

4. PERSONNEL MATTERS

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

5:01 PM – Mayor Sanchez recessed the Council to Closed Session.

CONVENE OPEN SESSION

6:52 PM – Mayor Sanchez reconvened the meeting and stated no decisions had been made in Closed Session.

There being no further business, Mayor Sanchez adjourned the meeting at 6:52 PM.

Linda Hobson, CMC
City Clerk

MINUTES

REGULAR MEETING OF THE SUISUN CITY COUNCIL

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

AND HOUSING AUTHORITY

TUESDAY, APRIL 7, 2015

7:00 P.M.

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

NOTICE

Pursuant to Government Code Section 54953, Subdivision (b), the following Council/Successor Agency/Housing Authority includes teleconference participation by Councilmember Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

Mayor / Chairman Sanchez called the meeting to order at 7:03 PM with the following Council / Mayor Board Members present: Day, Hudson, Segala, Wilson, and Sanchez.

Pledge of Allegiance was led by Council Member Wilson.

Invocation was given by City Manager Bragdon.

PUBLIC COMMENT

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

George Guynn expressed concern about water rate increase.

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers

Council Member Day commented on how much the State needed the rain today because of the drought.

Council Member Segala reported attending the Budget Development, Main Street West, Walmart ribbon cutting, Leven after school program, and community in-put on Specific Plan.

Council Member Hudson reported attending the Fire Fighters Egg Hunt, Kroc Center Worship, Walmart opening, and discussed misuse of water during drought.

Council Member Wilson asked staff to look into KCRA and FOX news reports about crime in Fairfield and Suisun City and asked about adopting meeting rules such as Rosenberg's Rules of Order and AB1234 training.

Mayor Sanchez reported attending Solano Transit, Fairfield-Suisun Sewer District, Walmart opening, Suisun-Solano Water District, Travis Consortium, and performed a wedding in the Plaza and was a speaker at Crystal School Career Day.

2. City Manager/Executive Director/Staff

- a. Staff presentation on Residential Front Yard Landscaping Policy – (Kearns)

George Guynn expressed concern about RVs and boats parked on front lawns and full rocked yards.

Council's consensus was to not add any new restrictions at this time.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Presentation of Proclamation to SolTrans Proclaiming April 9, 2015 as "Stand Up 4 Transportation Day" in Suisun City.

Mayor Sanchez read and Council Member Segala presented Proclamation to Daryl Hall.

4. Presentation of Proclamation and Report by Marian Harry, Walk MS Solano County 2015 Ambassador and Team Captain for Team Vacaville-Fairfield We Fight Back, and Regina Johnson, Co-captain for Team Vacaville-Fairfield We fight Back for the Walk MS Solano County Event at Suisun City Waterfront on Saturday, April 25, 2015.

Mayor Sanchez read and Council Member Wilson presented Proclamation to Marian Harry.

5. Mayoral Appointment to the Solano County Transportation Authority (STA) Pedestrian Advisory Committee (PAC) – (Sanchez)

Mayor Sanchez recommended Sean Strickland be appointed to STA PAC. Motioned by Council Member Hudson and seconded by Council Member Segala to confirm Mr. Strickland's appointment. Motion carried unanimously by the following roll call vote: AYES: Council Members Day, Hudson, Segala, Wilson, Sanchez

CONSENT CALENDAR

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

City Council

6. Council Adoption of Resolution No. 2015-30: Adopting the 8th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate a Donation Made by PG&E to the Fire Department for an On-Line Fire Training Module – (O'Brien).
7. Council Adoption of Resolution No. 2015-31: Approving an Amendment to the Western Riverside Council of Governments (WRCOG) Joint Powers Agreement to Add the City of Suisun City as an Associate Member to Authorize the City's Residents to Participate in the California Home Energy Renovation Opportunity (HERO) Program for Financing Water and Energy Efficiency Residential Building Enhancement Upgrades – (Garben)
8. Council Adoption of Resolution No. 2015-32: Authorizing the City Manager to Recruit for and Fill the Executive Management Functions over the Building & Public Works Department Due to an Anticipated Vacancy in July of 2015 – (Bragdon)
9. Council Adoption of Resolution No. 2015-33: Accepting the Annual Progress Report on Implementation of City of Suisun City Housing Element for 2014 to State of California Department of Housing and Community Development – (Garben/Kearns)

Housing Authority

10. Housing Authority Adoption of Resolution No. HA 2015-02: Authorizing the Executive Director to Execute a Due Diligence and Exclusive Negotiation Agreement (ENA) with Hall Equities Group – (Garben)

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

11. Council/Agency/Authority Approval of the Minutes of the Regular and/or Special Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on March 17, 2015. – (Hobson).

8:03 PM – Mayor Sanchez left Council Chambers.

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

AYES: Council Members Day, Hudson, Segala, Wilson

ABSENT: Mayor Sanchez

8:13 PM – Mayor Sanchez returned.

GENERAL BUSINESSCity Council

12. Council Adoption of Resolution No. 2015-34: Approving the Updated Suisun City Comprehensive Transportation Plan (CTP) – (Kasperson)

8:20 PM – Council Member Hudson left Council Chambers.

8:23 PM – Council Member Hudson returned to Council Chambers.

Motioned by Council Member Wilson and seconded by Council Member Hudson to adopt Resolution No. 2015-34 with the revised CTP which was further revised to add 21 and 23 to high priority and staff was directed to change some of the words to sound more positive. Motion carried unanimously by the following roll call vote:

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

13. Lawler Ranch Park Phase 2 Design – (Jessop)

- a. Confirmation of the Inclusion of the City Council Concern's Modifications to the Lawler Ranch Park Phase 2 Design; and
- b. Council Adoption of Resolution No. 2015-35 Approving the Parks & Recreation Commission's Recommended City of Suisun City Dog Park Rules.

8:45 PM – Council Member Wilson left Council Chambers.

8:48 PM – Council Member Wilson returned to Council Chambers.

Motioned by Council Member Hudson and seconded by Council Member Segala to adopt Resolution No. 2015-35. Motion carried unanimously by the following roll call vote:

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

14. Partnerships to Improve Community Health (PICH) Grant Acceptance – (Bragdon/Jessop)

- a. Council Adoption of Resolution No. 2015-36: Authorizing the City Manager to Execute Necessary Documents Related to Suisun City's Participation in the Partnerships to Improve Community Health (PICH) Grant; and
- b. Council Adoption of Resolution No. 2015-37: Adopting the 9th Amendment to the Annual Appropriation Resolution No. 2014-46 to Appropriate \$48,700 for the Partnerships to Improve Community Health Grant.

George Guynn expressed concern about Canary Court pavement.

Motioned by Council Member Day and seconded by Council Member Hudson to adopt Resolutions No. 2015-36 and No. 2015-37. Motion carried unanimously by the following roll call vote:

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

PUBLIC HEARINGS**ADJOURNMENT**

There being no further business, Mayor Sanchez adjourned the meeting at 8:56 PM.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: April 21, 2015

CITY AGENDA ITEM: Discussion and Direction: Regarding the Fourth of July Beer Garden Concession.

FISCAL IMPACT: None at this time.

BACKGROUND: On August 27, 2013, the Council adopted Resolution 2013-49 which sets forth the selection process for the Beer Garden Concession for the Fourth of July Celebration. This resolution includes the following requirements for a fair selection process:

- A definition of "Qualified Nonprofit Applicant".
 - A selection process including, if needed, a lottery managed by the City Manager.
 - The nonprofit will agree to provide City Police and Fire Departments part of the profit from the event. The organization will provide a minimum of 75% of the net profit to the City Police and/or Fire Departments. The nonprofit may specify a percentage over the minimum 75% donation.
 - A written indemnity listing the City.
 - Financial Reporting after the event.
 - A signed, written agreement that would specify all requirements including conformance with all federal, state, and local laws; agreement to use servers on duty that have been trained in The CA Responsible Beverage Service course; and include the above listed requirements.
-

STAFF REPORT: For a number of years, one of the popular features of the Fourth of July event has been the beer garden that has been operated by a local nonprofit organization. This has given the nonprofit an opportunity to raise funds, as well as to provide alcoholic beverages in a controlled environment. Historically, the Police and Fire Boosters have operated the beer garden and have donated 100% of the net profits. The City has an interest in providing a regulated and controlled environment for alcohol sales during the Fourth of July event. By having an approved vender and designated beer garden, the regulation of alcohol use is much easier to accomplish.

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

STAFF RECOMMENDATION: It is recommended that the City Council discuss and provide direction to staff regarding possible changes to the resolution that may entice more participation by local nonprofits.

ATTACHMENTS:

1. Resolution No. 2013-49: Adopting Certain Findings and Policy Directives for the Selection of a Nonprofit Organization to Operate the Fourth of July Beer Garden Concession.
-

PREPARED BY:

REVIEWED/APPROVED BY:

Michael O'Brien, Fire Chief
Suzanne Bragdon, City Manager

AGENDA TRANSMITTAL

MEETING DATE: April 21, 2015

CITY AGENDA ITEM: PUBLIC HEARING: 2035 General Plan Update and Environmental Impact Report:

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

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

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

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

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

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

- Timeline/Process.
 - The Plan.
-

PREPARED BY:
REVIEWED BY:
APPROVED BY:

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

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

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

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

TIMELINE/PROCESS

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

- **April 2010** – The City Council initiated the General Plan Update (GPU) process by awarding a consultant contract to AECOM.
- **August 2010** – The Council discussed the Guiding Principles that should be used by staff and the consultant in developing the GPU. One focus of the guiding principles is to plan development that can ensure the fiscal viability of the City, since there is a finite amount of vacant developable land left within the City’s sphere of influence. The GPU must concentrate on allocating resources in the best interests of the community as a whole.
- **September 2011** – The Council initiated the Preferred Land Use Alternative (PLUA) identification process, leading to the analysis of the impacts of the land uses identified in the

PLUA in the GPU EIR and, ultimately, the adoption of a final GPU Land Use Map, which may vary from the PLUA.

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

THE PLAN

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

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

The 2035 General Plan Update process provides the necessary information and analysis to allow decision makers and the public to identify consensus goals for the future. The General Plan also identifies the policies and programs that are necessary to achieve these goals between the present

and 2035, while also fulfilling legal requirements in California for comprehensive planning. The combined narrative and diagrammatic information in the General Plan represents the City's overarching policy direction for physical development and conservation. The General Plan puts decision makers, City staff, property owners, property developers and builders, and the general public on notice regarding the City's approach to managing land use change. Basic functions of the General Plan include:

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

GENERAL PLAN GUIDING PRINCIPLES

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

Community Character

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

Destination Tourism and Entertainment

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

Downtown

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

Economic Vitality

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

- Retain and attract new businesses to support the tax base and provide jobs and services for the community.

