

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

**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, NOVEMBER 3, 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. – 737)

(Next City Council Res. No. 2 015 – 114)

Next Suisun City Council Acting as Successor Agency Res. No. SA2015 – 02)

(Next Housing Authority Res. No. HA2015 – 04)

ROLL CALL

Council / Board Members

Pledge of Allegiance

Invocation

PUBLIC COMMENT

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

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.)

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers

- a. Assessment of allowing trucks to pay for parking on the parcel behind the Post Office – (Hudson)

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

2. City Manager/Executive Director/Staff
 - a. Village Apartments/Neighborhood Meeting – (Mattos).
 - b. Presentation on the INSPIRE Career Fair by Katrina Lapira, Planning Specialist.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

CONSENT CALENDAR

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

City Council

3. Council Adoption of Ordinance No. 736: Approving the Repeal of Title 20 Water-Efficient Landscaping and the Reenactment of Title 20 Water-Efficient Landscape Regulations to Comply with Governor Brown's Executive Order B-29-15 and the Regulations Promulgated by the State Water Resources Control Board in Response Thereto (Introduced and Reading Waived on October 20, 2015) – (Garben).
4. Council Adoption of Resolution No. 2015-__: Amending the Salary Resolution No. 2015-91 to Establish the Job Class of Building Inspection Services Manager to Support the Reorganization of the Building and Safety Services Division – (McSorley).
5. Award Contract for Consultant to Perform a Development Impact Fee Study – (McSorley/Garben).
 - a. Council Adoption of Resolution No. 2015- __: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with TischlerBise Inc. to Perform a Development Impact Fee Study; and
 - b. Council Adoption of Resolution No. 2015-__: Adopting the Fifth Amendment to the Annual Appropriation Resolution No. 2015-79 to Appropriate Funds for the Development Impact Fee Study.
6. Council Adoption of Resolution. No. 2015-__: Accepting a Grant of Easement for Public Access for a Portion of the Crystal Middle School Parcel at 400 Whispering Bay Lane (Portion of APN 0032-180-230) for the Driftwood Drive Safe Routes to School Project – (McSorley).
7. Council Adoption of Resolution No. 2015-__: Approving and Accepting the Acquisition of Property and a Temporary Construction Easement on Railroad Avenue (portions of APN 037-080-020) – (McSorley).
8. Council Adoption of Resolution No. 2015-__: Authorizing the City Manager/Harbor Master to Order the Removal of Vessels from the Marina for Violation of Provisions or Regulations in Title 21 of the Suisun City Code on Behalf of the City Council – (Mattos).
9. Council Adoption of Resolution No. 2015-__: Accepting a Grant Deed from Walmart for a Portion of the Walmart Property at 350 Walters Road (Portion of APN 0173-830-020) for a Bus Stop – (McSorley).
10. Council Adoption of Resolution No. 2015-__: Accepting a Grant of Easement for Storm Drain Utilities from Walmart for a Portion of the Walmart Property at 350 Walters Road (Portion of APN 0173-830-020) – (McSorley).

11. Council Adoption of Resolution No. 2015-____: Accepting the Completed Corrections and Repairs to the Public Civil and Landscape Improvements for the Walmart Development Project at 350 Walters Road – (McSorley).

Suisun City Council Acting as Successor Agency

12. Receive and Accept the Successor Agency's Long-Range Property Management Plan for Submittal to the Oversight Board and the Department of Finance for Approval. – (Garben).

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

13. 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 October 6, 2015, and October 20, 2015 – (Hobson).

GENERAL BUSINESS

City Council

14. Discussion and Direction Regarding Downtown Waterfront Specific Plan Update Policies – (Garben).

PUBLIC HEARINGS

15. PUBLIC HEARING - (CONTINUED FROM OCTOBER 20, 2015)

Continuation of Public Hearing and Other Proceedings Related to Annexation No.10 (Portion of Parcel 3, Doc No. 2004-00163498) to Community Facilities District No. 2 (Municipal Services), for the Zephyr Estates Project - (McSorley).

- a. Council Adoption of Resolution No. 2015-____: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
- b. Council Adoption of Resolution No. 2015-____: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
- c. Council Introduction and Waive Reading of Ordinance No. ____: Levying Special Tax within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

ADJOURNMENT

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

PLEASE NOTE:

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

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AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Council Adoption of Ordinance No. 736: Approving the Repeal of Title 20 Water-Efficient Landscaping and the Reenactment of Title 20 Water-Efficient Landscape Regulations to Comply with Governor Brown's Executive Order B-29-15 and the Regulations Promulgated by the State Water Resources Control Board in Response Thereto.

FISCAL IMPACT: There would be no fiscal impact associated with the adoption of this Ordinance.

BACKGROUND: The State Water Board has updated the State Model Water-Efficient Landscape Ordinance (2015 MWELO) and cities are required to adopt a water-efficient landscape ordinance of equal or greater effectiveness or adopt the 2015 MWELO prepared by the Water Board.

STAFF REPORT: At its regular meeting on October 20, 2015, the City Council introduced and waived the reading of Ordinance No. 736 that would repeal Title 20 in its entirety and would reenact Title 20 consistent with the 2015 MWELO. The staff report from that meeting is attached.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Ordinance No. 736: Approving the Repeal of Title 20 Water-Efficient Landscaping and the Reenactment of Title 20 Water-Efficient Landscape Regulations to Comply with Governor Brown's Executive Order B-29-15 and the Regulations Promulgated by the State Water Resources Control Board in Response Thereto.

ATTACHMENTS:

1. Ordinance No. 736: Approving the Repeal of Title 20 Water-Efficient Landscaping and the Reenactment of Title 20 Water-Efficient Landscape Regulations to Comply with Governor Brown's Executive Order B-29-15 and the Regulations Promulgated by the State Water Resources Control Board in Response Thereto.
2. Staff report, October 20, 2015 council meeting.

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ORDINANCE NO. ____

**AN ORDINANCE OF THE SUISUN CITY COUNCIL APPROVING THE REPEAL OF
TITLE 20 WATER-EFFICIENT LANDSCAPING AND THE REENACTMENT OF
TITLE 20 WATER-EFFICIENT LANDSCAPES REGULATIONS TO COMPLY WITH
GOVERNOR BROWN'S EXECUTIVE ORDER B-29-15 AND THE REGULATIONS
PROMULGATED BY THE STATE WATER RESOURCES CONTROL BOARD
IN RESPONSE THERETO**

WHEREAS, the City of Suisun City, Development Services Department initiated an amendment related to Title 20 of the Suisun City Code; and

WHEREAS, on April 1, 2015, Governor Brown issued Executive Order B-29-15, imposing restrictions on water use in order to achieve an aggregate statewide 25 percent reduction in potable urban water usage through February 2016; and

WHEREAS, on May 5, 2015, in accordance with Governor's Executive Order B-29-15, the State Water Resources Control Board adopted Resolution 2015-0032 detailing emergency regulations ("Regulations") implementing a statewide 25% reduction in potable urban water use; and

WHEREAS, that the waters of the state are of limited supply and are subject to ever increasing demands; and

WHEREAS, failure to take the actions and to adopt the regulations set forth herein could subject the City of Suisun City to fines, and could threaten public health, safety, or welfare because: (1) there may not be sufficient water available to the public for basic living necessities; (2) there may not be sufficient water available to the public to fight fires; and (3) there may not be sufficient water available to preserve drought tolerant landscaping, which would adversely impact property values in the City; and

WHEREAS, the regulations established conservation levels for water suppliers based on an average Residential Gallons per Capita per Day ("R-GPCD") for the period of July through September 2014, and the Suisun Solano Water Authority has been categorized among the cities mandated with a 28 percent potable urban water use reduction; and

WHEREAS, the City Council of the City of Suisun City wishes to implement comprehensive regulations in order to comply with Executive Order B-29-15, to protect the public health, safety and welfare; and

WHEREAS, the long-term health, safety and prosperity of the community depends upon having a reliable supply of potable water; and

WHEREAS, in accordance with State Law and City Code a public notice was published on October 10, 2015, in the *Daily Republic* newspaper; and

WHEREAS, the City Council of the City of Suisun City did conduct a public hearing on October 20, 2015 to consider amendments to Title 20 of the City of Suisun City Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY as follows:

SECTION 1. The City Council of the City of Suisun City finds that the above recitals are true and correct and incorporated herein by this reference.

SECTION 2. Title 20.04 of the Suisun City Code is hereby deleted and repealed in its entirety.

SECTION 3. A new Title 20.04 of the Suisun City Code is hereby added to read as follows:

“Title 20.04 State model water-efficient landscaping ordinance adopted by reference.

The City adopts by reference the California State Model Water-Efficient Landscaping Ordinance (AB 1881), and any amendments thereto, as the law of the City. One copy of the California State Model Water-Efficient Landscaping Ordinance has been, and is now, filed in the office of the Development Services Director, and the ordinance is adopted by reference as if incorporated and set out in full in this chapter.”

SECTION 4. The project is exempt from the requirements of the California Environmental Quality Act (CEQA), subject to section 15308, Actions by Regulatory Agencies for Protection of the Environment of the CEQA Guidelines. This section exempts from review actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment and the Model Water-Efficient Landscape Ordinance is exempt from review because it can be considered an action.

SECTION 5. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 7. The City Clerk is hereby authorized and directed to certify as the passage of this Ordinance and to give notice thereof by causing copies of this Ordinance to be posted in three public places throughout the City, or published in a county newspaper that is circulated in the City, within 15 days after its passage, there being no newspaper of general circulation printed and published within the City.

PASSED, APPROVED, AND ADOPTED as an Ordinance at a regular meeting of the City Council of the City of Suisun City, California, on this 3rd day of November 2015.

Pete Sanchez
Mayor

CERTIFICATION

I, Linda Hobson, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on October 20, 2015, and passed, approved, and adopted by the City Council of the City of Suisun City at a regular meeting held on the 3rd day of November 2015 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

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MEETING DATE: October 20, 2015

CITY COUNCIL AGENDA ITEM: PUBLIC HEARING: Council Introduction of Ordinance and Waive Reading of Ordinance No. ____: Approving the Repeal of Title 20 Water-Efficient Landscaping and the Reenactment of Title 20 Water-Efficient Landscape Regulations to Comply with Governor Brown’s Executive Order B-29-15 and the Regulations Promulgated by the State Water Resources Control Board in Response Thereto.

FISCAL IMPACT: There would be no fiscal impact associated with the adoption of this Ordinance.

BACKGROUND: On January 5, 2010, the City adopted the then-current State Model Water Efficient Landscaping Ordinance as Title 20 of the Suisun City Municipal Code. On April 1, 2015, Governor Brown signed Executive Order B-29-15 that directs the State Water Resources Control Board (Water Board) to take a variety of actions to achieve a 25 percent reduction in the statewide use of potable water by February, 2016. Among its provisions, the Governor’s Order directed the Water Board to revise the State Model Water-Efficient Landscape Ordinance to increase water-efficiency standards for new and retrofitted landscapes through more efficient irrigation systems, graywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in high water usage plants.

The 2015 State Model Landscape Efficient-Water Ordinance (2015 Model Ordinance) was drafted by the State to assist local agencies with revision of local codes to support water conservation. Local agencies may adopt the Model Code as is, or use it as a reference or a template for their own landscape ordinances. All cities and counties in California are required, by December 1, 2015, to either adopt the 2015 Model Ordinance or adopt a customized local water efficient landscape ordinance that is at least as effective in conserving water as the updated Model Ordinance. If agencies do not take either of these actions, the 2015 Model Ordinance will automatically go into effect and apply. The Governor’s Order also requires reporting on the implementation and enforcement of local ordinances, with required reports due by December 31, 2015. To bring the Suisun City Code up to date and into compliance with State requirements and to assist in the statewide effort to reduce water consumption in response to the continuing four year drought in California, staff recommends that the City Council adopt the 2015 State Model Water-Efficient Landscape Ordinance.

This action is exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15308 of the CEQA Guidelines - Actions by Regulatory Agencies for Protection of the Environment. This exemption addresses actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

STAFF REPORT: Listed below are a descriptions of affected projects and major differences between the current City Code (2010 Model Ordinance) and the 2015 Model Ordinance:

Affected Projects

The 2015 Model Ordinance will have affects on all new developments with landscaping of 500 sq feet or more or any rehabilitated landscapes of 2,500 square feet or more where such projects require a building or landscape permit, plan check or design review. The amendment sections require implementation of efficient irrigation systems, onsite stormwater capture, limiting the planting of high water use plants and new reporting requirements for local agencies.

Differences between current Suisun City Code and the 2015 Model Ordinance

Irrigation systems require:

- Dedicated landscape water meters (residential 5,000 sq feet and over, non-residential 1,000 sq feet and over).
- Pressure regulators and master shut off valves now required.
- Flow sensor.
- Areas less than ten feet wide must use drip or other means that produces no runoff or overspray.

Stormwater Capture:

- Recommendation that runoff from impervious surfaces (driveways and roofs) be captured on-site.
- Improve soils in new landscape areas with 4 yards of compost per 1000 sq feet landscaped area.
- Friable Soil (loose soil) for planted area (promotes infiltration and reduces runoff).

Plants:

- 25% of landscaped area can be high water usage plants.
- Median strips cannot be landscaped with high water plants.

Reporting Requirements under Governor's Executive Order and the 2015 Model Ordinance

- State whether you are adopting a single agency ordinance or a regional agency alliance ordinance, and the date of adoption or anticipated date of adoption.
- Report on a range of information related to the implementation of the 2015 Model Ordinance, including amount of development that has occurred, actions taken to ensure compliance with water conservation requirements, challenges to implementing the 2015 Model Ordinance, and public education efforts.

Additional Considerations

Section 492 Provisions for New Construction or Rehabilitated Landscapes

A local agency may designate by mutual agreement, another agency, such as a water purveyor, to implement some or all of the requirements contained in this ordinance. Local agencies may collaborate with water purveyors to define each entity's specific responsibilities relating to this ordinance.

Section 492.2 Penalties

A local agency may establish and administer penalties to the project applicant for non-compliance with the ordinance to the extent permitted by law.

Section 492.1 Compliance with Landscape Documentation Package

- Prior to construction, the local agency shall:
 - Provide the project applicant with the ordinance and procedures for permits, plan checks, or design reviews;
 - Review the Landscape Documentation Package submitted by the project applicant;
 - Approve or deny the Landscape Documentation Package;
 - Issue a permit or approve the plan check or design review for the project applicant; and
 - Upon approval of the Landscape Documentation Package, submit a copy of the Water Efficient Landscape Worksheet to the local water purveyor.
- Prior to construction, the project applicant shall:
 - Submit a Landscape Documentation Package to the local agency.
- Upon approval of the Landscape Documentation Package by the local agency, the project applicant shall:
 - Receive a permit or approval of the plan check or design review and record the date of the permit in the Certificate of Completion;
 - Submit a copy of the approved Landscape Documentation Package along with the record drawings, and any other information to the property owner or his/her designee; and
 - Submit a copy of the Water Efficient Landscape Worksheet to the local water purveyor.

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Open the Public Hearing; and
2. Receive testimony, if any; and
3. Close the Public Hearing; and
4. Introduce and waive first reading of Ordinance No.____: Approving the Repeal of Title 20 Water Efficient Landscaping and the Reenactment of Title 20 Water Efficient Landscape Regulations to Comply with Governor Brown’s Executive Order B-29-15 and the Regulations Promulgated by the State Water Resources Control Board in Response Thereto.

ATTACHMENTS:

1. Ordinance No. ____: Approving the Repeal of Title 20 Water Efficient Landscaping and the Reenactment of Title 20 Water Efficient Landscape Regulations to Comply with Governor Brown’s Executive Order B-29-15 and the Regulations Promulgated by the State Water Resources Control Board in Response Thereto.
2. 2015 State Model Water Efficient Landscape Ordinance (Revisions from 2010 Water Ordinance).

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AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-__: Amending the Salary Resolution No. 2015-91 to Establish the Job Class of Building Inspection Services Manager to Support the Reorganization of the Building and Safety Services Division.

FISCAL IMPACT: The proposed Class of Building Inspection Services Manager would cost about \$9,700 more per year than the Senior Building Inspector, which this class is replacing. Approximately \$93,000 is appropriated for a Building Inspector I/II position. That position has been underfilled for some time by a part-time contract building inspector at a savings of \$28,000 per year, which covers the additional expense through this fiscal year. Future organizational changes are anticipated to cover this cost differential on an ongoing basis.

BACKGROUND: With the adoption of the FY 2010-11 Annual Budget, the Public Works Department was merged with the Building Department to form the Building & Public Works Department. The department head, Dan Kasperson, was a certified Building Official, but he was not a licensed engineer, so the City hired a contract City Engineer to sign plans and perform other duties as needed.

In July of this year, Mr. Kasperson retired. He was replaced by Tim McSorley, who is a licensed engineer, but not a certified building official. Accordingly, the department needs an employee with the appropriate skill set to manage and perform the more complex inspections and duties within the Building and Safety Services Division.

STAFF REPORT: In order for the Public Works & Building Director/City Engineer to focus on the overall management of the Department, as well as serve as the City Engineer, it is appropriate that a division manager class be created to oversee the City's Building and Safety Services Division. The proposed class to meet this need, is the Building Inspection Services Manager. A copy of the job description is attached.

This class will replace the current class of Senior Building Inspector, which performs the more complex building inspections and plan checks within the division, but not the managerial functions. To reflect the higher level managerial functions of the new class of Building Inspection Services Manager, this class is proposed to be compensated at Range 216: \$5,361 to \$7,238. This reflects a 10% differential over the Senior level classification, and is comparable with other division-head level positions within the City including Accounting Services Manager and Public Works Superintendent. The City's pay schedules are attached. With this change, the staffing in the Building and Safety Services Division consists of the Building Inspection Services Manager, Building Inspector I/II, Building Maintenance Worker I/II and an Administrative Assistant I.

This is the first phase of a two-step review of the organizational needs of the Public Works and Building Department. Within six months, the Director will complete his review of the remaining areas of the Department to enhance efficiency and effectiveness.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Amending the Salary Resolution No. 2015-91 to Establish the Job Class of Building Inspection Services Manager to Support the Reorganization of the Building and Safety Services Division.

ATTACHMENTS:

1. Council Adoption of Resolution No. 2015-__: Amending the Salary Resolution No. 2015-91 to Establish the Job Class of Building Inspection Services Manager to Support the Reorganization of the Building and Safety Services Division.

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AMENDING THE SALARY RESOLUTION NO. 2015-91 TO ESTABLISH THE JOB
CLASS OF BUILDING INSPECTION SERVICES MANAGER TO SUPPORT THE
REORGANIZATION OF THE BUILDING AND SAFETY SERVICES DIVISION**

WHEREAS, with the adoption of the FY 2010-11 Annual Budget, the Public Works Department was merged with the Building Department to form the Building & Public Works Department as a cost-savings measure; and

WHEREAS, the department head, Dan Kasperson, was a certified Building Official, but he was not a licensed engineer, so the City hired a contract City Engineer to sign plans and perform other duties as needed; and

WHEREAS, in July of this year, Mr. Kasperson retired; he was replaced by Tim McSorley, who is a licensed engineer, but not a certified building official; and

WHEREAS, Accordingly, the department needs an employee who can manage the Building and Safety Services Division of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of City of Suisun City that the consolidated Salary Resolution, attached as Exhibit A, shall be and is hereby adopted and it shall take effect upon adoption, and it shall remain in effect unless or until it is amended by Resolution of the City Council of the City of Suisun City. All previously adopted Resolutions that may be in conflict with this Resolution are hereby rescinded.

BE IT FURTHER RESOLVED that the amounts indicated as monthly compensation are for comparison purposes only. The hourly compensation amounts indicated shall be the basis for compensation for all job classes listed in Exhibit A. Temporary employees may be compensated at the hourly rate for any applicable job class listed in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City, duly held on the 3rd day of November 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

SALARY SCHEDULE

Exhibit A

Effective: July 3, 2015

Section 1 - Executive Management

Job Class	Range	Starting		Ending	
		Monthly	Hourly	Ending	Hourly
City Manager*	100	\$ 10,210	\$ 58.91	\$ 13,784	\$ 79.52
Assistant City Manager/Admin. Services*	105	\$ 8,533	\$ 49.23	\$ 11,519	\$ 66.46
Building & Public Works Director*	123	\$ 7,520	\$ 43.38	\$ 10,152	\$ 58.57
Public Works Director/City Engineer*	120	\$ 7,520	\$ 43.38	\$ 10,152	\$ 58.57
Community Development Director*	130	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Development Services Director*	128	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Economic Development Director*	125	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Chief Building Official*	135	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Recreation & Community Services Director*	140	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22
Fire Chief*	115	\$ 6,705	\$ 38.68	\$ 9,052	\$ 52.22

***Exempt**

SALARY SCHEDULE

Exhibit A

Effective: July 3, 2015

Section 2 - Police Management

Job Class	Range	Starting		Ending	
		Monthly	Hourly	Monthly	Hourly
Police Chief*	110	\$ 7,520	\$ 43.38	\$ 10,152	\$ 58.57
Police Commander*	255	\$ 6,685	\$ 38.57	\$ 9,025	\$ 52.07

***Exempt**

SALARY SCHEDULE

Exhibit A

Effective: November 3, 2015

Section 3 - Professional/Technical

Job Class	Range	Starting		Ending	
		Monthly	Hourly	Ending	Hourly
Assistant City Engineer*	210	\$ 6,433	\$ 37.12	\$ 8,685	\$ 50.11
Financial Services Manager*	225	\$ 5,587	\$ 32.23	\$ 7,542	\$ 43.51
Accounting Services Manager*	207	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Building Inspection Services Manager*	216	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Police Support Services Manager*	270	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Assistant/Associate Engineer- Associate*	221	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Fire Division Chief*	237	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Public Works Superintendent*	265	\$ 5,361	\$ 30.93	\$ 7,238	\$ 41.76
Project Manager*	260	\$ 4,879	\$ 28.15	\$ 6,587	\$ 38.00
Senior Accountant*	205	\$ 4,879	\$ 28.15	\$ 6,587	\$ 38.00
Senior Building Inspector*	215	\$ 4,879	\$ 28.15	\$ 6,587	\$ 38.00
Assistant/Associate Engineer-Assistant*	220	\$ 4,874	\$ 28.12	\$ 6,580	\$ 37.96
Assistant/Associate Planner-Associate*	251	\$ 4,647	\$ 26.81	\$ 6,274	\$ 36.20
Management Analyst I/II-II*	236	\$ 4,647	\$ 26.28	\$ 6,274	\$ 36.20
Housing Manager*	230	\$ 4,467	\$ 25.77	\$ 6,031	\$ 34.79
Info. Technology Systems Administrator*	275	\$ 4,467	\$ 25.77	\$ 6,031	\$ 34.79
Marketing Manager*	245	\$ 4,242	\$ 24.47	\$ 5,727	\$ 33.04
Accountant*	200	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Assistant/Associate Planner-Assistant*	250	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Management Analyst I/II-I*	235	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Marina Supervisor*	240	\$ 4,224	\$ 24.37	\$ 5,703	\$ 32.90
Administrative Fire Captain*	201	\$ 3,757	\$ 17.52	\$ 5,072	\$ 23.65
Public Works Supervisor*	222	\$ 3,757	\$ 21.68	\$ 5,072	\$ 29.26
Sec to City Mgr/Dep City Clerk*	300	\$ 3,705	\$ 21.38	\$ 5,002	\$ 28.86
Marina/Waterfront Rec. Supervisor*	242	\$ 3,373	\$ 19.46	\$ 4,553	\$ 26.27
Recreation Supervisor*	241	\$ 3,373	\$ 19.46	\$ 4,553	\$ 26.27

Bold denotes benchmark class

***Exempt**

SALARY SCHEDULE

Exhibit A

Effective: July 1, 2014

Section 4 - Police Non-Management

Job Class w/ Incentive &/or Assignment P	Range	A Step		B Step		C Step		D Step		E Step		F Step		G Step	
		Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly
Police Officer	400	\$ 4,667	\$ 26.93	\$4,900	\$ 28.27	\$5,145	\$ 29.68	\$5,403	\$ 31.17	\$5,673	\$ 32.73	N/A	N/A	N/A	N/A
Police Officer w/ POST Int. Certificate	401	\$ 4,900	\$ 28.27	\$5,145	\$ 29.68	\$5,403	\$ 31.17	\$5,673	\$ 32.73	\$5,956	\$ 34.36	N/A	N/A	N/A	N/A
Police Officer w/ POST Int. & Adv Certs	402	\$ 5,145	\$ 29.68	\$5,403	\$ 31.17	\$5,673	\$ 32.73	\$5,956	\$ 34.36	\$6,254	\$ 36.08	N/A	N/A	N/A	N/A
Senior Police Officer	410	N/A	N/A	N/A	N/A	\$5,145	\$ 29.68	\$5,403	\$ 31.17	\$5,673	\$ 32.73	\$5,956	\$ 34.36	N/A	N/A
Senior Police Officer w/ POST Int. Cert.	411	N/A	N/A	N/A	N/A	\$5,403	\$ 31.17	\$5,673	\$ 32.73	\$5,956	\$ 34.36	\$6,254	\$ 36.08	N/A	N/A
Senior Police Officer w/ POST Int. & Adv	412	N/A	N/A	N/A	N/A	\$5,673	\$ 32.73	\$5,956	\$ 34.36	\$6,254	\$ 36.08	\$6,567	\$ 37.89	N/A	N/A
Master Police Officer	420	N/A	N/A	N/A	N/A	\$5,145	\$ 29.68	\$5,402	\$ 31.17	\$5,672	\$ 32.73	\$5,956	\$ 34.36	\$6,254	\$ 36.08
Master Police Officer w/ POST Int. Cert.	421	N/A	N/A	N/A	N/A	\$5,402	\$ 31.17	\$5,672	\$ 32.73	\$5,956	\$ 34.36	\$6,254	\$ 36.08	\$6,566	\$ 37.88
Master Police Officer w/ POST Int. & Adv	422	N/A	N/A	N/A	N/A	\$5,672	\$ 32.73	\$5,956	\$ 34.36	\$6,254	\$ 36.08	\$6,566	\$ 37.88	\$6,895	\$ 39.78
Police Sergeant	450	\$ 5,812	\$ 33.53	\$6,103	\$ 35.21	\$6,408	\$ 36.97	\$6,728	\$ 38.82	\$7,065	\$ 40.76	N/A	N/A	N/A	N/A
Police Sergeant w/ POST Int. Certificate	451	\$ 6,103	\$ 35.21	\$6,408	\$ 36.97	\$6,728	\$ 38.82	\$7,065	\$ 40.76	\$7,418	\$ 42.79	N/A	N/A	N/A	N/A
Police Sergeant w/ POST Int. & Adv.	452	\$ 6,408	\$ 36.97	\$6,728	\$ 38.82	\$7,065	\$ 40.76	\$7,418	\$ 42.79	\$7,789	\$ 44.93	N/A	N/A	N/A	N/A
Master Police Sergeant	460	N/A	N/A	N/A	N/A	\$7,065	\$ 40.76	\$7,418	\$ 42.79	\$7,789	\$ 44.93	\$8,178	\$ 47.18	\$8,587	\$ 49.54