Infrastructure

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

Neighborhood Vitality

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

Public Safety and Emergency Preparedness

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

Quality of Community Life

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

Sustainability

- Suisun City will practice economically, fiscally and environmentally responsible municipal decision-making to avoid shifting today's costs to future generations.

- Utilize sustainable development and land use practices that provide for today's residents and businesses while preserving choices for the community in the future.
- Encourage a healthy living environment.
- Preserve and enhance natural resources and minimize negative environmental impacts.

Transportation

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

ENVIRONMENTAL REVIEW

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

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

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

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

If the EIR identifies significant environmental effects, the lead agency must consider mitigation measures or alternatives that could avoid or reduce those effects. If the environmental impacts are identified as significant and unavoidable, the lead agency may still approve the project if it determines that social, economic, legal, technological, or other factors override the unavoidable impacts. The lead agency would then be required to prepare a "Statement of Overriding Considerations" that discusses the specific reasons for approving the project, based on

information in the EIR and other information in the record.

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

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

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

PUBLIC REVIEW OF THE DEIR AND RESPONSE TO COMMENTS

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

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

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

OVERVIEW OF MITIGATION MEASURES AND "SIGNIFICANT UNAVOIDABLE" IMPACTS

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

Significant and Unavoidable Impacts

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

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

- Agriculture: Impact 3.1-2. Conflict with Existing Zoning for Agricultural Use or a Williamson Act Contract.
- Air Quality: Impact 3.2-1. Generation of Long-Term Operational, Regional Emissions of Criteria Air Pollutants and Precursors and Consistency with Air Quality Planning Efforts.
- Air Quality: Impact 3.2-2. Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors.
- Cultural Resources: Impact 3.4-1. Impacts to Historic Resources of Suisun City.
- Cultural Resources: Impact 3.4-2. Destruction or Damage to Archaeological Resources, Paleontological Resources, or Human Remains.
- Greenhouse Gas Emissions: Impact 3.5-2. Impacts of Climate Change on Suisun City.
- Energy: Impact 3.6-2. Increased Energy Demands and Need for Energy-Related Infrastructure.
- Hydrology and Water Quality: Impact 3.9-3. Flood Hazards from Placement of Structures within a 100-Year Floodplain or from Levee Failure.
- Noise and Vibration: Impact 3.11-1. Potential for Temporary, Short-Term Exposure of Sensitive Receptors to Construction Noise.
- Noise and Vibration: Impact 3.11-2. Long-Term Noise Exposure for Noise-Sensitive Land Uses.
- Population and Housing: Impact 3.12-3. Displace Existing People or Housing.
- Utilities and Services: Impact 3.13-3. Increased Demand for Water Supply Treatment and Conveyance Facilities.

- Utilities and Services: Impact 3.13-4. Construction of New or Expanded Wastewater Collection, Conveyance, and Treatment Plant Facilities.
- Utilities and Services: Impact 3.13-5. New or Expanded Storm Water Drainage Facilities.
- Visual Resources: Impact 3.15-1. Adverse Impacts on Scenic Vistas and Visual Resources.
- Visual Resources: Impact 3.15.3. Degradation of the Existing Visual Character.
- Visual Resources: Impact 3.15.4. Increase in Nighttime Lighting and Daytime Glare.

Cumulatively Significant Impacts

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

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

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

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

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

Chapter 3 identified and evaluated Impact 3.4-1, Potential Impacts to Historic Resources in Suisun City, and determined this to be a significant and unavoidable impact. Section 5.4 of the EIR summarizes significant and unavoidable impacts, but failed to include 3.4-1 in the summary of significant and unavoidable impacts. Page 5-30 of Section 5.4 of the General Plan EIR has been amended to include the following summary:

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

PROJECT APPROVAL

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

Two actions are before the City Council for its consideration:

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

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

RECOMMENDATION: It is recommended that the City Council:

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

ATTACHMENTS:

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

RESOLUTION NO. 2015-__

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4 WHEREAS, on April 21, 2015, the City Council conducted a public hearing and
5 considered the record of proceedings for the EIR, which includes, but is not limited to the
6 documents and items listed in "CEQA Findings and Statement of Overriding
Considerations," attached hereto as Exhibit "A;" and

7 WHEREAS, on April 21, 2015, the City Council considered and discussed the
8 adequacy of the proposed EIR as an informational document and applied its own independent
9 judgment and analysis to the review and hereby desires to take action to certify the EIR, as
having been completed in compliance with CEQA, based on the findings found herein; and

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

11 § 21081. Findings necessary for approval of project

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

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

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

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

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

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

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

27 Section 15090. Certification of the Final EIR.

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

(1) The final EIR has been completed in compliance with CEQA;

1 (2) The final EIR was presented to the decision making body of the
2 lead agency and that the decision making body reviewed and
3 considered the information contained in the final EIR prior to
4 approving the project; and

(3) The final EIR reflects the lead agency's independent judgment and
analysis.

5 Section 15091. Findings.

6 (a) No public agency shall approve or carry out a project for which an EIR has
7 been certified which identifies one or more significant environmental
8 effects of the project unless the public agency makes one or more written
9 findings for each of those significant effects, accompanied by a brief
10 explanation of the rationale for each finding. The possible findings are:

11 (1) Changes or alterations have been required in, or incorporated into,
12 the project which avoid or substantially lessen the significant
13 environmental effect as identified in the final EIR.

14 (2) Such changes or alterations are within the responsibility and
15 jurisdiction of another public agency and not the agency making the
16 finding. Such changes have been adopted by such other agency or
17 can and should be adopted by such other agency.

18 (3) Specific economic, legal, social, technological, or other
19 considerations, including provision of employment opportunities
20 for highly trained workers, make infeasible the mitigation measures
21 or project alternatives identified in the final EIR.

22 (b) The findings required by subdivision (a) shall be supported by substantial
23 evidence in the record.

24 (c) The finding in subdivision (a)(2) shall not be made if the agency making
25 the finding has concurrent jurisdiction with another agency to deal with
26 identified feasible mitigation measures or alternatives. The finding in
27 subdivision (a)(3) shall describe the specific reasons for rejecting identified
28 mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall
also adopt a program for reporting on or monitoring the changes which it
has either required in the project or made a condition of approval to avoid
or substantially lessen significant environmental effects. These measures
must be fully enforceable through permit conditions, agreements, or other
measures.

(e) The public agency shall specify the location and custodian of the
documents or other material which constitute the record of the proceedings
upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the
findings required by this section.

26 Section 15092. Approval.

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

(b) A public agency shall not decide to approve or carry out a project for
which an EIR was prepared unless either:

(1) The project as approved will not have a significant effect on the environment, or

(2) The agency has:

(A) Eliminated or substantially lessened all significant effects on the environment where feasible as shown in findings under Section 15091, and

(B) Determined that any remaining significant effects on the environment found to be unavoidable under Section 15091 are acceptable due to overriding concerns as described in Section 15093.

(C) With respect to a project which includes housing development, the public agency shall not reduce the proposed number of housing units as a mitigation measure if it determines that there is another feasible specific mitigation measure available that will provide a comparable level of mitigation.

Section 15093. Statement of Overriding Considerations.

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.
2. Compliance with CEQA. The FEIR, which is incorporated herein by this reference was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA).
3. FEIR Reviewed and Considered. The Council certifies that the FEIR:
 - a. has been completed in compliance with CEQA;
 - b. was presented to the Council and that the Council has reviewed and considered the information contained in the Final EIR prior to approval of the Project, and all of the information contained therein has substantially influenced all aspects of the decision by the Council; and
 - c. reflects Council's independent judgment and analysis.

1 4. Findings Regarding Significant Effects.

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

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

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

19 b. Findings Regarding Unavoidable Significant Impacts.

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

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

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

13 7. Location and Custodian of Documents. The record of plan approval shall be
14 kept in the office of the City Clerk, City of Suisun City, City Hall, 701 Civic
15 Center Boulevard, Suisun City, California 94585 which shall be held by the City
16 Clerk as the custodian of the documents; all other record of proceedings shall be
17 kept with the Development Services Department and the Director of the
18 Development Services Department shall be the custodian of the documents.

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

PASSED AND ADOPTED by the following vote at a regular meeting of the City Council of the City of Suisun City duly held on the 21st day of April 2015:

AYES: Council Members:

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

WITNESS my hand and the seal of said City this 21st day of April 2015.

Linda Hobson, CMC
City Clerk

City of Suisun City 2035 General Plan

California Environmental Quality Act Findings of Fact and Statement of Overriding Considerations

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1. Introduction

1.1 Overview

An EIR was prepared in compliance with the CEQA of 1970 (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.) for the Suisun City 2035 General Plan (2035 General Plan). The purpose of the EIR is to evaluate the environmental impacts that could result from implementation of the 2305 General Plan. The EIR comprises an analysis of the 2035 General Plan and has been assigned State Clearinghouse No. 2011102046.

To assist the City in determining the focus and scope of analysis for the EIR, the City circulated a Notice of Preparation (NOP) dated October 24th, 2011 to government agencies, special service districts, organizations, and individuals with an interest in or jurisdiction over the project. This step ensured early consultation on the scope of the EIR. The City held a public scoping meeting for the project on November 14th, 2013. The City developed and confirmed the preferred alternative for the General Plan and circulated an additional NOP dated October 24th, 2013 and held an additional public scoping meeting on November 6th, 2013. The 2035 General Plan was released on October 9, 2014 for review by public agencies, organizations, and members of the public. Three community workshops to solicit and receive public input on the 2035 General Plan were held on October 20, October 22, and October 28, 2014. All comments as to the adequacy of the draft EIR received by 5:00 p.m. on November 24, 2104, were responded to by the City in writing.

The Final EIR contains the Draft EIR, comments received on the Draft EIR, written responses to the significant environmental issues raised in those comments, revisions to the text of the Draft EIR reflecting changes made in response to comments and other information, along with other minor changes to the text of the Draft EIR.

These Findings are based upon the information contained in the record of proceedings, including the Final EIR, the Draft EIR and technical appendices, the Responses to Comments, and the staff report.

While the EIR neither recommends approval nor denial of a project, CEQA provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" (Public Resources Code Section 21002 [emphasis added].) The procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects" (Public Resources Code Section 21002).