Bold denotes benchmark class

SALARY SCHEDULE

Exhibit A

Effective: July 3, 2015

Section 5 - General City Service

Job Class	Range	A Step		B Step		C Step		D Step		E Step	
		Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly	Monthly	Hourly
Computer Technician	545	\$4,611	\$26.60	\$4,842	\$27.93	\$5,084	\$29.33	\$5,338	\$30.80	\$5,605	\$ 32.33
Building Inspector I/II-II	521	\$4,386	\$25.30	\$4,605	\$26.57	\$4,836	\$27.90	\$5,077	\$29.29	\$5,331	\$ 30.76
Public Works Inspector	570	\$4,386	\$25.30	\$4,605	\$26.57	\$4,836	\$27.90	\$5,077	\$29.29	\$5,331	\$ 30.76
Youth Services Specialist	590	\$4,092	\$23.61	\$4,297	\$24.79	\$4,511	\$26.03	\$4,737	\$27.33	\$4,974	\$ 28.70
Senior Com. & Rec. Technician	530	\$4,002	\$23.09	\$4,202	\$24.24	\$4,412	\$25.46	\$4,633	\$26.73	\$4,864	\$ 28.06
Building Inspector I/II-I	520	\$3,988	\$23.01	\$4,187	\$24.16	\$4,397	\$25.37	\$4,617	\$26.63	\$4,847	\$ 27.97
Housing Specialist I/II-II	561	\$3,731	\$21.53	\$3,918	\$22.60	\$4,113	\$23.73	\$4,319	\$24.92	\$4,535	\$ 26.16
Com. & Rec. Technician I/II-II	526	\$3,638	\$20.99	\$3,820	\$22.04	\$4,011	\$23.14	\$4,211	\$24.30	\$4,422	\$ 25.51
Housing Specialist I/II-I	560	\$3,554	\$20.50	\$3,732	\$21.53	\$3,918	\$22.61	\$4,114	\$23.74	\$4,320	\$ 24.92
Administrative Assistant II	511	\$3,554	\$20.50	\$3,732	\$21.53	\$3,918	\$22.61	\$4,114	\$23.74	\$4,320	\$ 24.92
Recreation Coordinator	580	\$3,465	\$19.99	\$3,638	\$20.99	\$3,820	\$22.04	\$4,011	\$23.14	\$4,212	\$ 24.30
Accounting Technician	508	\$3,452	\$19.92	\$3,625	\$20.91	\$3,806	\$21.96	\$3,996	\$23.05	\$4,196	\$ 24.21
Senior Account Clerk	505	\$3,452	\$19.92	\$3,625	\$20.91	\$3,806	\$21.96	\$3,996	\$23.05	\$4,196	\$ 24.21
Senior Maintenance Worker	568	\$3,398	\$19.61	\$3,568	\$20.58	\$3,746	\$21.61	\$3,934	\$22.69	\$4,130	\$ 23.83
Fleet Mechanic	555	\$3,398	\$19.60	\$3,568	\$20.58	\$3,746	\$21.61	\$3,934	\$22.69	\$4,130	\$ 23.83
Com. & Rec. Technician I/II-I	525	\$3,398	\$19.60	\$3,568	\$20.58	\$3,746	\$21.61	\$3,934	\$22.69	\$4,130	\$ 23.83
Administrative Assistant I	510	\$3,320	\$19.15	\$3,486	\$20.11	\$3,660	\$21.12	\$3,843	\$22.17	\$4,035	\$ 23.28
Rec. Prog. & Admin. Coordinator	581	\$3,320	\$19.15	\$3,486	\$20.11	\$3,660	\$21.12	\$3,843	\$22.17	\$4,035	\$ 23.28
Maintenance Worker I/II-II	566	\$3,237	\$18.68	\$3,399	\$19.61	\$3,569	\$20.59	\$3,747	\$21.62	\$3,935	\$ 22.70
Community Services Officer I/II-II	536	\$3,205	\$18.49	\$3,365	\$19.41	\$3,534	\$20.39	\$3,710	\$21.40	\$3,896	\$ 22.48
Account Clerk III	503	\$3,093	\$17.84	\$3,248	\$18.74	\$3,410	\$19.67	\$3,581	\$20.66	\$3,760	\$ 21.69
Maintenance Worker I/II-I	565	\$2,943	\$16.98	\$3,090	\$17.83	\$3,245	\$18.72	\$3,407	\$19.66	\$3,577	\$ 20.64
Bldg Maintenance Worker I/II-II	516	\$2,943	\$16.98	\$3,090	\$17.83	\$3,245	\$18.72	\$3,407	\$19.66	\$3,577	\$ 20.64
Community Services Officer I/II-I	535	\$2,912	\$16.80	\$3,058	\$17.64	\$3,210	\$18.52	\$3,371	\$19.45	\$3,540	\$ 20.42
Account Clerk I/II-II	501	\$2,812	\$16.22	\$2,953	\$17.03	\$3,100	\$17.89	\$3,255	\$18.78	\$3,418	\$ 19.72
Office Assistant	509	\$2,778	\$16.03	\$2,917	\$16.83	\$3,063	\$17.67	\$3,216	\$18.55	\$3,377	\$ 19.48
Bldg Maintenance Worker I/II-I	515	\$2,675	\$15.43	\$2,809	\$16.20	\$2,949	\$17.01	\$3,097	\$17.87	\$3,251	\$ 18.76
Account Clerk I/II-I	500	\$2,556	\$14.75	\$2,684	\$15.48	\$2,818	\$16.26	\$2,959	\$17.07	\$3,107	\$ 17.92

Bold denotes benchmark class

SALARY SCHEDULE

Exhibit A

Effective: June 30, 2015

Section 6 - Temporary/Hourly

Job Class	Range	A	B	C	D	E
Traffic Engineer - Temp	959	\$85.00				
Economic Development Consultant	956	\$65.00				
Background Investigator	955	\$49.92				
Assistant Engineer - Temp	900	\$19.05	\$20.00	\$21.00	\$22.05	\$23.15
Police Officer - Temp	905	\$16.28	\$17.09	\$17.94	\$18.84	\$19.78
Firefighter - Temp	910	\$16.28	\$17.09	\$17.94	\$18.84	\$19.78
Maintenance Worker II - Temp	916	\$16.28	\$17.09	\$17.94	\$18.84	\$19.78
Computer Systems Specialist	917	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Financial Services Specialist	918	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Planning Specialist	919	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Public Works Specialist	914	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Communications & Records Tech I - Temp	920	\$15.75	\$16.54	\$17.36	\$18.23	\$19.14
Administrative Assistant I - Temp	925	\$15.44	\$16.21	\$17.02	\$17.87	\$18.76
Community Services Officer I/II-I - Temp	930	\$14.79	\$15.53	\$16.31	\$17.13	\$17.98
Maintenance Worker I - Temp	915	\$14.79	\$15.53	\$16.31	\$17.13	\$17.98
Recreation Specialist Supervisor	939	\$13.95	\$14.65	\$15.38	\$16.15	\$16.96
Building Maintenance Worker I/II-I - Temp	914	\$13.45	\$14.12	\$14.83	\$15.57	\$16.35
Office Assistant - Temp	926	\$12.68	\$13.32	\$13.98	\$14.68	\$15.42
Recreation Specialist III	937	\$12.68	\$13.32	\$13.98	\$14.68	\$15.42
Recreation Specialist II	936	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Financial Services Intern	951	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Planning Intern	945	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Public Works Intern	949	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Computer Systems Intern	950	\$11.53	\$12.11	\$12.71	\$13.35	\$14.01
Recreation Specialist I	935	\$10.48	\$11.00	\$11.55	\$12.13	\$12.74
Recreation Leader/Building Attendent III	943	\$9.68	\$10.16	\$10.67	\$11.21	\$11.77
Recreation Leader/Building Attendent II	942	\$8.80	\$9.24	\$9.70	\$10.19	\$10.70

BUILDING INSPECTION SERVICES MANAGER

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.

SUMMARY DESCRIPTION

Under general direction of the Public Works and Building Director/City Engineer, supervises, oversees, and participates in the more complex and difficult work of staff responsible for building inspection and facility maintenance services; inspects building systems at various stages of construction, alteration and repair to ensure compliance with applicable state and local codes, as well as conformance with project conditions established by the Planning Commission or City Council; assists in the preparation of assigned budgets; provides responsible and complex technical assistance to outside Departments; and provides highly responsible and complex staff assistance to the Public Works and Building Director/City Engineer.

IDENTIFYING CHARACTERISTICS

The Building Inspection Services Manager is a hands-on division manager providing advanced technical skills, leadership and full first-line supervision over building inspection and facility maintenance staff. Positions in this class focus on managing and directing assigned staff, performing the most complex and technical duties within the Division, and assisting in the development, implementation and maintenance of policies and procedures relating to areas of assignment. The Building Inspection Services Manager is fully trained in all technical and administrative procedures related to assigned areas of responsibility. Administrative assistance includes budgets, staff reports and related analysis to develop recommendations supporting assigned areas of responsibilities either within assigned department or in support of other city departments.

REPRESENTATIVE DUTIES

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

1. Supervises, plans, trains, and reviews the work of staff responsible for performing building inspection and facility maintenance services and activities; provides day-to-day coordination of workload and tasks; participates in performing the most complex work of the unit.
2. Participates in the development and implementation of goals, objectives, policies, and priorities relating to assigned services and activities; recommends and implements resulting policies and procedures.
3. Establishes schedules and methods for providing building inspection and facility maintenance services; identifies resource needs; reviews needs with appropriate management staff and allocates resources accordingly.
4. Directs, coordinates, and reviews the work plan for Building Inspection and Facility Maintenance Services within the Public Works Department; assigns work activities and projects; monitors work flow; reviews and evaluates work products, methods, and procedures; meets with staff to identify and resolve problems.
5. Assists the Public Works and Building Director/City Engineer in identifying opportunities for improving service delivery methods and procedures; implements improvements.
6. Participates in the selection, training, motivating, and evaluating of assigned personnel; provides or coordinate staff training; works with employees to correct deficiencies; implements discipline and

termination procedures.

7. Participates in the development and administration of assigned budgets including capital improvements; monitors and approves expenditures; recommends adjustments as necessary.
8. Provides staff assistance to the Public Works and Building Director/City Engineer, as well as other City Departments; may participate on a variety of committees; prepares and presents staff reports and other correspondence as appropriate and necessary.
9. Oversees and provides in-office customer service to the public and other departments; interprets codes and regulations; reviews, researches, and communicates results in determining applicable codes/ordinances; explains required inspections, construction requirements, and construction and repair methods and materials to owners, architects, engineers, contractors, staff, and the public; advises owners on matters related to building permits.
10. Oversees and performs field inspections of residential and commercial buildings during various stages of construction and remodeling; ensures that structures are being constructed in accordance with approved plans and specifications and in compliance with applicable state and local laws, ordinances, and codes (including, but not limited to, building, plumbing, mechanical, electrical and energy codes) to ensure the health, safety, and welfare of the public.
11. Prepares warning letters to negligent owners or contractors; follows negligent cases through prosecution in situations of non-compliance; investigates and resolves building and related complaints.
12. Reviews and analyzes non-code specific construction applications for code compliance.
13. Drafts recommendations for changes in codes, ordinances, or standards; proposes and drafts Building Department policies and procedures.
14. Provides support for the Building Department permit tracking system; prepares, analyzes, and reports data from the permitting database and historical records.
15. Tracks builder fees and credits; reconciles bonds, fees, and monies collected from outside agencies.
16. Oversees and participates in the maintenance of city facilities including custodial, in-house maintenance and outside contracts; establishes facility maintenance standards; projects short and long-term maintenance needs of all public buildings, and develops and implements maintenance strategies.
17. Solicits bids and quotes for outside construction and/or professional services related to assigned areas of responsibilities; reviews and analyses submittals, makes recommendations, prepares staff reports and contracts; manages outside contractors and/or consultants.
18. Provides analytical and administrative support to special projects; researches, compiles, and reports data for special projects including those assigned by the Public Works and Building Director/City Engineer.
19. Attends and participates in professional and technical group meetings; stays abreast of new trends and innovations in the building inspection and facility maintenance field.
20. Performs related duties as required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

Operational characteristics, services and activities of a building inspection and facility maintenance operation.

Principles of supervision, training, and performance evaluation.

Principles of municipal budget preparation and control.

Principles and procedures of record keeping.

Methods, materials, and progressive steps used in the construction of buildings and related structures.

Pertinent building related codes, ordinances, and regulations enforced by the City including applicable building codes, plumbing, electrical, and mechanical Codes; zoning ordinances, general land use codes, and related City codes and state mandated regulations.

Advanced principles and techniques used in building inspection work including those used to examine the quality of work and materials and to detect deviations from plans, regulations, and standard construction practices.

Special inspection testing procedures and practices.

General engineering principles.

Accepted building construction safety standards and methods.

Operational characteristics and use of standard equipment used in building inspection and the building trades.

Occupational hazards and standard safety procedures.

Permit processing procedures

Principles of business letter writing and report preparation.

Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.

Pertinent federal, state, and local laws, codes, and regulations.

Ability to:

Coordinate, direct and participate in the Building Inspection and Facility Maintenance Division of the Public Works and Building Department.

Supervise, organize, and review the work of assigned technical and clerical staff.

Assist in the development of goals, objectives, policies and procedures for providing assigned building inspection and facility maintenance services.

Independently perform the most complex building inspection services.

Understand, interpret, explain, and enforce provisions of applicable building, safety, and zoning codes and ordinance requirements to contractors, developers, and the general public.

Read and interpret complex plans and specifications.

Apply technical knowledge and follow proper inspection techniques to examine workmanship and materials and to detect deviations from plans, regulations, and standard construction methods, practices, and requirements.

Adapt to changing technologies and learn functionality of new equipment and systems.

Determine that construction systems conform to City code requirements.

Advise on standard construction methods and requirements.

Prepare a variety of budgets, financial statements, reports, and analyses.

Understand the organization and operation of the City and of outside agencies as necessary to assume assigned responsibilities.

Understand, interpret, and apply general and specific administrative and departmental policies and procedures as well as applicable federal, state, and local policies, laws, and regulations.

Participate in the preparation and administration of assigned budgets.