CEQA's mandates and principles are implemented, in part, through the requirement that agencies adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three conclusions:

1. "[c]hanges or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR,"

2. "[s]uch changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding [and] [s]uch changes have been adopted by such other agency or can and should be adopted by such other agency," or
3. "[s]pecific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR" (Public Resources Code Section 21081; CEQA Guidelines, 14 California Code of Regulations Section 15091).

CEQA defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, legal, environmental, social and technological factors" (Public Resources Code Section 21061.1; CEQA Guidelines, 14 California Code of Regulations Section 15364).

Because the 2035 General Plan Project EIR identified significant effects that may occur as a result of the project, and in accordance with the provisions of CEQA and the CEQA Guidelines, the City of Suisun City hereby adopts these CEQA Findings of Fact. For each of the significant effects identified, as set forth in greater detail in these Findings below, the City of Suisun City makes the finding under Public Resources Code Section Public Resources Code Section 21081(a)(3). For each of the significant effects identified, as set forth in greater detail in these Findings below, the City of Suisun City makes the finding under Public Resources Code Section Public Resources Code Section 21081(a)(1).

Section 15091 of the State CEQA Guidelines does not require specific findings to address environmental effects that an EIR identifies as having "no impact" or a "less than significant" impact. Nevertheless, these Findings fully account for all resource areas, including resource areas that were identified in the EIR to have either no impact or a less than significant impact on the environment.

In accordance with the provisions of CEQA and the CEQA Guidelines, the City Council of the City of Suisun City has independently reviewed the Record of Proceedings (see list of contents in this section) and based on the evidence in the Record of Proceedings adopts these Findings of Fact.

1.2 Project Description

The 2035 General Plan, as described below, establishes a planning framework and policies through the year 2035, and will replace the existing General Plan.

1.2.1 Project Location

The "project site," as defined by CEQA, consists of the City's Planning Area. The Planning Area extends from Ledgewood Creek on the west to points east of Travis Air Force Base on the east and from East Tabor Avenue on the north to Suisun Slough and Suisun Marsh on the south. In total, the Planning Area encompasses approximately 5,290 acres.

1.2.2 Project Characteristics

Each California city and county is required to prepare a general plan to provide comprehensive, long-term guidance "for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (see Government Code Section 65300). In addition to the City limits, there are other boundaries relevant to the 2035 General Plan:

- ▶ The General Plan Study Area, the broadest area of analysis for the 2035 General Plan, which includes the current City limits and other areas described below. The Study Area represents lands that most affect, and are most affected by, the implementation of the General Plan.
- ▶ The City's Sphere of Influence (SOI), which represents the future probable physical boundary and service area of the City.

The 2035 General Plan could accommodate a total population of approximately 32,400, 11,300 dwelling units, 10,900 local jobs, and 5.8 million square feet of non-residential development at buildout of the Land Use Designations depicted in the City's Land Use Diagram. In addition, the 2035 General Plan accommodates additional parks and recreational facilities, school facilities and expansions, open space for conservation and for passive recreational use, open space buffers, drainage areas and non-vehicular trails, public infrastructure, and other improvements.

The project analyzed in the 2035 General Plan EIR also includes the City's Climate Action Plan. The Draft Climate Action Plan identifies measures that implement the 2035 General Plan, while also contributing to the state's climate protection efforts and complying with applicable Bay Area Air Quality District standards. In addition, the Draft Climate Action Plan measures increase community resilience and efficiency of human / economic activities that consume resources which, in turn, lead to greenhouse gas (GHG) emissions (e.g., increasing local energy independence, reducing transportation-related emissions, improving building energy and water efficiency, and extending the life of area landfills). The Draft Climate Action Plan also supports regional collaborations among local jurisdictions on climate change issues.

1.3 Project Objectives

Per section 15124 of the CEQA Guidelines, an EIR must provide a statement of project objectives. This statement of objectives is used to guide the environmental impact analysis and as the basis for evaluating alternatives to the 2035 General Plan.

The 2035 General Plan proposes an update of the City's existing 1992 General Plan. This comprehensive General Plan Update involves significant revisions to goals, objectives, and policies, as well as a reorganization of the document, new policy diagrams, and various other important updates.

The City's intent for development and conservation is outlined throughout the Elements of the 2035 General Plan. These key policy issues were developed based on direction from the City Council in the 2035 General Plan Guiding Principles. The City's Guiding Principles were developed to set a framework for the 2035 General Plan. They allow the City to measure future actions to ensure that the City grows consistent with its values. The Guiding Principles are referenced throughout the General Plan Elements to set the stage for goals, objectives, policies, and programs. The Guiding Principles also serve as the Project Objectives for the EIR. They include the following:

1.3.1 Community Character

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

1.3.2 Destination Tourism and Entertainment

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

1.3.3 Downtown

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

1.3.4 Economic Vitality

- ▶ Strive for economic vitality, providing jobs, services, revenues, and opportunities.
- ▶ Maintain an economic base that is fiscally balanced and provides a wide range of job opportunities.
- ▶ Encourage a mix of uses that sustains a tax base that will allow the City to provide public services to the residents, businesses, and visitors of the community.
- ▶ Strategically develop vacant, underutilized, and infill land throughout the City, and especially in the Downtown.
- ▶ Retain and attract new businesses to support the tax base and provide jobs and services for the community.

1.3.5 Infrastructure

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

1.3.6 Neighborhood Vitality

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

1.3.7 Public Safety and Emergency Preparedness

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

1.3.8 Quality of Community Life

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

1.3.9 Sustainability

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

1.3.10 Transportation

- ▶ Suisun City will provide choices for attractive, convenient transportation.
- ▶ Maintain and construct roadway infrastructure as needed.
- ▶ Design for active pedestrian and bicycle-friendly paths and streets and public spaces.

- ▶ Provide transportation alternatives to the automobile, especially capitalizing on the location of the train station.

The objective of the Draft Climate Action Plan is to implement the 2035 General Plan.

1.4 Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- ▶ The Notices of Preparation (NOP) and all other public notices issued by the City of Suisun in conjunction with the proposed project, comments received in response to the NOP, and comments made at the scoping meetings.
- ▶ The Draft Environmental Impact Report (Draft EIR), the 2035 General Plan and Climate Action Plan, and the General Plan Technical Background Reports, along with technical appendices.
- ▶ All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR.
- ▶ All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR.
- ▶ The Final Environmental Impact Report (Final EIR) for the proposed project, which includes the Response to Comments.
- ▶ All written and verbal public testimony presented during a noticed public hearing for the 2035 General Plan at which such testimony was taken.
- ▶ The Mitigation Monitoring and Reporting Program (MMRP), which includes the policies and programs in the 2035 General Plan determined necessary to address potentially significant impacts associated with implementation of the 2035 General Plan.
- ▶ The documents, reports, and technical memoranda included or referenced in the technical appendices of the Draft EIR.
- ▶ All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and Response to Comments.
- ▶ City of Suisun City Staff Reports related to the 2035 General Plan and Climate Action Plan.
- ▶ The Resolution adopted by the City of Suisun City in connection with the proposed project, and all documents incorporated by reference therein.
- ▶ Any documents expressly cited in these Findings or in the resolution adopting these Findings.
- ▶ Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e) (excluding privileged materials).

The City Council relied on all of the documents listed above in reaching its decision on the 2035 General Plan, even if one or more of the documents was not formally presented to the City Council or City staff as part of the City files generated in connection with the 2035 General Plan. Without exception, any documents set forth above not found in the Project files fall into one of two categories:

1. Documents that reflect prior planning or legislative decisions with which the City Council was aware in approving the 2035 General Plan (See *City of Santa Cruz v. Local*

Agency Formation Commission (1978) 76 Cal.App.3d 381, 391-392; *Dominey v. Department of Personnel Administration* (1988) 205 Cal.App.3d 729, 738, fn. 6.); or

2. Documents that influenced the expert advice provided to City staff or consultants, who then provided advice to the City Council; such documents form part of the underlying factual basis for the City Council's decisions relating to the adoption of the 2035 General Plan (See Pub. Resources Code, Section 21167.6, subd. (e)(10); *Browning-Ferris Industries v. City Council of City of San Jose* (1986) 181 Cal.App.3d 852, 866; *Stanislaus Audubon Society, Inc. V. City of Stanislaus* (1995) 33 Cal.App.4th 144, 153, 155.).

1.5 Custodian and Location of Records

The documents and other materials that constitute the administrative record for the City of Suisun City's actions related to the project are located at the City of Suisun Development Services Department at 701 Civic Center Boulevard, Suisun City, CA 94585.

Copies of these documents, which constitute the record of proceedings, are, and at all relevant times, have been and will be available upon request at the City of Suisun Development Services Department. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and CEQA Guideline Section 15091(e).

1.6 Differences of Opinion Regarding the Impacts of the 2035 General Plan

In making its determination to certify the Final EIR and to approve the 2035 General Plan, the City Council recognizes that the 2035 General Plan addresses a number of potentially controversial environmental issues, and that a range of technical and scientific opinion exists with respect to those issues. The City Council has acquired an understanding of the range of this technical and scientific opinion by its review of the Draft EIR, the comments received on the Draft EIR and the responses to those comments in the Final EIR, as well as testimony, letters, and reports regarding the Final EIR and the merits of the Project.

The City Council has reviewed and considered, as a whole, the evidence and analysis presented in the Draft EIR, the evidence and analysis presented in the comments on the Draft EIR, the evidence and analysis presented in the Final EIR, the information submitted on the Final EIR, and the reports prepared by the experts who prepared the EIR, the City's general plan consultants, and by staff, addressing these comments.

The City Council has gained a comprehensive and well-rounded understanding of the environmental issues presented by the 2035 General Plan and EIR. In turn, this understanding has enabled the City Council to make its decisions after weighing and considering the various viewpoints on these important issues. The City Council accordingly certifies that its findings are based on a full appraisal of all of the evidence contained in the Final EIR, as well as the evidence and other information in the record addressing the Final EIR.

1.7 Incorporation by Reference

As noted, the Final EIR and 2035 General Plan are incorporated into these findings in their entirety. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation

measures, the basis for determining the significance of impacts, the comparative analysis of alternatives, and the reasons for approving the 2035 General Plan in spite of the potential for associated significant and unavoidable adverse impacts.

1.8 General Findings

These Findings summarize the written analysis and conclusions of the City Council regarding the environmental impacts of the 2035 General Plan and the mitigation measures included as part of the Final EIR and adopted by the City Council as part of the 2035 General Plan. To avoid duplication and redundancy, and because the City Council agrees with, and hereby adopts, the conclusions in the Final EIR, these findings will not always repeat the analysis and conclusions in the Final EIR, but instead incorporates them by reference herein and relies upon them as substantial evidence supporting these findings. In making these findings, the City Council has considered the opinions of other agencies and members of the public. The City Council finds that:

- ▶ the determination of significance thresholds is a judgment decision within the discretion of the City Council;
- ▶ the significance thresholds used in the EIR are supported by substantial evidence in the record, including the expert opinion of the EIR preparers and City staff; and
- ▶ the significance thresholds used in the EIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project.

Although, as a legal matter, the City Council is not bound by the significance determinations in the EIR (see Public Resources Code, Section 21082.2, subd. [e]), the City Council finds them persuasive, and hereby adopts them as its own.

The Findings that follow do not attempt to describe the full analysis of each environmental impact contained in the Final EIR. Instead, these sections provide a summary description of each impact, set forth the mitigation measures identified to reduce or avoid the impact, and state the City Council's findings on the significance of each impact after imposition of the adopted General Plan goals, policies, programs, including mitigating policies and programs.

A full explanation of these environmental findings and conclusions can be found in the Final EIR and these findings hereby incorporate by reference the discussion and analysis in the Final EIR supporting the Final EIR's determination regarding the 2035 General Plan's impacts and mitigating policies and programs designed to address those impacts. In making these findings, the City Council ratifies, adopts and incorporates in these findings the determinations and conclusions of the Final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

2. Impacts Determined not to be Significant

The City Council agrees with the characterization in the EIR of all project-specific impacts identified as "less than significant" and finds that those impacts have been described accurately and are either less than significant or have no impact as described in the EIR, or that changes have been required or

incorporated into the Project that mitigate or avoid significant effects. Although Section 15091 of the State CEQA Guidelines does not require specific findings to address environmental effects that an EIR identifies as having "no impact" or a "less than significant" impact, these findings account for all resource areas in their entirety. The impacts where the 2035 General Plan would result in either no impact or a less than significant impact in the following resource areas, include:

2.1 Agricultural Resources

2.1.1 Conversion of Important Farmland to Non-Agricultural Uses (Impact 3.1-1)

Implementation of the 2035 General Plan would not directly or indirectly result in the conversion of Important Farmland to non-agricultural uses or result in changes that could convert Important Farmland to non-agricultural uses because there are no Important Farmland zoning designations either within or adjacent to the Planning Area. There is no impact.

2.1.2 Conflict with Existing Agricultural Uses (Impact 3.1-3)

Buildout of the 2035 General Plan would not result in conflicts with existing agricultural uses, which are currently ongoing grazing activities. Grazing lands are not generally associated with dust, noise, spraying, and other activities that would result in compatibility issues and the types of land uses anticipated under the 2035 General Plan are not known to create indirect pressure to convert grazing lands to urban uses or conflict with ongoing grazing operations. The impact is considered less than significant.

2.1.3 Conflict with Existing Forest Land or Timberland Zoning or Result in Conversion of Forest Land to Non-Forest Use (Impact 3.1-4)

Implementation of the 2035 General Plan would not conflict with forest land, timberland, or a Timberland Production Zone because the Planning Area is not zoned for these uses and the Planning Area does not contain forestry resources that would be defined as forest land under Public Resources Code Section 12220(g). There is no impact.

2.2 Air Quality

2.2.1 Generation of Long-Term, Operational, Local Mobile-Source Emissions of CO (Impact 3.2-3)

Buildout of the 2035 General Plan would not substantially contribute to long-term, local mobile-source emissions and concentration of CO near roadways and/or intersections because local mobile-source emissions of CO would not be expected to substantially contribute to emissions concentrations that would exceed the 1-hour ambient air quality standard of 20 ppm or the 8-hour standard of 9 ppm. This impact is considered less than significant.

2.2.2 Expose Sensitive Receptors to Emissions of Odors (Impact 3.2-5)

Implementation of the 2035 General Plan would not expose sensitive receptors to emissions of odors because compliance with BAAQMD required construction mitigation measures and rules and regulations would ensure any minor sources of odors (e.g., construction equipment, highways,

railroads) would not result in exposure of sensitive receptors (on- or off-site) to excessive project-generated odor sources. The impact is considered less than significant.

2.3 Energy

2.3.1 Impact Energy Efficiency (Impact 3.6-1)

Land use change accommodated under the 2035 General Plan would increase local energy demand and would require that additional energy resources be delivered to residents and business within the Planning Area. However, individual development projects proposed under the Plan would be required to comply with the current energy performance standards found in Title 24 of the California Code of Regulations, resulting in reductions in energy demand. Implementation of the state standards is expected to reduce the growth in electricity use by 555.5 GWh per year and reduce the growth in natural gas use by 7.04 MM therms per year statewide.

Implementation of policies in the 2035 General Plan and Draft Climate Action Plan reduction measures, compliance with Building Energy Efficiency Standards (Title 24 of the California Code of Regulations) and other applicable regulations, and incorporation of strategies that reduce vehicular travel demand would ensure the Planning Area is developed using efficient land use and circulation patterns and energy conservation methods, thereby preventing the wasteful, inefficient, excessive, and unnecessary consumption of energy. This impact is considered less than significant.

2.4 Geology, Soils, Minerals, and Paleontological Resources

2.4.1 Seismic Hazards Related to Surface Fault Rupture, Strong Seismic Ground Shaking, and Liquefaction (Impact 3.7-1)

The western edge of the Planning Area is located approximately 3 miles from the Cordelia Fault and approximately 3.5 miles from the Green Valley Fault. Both the Cordelia Fault and the Green Valley Fault have been designated as active faults by the California Geological Survey (CGS), and are included in Special Studies Zones under the Alquist-Priolo Earthquake Fault Zoning Act because the potential for surface fault rupture is considered to be high (CGS 2010). The Kirby Hills Fault passes through the eastern portion of the Planning Area. Although an active fault, it is not included in the Special Studies Zone under the Alquist-Priolo Earthquake Fault Zoning Act. However, any fault (particularly those with evidence of activity during the Holocene epoch) may result in surface rupture.

Development and land use changes consistent with the 2035 General Plan could subject people and structures to hazards associated with surface fault ruptures, strong seismic ground shaking and liquefaction. Several regulations, including the state earthquake protection law (California Health and Safety Code Section 19100 et seq.) which requires structures be designed to resist stresses produced by lateral forces caused by wind and earthquakes, and CBC site analysis, development design, and construction requirements, reduce impacts associated with seismic risks for developments. Compliance with these existing regulations reduces seismic hazards related to surface fault rupture, strong seismic ground shaking, and liquefaction to less than significant.

No mitigation measures are required because impacts are less than significant. However, to further reduce potential exposure to seismic hazards, the 2035 General Plan incorporates the following policies and programs:

- ▶ **Policy PHS-14.1:** The City will implement state and local building code requirements, including those related to structural requirements and seismic safety criteria in order to reduce risks associated with seismic events and unstable and expansive soils.
- ▶ **Policy PHS-14.2:** The City will require the preparation of a geotechnical site investigation for new development projects. The project will be required to implement any recommendations made in the investigation to reduce the potential for ground failure due to geologic or soil conditions.
- ▶ **Policy PHS-14.3:** The City will require new developments that could be adversely affected by geological and/or soil conditions to include project features that minimize these risks.
- ▶ **Policy PHS-14.4:** The City will discourage the development of critical infrastructure within 50 feet of the Vaca-Kirby Hills Fault trace.
- ▶ **Policy PHS-14.5:** Buildings intended for human habitation shall be set back a minimum distance of 50 feet from the Vaca-Kirby Hills Fault trace.
- ▶ **Program PHS-14.1: Geotechnical Investigations.** The City will require geotechnical evaluation and recommendations before development or redevelopment activities. Such evaluations will be required to focus on potential hazards related to liquefaction, erosion, subsidence, seismic activity, and other relevant geologic hazards and soil conditions for development. New development would be required to incorporate project features that avoid or minimize the identified hazards to the satisfaction of the City.
- ▶ **Program PHS-14.3: Safe Placement of Potentially Hazardous Infrastructure.** Except where preempted by State or federal law, no new public or private power, water, sewer, or gas lines will be permitted to cross identified ground failure areas, including the Vaca-Kirby Hills Fault trace, unless reasonable alternative routes are not available or the facility is designed to ensure rapid shut-off, minimum disruption of service, and minimum adverse impact on adjacent and surrounding areas in the event of seismic-induced ground failure. Lines will also be made accessible for routine maintenance and emergency repairs to minimize the potential for extended service interruption.
- ▶ **Policy PHS-15.1:** The City will use the Local Hazard Mitigation Plan to prepare for immediate response, adaptation, long-term recovery, and planning for future community resiliency in the event of a disaster.
- ▶ **Policy PHS-15.2:** The City will review development and redevelopment projects, plans, and public investment decisions to ensure consistency with the Local Hazard Mitigation Plan.
- ▶ **Policy PHS-15.3:** The City will provide public access to emergency response procedures in such locations as City Hall, Suisun City Library, and public schools and will otherwise promote awareness of emergency response and evacuation plans.
- ▶ **Policy PHS-15.4:** The City's development and improvement standards will require a circulation system with multiple access points, adequate provision for emergency equipment access, and evacuation egress. New and redevelopment projects will be checked by the City to ensure proper emergency access is provided.

2.4.2 Soil Erosion (Impact 3.7-2)

Land use change accommodated under the 2035 General Plan would involve grading, excavation, and earth-moving activities associated with construction of infrastructure and building and road foundations. Although these activities would occur in soils that have a low erosion hazard (because of the relatively flat topography and the high soil clay content), construction would result in the

temporary disturbance of soil and would expose disturbed areas to winter storm events. Rain of sufficient intensity could dislodge soil particles from the soil surface. If the storm is large enough to generate runoff, localized erosion could occur. In addition, soil disturbance during the summer as a result of construction activities could result in soil loss because of wind erosion.

Existing regulations including Chapter 15.12 of the Suisun City Municipal Code which addresses erosion and sediment control under the City Grading and Erosion Control Ordinance, stormwater requirements for development projects through the Fairfield-Suisun Urban Runoff Management Program (FSURMP), and project requirements under the SWRCB General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-Division of Water Quality), reduce impacts related to soil erosion to less than significant.