Prepare clear and concise reports.

Analyze complex issues, evaluate alternatives, and reach sound conclusions.
Manage multiple projects simultaneously and be sensitive to changing priorities and deadlines.
Plan and organize work to meet changing priorities and deadlines.
Effectively represent the City to outside individuals and agencies to accomplish the goals and objectives of the unit.
Work cooperatively with other departments, City officials, and outside agencies.
Respond tactfully, clearly, concisely, and appropriately to inquiries from the public, City staff, or other agencies on sensitive issues in area of responsibility.
Operate office equipment including computers and supporting word processing, spreadsheet, and database applications.
Supervise and train assigned staff.
Communicate clearly and concisely, both orally and in writing.
Establish and maintain effective working relationships with those contacted in the course of work.

Education and Experience Guidelines - *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

Education/Training:

A Bachelor's degree from an accredited college or university with major course work in engineering, construction management, architecture or related field; Associate's degree with experience in building inspection or construction may be substituted for formal education.

Experience:

Four years of increasingly responsible building inspection and facility maintenance experience that includes two years of supervisory experience.

Licenses and Certificates:

Possession of a California Class C Driver License.

Possession of a valid certificate as a Certified Building Official from the International Code Council is desirable.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed primarily in a standard office environment with travel to various locations to attend meetings and to perform inspections; the employee often works in and around building and construction sites; exposure to inclement weather conditions, mechanical hazards, noise, and dust.

Physical: Primary functions require sufficient physical ability and mobility to work in an office setting and in a field environment; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; walk on uneven terrain, loose soil, and sloped surfaces; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; to travel to other locations; to operate equipment and vehicle; and to verbally communicate to exchange information.

Vision: See in the normal visual range with or without correction.

Hearing: Hear in the normal audio range with or without correction.

SENIOR BUILDING INSPECTOR

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

SUMMARY DESCRIPTION

Under direction of the Chief Building Official, performs a full range of advanced journey level duties in support of the Building Department; leads, oversees, and participates in the more complex and difficult work of staff responsible for the inspection of building systems at various stages of construction, alteration, and repair for compliance with applicable state and local codes as well as conformance with project conditions established by the Planning Commission or City Council; acts as a technical expert and provides a variety of support duties often involving interdepartmental coordination.

IDENTIFYING CHARACTERISTICS

This is the advanced journey level class in the Building Inspector series. Positions at this level are distinguished from other classes within the series by the level of responsibility assumed and the complexity of duties assigned. Employees perform the most difficult and responsible types of duties assigned to classes within this series including providing lead supervision to assigned staff and performing commercial and other complex inspections. Employees at this level are required to be fully trained in all procedures related to assigned area of responsibility. Assignments are varied and require the exercise of considerable judgment and independence in the interpretation of codes and regulations. This classification differs from the next lower classification of Building Inspector II by the performance of lead responsibilities and by the level of technical and professional expertise required.

REPRESENTATIVE DUTIES

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.

1. Leads, plans, coordinates, prioritizes, reviews, and participates in the work of assigned building inspection staff; discusses job progress with inspectors and ensures that inspections are performed according to City standards.
2. Trains assigned employees in their areas of work including building inspection work methods, procedures, and techniques; assists in the evaluation of job performance. supervises the use, care, and operation of equipment.
3. Verifies the work of assigned employees for accuracy, proper work methods, techniques, and compliance with applicable standards and specifications; ensures adherence to safe work practices and procedures.
4. Serves as lead in providing in-office customer service to the public and other departments; interprets codes and regulations; reviews, researches, and communicates results in determining applicable codes/ordinances; explains required inspections, construction requirements, and construction and repair methods and materials to owners, architects, engineers, contractors, staff, and the public; advises owners on matters related to building permits; acts as lead in investigating and resolving building and related complaints.
5. Leads and performs field inspections of residential and commercial buildings during various stages of construction and remodeling; ensures that structures are being constructed in accordance with approved plans and specifications and in compliance with applicable state and local laws, ordinances,

CITY OF SUISUN CITY
Senior Building Inspector (*Continued*)

and codes (including, but not limited to, building, plumbing, mechanical, electrical and energy codes) to ensure the health, safety, and welfare of the public.

6. Prepares warning letters to negligent owners or contractors; follows negligent cases through prosecution in situations of non-compliance.
7. Serves as a technical advisor to City staff and officials, public agencies and members of the public; serves as a resource for other inspectors in all codes and their application
8. Reviews and analyzes non-code specific construction applications for code compliance.
9. Performs a full range of technical and administrative duties in support of the Building Department including projects with urgent time constraints and involving interdepartmental coordination.
10. Drafts recommendations for changes in codes, ordinances, or standards; proposes and drafts Building Department policies and procedures.
11. Provides support for the Building Department permit tracking system; prepares, analyzes, and reports data from the permitting database and historical records.
12. Tracks builder fees and credits; reconciles bonds, fees, and monies collected from outside agencies.
13. Maintains a variety of files and records related to areas of assignment including records of inspections made and actions taken, and plans; inputs and retrieves information into computer data bases; prepare reports, correspondence, and a variety of other written materials as requested.
14. Attends and participates in professional group meetings, training seminars, and classes; maintains awareness of new trends and developments in the field of building inspection; keeps informed of changes and new legislation pertaining to building codes and related regulations; ensures that appropriate staff is informed and current; conducts staff briefings.
15. Acts in the absence of the Chief Building Official.
16. Performs related duties as required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

Principles of lead supervision and training.

Methods, materials, and progressive steps used in the construction of buildings and related structures.

Pertinent building related codes, ordinances, and regulations enforced by the City including the Uniform Building, Plumbing, and Mechanical Codes; electrical and zoning ordinances, general land use codes, and related City codes and state mandated regulations.

Advanced principles and techniques used in building inspection work including those used to examine the quality of work and materials and to detect deviations from plans, regulations, and standard construction practices.

Special inspection testing procedures and practices.

General engineering principles.

General principles of database design.

General governmental accounting principles.

CITY OF SUISUN CITY
Senior Building Inspector (Continued)

Accepted building construction safety standards and methods.
Operational characteristics and use of standard equipment used in building inspection and the building trades.
Occupational hazards and standard safety procedures.
Permit processing procedures.
Modern office procedures, methods, and equipment including computers.
Principles and procedures of record keeping and reporting.

Ability to:

Lead, organize, and review the work of staff.
Plan and organize daily work schedules and prioritize inspections.
Make adjustments to standard operating procedures as necessary to improve organizational effectiveness.
Understand, interpret, explain, and enforce provisions of applicable building, safety, and zoning codes and ordinance requirements to contractors, developers, and the general public.
Read and interpret complex plans and specifications.
Independently perform the most difficult building inspection duties.
Apply technical knowledge and follow proper inspection techniques to examine workmanship and materials and to detect deviations from plans, regulations, and standard construction methods, practices, and requirements.
Adapt to changing technologies and learn functionality of new equipment and systems.
Determine that construction systems conform to City code requirements.
Advise on standard construction methods and requirements.
Exercise sound and independent judgment.
Respond to requests and inquiries from the general public.
Maintain complete and accurate records.
Write reports and correspondence.
Make arithmetical computations rapidly and accurately.
Safely and effectively operate tools and equipment used in building inspection and the building trades.
Operate office equipment including computers and supporting word processing, spreadsheet, and database applications including the permit tracking system.
Communicate clearly and concisely, both orally and in writing.
Establish and maintain effective working relationships with those contacted in the course of work.

Education and Experience Guidelines - *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

Education/Training:

Equivalent to the completion of the twelfth grade. Specialized training in building technology, architecture, engineering, or a related field is desirable.

Experience:

Three years of responsible combination building inspection experience equivalent to that of a Building Inspector I/II with the City of Suisun City.

License or Certificate:

Possession of an appropriate driver's license.
Possession of a Combination Building Inspector certificate issued by the International Conference of Building Officials (I.C.B.O.).

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed primarily in a standard office environment with travel to various locations to attend meetings and to perform inspections; the employee often works in and around building and construction sites; exposure to inclement weather conditions, mechanical hazards, noise, and dust.

Physical: Primary functions require sufficient physical ability and mobility to work in an office setting and in a field environment; to stand or sit for prolonged periods of time; to occasionally stoop, bend, kneel, crouch, reach, and twist; walk on uneven terrain, loose soil, and sloped surfaces; to lift, carry, push, and/or pull light to moderate amounts of weight; to operate office equipment requiring repetitive hand movement and fine coordination including use of a computer keyboard; to travel to other locations; to operate equipment and vehicle; and to verbally communicate to exchange information.

Vision: See in the normal visual range with or without correction.

Hearing: Hear in the normal audio range with or without correction.

June, 2006
Johnson & Associates

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AGENDA TRANSMITTAL

MEETING DATE: October 3, 2015

CITY AGENDA ITEM: Award Contract for Consultant to Perform a Development Impact Fee Study:

- a. Council Adoption of Resolution 2015-__: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with TischlerBise Inc. to Perform a Development Impact Fee Study; and
- b. Council Adoption of Resolution 2015-__: Adopting the Fifth Amendment to the Annual Appropriation Resolution No. 2015-79 to Appropriate Funds for the Development Impact Fee Study.

FISCAL IMPACT: The cost for the Development Impact Fee Study is \$42,000. This cost will be recovered from impact fees as opposed to the City's General Fund.

BACKGROUND: The City is required to perform a Development Impact Fee Study periodically to ensure the Public Facilities Fees collected from developers appropriately fund the intended public improvements, facilities and equipment needs associated with the proposed project. The fees collected are the Off-Site Street Improvement Program (OSSIP), the Park Improvement Program (PIP), and the Municipal Facilities and Equipment Fee (MFE).

On June 30, 2015, the City Council adopted the FY 2015-16 Annual Budget, which included funding for several financial studies to ensure existing fees are appropriate and to determine whether additional revenues could be generated to cover the cost of City services. Among those studies was an update to the Development Impact Fee Study.

STAFF REPORT: In September, the Administrative Services Department sent a Request for Proposals for a Development Impact Fee Study ("Fee Study") to 22 consultants identified by the California Society of Municipal Finance Officers as performing this specialized work. Two firms submitted proposals, which were reviewed and determined to meet the minimum specifications. Representatives from each firm were interviewed by a panel consisting of Assistant City Manager Ronald C. Anderson, Jr., Public Works and Building Director Tim McSorley, Development Services Director Jason Garben, and Management Analyst II Scott Corey.

TischlerBise Inc. was selected as the best firm to perform the Fee Study. The firm has conducted approximately 900 similar studies across the country, including many for California agencies. TischlerBise brings expertise in land use planning and growth management, and reviews development impact fees in the context of overall City financial needs, land use, and economic development policies. The firm's staff frequently speaks to national groups and organizations, including the American Planning Association, the National Association of Homebuilders, the National Impact Fee Roundtable, the Urban Land Institute and the Government Finance Officers Association. TischlerBise's development fee methodology has never been challenged in court.

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution 2015-__: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with TischlerBise Inc. to Perform a Development Impact Fee Study; and
2. Adopt Resolution 2015-__: Adopting the Fifth Amendment to the Annual Appropriation Resolution No. 2015-79 to Appropriate Funds for the Development Impact Fee Study.

ATTACHMENTS:

1. Resolution 2015-__: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with TischlerBise Inc. to Perform a Development Impact Fee Study.
2. Resolution 2015-__: Adopting the Fifth Amendment to the Annual Appropriation Resolution No. 2015-79 to Appropriate Funds for the Development Impact Fee Study.

RESOLUTION NO. 2015 - ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL
SERVICES AGREEMENT ON THE CITY'S BEHALF WITH TISCHLERBISE INC.
TO PERFORM A DEVELOPMENT IMPACT FEE STUDY**

WHEREAS, the City Council of Suisun City has adopted ordinances and resolutions establishing and revising fees required to be paid by new development; and

WHEREAS, such enactments include Ordinance No. 530, Establishing an Off-Site Street Improvement Program and Fee Structure; Ordinance No. 531, Establishing a Fee on New Construction; and Ordinance No. 598, Regulating Dwelling Unit Construction Fee for Parks; and

WHEREAS, in 1991, the City Council adopted Resolution 91-108 Establishing Fees and Charges for Off-Site Street Improvement Program ("OSSIP Fees"), Resolution 91-109 Establishing Fees and Charges for Park Improvement Program ("PIP Fees"), and Resolution 91-110 Establishing Fees and Charges for New Construction ("New Construction Fee"); and

WHEREAS, in 1993, additional analysis and update of the impact of new development on public facilities in the City of Suisun City was conducted, entitled "1993 Update to Park Improvement Program and New Construction Fees and Off-Site Street Improvement Program;" and

WHEREAS, the City Council adopted Resolution 94-6, Revising Fees and Off-Site Street Improvements, Park Improvements, and Municipal Facilities and Equipment, and Repealing Resolutions 91-108, 91-109 and 91-110; and

WHEREAS, California state law requires local jurisdictions collecting such fees to conduct a periodic study to determine whether the fees are appropriate and to update such fees as to offset the impact of new development to essential City services, facilities and equipment; and

WHEREAS, on June 30, 2015, the City Council adopted the FY 2015-16 Annual Budget allocating resources to conduct such a period study and update of Development Impact Fees; and

WHEREAS, City staff issued a Request for Proposal to qualified firms to perform a Development Impact Fee Study to which the firm TischlerBise Inc. responded with a proposed work plan and was determined to be the most qualified.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to negotiate and execute a Professional Services Agreement on behalf of the City with TischlerBise Inc. for performance of a Development Impact Fee Study, not to exceed \$42,000 with the option to terminate at any time with a 30-day notice.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 3rd of November 2015, by the following vote:

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

WITNESS my hand and the seal of the City of Suisun City this 3rd of November 2015.