No mitigation measures are required because impacts are less than significant. However, to further reduce the potential for soil erosion, the 2035 General Plan incorporates the following policies and programs:

- ▶ **Program PHS-5.1: Stormwater Development Requirements.** The City will review new developments for applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit. New developments must use best management practices (BMPs) during construction to reduce water quality impacts from construction work and during project operation to mitigate post-construction impacts to water quality. Long-term operational water quality impacts must be reduced using site design and source control measures to help keep pollutants out of stormwater. The City will encourage proactive measures that are a part of site planning and design that would reduce stormwater pollution as a priority over mitigation measures applied to projects after they are designed. Some of the many ways to reduce water quality impacts through site design include: reduce impervious surfaces; drain rooftop downspouts to lawns or other landscaping; and use landscaping as a storm drainage and treatment feature for paved surfaces.
- ▶ **Policy PHS-5.3:** New development shall incorporate low impact development (LID) strategies, such as rain gardens, filter strips, swales, and other natural drainage strategies, to the greatest extent feasible, in order to reduce stormwater runoff levels, improve infiltration to replenish groundwater, reduce localized flooding, and reduce pollutants close to their source.
- ▶ **Policy OSC-1.3:** The City will protect and preserve natural watercourses and drainage channels, particularly along open space areas, to the maximum extent feasible.
- ▶ **Policy OSC-1.4:** New development shall preserve and incorporate into site planning natural drainages that could support riparian habitat to the greatest extent feasible.
- ▶ **Policy OSC-1.8:** Roads, water lines, sewer lines, drainage facilities, and other public facilities constructed to serve development shall be located and designed to avoid substantial impacts to stream courses, associated riparian areas, and wetlands, to the greatest extent feasible.
- ▶ **Policy OSC-3.4:** New development shall control the movement of debris and sediment, and the rate and dispersal of runoff before drainage into watercourses and Suisun Marsh through the incorporation of erosion control measures.
- ▶ **Policy OSC-3.5:** New development adjacent to watercourses, Suisun Slough, and Suisun Marsh shall include buffer areas, as needed, to avoid flood hazards, protect water quality, and preserve habitat for wildlife.

2.5 Hazards and Hazardous Materials

2.5.1 Routine Transport, Use, or Disposal of Hazardous Materials (Impact 3.8-1)

Land use change accommodated under the 2035 General Plan would result in an increase in the routine transport, use, and/or disposal of hazardous materials, which could result in exposure of such materials to the public through either routine use or accidental release. However, existing state and federal regulations related to railroad transportation, high-pressure gas pipelines, use, storage, and disposal of hazardous material in commercial and industrial uses would reduce environmental impacts related to these activities.

At the federal level, the principal agency regulating the generation, transport, and disposal of hazardous substances is the U.S. Environmental Protection Agency (EPA), under the authority of the Resource Conservation and Recovery Act (RCRA). EPA has delegated many of the RCRA requirements to the DTSC. The DTSC has primary regulatory responsibility for hazardous waste management and can delegate authority for the generation, transport, and disposal of hazardous materials to local jurisdictions.

Transportation of materials on rail lines is regulated by the Federal Railroad Administration (FRA). Railroad facilities and track clearances are also regulated by the California Public Utilities Commission (CPUC). Pipeline facilities would be subject to regular inspection and maintenance activities required by the U.S. Department of Transportation's (DOT's) Pipeline and Hazardous Materials Safety Administration (PHMSA) regulations. Facilities developed under the 2035 General Plan that would use hazardous materials on-site would be required to obtain permits and comply with appropriate regulatory agency standards, including the Hazardous Materials Release Response Plans and Inventories (Business Plan Act), designed to avoid hazardous waste releases and protect the public health. Further, industries subject to the California Accidental Release Prevention (CalARP) would be subject to additional planning and reporting.

Transportation of hazardous materials on area roadways is regulated by the California Highway Patrol and DOT. Hazardous materials regulations were established at the state level to ensure compliance with the DOT's Hazardous Materials Transportation Act regulations to reduce the risk to human health and the environment from the routine use of hazardous substances. Compliance with the existing federal and state regulations would reduce impacts to less than significant.

No mitigation measures are required because impacts are less than significant. However, to further reduce potential exposure to hazardous materials, the 2035 General Plan incorporates the following policies and programs:

- ▶ Program OSC-2.1: Conservation Planning. The City, in collaboration with other participating agencies, will participate in development, adoption, and implementation of the SMHCP. Mitigation and conservation measures from the SMHCP will be incorporated into the City's monitoring and implementation of the General Plan, as appropriate.
- ▶ Policy OSC-3.4: New developments shall control debris, sediment, and the rate and dispersal of runoff before drainage into watercourses and Suisun Marsh through the incorporation of erosion control measures.
- ▶ Policy PHS-10.1: The City will assess risks associated with public investments and other City-initiated actions, and new private developments shall assess and mitigate hazardous materials risks and ensure safe handling, storage, and movement in compliance with local, state, and federal safety standards.

- ▶ **Policy PHS-10.2:** The City will protect property and life from disaster by implementing the Local Hazard Mitigation Plan.
- ▶ **Policy PHS-10.3:** The City will require that sites containing hazardous materials or waste be remediated in conformance with applicable federal and state standards prior to new development or adaptive reuse projects that could be substantially and adversely affected by the presence of such contamination.
- ▶ **Policy PHS-10.4:** The City will prohibit the transportation of hazardous materials through residential areas in quantities greater than those used in routine household maintenance.
- ▶ **Policy PHS-10.5:** The City will require that large quantities of hazardous materials be securely contained in a manner that minimizes risk until they can be transported off-site and neutralized to a nonhazardous state and appropriately disposed.
- ▶ **Policy PHS-10.6:** The City will require that all hazardous waste transfer stations, disposal facilities, and residual repositories be sited at least 2,000 feet away from Travis AFB accident potential zones.
- ▶ **Policy PHS-10.7:** The City will prohibit the development of hazardous waste storage facilities south of SR 12 to prevent the possibility of upset in close proximity to Suisun Marsh.
- ▶ **Policy PHS-10.8:** The City will require that dedicated pipeline rights-of-way be permanently protected from construction encroachment, particularly in areas where high-pressure pipelines adjoin developable properties.
- ▶ **Program PHS-10.1 Local Hazard Mitigation Plan:** The City will periodically collaborate with interested service providers to update the Local Hazard Mitigation Plan. With each update, information will be included to reflect changes in conditions since the last update, along with any new emergency response methods, advances in technology, and changes in relevant laws and regulations. The City will seek funding to implement action items listed in the Local Hazard Mitigation Plan.
- ▶ **Program PHS-10.2 Hazardous Materials Business Plans:** Businesses shall submit their Hazardous Materials Business Plans (HMBP) to the City and the Solano County Environmental Health Services Division for approval prior to issuance of a building permit, occupancy permit, or business license within Suisun City, unless the business obtains an exemption from the Health Services Division.
- ▶ **Program PHS-10.3 Hazardous Building Materials Analysis:** For projects involving demolition that could disturb asbestos or lead-based paint, the City will require a hazardous building analysis. Prior to the issuance of building or demolition permits, the City will require project applicant(s) to hire a Certified Asbestos Consultant (CAC) to investigate whether any of the existing structures or infrastructure contain lead or asbestos-containing materials (ACMs) that could become friable or mobile during demolition, renovation, or other construction-related activities. If ACMs or lead-containing materials are found, the project applicant(s) shall ensure that such materials are properly removed by an accredited contractor in accordance with EPA and the California Occupational Safety and Health Administration (Cal-OSHA) standards and BAAQMD asbestos rules. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal-OSHA standards related to exposure of workers to asbestos and lead. The lead-containing materials and ACMs shall be handled properly and transported to an appropriate disposal facility.

Concurrent with the preparation of the 2035 General Plan, the City and Suisun Fire Protection District are in the process of drafting a Local Hazard Mitigation Plan (LHMP). In particular, the LHMP will

provide a prioritized list of strategies, programs, policies, and actions to prevent and to respond to emergencies including spills of hazardous and toxic materials.

2.5.2 Emission or Handling of Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School (Impact 3.8-4)

Implementation of the 2035 General Plan would not result in significant emissions or handling of hazardous or acutely hazardous materials, or waste within one-quarter mile of an existing or proposed school because enforcement of California Department of Education school siting regulations, permitting requirements for hazardous material handlers and emitters, and enforcement of Public Resources Code Section 21151 during project-level environmental review would prevent future conflicts between hazardous materials handling and emissions and schools. The impact is considered less than significant.

California Department of Education school siting regulations, permitting requirements for hazardous material handlers and emitters, and enforcement of Public Resources Code Section 21151 during project-level environmental review would prevent future conflicts between hazardous materials handling and emissions and schools. The impact is less than significant.

2.5.3 Exposure of Structures to Urban and Wildland Fires (Impact 3.8-7)

Portions of the 2035 General Plan Planning Area are characterized as moderate fire risk, and according to draft fire risk maps from CALFIRE, there are also areas of high fire risk in the south-central and western portions of the Planning Area. However, buildout of the 2035 General Plan would not result in significant exposure of structures to urban and wildland fires because new development is required to comply with the Suisun City Fire Protection District and California Fire Code regulations related to construction, maintenance, and use of buildings. Compliance with these regulations would ensure people and structures would not be exposed to a significant risk of loss or injury involving wildland fires. The impact is considered less than significant.

No mitigation measures are required because impacts are less than significant. However, to further reduce potential exposure of structures to urban and wildland fires, the 2035 General Plan incorporates policies and programs to further reduce risk. Suisun City will continue to implement mutual assistance agreements with the City of Fairfield and Solano County for emergency services, including fire, and work cooperatively with the state of California and the federal government to assure a coordinated local response to any wild fires and the City will require setbacks future development adjacent to Suisun Marsh to provide defensible space and reduce potential for exposure to wildfires. In addition, the City will prepare and maintain a list of buildings and specific areas that could represent additional fire hazards, including vacant lots and those building that were constructed prior to requirements for fire-resistant construction materials, sprinklers, and other fire safety systems. The City will explore opportunities to collaborate with property owners to retrofit such buildings, as feasible, to reduce fire risk.

2.6 Hydrology and Water Quality

2.6.1 Increased Erosion and Violation of Water Quality Standards (Impact 3.9-1)

The changes in land use designations under the 2035 General Plan would not result in a significant increase in erosion and violation of water quality standards because compliance with existing regulations would reduce these impacts to less than significant. Regulations to address erosion,

sedimentation, and water quality are included under the City's Grading and Erosion Control Ordinance and though the Fairfield-Suisun Urban Runoff Management Program (FSURMP) (Cities of Fairfield and Suisun City 2006).

The FSURMP requires that all projects implement a Stormwater Pollution Prevention Plan (SWPPP), including those projects that disturb less than 1 acre of land (although the SWPPP for such projects may be abbreviated). The SWPPP must include a site map and a description of construction activities, and must identify the BMPs that will be employed to prevent soil erosion and discharge of other construction-related pollutants. Projects that disturb more than 1 acre of land must also comply with the requirements in the SWRCB General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-Division of Water Quality).

Additionally, the Fairfield Suisun Sewer District (FSSD) operates the Fairfield-Suisun Wastewater Treatment Plant (WWTP). Treated wastewater discharged from the WWTP complies with the water quality goals of the Water Quality Control Plan for the San Francisco Bay Basin (the Basin Plan), the State Implementation Plan (SIP), and the California Toxics Rule (along with other Federal and State requirements).

No mitigation measures are required because impacts are less than significant. However, to further reduce the potential for increased erosion and violation of water quality standards, the 2035 General Plan incorporates the following policies and programs:

2.6.1.1 Water Quality Protection

- ▶ **Policy PHS-5.1:** New development shall incorporate site design, source control, and treatment measures to keep pollutants out of stormwater during construction and operational phases, consistent with City and Fairfield-Suisun Urban Runoff Management Program standards.
- ▶ **Policy PHS-5.2:** New development shall incorporate low impact development (LID) strategies, such as rain gardens, filter strips, swales, and other natural drainage strategies, to the greatest extent feasible, in order to reduce stormwater runoff levels, improve infiltration to replenish groundwater, reduce localized flooding, and reduce pollutants close to their source.
- ▶ **Policy PHS-5.3:** New development should minimize the land area covered with driveways, loading docks, and parking lots in order to reduce stormwater flows, reduce pollutants in urban runoff, recharge groundwater, and reduce flooding.
- ▶ **Policy PHS-5.4:** New development should use permeable surfaces for hardscape, where feasible.
- ▶ **Policy PHS-5.5:** Industrial land uses with high wastewater generation rates or high effluent pollutant concentrations may be required by the Fairfield Suisun Sewer District to install equipment for pre-treatment of wastewater.
- ▶ **Policy PHS-5.6:** The City will consult with appropriate regional, state, and federal agencies to monitor water quality and address local sources of groundwater and soil contamination, including possible contamination from activities at Travis Air Force Base, underground storage tanks, septic tanks, and industrial uses, as necessary, to achieve state and federal water quality standards.
- ▶ **Policy PHS-5.7:** Septic systems are not allowed in new developments, which must connect to the regional sewer system for treatment of wastewater.
- ▶ **Program PHS-5.1: Stormwater Development Requirements.** The City will review new developments for applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit. New developments must use best management practices (BMPs) during construction to reduce water quality impacts from construction work and during project operation

to mitigate post-construction impacts to water quality. Long-term operational water quality impacts must be reduced using site design and source control measures to help keep pollutants out of stormwater. The City will encourage proactive measures that are a part of site planning and design that would reduce stormwater pollution as a priority over mitigation measures applied to projects after they are designed. Some of the many ways to reduce water quality impacts through site design include: reduce impervious surfaces; drain rooftop downspouts to lawns or other landscaping; and use landscaping as a storm drainage and treatment feature for paved surfaces.

2.6.1.2 Biological Resources

- ▶ Policy OSC-1.2: New development in areas with riparian habitats, and stands of mature trees shall preserve and incorporate those features into project planning and design, to the greatest extent feasible.
- ▶ Policy OSC-1.3: The City will protect and preserve natural watercourses and drainage channels, particularly along open space areas, to the maximum extent feasible.
- ▶ Policy OSC-1.4: New development shall preserve and incorporate into site planning natural drainages that could support riparian habitat to the greatest extent feasible.
- ▶ Policy OSC-1.8: Roads, water lines, sewer lines, drainage facilities, and other public facilities constructed to serve development shall be located and designed to avoid substantial impacts to stream courses, associated riparian areas, and wetlands, to the greatest practical extent.
- ▶ Policy OSC-1.9: The City will support cooperative restoration, development, and promotion of natural resources with other public agencies with an interest in Suisun City's water and wildlife assets.
- ▶ Policy OSC-1.10: In collaboration with other service providers and resource agencies, the City will seek funding to maintain and expand the system of existing parks and recreational open spaces, in part, to provide habitat for wildlife.
- ▶ Program OSC-1.2: Wetlands and Riparian Buffers. Through review of proposed private and public projects near wetlands and riparian areas, the City will require buffering to protect these important habitats. Setbacks will be included as a part of conditions of approval for proposed projects. The depth of the setback shall be determined based upon site-specific conditions, habitat requirements of species that may use the setbacks, and communication with appropriate trustee and responsible agencies, such as the California Department of Fish & Wildlife, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service. Depending on the vegetation type, ongoing management of buffers may be necessary to address invasive species, human disturbance, and to sustain habitat and water quality functions. Buffers should be subject to a permanent covenant, such as a conservation easement, and shall include an ongoing maintenance agreement with a land trust, such as the Solano Land Trust, or other qualified nonprofit conservation organization. Low-impact recreation could be allowed in buffer areas so long as impacts to these sensitive habitats are avoided or fully mitigated using design features to avoid indirect impacts, fencing and/or signage to exclude public access in environmentally sensitive areas, siting recreational amenities away from sensitive habitats at the outside edge of the buffer, and implementing best management practices. Human and pet disturbance in sensitive habitat areas should be discouraged as a part of buffer and project design.

2.6.1.3 Suisun Marsh

- ▶ Policy OSC-3.4: New development shall control the movement of debris and sediment, and the rate and dispersal of runoff before drainage into watercourses and Suisun Marsh through the incorporation of erosion control measures.
- ▶ Policy OSC-3.5: New development adjacent to watercourses, Suisun Slough, and Suisun Marsh shall include buffer areas, as needed, to avoid flood hazards, protect water quality, and preserve habitat for wildlife.
- ▶ Policy OSC-3.6: The City will implement relevant policies of the Suisun Marsh Protection Plan to aid in protecting and restoring tidal marsh lands.
- ▶ Policy OSC-4.4: The City will require measures in areas adjacent to the Suisun Marsh to ensure against adverse effects related to urban runoff and physical access to the Marsh.

2.6.1.4 Water Supply

- ▶ Policy OSC-7.1: The City will participate in ongoing water supply planning with Solano County Water Agency, Solano Irrigation District, and other local jurisdictions.
- ▶ Policy OSC-7.5: The City will encourage the use of recycled water for appropriate use, including, but not limited to, outdoor irrigation, toilet flushing, fire hydrants, and commercial and industrial processes.
- ▶ Policy OSC-7.6: The City will support Fairfield-Suisun Sewer District efforts to explore the feasibility of using treated wastewater for irrigation in parks, landscaped areas, and other appropriate locations.
- ▶ Policy OSC-7.7: The City will use climate-appropriate landscaping in new parks and landscaping within rights-of-way in order to reduce water demand and ongoing maintenance costs.
- ▶ Policy OSC-7.8: New development shall incorporate climate-appropriate landscaping to reduce water demand and ongoing maintenance costs.

2.6.2 Increased Flooding and Hydromodification from Increased Stormwater Runoff (Impact 3.9-2)

Land use change accommodated under the 2035 General Plan would increase the amount of impervious surfaces, thereby increasing surface runoff. This increase in surface runoff would result in an increase in both the total volume and the peak discharge rate of stormwater runoff, and therefore could result in greater potential for hydromodification and on- and off-site flooding. However, with implementation of local stormwater requirements, including the City's Municipal Code requiring preparation and approval of a runoff control plan and the requirement that the City conform with the San Francisco Bay RWQCB permit for the discharge of regional municipal stormwater runoff requirement for analysis and management of hydromodification, results in post-development runoff (including 100-year flood flows) that would not exceed pre-development runoff. The impact is considered less than significant.

2.6.3 Potential for Failure of a Dam (Impact 3.9-4)

Of the 18 dams in Solano County, the State OES has identified 10 where dam inundation has the potential to cause human injury or loss of life, 2 of which may result in damage to Suisun City. However, implementation of the 2035 General Plan would not result in significant effects related to dam failure

because relevant state and local regulations would minimize the potential for effects on the Planning Area from dam failure. The California Water Code designates the regulatory Dam Safety Program to DWR, Division of Safety of Dams (DSOD). The principal goal of this program is to avoid dam failure and thus prevent loss of life and destruction of property. As a result of implementation of the DSOD program, inundation from dam failure is an extremely unlikely event. In addition, the Solano County OES provides for the development, establishment, and maintenance of programs and procedures to help protect the lives and property of Solano County residents from the effects of natural or human-caused disasters, including floods from dam failures. The impact is considered less than significant.

No mitigation measures are required because impacts are less than significant. However, to further minimize the potential for impacts related to dam failure, the 2035 General Plan incorporates the following policies and programs:

- ▶ Policy PHS-15.1: The City will use the Local Hazard Mitigation Plan to prepare for immediate response, adaptation, long-term recovery, and planning for future community resiliency in the event of a disaster.
- ▶ Policy PHS-15.2: The City will review development and redevelopment projects, plans, and public investment decisions to ensure consistency with the Local Hazard Mitigation Plan.
- ▶ Policy PHS-15.3: The City will provide public access to emergency response procedures in such locations as City Hall, Suisun City Library, and public schools and will otherwise promote awareness of emergency response and evacuation plans.
- ▶ Policy PHS-15.4: The City's development and improvement standards will require a circulation system with multiple access points, adequate provision for emergency equipment access, and evacuation egress. New and redevelopment projects will be checked by the City to ensure proper emergency access is provided.
- ▶ Policy PHS-15.5: The City shall designate evacuation routes in the event of a large-scale fire or other citywide emergency requiring the evacuation of a substantial portion of the City's residents.
- ▶ Program PHS-15.2: Emergency Access and Evacuation Routes. In the event of serious emergency, the following major routes are designated for evacuation of the population: Cordelia Road; Main Street to SR 12; Driftwood Drive - Marina Boulevard to SR 12; SR 12; Sunset Avenue; Railroad Avenue; Walters Road; and Bella Vista Drive. These streets provide for alternate major routes east, west, and north out of the community, depending on the nature of the emergency.

2.6.4 Interfere with Groundwater Recharge (Impact 3.9-5)

Although land use changes under the 2035 General Plan would result in construction of additional impervious surfaces (e.g., parking lots, rooftops, driveways, sidewalks, and roads) that reduce the amount of water percolating through the soil to recharge the groundwater aquifer, the Plan would not result in significant interference with groundwater recharge because existing regulations would reduce impacts to less than significant. Title 20 of the Suisun City Municipal Code was established to promote water-efficient landscaping and includes requirements that promote groundwater recharge such as implementation of stormwater management practices. Stormwater best management practices include installation of infiltration beds, swales, and basins that allow water to collect and soak into the ground. Furthermore, many of the construction and operational source-control measures for urban runoff suggested in the FSURMP would also serve to encourage groundwater recharge at development sites. This impact is considered less than significant.