Linda Hobson, CMC
City Clerk

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ADOPTING THE FIFTH AMENDMENT TO THE ANNUAL APPROPRIATION
RESOLUTION NO. 2015-79 TO APPROPRIATE FUNDS FOR THE DEVELOPMENT
IMPACT FEE STUDY**

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

THAT Section 010 of Part III of the Annual Appropriation Resolution No. 2015-79 be and is hereby amended as follows:

		<u>Increase/ (Decrease)</u>
TO:	NON-DEPARTMENTAL DEPARTMENT	<u>\$ 42,000</u>
	Non-Departmental	
	TOTAL Section 010	<u>\$ 42,000</u>

THAT Section 120 of Part III of the Annual Appropriation Resolution No. 2015-79 be and is hereby amended as follows:

		<u>Increase/ (Decrease)</u>
TO:	ADMINISTRATIVE SERVICES DEPARTMENT	<u>\$ 19,100</u>
	Interfund Transfers	
	TOTAL Section 120	<u>\$ 19,100</u>

THAT Section 300 of Part III of the Annual Appropriation Resolution No. 2015-79 be and is hereby amended as follows:

		<u>Increase/ (Decrease)</u>
TO:	ADMINISTRATIVE SERVICES DEPARTMENT	<u>\$ 14,000</u>
	Interfund Transfers	
	TOTAL Section 300	<u>\$ 14,000</u>

THAT Section 320 of Part III of the Annual Appropriation Resolution No. 2015-79 be and is hereby amended as follows:

		<u>Increase/ (Decrease)</u>
TO:	ADMINISTRATIVE SERVICES DEPARTMENT	<u>\$ 8,900</u>
	Interfund Transfers	
	TOTAL Section 320	<u>\$ 8,900</u>

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

		<u>Sources</u>	<u>Uses</u>
<u>General Fund</u>			
Revenues:			
A/C No. 010-81120-1910	From OSSIP	\$ 19,100	\$ -
A/C No. 010-81300-1910	From Park Development	\$ 14,000	\$ -
A/C No. 010-81320-1910	From Municipal Facilities	\$ 8,900	\$ -
Appropriations:			
A/C No. 010-93320-1910	Rate & Fee Studies	\$ -	\$ 42,000
	Total General Fund	<u>\$ 42,000</u>	<u>\$ 42,000</u>
<u>Off-Site Street Improvement Program Fund</u>			
Revenues:			
A/C No. 120-70101-6515	Retained Earnings	\$ 19,100	\$ -
Appropriations:			
A/C No. 120-85010-6515	To General Fund	\$ -	\$ 19,100
	Total OSSIP Fund	<u>\$ 19,100</u>	<u>\$ 19,100</u>
<u>Park Development Fund</u>			
Revenues:			
A/C No. 300-70101-6520	Retained Earnings	\$ 14,000	\$ -
Appropriations:			
A/C No. 300-85010-6520	To General Fund	\$ -	\$ 14,000
	Total Park Development Fund	<u>\$ 14,000</u>	<u>\$ 14,000</u>
<u>Municipal Facilities Improvements Fund</u>			
Revenues:			
A/C No. 320-70101-6510	Retained Earnings	\$ 8,900	\$ -
Appropriations:			
A/C No. 320-85010-6510	To General Fund	\$ -	\$ 8,900
	Total Municipal Fac. Impr. Fund	<u>\$ 8,900</u>	<u>\$ 8,900</u>

ADOPTED AND PASSED at a regular meeting of the City Council of the City of Suisun City duly held on the 3rd day of November, 2015 by the following vote:

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

WITNESS my hand and seal of the said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

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AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Adoption of Council Resolution No. 2015-___: Accepting a Grant of Easement for Public Access for a Portion of the Crystal Middle School Parcel at 400 Whispering Bay Lane (Portion of APN 0032-180-230) for the Driftwood Drive Safe Routes to School Project.

FISCAL IMPACT: The recommended action will not have a fiscal impact on the General Fund.

BACKGROUND: The City has received the following grant funds from the Solano Transportation Authority (STA) to develop a Class I bike/pedestrian path fronting Crystal Middle School as part of the City's Safe Routes to School (SR2S) Program: 1) One Bay Area Grant Safe Routes to School (OBAG SR2S) - \$349,065, 2) Transportation Development Act (TDA) Article 3 - \$128,659, and 3) Transportation Fund for Clean Air (TFCA) - \$108,076. The local match required is \$36,883, from the Off-Site Street Improvement (OSSIP) account. The combined funds result in a total project budget of \$642,683.

The project will construct a 10-foot-wide Class I pedestrian/bicycle path along the south side of Driftwood Drive from Marina Boulevard to Josiah Circle, along the east side of Josiah Circle from Driftwood Drive to Whispering Bay Lane, and along the east side of Whispering Bay Lane from Josiah Circle to a point approximately 160 feet south of Josiah Circle. The project will close a gap in the sidewalk and bicycle system between the Grizzly Island Trail (a Class I bikeway/pedestrian facility completed in early 2013) and Crystal Middle School.

The proposed project will also include the following elements: a) Removal and replacement of trees with trees that do not have an invasive root system or have low-lying, wide canopies, and thus are suitable for planting next to concrete flatwork and roadways, b) Relocation of street lights, and installation of new street lights, c) Upgrade of existing curb ramps to Americans With Disabilities Act (ADA) compliant curb ramps, d) Installation of a concrete path bulb-out on the south side of Driftwood Drive at and adjacent to the southwest corner of Driftwood Drive and Marina Boulevard, and d) Striping and installing of roadway signs.

STAFF REPORT: Because of limited public roadway right-of-way on Driftwood Drive and Whispering Bay Lane, the proposed Class I pedestrian/bicycle path and improvements will encroach onto the Crystal Middle School parcel along Driftwood Drive and Whispering Bay Lane. Staff has been coordinating with the Fairfield-Suisun Unified School District (District) staff on the preliminary plans, as well as on the public access easement document.

District staff is expediting the timeline to have the easement document approved by its School Board since the City must secure an Authorization to Proceed with Construction from Caltrans by the grant deadline which is by the end of the 2015 calendar year. Caltrans will not review the City's request for Authorization to Proceed package submittal until the necessary public access easement is secured from the District.

District staff has brought the easement document to their School Board on October 22, 2015, as a resolution of intent. Moreover, District staff is scheduled to bring the easement document again to its School Board on November 12, 2015, for approval to grant the necessary the public access easement to the City. Staff recommends that the City Council accepts the grant of public access easement, contingent upon the School Board's favorable decision at its November 12, 2015 meeting.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Accepting a Grant of Easement for Public Access for a Portion of the Crystal Middle School Parcel at 400 Whispering Bay Lane (Portion of APN 0032-180-230) for the Driftwood Drive Safe Routes to School Project.

ATTACHMENTS:

1. Resolution No. 2015-__: Accepting a Grant of Easement for Public Access for a Portion of the Crystal Middle School Parcel at 400 Whispering Bay Lane (Portion of APN 0032-180-230) for the Driftwood Drive Safe Routes to School Project.
2. Location Map.
3. Grant of Easement Document.

RESOLUTION NO. 2015-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING A GRANT OF EASEMENT FOR PUBLIC ACCESS FOR A PORTION OF
THE CRYSTAL MIDDLE SCHOOL PARCEL AT 400 WHISPERING BAY LANE
(PORTION OF APN 0032-180-230) FOR THE DRIFTWOOD DRIVE SAFE ROUTES TO
SCHOOL PROJECT**

WHEREAS, the Fairfield-Suisun Unified School District (“District”) owns real property located at 400 Whispering Bay Lane (A.P.N. 0032-180-230), commonly referred to as Crystal Middle School (“District Property”); and

WHEREAS, the City has secured grant funds to construct a Class I pedestrian/bicycle path fronting the District Property; and

WHEREAS, because of the limited public roadway right-of-way on Driftwood Drive and Whispering Bay Lane, the proposed pedestrian/bicycle path will encroach into the District Property along those streets and will need an easement areas for public access; and

WHEREAS, the District does not need the easement areas for classroom buildings or educational purposes; and

WHEREAS, the District staff has brought the public easement documents in front of their School Board on October 22, 2015, as a resolution of intention; and

WHEREAS, on November 12, 2015, the District staff is scheduled to recommend the approval of the grant of public access easement to their School Board.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City accepts the grant of public easement from the Fairfield-Suisun Unified School District for a portion of the Crystal Middle School property at 400 Whispering Bay lane and authorizes the City Clerk to record the grant of public access easement, contingent upon the School Board’s approval of the grant of public easement on the November 12, 2015 School Board meeting.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 3rd day of November 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

LOCATION MAP
DRIFTWOOD DRIVE SAFE ROUTES TO SCHOOL (SR2S) PATH PROJECT



LEGEND



APPROXIMATE ALIGNMENT OF PROPOSED PEDESTRIAN/BICYCLE PATH



APPROXIMATE LOCATION OF EASEMENTS NEEDED

Legal Description

City of Suisun City
Public Access Easements

Easement Area "A"

A 15 foot wide Public Access Easement to construct, maintain, operate, repair and modify a pedestrian and bicycle pathway and all purposes incidental thereto situate in the City of Suisun City, County of Solano, State of California, over a portion of the lands described in deed to the Crystal Union School District (currently known as the Fairfield Suisun Unified School District) filed for record March 6, 1962 in Book 1127 of Official Records at Page 633 in the office of the Solano County Recorder, being more particularly described as follows:

Beginning at the most easterly corner of the Public Right of Way easement described in that certain Grant of Easement agreement to the Redevelopment Agency of the City of Suisun City filed for record November 6, 1992 as Document 1992-00102924 in said Recorder's office, said point being further described as a point on the north line of said School District lands and lying 153.88 feet, more or less, easterly of the northwest corner thereof; thence along said north line South 89°27'38" East to the Northeast corner of said lands; thence along the east line thereof South 00°55'22" West, 15.00 feet to a point 15.00 feet southerly of, when measured at a right angle thereto, said north line; thence lying parallel with said north line North 89°27'38" West, 665.38 feet to a point on the southeasterly line of said Right of Way easement; said point being further described as the beginning of a non-tangent 20.00 foot radius curve concave southeasterly from which point the radius bears South 74°59'23" East; thence northeasterly along the arc of said curve and the southeasterly line of said Right of Way easement, 26.37 feet though a central angle of 75°32'14" to the Point of Beginning.

Containing 9,906 sq. ft., more or less.

Easement Area "B"

A 15 foot wide Public Access Easement to construct, maintain, operate, repair and modify a pedestrian and bicycle pathway and all purposes incidental thereto situate in the City of Suisun City, County of Solano, State of California, over a portion of the lands described in deed to the Crystal Union School District (currently known as the Fairfield Suisun Unified School District) filed for record March 6, 1962 in Book 1127 of Official Records at Page 633 in the office of the Solano County Recorder, being more particularly described as follows:

Beginning at the most southerly corner of the Public Right of Way easement described in that certain Grant of Easement agreement to the Redevelopment Agency of the City of Suisun City filed for record November 6, 1992 as Document 1992-00102924 in said Recorder's office, said point being further described as a point on the west line of said School District lands and lying

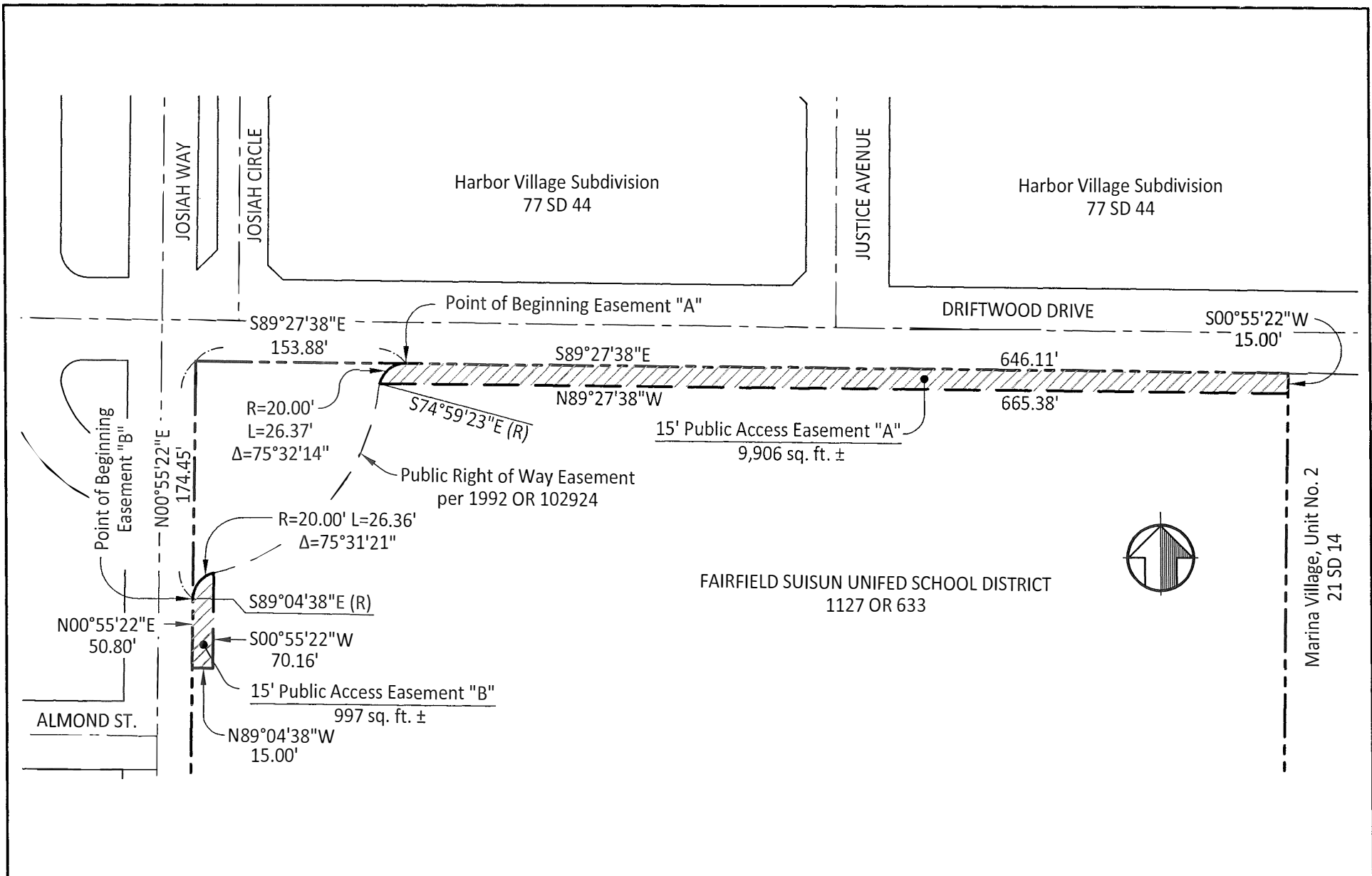
174.45 feet, more or less, southerly of the northwest corner thereof, and said Point of Beginning being further described as the beginning of a 20.00 foot radius curve concave southeasterly from which point the radius bears South 89°04'38" East; thence from said Point of Beginning, northeasterly along the arc of said curve and the southeasterly line of said Right of Way easement, 26.36 feet through a central angle of 75°31'21" to a point 15.00 feet easterly of, when measured at a right angle thereto, said west line; thence lying parallel with said west line South 00°55'22" West, 70.16 feet; thence North 89°04'38" West, 15.00 feet to said west line, thence along said west line North 00°55'22" East, 50.80 feet to the Point of Beginning.