No mitigation measures are required because impacts are less than significant. However, to further reduce the potential for interference with groundwater recharge, the 2035 General Plan incorporates the following policies and programs:

2.6.4.1 Water Supply

- ▶ Policy OSC-7.6: The City will encourage the use of recycled water for appropriate use, including, but not limited to, outdoor irrigation, toilet flushing, fire hydrants, and commercial and industrial processes.
- ▶ Policy OSC-7.7: The City will support Fairfield-Suisun Sewer District efforts to explore the feasibility of using treated wastewater for irrigation in parks, landscaped areas, and other appropriate locations.

2.6.4.2 Water Quality Protection

- ▶ Policy PHS-5.1: New development shall incorporate site design, source control, and treatment measures to keep pollutants out of stormwater during construction and operational phases, consistent with City and Fairfield-Suisun Urban Runoff Management Program standards.
- ▶ Policy PHS-5.2: New development shall incorporate low impact development (LID) strategies, such as rain gardens, filter strips, swales, and other natural drainage strategies, to the greatest extent feasible, in order to reduce stormwater runoff levels, improve infiltration to replenish groundwater, reduce localized flooding, and reduce pollutants close to their source.
- ▶ Policy PHS-5.3: New development should minimize the land area covered with driveways, loading docks, and parking lots in order to reduce stormwater flows, reduce pollutants in urban runoff, recharge groundwater, and reduce flooding.
- ▶ Policy PHS-5.4: New development should use permeable surfaces for hardscape, where feasible.

2.7 Land Use and Planning

2.7.1 Disruption and Division of Established Communities (Impact 3.10-1)

Buildout of the 2035 General Plan would not divide or disrupt any existing community because the Plan does not identify future transportation facilities or other type of infrastructure that would divide existing developed communities, and does not propose other changes that would disrupt or divide existing neighborhoods. This impact is considered less than significant.

The City's Land Use Diagram and narrative policies throughout the 2035 General Plan were developed, in part, to ensure that land use change is orderly and considers impacts to existing developed portions of the City. The diagrams, narrative policies, and programs in the 2035 General Plan promote orderly land use change, including:

- ▶ Policy CCD-1.11: The City will require that development projects outside the Downtown incorporate improvements that improve connectivity with the Downtown.
- ▶ Policy CCD-1.12: New developments in the Downtown Waterfront Specific Plan Area shall incorporate design elements that are complementary with the historic character of this area.
- ▶ Policy CCD-2.1: The City will support projects in existing developed areas to add and enhance pedestrian connections, public art, natural drainages, shade trees and other landscaping; and make

other improvements to the public realm, as needed, to improve the quality of design in existing neighborhoods and business districts.

- ▶ **Policy CCD-2.2:** The City should upgrade older developed areas with the planting of shade trees and landscaping along roadways and in surface parking areas, installation of decorative low walls and fences, street furniture, decorative lighting, and the screening of trash bins and HVAC equipment.
- ▶ **Policy CCD-2.3:** The City will support the construction of new pedestrian bridges, roadways, trails, as appropriate and as funding is available to increase connectivity between Downtown and other areas of Suisun City and between Suisun City and Fairfield. As new connections are created, they should add appropriate landscaping, drainage, and pedestrian and bicycle amenities.
- ▶ **Policy LU-1.1:** The City will encourage reinvestment in existing buildings and development of vacant and underutilized properties within existing neighborhoods.
- ▶ **Policy LU-1.2:** The City will encourage renovation, remodeling, additions, and redevelopment of single-family homes in order to help add diversity to the existing housing stock.
- ▶ **Policy LU-1.3:** The City will guide land use change so that public gathering places, commercial services, recreational or other civic uses, and cultural destinations are within walking or biking distance, or accessible via public transit to as many Suisun City residents as feasible.
- ▶ **Policy LU-1.4:** The City will collaborate with other service providers to invest in community centers, parks, and other public facilities and services, add street trees, and make other improvements to existing neighborhoods, as funding is available.
- ▶ **Policy LU-1.5:** The City will work with neighborhood organizations, community groups, and residents to ensure efficient provision of services tailored to the needs and preferences of each neighborhood.
- ▶ **Policy LU-3.4:** In the South Sunset Avenue Area, the City will encourage additional retail, commercial service, professional office, and similar development that is oriented to, and accessible by nearby residential development.
- ▶ **Policy LU-3.5:** In the North Sunset Avenue Area, the City will facilitate higher-intensity retail, commercial service, and professional office development that is oriented to, and accessible by nearby residential development.
- ▶ **Policy LU-4.7:** The City will support specific plans, redevelopment plans, corridor plans, and other small area plans that promote infill development and reinvestment.
- ▶ **Policy LU-4.8:** The City will use performance-based standards to address important aspects of land use compatibility (air, noise, vibration, heavy truck traffic, light, and glare) without impeding mixed-use infill development.
- ▶ **Policy T-2.1:** The City will require and maintain an interconnected street network with short blocks to support pedestrian, bicycle, transit, automobile, and emergency access.
- ▶ **Policy T-2.2:** New streets shall be arranged in a grid or other highly connected pattern so that pedestrians, bicyclists, and drivers have multiple, direct routes to nearby destinations.
- ▶ **Policy T-2.3:** New developments shall be highly connected internally and connected with adjacent developed areas.
- ▶ **Policy T-2.4:** The City will support improvements that connect existing gaps in the transportation system, and that provide visual cues directing users onto through streets.

- Policy T-2.5: The City prefers direct connections that allow cars, bikes, and pedestrian through traffic over "doglegs" or "T" intersections.

These policies will improve connectivity throughout the City, including promoting infill development of underutilized land, and promoting efficient circulation patterns. Further, programs under Goal LU-1 (Policies LU-1.1 through LU-1.5) support the preservation of existing neighborhood character.

2.7.2 Conflict with other Plans (Impact 3.10-2)

Implementation of the 2035 General Plan would not conflict with other relevant plans, programs, or regulations that would result in adverse physical effects under CEQA because it was designed specifically to reduce environmental impacts of long-term growth within Suisun City and to be consistent with other relevant plans, programs and regulations. These other plans, programs, and regulations include, Solano County General Plan, Solano Local Agency Formation Commission, Travis Air Force Base Land Use Compatibility Plan, Plan Bay Area, Downtown Waterfront Specific Plan, Suisun City Zoning Ordinance, Suisun Marsh and Other Delta Plans and Programs, and transportation plans. The impact is considered less than significant.

2.8 Population, Employment, and Housing

2.8.1 Temporary Increase in Population and Subsequent Housing Demand during Construction (Impact 3.12-1)

Implementation of the 2035 General Plan would generate a temporary increase in employment and subsequent housing demand from construction jobs. Because a substantial permanent relocation of these workers is not anticipated as a result of construction activity accommodated under the 2035 General Plan, neither substantial population growth nor an increase in housing demand in the region is anticipated from generation of these jobs. This impact is considered less than significant.

2.8.2 Induce Population Growth (Impact 3.12-2)

Implementation of the 2035 General Plan would accommodate population growth associated with development of residential land uses and indirectly through development of commercial, retail, office, and light industrial uses throughout the Planning Area. Because the 2035 General Plan provides a framework for the orderly and efficient long-term growth within Suisun City through the year 2035, substantial population and employment increases over existing conditions would be expected, and the 2035 General Plan would encourage substantial growth over the existing levels in the City. The level of population growth that could potentially be accommodated under the 2035 General Plan is less than that projected in the ABAG regional population projections. In addition, implementation of the 2035 General Plan would help create a substantially more balanced jobs/housing index by providing new housing and local jobs for existing and future residents. This impact is considered less than significant.

The 2035 General Plan includes policies and programs that would improve Suisun City's jobs-workforce balance by attracting high-quality, local employment opportunities. The City will encourage development that improves the balance between local jobs and housing, including new commercial and industrial development, home-based businesses, business incubators, and other uses that produce high-quality local jobs. The City will consider the needs and the skills of Suisun City's workforce in economic development and redevelopment activities, place greater emphasis on attracting skilled production businesses that match the skills of Suisun City's workforce, and target industries that provide viable career ladders for local workers, from entry level through management positions:

2.9 Utilities and Service Systems, Public Services, and Recreation

2.9.1 Increased Demand for Water Supplies (Impact 3.13-1)

Implementation of the 2035 General Plan would designate land uses that, if developed to full buildout, would increase water demand. Water supplies for the City are provided by the Suisun-Solano Water Authority (SSWA). SSWA receives its water from the U.S. Bureau of Reclamation's Solano Project and the California Department of Water Resource's State Water Project (SWP); both are wholesaled by the Solano County Water Agency and Solano Irrigation District (SID). A joint powers agreement between SID and Suisun City ensures that water will be provided by SID and therefore, water supplies will be sufficient. Additionally, state law requires demonstration of adequate long-term water supply for larger development projects as defined in California Water Code 10910 et seq. and the Green Building Code requires an overall 20% reduction in residential indoor potable water use and a 20% reduction in indoor potable and wastewater use for non-residential buildings. Based on future land uses under the 2035 General Plan and projected population growth, the SSWA water demand is anticipated to be less than available water supplies through 2035 in normal water years. This impact is considered less than significant.

The 2035 General Plan includes measures to ensure that sufficient water sources are made available to serve new development. The City will condition approval of new developments on the availability of sufficient water supply, storage, and fire flow (water pressure) per City standards, and require demonstration of adequate long-term water supply for large development projects as defined in Water Code 10912(a) (also known as Senate Bills 610 and 221). The City will also require the use of water conservation technologies such as low-flow toilets, efficient clothes washers, and efficient water-using industrial equipment in new construction, in accordance with code requirements; encourage use of recycled water for outdoor irrigation, fire hydrants, and commercial and industrial processes; and require new development to incorporate climate-appropriate landscaping to reduce water demand. In addition, the City will comprehensively assess water supply and demand and identify a range of local conservation measures to be implemented through UWMP.

In addition, the 2035 General Plan includes policies committing the City to ongoing water supply planning with Solano County Water Agency, Solano Irrigation District, and other local jurisdictions and initiating a study with the SSWA and the Solano County Water Agency to determine the feasibility of extending a connection from the SSWA water treatment facility to Suisun City so that the City may directly utilize its Solano Project water entitlement. The City will also support FSSD efforts to explore the feasibility of using treated wastewater for irrigation in parks, landscaped areas, and other appropriate locations.

2.9.2 Exceed Wastewater Treatment Requirements of the San Francisco Regional Water Quality Control Board (Impact 3.13-3)

Wastewater treatment for the proposed project would be provided by the FSSD. The FSSD operates the Fairfield-Suisun Subregional Waste Water Treatment Plant (WWTP). The WWTP provides a tertiary level of treatment and final effluent can be discharged directly into the Suisun Marsh, or temporarily stored in large, earthen reservoirs for later use in irrigation or utility applications. Land use change accommodated under the 2035 General Plan would increase wastewater effluent discharged to wastewater systems; however, there are no land uses proposed in the 2035 General Plan that would be expected to generate wastewater of such poor quality and concentration or in such amounts that the Fairfield-Suisun Subregional WWTP's treatment systems would not be able to treat according to applicable water quality standards. This impact is less than significant.

2.9.3 Increased Demand for Solid Waste Disposal and Compliance with Solid Waste Regulations (Impact 3.13-6)

The primary landfill that serves Suisun City is the Potrero Hills Landfill, which is located at 3675 Potrero Hills Lane in unincorporated Solano County just south of Suisun City. Based on analysis, the estimated increase in solid waste associated with buildout of the 2035 General Plan is within the maximum daily throughput capacity of this facility. In addition, the California Green Building Code, which requires the reduction of construction waste and demolition debris by 50%, and implementation of other City recycling programs, such as curbside recycling of paper, plastics, and bottles, the life of the Potrero Hills Landfill will likely be extended beyond 2048. This impact is considered less than significant.

2.9.4 Demand for Additional Fire Protection Facilities (Impact 3.13-7)

The City of Suisun City Fire Department provides fire protection services within the incorporated area of the City and the department owns and operates Station 47, which is located at 621 Pintail Drive. Implementation of the 2035 General Plan would accommodate construction of new physical structures and population, which would create additional demand for fire protection services, over current demand levels and service area. While the precise location and characteristics of additional fire stations have not been determined, buildout of the 2035 General Plan would require these stations in order to best serve city residents and to respond to 90% of all calls within five minutes (Suisun City 2010).

Because the new fire stations would be constructed within the footprint of development envisioned by the 2035 General Plan, the construction and operation of the new fire stations has already been analyzed at the program level throughout Chapter 3.0 of the EIR. The 2035 General Plan also includes mitigating policies and programs, where necessary, that would reduce or avoid impacts. There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout the EIR. As appropriate, future facility construction plans would be subject to project-level CEQA analysis and mitigation, further ensuring compliance with regulations and allowing additional opportunities for mitigation, if necessary. This impact is considered less than significant.

2.9.5 Increase Demand for Law Enforcement Facilities, Services, and Equipment (Impact 3.13-8)

Police protection services within the City of Suisun City are provided by the City of Suisun City Police Department. Land use change accommodated under the 2035 General Plan would result in the development of new homes, businesses, and other facilities in the city. This development as well as new residences and visitors would result in the increased need for police protection services, potentially resulting in the need for additional police protection facilities, the construction of which could have adverse impacts on the physical environment.

Because the new police protection facilities would be constructed within the footprint of development envisioned by the 2035 General Plan, the construction and operation of the new facilities has been analyzed program level throughout Chapter 3.0 of the EIR. The 2035 General Plan includes mitigating policies and programs, where necessary, that would reduce or avoid impacts, as noted throughout Chapter 3.0 of the EIR. There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout the EIR. As appropriate, future facility construction plans would be subject to project-level CEQA analysis and mitigation, further

ensuring compliance with regulations and allowing additional opportunities for mitigation, if necessary. This impact is considered less than significant.

2.9.6 Increased Demand for Public School Facilities and Services (Impact 3.13-9)

Implementation of the 2035 General Plan would accommodate new residential development in Suisun City, which would increase population, including school-aged children requiring school services. School services in Suisun City are provided by the Fairfield-Suisun Unified School District (F-SUSD). The F-SUSD projects that enrollment at the elementary schools, middle school, and high schools that serve the city are expected to decline or generally remain at design capacity between 2011 and 2017 (F-SUSD 2011). If increased enrollment beyond 2017 leads to the need to expand or construct new facilities, there could potentially be physical environmental impacts associated with such expansion and construction.

Because the new school facilities would be constructed within the footprint of development envisioned by the 2035 General Plan, the construction and operation of the new facilities has been analyzed program level throughout Chapter 3.0 of the EIR. The 2035 General Plan includes mitigating policies and programs, where necessary, that would reduce or avoid impacts, as noted throughout Chapter 3.0 of the EIR. There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout the EIR. As appropriate, future facility construction plans would be subject to project-level CEQA analysis and mitigation, further ensuring compliance with regulations and allowing additional opportunities for mitigation, if necessary. This impact is considered less than significant.

2.9.7 Need for New or Expanded Parks and/or Recreation Facilities and/or Recreation Facilities and Potential for Accelerated Deterioration of Existing Parks (Impact 3.13-10)

Implementation of the 2035 General Plan would result in the development of new residences in Suisun City, which would add new population and increase demand for new and existing parks, as well as recreation facilities. Suisun City maintains community and neighborhood parks varying in size, and generally distributed throughout the community. Increased demand for parks and recreation facilities would require the development of new parks, the construction of which could result in adverse impacts on the physical environment. In addition, this additional population would be likely to use existing park facilities. If new parks are not developed to meet new demand or if existing park facilities are not properly maintained, it is possible that population growth in Suisun City could accelerate the physical deterioration of existing facilities.

Because the new park facilities would be constructed within the footprint of development envisioned by the 2035 General Plan, the construction and operation of the new facilities has been analyzed program level throughout Chapter 3.0 of the EIR. The 2035 General Plan includes mitigating policies and programs, where necessary, that would reduce or avoid impacts, as noted throughout Chapter 3.0 of the EIR. There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout the EIR. As appropriate, future facility construction plans would be subject to project-level CEQA analysis and mitigation, further ensuring compliance with regulations and allowing additional opportunities for mitigation, if necessary. This impact is considered less than significant.

2.10 Traffic and Transportation

2.10.1 Roadway Network Policy Consistency (Impact 3.14-4)

The 2035 General Plan roadway network policies are designed to set performance standards for the roadway network that accommodate all modes of travel, and do not require maintenance of an auto level of service that would by definition make it difficult to achieve the desired performance of the bicycle, pedestrian, and transit networks in the city. Additionally, the roadway network policies are consistent with the land use change assumptions, as evidenced by the projected roadway operation at the Plan's stated standard of LOS E. Policies within the Land Use Element regarding mixed-use and transit-oriented development, and pedestrian-oriented form are also consistent with the Transportation Element's policies regarding multi-modal network and minimization of auto trip growth. This impact is considered less than significant.

2.10.2 Conflict with Adopted Policies, Plans, or Programs Regarding Public Transit, Bicycle, or Pedestrian Facilities (Impact 3.14-5)

The 2035 General Plan identifies clear priorities and procedures for balancing economic development objectives with environmental and social objectives, including the relationships between managing land use change and maintaining and enhancing multi-modal mobility and travel options. Additionally, the 2035 policies and programs include cooperative efforts with other jurisdictions, including the City of Fairfield, the County of Solano, Caltrans, the Public Utilities Commissions, Union Pacific Railroad, Solano Transportation Authority, and Metropolitan Transportation Commission. There is no impact.

2.10.3 Hazards due to a Design Feature or Incompatible Uses (Impact 3.14-6)

The 2035 General Plan Transportation Element contains policies and programs guiding the development and maintenance of the City's roadway, bicycle, and pedestrian networks and all associated transportation infrastructure. Implementing the Plan would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. All infrastructure projects designed and constructed under the direction of Suisun City will be subject to the design review and approval of the City Engineer, and will be required to conform to the City's design standards and related requirements, which are designed to avoid such hazards. This impact is considered less than significant.

No mitigation measures are required because impacts are less than significant. However, to further reduce impacts related to hazards due to a design feature or incompatible uses, the 2035 General Plan incorporates the following policies and programs:

- ▶ Policy T-1.6. The City will design and operate streets and intersections to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.
- ▶ Policy T-1.9. The City will require new roads, intersections, and access points to be designed in accordance with City standards and avoid introducing any hazardous conditions.

2.10.4 Emergency Access (Impact 3.14-7)

Implementing the 2035 General Plan would not result in inadequate emergency access because all Suisun City roadways will remain under the City's LOS E standard, indicating that congestion levels will not create unacceptable delays for emergency vehicles. This impact is considered less than significant.

No mitigation measures are required because impacts are less than significant. However, to further reduce impacts related to emergency access, the 2035 General Plan incorporates the following policies and programs regarding development and maintenance of the roadway network:

- ▶ Policy T-1.3: The City's Level of Service policy will be implemented in consideration of the need for pedestrian and bicycle access, the need for emergency vehicle access, and policies designed to reduce vehicle miles traveled.
- ▶ Policy T-2.2: New streets shall be arranged in a grid or other highly connected pattern so that pedestrians, bicyclists, and drivers have multiple, direct routes to nearby destinations.
- ▶ Policy T-2.3: New developments shall be highly connected internally and connected with adjacent developed areas.
- ▶ Policy T-2.4: The City will support improvements that connect existing gaps in the transportation system, and that provide visual cues directing users onto through streets.
- ▶ Policy T-2.5: The City prefers direct connections that allow cars, bikes, and pedestrian through traffic over "doglegs" or "T" intersections.
- ▶ Policy T-2.6: In the instances where the City allows new cul-de-sacs, pedestrian, bicycle, and emergency through access is required, with lighting installed to ensure safety and security.
- ▶ Policy T-2.7: The City will support improvements to regional connectivity, including connections to Fairfield, SR 12, Jepson Parkway, and I-80 that reduce trip lengths and provide redundant routes for emergency responders.

2.11 Visual Resources

2.11.1 Damage to Scenic Resources within a State Scenic Highway (Impact 3.15-2)

There are no designated state scenic highways located within the Planning Area. State Route 37 in the extreme western portion of Solano County is eligible for the State Scenic Highway System, but has not been officially designated as a scenic highway. Therefore, there would be no impact.

3. Impacts that Can Be Mitigated to a Level of Insignificance

The EIR identified significant project-specific and cumulative adverse impacts of the 2035 General Plan and identified Plan policies and programs that avoid or substantially lessen those impacts. Those impacts and mitigation measures are identified in the following section. The City of Suisun City finds, based on the facts set forth in the record, which include but are not limited to the facts as set forth below, that the incorporation of the identified policies and programs will mitigate the following identified significant project-specific and cumulative adverse impacts to a level that is considered less than significant.