Containing 997 sq. ft., more or less.

Bearings used in this description are based upon the centerline of Driftwood Drive as shown on the map of Harbor Village, filed for record in Book 77 of Maps, Page 44, Solano County Records.

See plat attached hereto and by reference made a part hereof.





Land Surveying • Mapping • Planning
1505 W. Texas Street PH (707) 425-6234
Fairfield, CA 94533 FAX (707) 425-1969

PLAT TO ACCOMPANY LEGAL DESCRIPTION 15' PUBLIC ACCESS EASEMENTS "A" and "B"

City of Suisun City Solano County California

Approved			
Drawn	S.Rohlfs	Scale	1"=100'
Date	10-08-15	Sheet No.	3
Proj. No.	515070	of	3

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AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Adoption of Council Resolution No. 2015-__: Approving and Accepting the Acquisition of Property and a Temporary Construction Easement on Railroad Avenue (portions of APN 037-080-020).

FISCAL IMPACT: There would be no fiscal impact on the General Fund. These acquisitions are 100% funded through the Off-Site Street Improvement Program (OSSIP). The total cost is \$8,283 with \$7,000 going to Alice Hause for the right-of-way and easement and \$1,283 going to Placer Title Company.

BACKGROUND: The City of Fairfield is constructing a water supply pipeline along Railroad Avenue between Main Street and East Tabor Avenue. The Council has previously approved what is referred to as Segment 4 of the overall Project and this action is relative to a portion of Segment 5C. The construction of the waterline requires the acquisition of right-of-way with an additional 10-foot wide strip of land to be utilized for construction purposes.

STAFF REPORT: Ms. Hause owns the property fronting this section of Railroad Avenue. Up until this acquisition is complete, the property owner owns the underlying fee that has been used by the City for right-of-way purposes. This action will relieve Ms. Hause from the burden of paying taxes on this property while it is being used for public purposes. The appraisal firm of Garland & Associates was contracted to review the proposed purchase price and they have determined that it is appropriate.

The strip of property under consideration is along the northern edge of the parcel and is adjacent to the UPRR right-of-way (Attachment 2 & 3). The City now needs to accept the Hause property along Railroad Avenue (portions of APN 037-080-020) for right-of-way and temporary construction easement purposes.

The details of the Alice Hause purchase are as follows:

Details of 519 Railroad Avenue Purchase	
Right-of-Way Purchase Price (3,240 sq. ft.)	\$5,108
Temporary Construction Easement Purchase Price (1,200 sq. ft.)	\$1,892
Total Cost of Acquisition:	\$7,000

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Approving and Accepting the Acquisition of Property and a Temporary Construction Easement on Railroad Avenue (Portions of APN 037-080-020).

ATTACHMENTS:

1. Resolution No. 2015-__: Approving and Accepting the Acquisition of Property and a Temporary Construction Easement on Railroad Avenue (Portions of APN 037-080-020).
2. Right-Of-Way Plat Map and Legal Description.
3. Temporary Construction Plat Map and Legal Description.

RESOLUTION NO. 2015-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING AND ACCEPTING THE ACQUISITION OF PROPERTY AND A
TEMPORARY CONSTRUCTION EASEMENT ON
RAILROAD AVENUE (PORTIONS OF APN 0037-080-020)**

WHEREAS, The City of Fairfield is constructing a water transmission line within portions of Railroad Avenue inside the City of Suisun City limits; and

WHEREAS, APN 0037-080-020 is a privately owned parcel which is impacted by the waterline project; and

WHEREAS, it is desirable and necessary for the City to acquire ownership of a portion of the real property located at 519 Railroad Avenue (Property) in the City. The Property is owned by Alice Hause (Seller). The acquisition of the Property is necessary to construct the pipeline under the roadway and allows for a temporary construction easement as described and depicted in Attachments 2 and 3 respectively; and

WHEREAS, on January 6, 2015, the City Council unanimously authorized staff to proceed with negotiations for acquisition of the Property. In August 2015, the City and Seller negotiated and entered into an Agreement For Acquisition of Real Property Under Threat of Condemnation and Joint Escrow Instructions (“Purchase Agreement”) for the Property; and

WHEREAS, the Purchase Agreement has been signed by Seller thus selling the City a portion of the Property. The acquisition along the northern edge of the parcel is approximately twenty-seven feet wide along the entire frontage of APN 0037-080-020. The temporary construction easement is an additional ten feet wide as described with both being depicted in Attachments 2 and 3 respectively; and

WHEREAS, Garland & Associates, a California State licensed appraiser, has evaluated the terms of the negotiated acquisition prices and has determined that they “are within the normal and customary prices paid for such property acquisitions”; and

WHEREAS, pursuant to the provisions of Section 7267.2 of the California Government Code, the City has made an offer to the owner(s) of the Subject Property for just compensation and that offer has been accepted and the purchase agreement signed by all parties in the agreement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City approves and accepts the acquisition of portions of APN 037-080-020 from the Seller.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 3rd day of November 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

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EXHIBIT A-1
Legal DescriptionRight of Way Dedication
Portion of APN 037-080-020

Being all that certain real property situate in the City of Suisun City, State of California, being a portion of Lot 71 as said Lot is shown on that certain map entitled "Locke-Paddon Colony No. 4" filed for record October 11, 1912 in Book 4 of Maps at Page 13 in the office of the Solano County Recorder, and further being a portion of Parcel One as described in the Deed of Trust filed for record June 5, 2014 as Document 2014-0041348 in said Recorder's office, being more particularly described as follows:

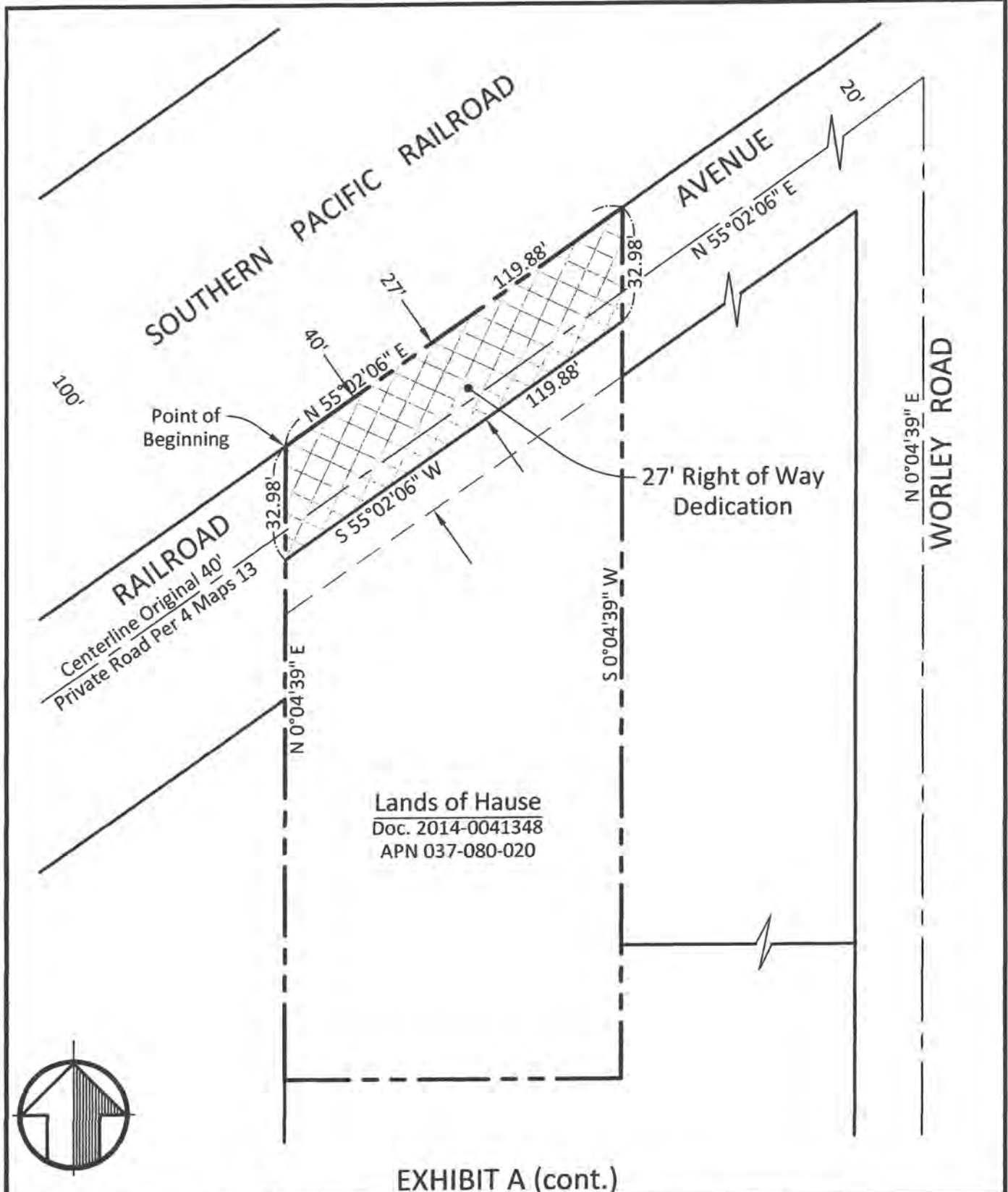
Beginning at the northwest corner of said Parcel One, said corner being further described as a point on the southeasterly line of the Southern Pacific Railroad Right of Way as shown on said map; thence along said right of way and the northwesterly line of said Parcel One, North 55°02'06" East, 119.88 feet to the northeast corner of said Parcel One; thence leaving said right of way, along the east line of said Parcel One, South 0°04'39" West, 32.98 feet to a point 27.00 feet southeasterly of, when measured at a right angle thereto, said railroad right of way; thence leaving said east line, lying 27.00 feet southeasterly of said railroad right of way and parallel therewith, South 55°02'06" West, 119.88 feet to a point of the west line of said Parcel One; thence along said west line North 0°04'39" East, 32.98 feet to the Point of Beginning.

Containing 3,237 square feet, more or less.

Bearings used in this description are based upon the California Coordinate System, NAD83.

See Plat attached hereto and by reference made a part of this description.





Mountain Pacific Surveys
Land Surveying • Mapping • Planning
1505 W. Texas Street PH (707) 425-6234
Fairfield, CA 94533 FAX (707) 425-1969

PLAT TO ACCOMPANY LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
APN 037-080-020
City of Suisun City California

Approved	
Drawn CMW	Scale 1"=40'
Date Mar. 2015	Sheet No. 2
Proj. No. 513013.1	of 2

EXHIBIT B-1
Legal Description**Temporary Construction Easement**
Portion of APN 037-080-020

Being an easement 10 feet in width for temporary construction activities and all purposes incidental thereto, situate in the City of Suisun City, State of California, over a portion of Lot 71 as said Lot is shown on that certain map entitled "Locke-Paddon Colony No. 4" filed for record October 11, 1912 in Book 4 of Maps at Page 13 in the office of the Solano County Recorder, further described as being over a portion of Parcel One as described in the Deed of Trust filed for record June 5, 2014 as Document 2014-0041348 in said Recorder's office, the northwesterly line of said easement being more particularly described as follows:

Commencing at the northwest corner of said Parcel One, said corner being further described as a point on the southeasterly line of the Southern Pacific Railroad Right of Way as shown on said map; thence leaving said railroad right of way, along the west line of Parcel One, South 0°04'39" West, 32.98 feet to a point 27.00 feet southeasterly of, when measured at a right angle thereto, said railroad right of way and the True Point of Beginning of this description; thence lying 27.00 feet southeasterly of said railroad right of way and parallel therewith, North 55°02'06" East, 119.88' to a point on the east line of said Parcel One and the Terminus of this description; extending or shortening the southerly line of this easement as required so as to terminate at the herein above described easterly and westerly lines of said Parcel One.

Bearings used in this description are based upon the California Coordinate System, NAD83.

See Plat attached hereto and by reference made a part of this description.



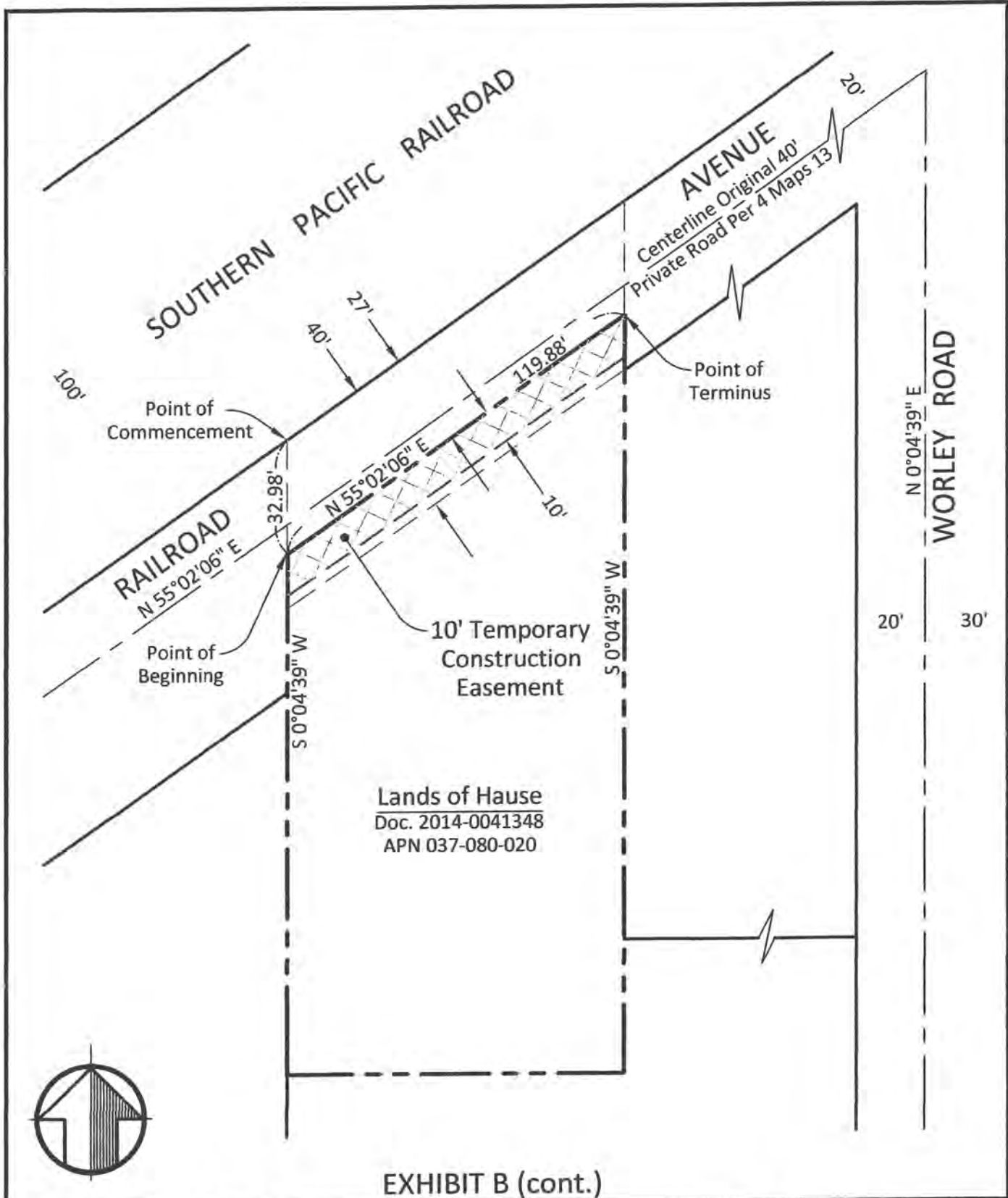


EXHIBIT B (cont.)



Land Surveying • Mapping • Planning
1505 W. Texas Street PH (707) 425-6234
Fairfield, CA 94533 FAX (707) 425-1969

PLAT TO ACCOMPANY LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
APN 037-080-020

City of Suisun City California

Approved

Drawn

CMW

Scale

1"=40'

Date

Mar. 2015

Sheet No.

Proj. No.

513013.1

of 2

2

AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Council Adoption of Resolution No. 2015-___: Authorizing the City Manager/Harbor Master to Order the Removal of Vessels from the Marina for Violation of Provisions or Regulations in Title 21 of the Suisun City Code on Behalf of the City Council.

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

BACKGROUND: The City Manager is designated as the Harbormaster for the Suisun City Marina. The daily management and operations of the Marina are handled by the Marina/Waterfront Recreation Supervisor (Marina Supervisor). The City recently hired a new Marina Supervisor and one of the job duties has been resolving chronic violations of the Suisun City Code (SCC), berth rental agreements, as well as State and Federal Law.

STAFF REPORT: Under the SCC, the Harbormaster, the Chief of Polices and their designees are responsible for the enforcement of Title 21 of the SCC, including the state boating laws, which are incorporated by reference. Pursuant to SCC section 21.04.030 D, the harbormaster may refuse entry into the marina of any vessel which is derelict, needing major overhaul, or violating the SCC as it relates to the marina or state boating laws. However, ordering the removal of a vessel already in the marina requires a resolution of the City Council.

There are a variety of violations that occur which would be appropriate for ordering the removal of a vessel from the marina. Examples include a vessel discharging refuse or contaminants into the water, habitually violating the law, being used for camping, placing other vessel or property at risk or in an unsafe condition, in violation of the law.

Staff is requesting the approval of the City Council, via resolution, for the City Manager to order the removal of vessel where a person in control or responsible for a vessel has violated a provision or regulation in Title 21 of the SCC.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-___: Authorizing the City Manager/Harbor Master to Order the Removal of Vessels from the Marina for Violation of Provisions or Regulations in Title 21 of the Suisun City Code on Behalf of the City Council.

ATTACHMENTS:

1. Resolution No. 2015-___: Authorizing the City Manager/Harbor Master to Order the Removal of Vessels from the Marina for Violation of Provisions or Regulations in Title 21 of the Suisun City Code on Behalf of the City Council.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER/HARBOR MASTER TO ORDER THE
REMOVAL OF VESSELS FROM THE MARINA FOR VIOLATION OF
PROVISIONS OR REGULATIONS IN TITLE 21 OF THE SUISUN CITY CODE
ON BEHALF OF THE CITY COUNCIL**

WHEREAS, Suisun City Code section 21.08.020 B provides that any person who violates any provision or regulation of Title 21 of the Suisun City Code may, by resolution of the City Council, result in the person being ordered to remove their vessel from the marina; and

WHEREAS, the ordering of the removal of a vessel for violating the Suisun City Code can prevent ongoing violations and mitigate any threats posed to other vessels, persons or the environment;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager, upon violation of any provision or regulation in Title 21 of the Suisun City Code, to order the immediate removal of the person's vessel from the marina pursuant to Suisun City Code section 21.08.020 B.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 3rd day of November 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Adoption of Council Resolution No. 2015-___: Accepting a Grant Deed from Walmart for a Portion of the Walmart Property at 350 Walters Road (Portion of APN 0173-830-020) for a Bus Stop.

FISCAL IMPACT: The recommended action would not have a fiscal impact on the General Fund.

BACKGROUND: As part of the City's approval of the Walmart development project located at 350 Walters Road, Walmart constructed a bus stop on the west side of Walters Road and south of the main driveway to the Walmart store, which consists of a bus turnout bay, an associated sidewalk, a bus shelter, and a bus shelter concrete pad.

STAFF REPORT: The subject bus stop improvements were constructed within Walmart's property. Walmart, the property owner, is proposing to dedicate the Walmart right-of-way occupied by the bus stop improvements to the City, and has submitted a grant deed for the City's acceptance. City staff has reviewed the grant deed and has determined it to be acceptable. It is in the City's best interest to accept the grant deed from Walmart to provide legal public access to the subject bus stop improvements.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-___: Accepting a Grant Deed from Walmart for a Portion of the Walmart Property at 350 Walters Road (Portion of APN 0173-830-020) for a Bus Stop.

ATTACHMENTS:

1. Resolution No. 2015-___: Accepting a Grant Deed from Walmart for a Portion of the Walmart Property at 350 Walters Road (Portion of APN 0173-830-020) for a Bus Stop.
2. Location Map.
3. Grant of Deed.

RESOLUTION NO. 2015-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING A GRANT DEED FROM WALMART FOR A PORTION OF THE
WALMART PROPERTY AT 350 WALTERS ROAD (PORTION OF APN 0173-830-020)
FOR A BUS STOP**

WHEREAS, Walmart has completed on-site and off-site improvements as part of the Walmart development project at 350 Walters Road; and

WHEREAS, per the condition of approval of the Walmart development project, Walmart has constructed a bus stop consisting of a bus turnout bay, an associated sidewalk, a bus shelter, and a bus shelter concrete pad; and

WHEREAS, the new bus stop improvements were constructed within Walmart's property along the west side of Walters Road and south of the main entrance driveway to the Walmart store; and

WHEREAS, acceptance of the grant deed will enable the improved area within Walmart's property to become public right-of-way and provide legal public access to the new bus stop improvements; and

WHEREAS, it is in the City's best interest to accept the grant deed from Walmart for the area occupied by the new bus stop improvements.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City accepts the grant deed from Walmart for a portion of the Walmart property at 350 Walters Road and authorizes the City Clerk to record the grant deed.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 3rd day of November 2015 by the following vote:

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

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

LOCATION MAP

BUS STOP at WALMART (350 WALTERS ROAD)



RECORDING REQUESTED BY
AND WHEN RECORDED
RETURN TO:

CITY OF SUISUN CITY
701 CIVIC CENTER BLVD.
SUISUN CITY, CA 94585

***No Recording Fee per California
Government Code Section 27383.***

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

APN: 0173-830-020

GRANT DEED

DOCUMENTARY TRANSFER TAX IS \$ -0-

- ☐ _____ unincorporated area **X** City of Suisun City
X computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining
at time of sale, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WAL-MART STORES INC., a Delaware corporation ("Grantor")

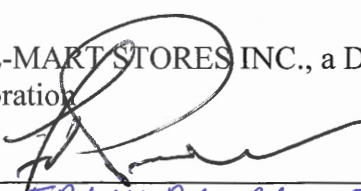
hereby GRANTS in fee interest to

the CITY OF SUISUN CITY, a municipal corporation ("Grantee")

the real property in the City of Suisun City, County of Solano, State of California, described in Exhibit "A" and depicted on Exhibit "B", both of which are attached hereto and incorporated herein by reference.

"GRANTOR"

WAL-MART STORES INC., a Delaware
corporation

By: 
Name: FRANK PAMPALONE
Its: Vice President of Real Estate
Date: 8-27-2015

"GRANTEE"

CITY OF SUISUN CITY, a municipal
corporation

By: _____
Name: _____
Its: _____
Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Arkansas)
COUNTY OF Benton)

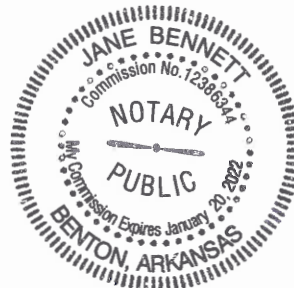
On August 27, 2015 before me, Jane Bennett, Notary Public
(insert name and title of the officer)

personally appeared Frank Pampalao,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jane Bennett (Seal)



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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
COUNTY OF _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

REAL PROPERTY BEING A PORTION OF PARCEL 2 PER THAT PARCEL MAP FILED IN THE OFFICE OF THE SOLANO COUNTY RECORDER SEPTEMBER 14, 2012 IN BOOK 50 OF PARCEL MAPS AT PAGE 41, LOCATED IN THE CITY OF SUISUN CITY, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Commencing at the Northeast corner of Parcel 3 per said Parcel Map thence northeasterly along the East line of said Parcel 2 North 45°49'05" East, 122.43 feet; thence along a tangent curve to the left having a radius of 700.00 feet, through a central angle of 08°59'05", an arc length of 109.77 feet to the POINT OF BEGINNING; thence leaving said East line the following courses: North 03°10'30" East, 4.09 feet; thence along a tangent curve to the right having a radius of 56.00 feet, through a central angle of 23°58'58", an arc length of 23.44 feet to the point of a reverse curve to the left having a radius of 693.00 feet, through a central angle of 01°44'05", an arc length of 20.98 feet; thence North 65°18'02" West, 6.49 feet; thence North 24°41'58" East, 15.00 feet; thence South 65°18'02" East, 3.50 feet; thence North 24°41'58" East, 2.50 feet; thence South 65°18'02" East, 2.99 feet to the point of a non-tangent curve to the left the radius point of which bears North 66°01'26" West, 693.00 feet; thence northeasterly along said curve through a central angle of 01°44'05", an arc length of 20.98 feet to the point of a reverse curve to the right having a radius of 56.00 feet through a central angle of 25°07'46" an arc length of 24.56 feet; thence North 47°22'14" East, 2.83 feet to a point on the East line of said Parcel 2, said point further being the point of a non-tangent curve to the right, the radius point of which bears North 69°54'58" West, 700.00 feet; thence southerly along said curve through a central angle of 09°14'36", an arc length of 112.93 feet to the POINT OF BEGINNING, containing 771.27 square feet, more or less.

[Portion of APN: 0173-830-020]

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 45°49'05" E	122.43'
L2	N 03°10'30" E	4.09'
L3	N 65°18'02" W	6.49'
L4	N 24°41'58" E	15.00'
L5	S 65°18'02" E	3.50'
L6	N 24°41'58" E	2.50'
L7	S 65°18'02" E	2.99'
L8	N 66°01'26" W	693.00'
L9	N 47°22'14" E	2.83'

CURVE DATA			
CURVE	RADIUS	DELTA	LENGTH
C1	700.00'	08°59'05"	109.77'
C2	56.00'	23°58'58"	23.44'
C3	693.00'	01°44'05"	20.98'
C4	693.00'	01°44'05"	20.98'
C5	56.00'	25°07'46"	24.56'

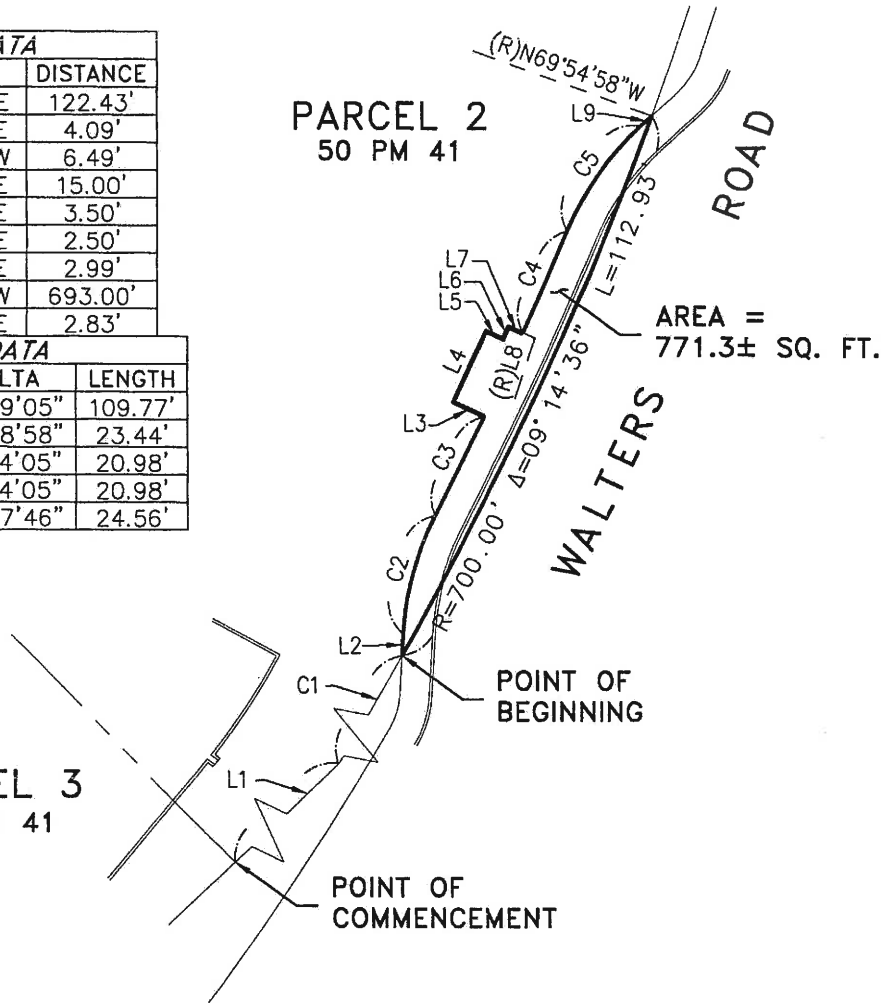
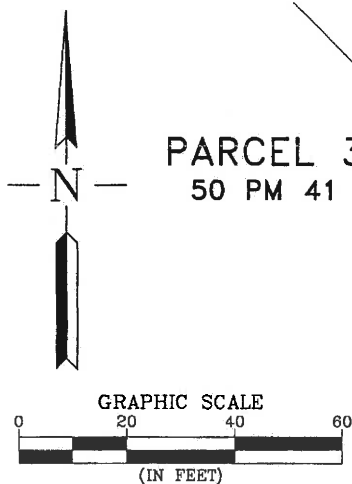


EXHIBIT B

PLAT TO ACCOMPANY THE DESCRIPTION FOR THE PURPOSE
OF A RIGHT OF WAY DEDICATION OVER A PORTION OF
PARCEL 2, BK. 50 OF PARCEL MAPS, PG. 41,
SOLANO COUNTY RECORDS
SUISUN CITY, SOLANO COUNTY, CALIFORNIA
PROJECT #A05076 NOVEMBER 12, 2013
SHEET 1 OF 1

CERTIFICATE OF ACCEPTANCE

This is to certify that the fee interest in real property conveyed by the Grant Deed dated _____, 2015, from **Wal-Mart Stores, Inc., a Delaware corporation** is hereby accepted by the undersigned officer on behalf of the _____.

Dated: _____

By: _____

[_____]

Deputy City Clerk
City of Suisun City

AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Adoption of Council Resolution No. 2015-__: Accepting a Grant of Easement for Storm Drain Utilities from Walmart for a Portion of the Walmart Property at 350 Walters Road (Portion of APN 0173-830-020).

FISCAL IMPACT: The recommended action would not have a fiscal impact on the General Fund.

BACKGROUND: As part of the City's approval of the Walmart development project located at 350 Walters Road, the Walmart store was built on Walmart's property over the northerly portion of a pre-existing public storm drain ditch. The store location required segments of the public ditch to be realigned within Walmart's property and modified into underground dual 24-inch storm drain pipes.

STAFF REPORT: As with the pre-existing public ditch, the modified storm drain facility continues to convey storm drain water from the neighborhood north of the Walmart property. With that having been said, the modified storm drain facility will continue to be a public facility. Because this public storm drain facility is within Walmart's private property, an easement from Walmart is needed to legally allow the City to maintain, operate, alter, repair, replace, reconstruct, and/or inspect said facility. Walmart, the property owner, is proposing to grant the necessary easement, and has submitted a grant of easement document for the City's acceptance. Staff has reviewed the grant of easement and has determined it to be acceptable. The acceptance of this grant of easement would be to the benefit of the City and the neighborhood served by the subject public storm drain facility.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-__: Accepting a Grant of Easement for Storm Drain Utilities from Walmart for a Portion of the Walmart Property at 350 Walters Road (Portion of APN 0173-830-020).

ATTACHMENTS:

1. Resolution No. 2015-__: Accepting a Grant of Easement for Storm Drain Utilities from Walmart for a Portion of the Walmart Property at 350 Walters Road (Portion of APN 0173-830-020).
2. Location Map.
3. Grant of Easement Document.

RESOLUTION NO. 2015-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING A GRANT OF EASEMENT FOR STORM DRAIN UTILITIES FROM
WALMART FOR A PORTION OF THE WALMART PROPERTY AT 350 WALTERS
ROAD (PORTION OF APN 0173-830-020)**

WHEREAS, Walmart has completed on-site and off-site improvements as part of the Walmart development project at 350 Walters Road; and

WHEREAS, per the condition of approval of the Walmart development project, Walmart has constructed the Walmart store within its property over a portion of the City's pre-existing public storm drain ditch; and

WHEREAS, the store location required segments of the public ditch to be realigned with Walmart's property and modified into underground dual 24-inch storm drain pipes; and

WHEREAS, the modified storm drain facility continues to be a public facility; and

WHEREAS, Walmart is proposing to grant the necessary easement and has submitted a grant of easement document for the City's acceptance; and

WHEREAS, acceptance of this grant of easement document will allow the City to legally maintain, operate, alter, repair, replace, reconstruct, and/or inspect this modified storm drain facility; and

WHEREAS, it is in the City's best interest to accept the grant of easement from Walmart.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City accepts the grant of easement from Walmart for a portion of the Walmart property at 350 Walters Road and authorizes the City Clerk to record the grant deed.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 3rd day of November 2015 by the following vote:

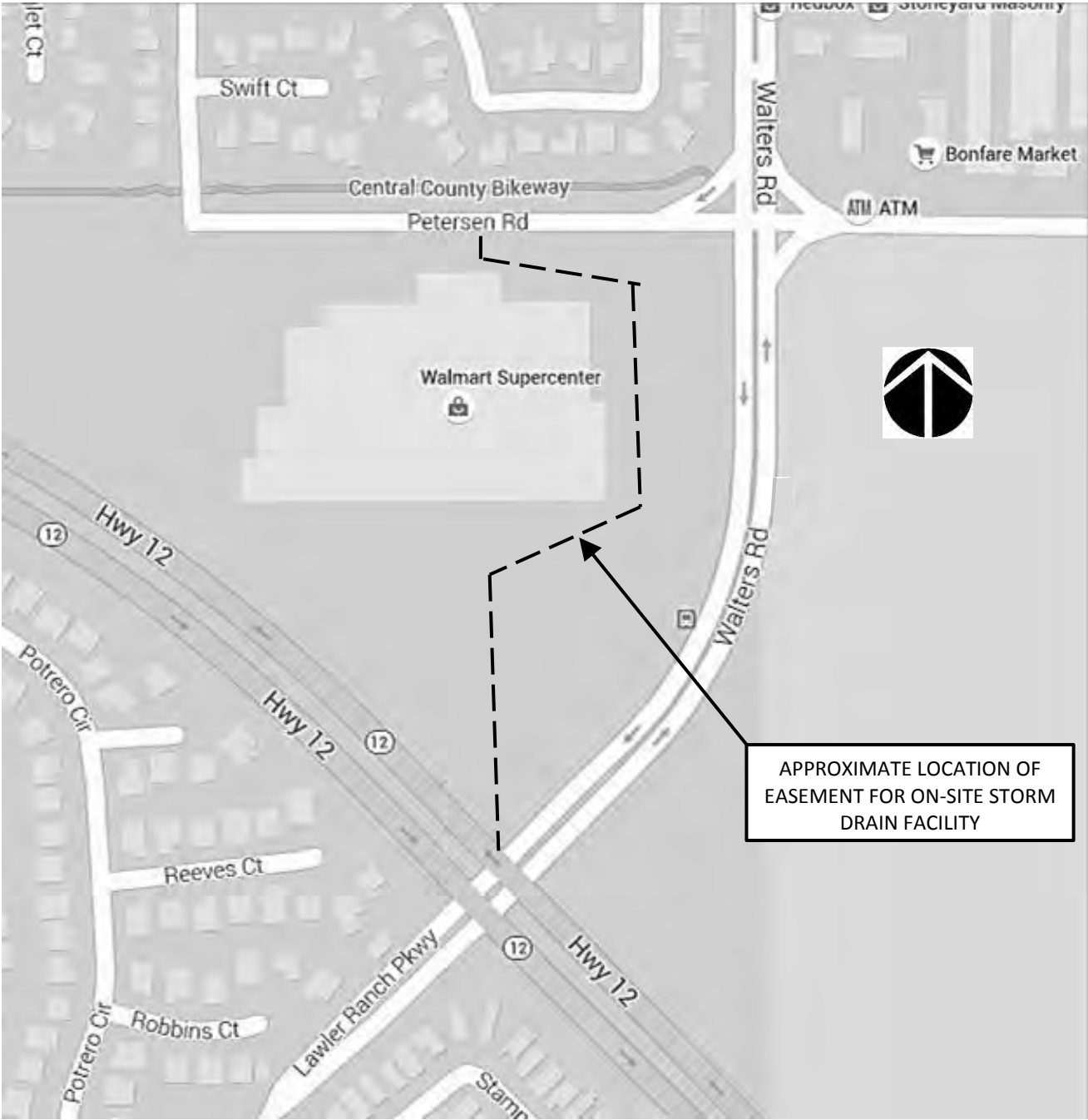
AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

LOCATION MAP

ON-SITE STORM DRAIN EASEMENT
WALMART at 350 WALTERS ROAD



RECORDING REQUESTED BY:

CITY OF SUISUN CITY

WHEN RECORDED MAIL TO:

CITY OF SUISUN CITY

c/o City Clerk

701 Civic Center Blvd.

Suisun City, CA 94585

No Recording Fee- Per Government Code §27383

No Document Transfer Tax- Per R&T Code §11922

(Space Above this Line for Recorder's Use)

APNs: 0173-830-020 & 030

Suisun City, CA
Store No. 3708-01**GRANT OF EASEMENT FOR STORM DRAIN UTILITIES**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WAL-MART STORES, INC., a Delaware corporation

hereby GRANT(s) to the

CITY OF SUISUN CITY, a Municipal Corporation,

a perpetual easement subject to the terms provided herein for the purposes of installing, constructing, using, maintaining, operating, altering, adding to, repairing, replacing, reconstructing, inspecting and/or removing dual 24" pipes and associated storm drain manholes (collectively, "Storm Drain Facilities", title to which Storm Drain Facilities shall remain at all times in the Grantee as Grantee's equipment and personal property), on, over, in, under and across that portion of certain real property situated in the City of Suisun City, County of Solano, State of California, described on Exhibit "A", and depicted on Exhibit "B", which are both attached hereto and made a part hereof.

GRANTEE, its successors and assigns and their respective agents and employees, shall have the right of ingress to and egress from said easement and every part thereof, at all times, for the purpose of exercising the rights herein granted. Grantee agrees to use due care in any use of the easement herein granted and in the construction, installation, repair, replacement and maintenance of the Storm Drain Facilities and/or easement area as provided for herein so as not to unreasonably disturb Grantor's use of its property. Without limiting the effect of the foregoing, Grantee shall not unreasonably interfere with Grantor's business operations while utilizing this easement.

GRANTEE will forever release Grantor and its successors and assigns from any liability or obligation in connection with the Storm Drain Facilities, and will waive and hold harmless for, and defend Grantor and its successors and assigns against, any claims, losses, causes of action, and suits which arise from Grantee's, its agents', employees', invitees' or permittees' acts or omissions, including but not limited to the use of the easement herein granted, and will indemnify Grantor for any losses suffered due to any such claims, losses, causes of action or suits, except for that which is attributable to the negligence or willful misconduct of the Grantor, its employees, agents or contractors.


GRANTOR agrees for himself, his heirs and assign, not to erect, place or maintain, not to permit the erection, placement or maintenance any building or structure improvement such as a block wall, retaining wall, trees, and other structure improvements, shall be constructed over the easement area.

GRANTOR reserves the right to use the easement area for parking areas, drive aisles, pavement, light standards, landscaping (except for trees and deep rooting shrubbery), and any other uses that will not unreasonably interfere with Grantee's use of the easement area.

GRANTOR shall comply, and shall cause all of their respective agents, employees, and contractors to comply, with all applicable governmental laws and regulations, including but not limited to those of the California Department of Fish and Wildlife, while present on the property.

"Grantor"

WAL-MART STORES, INC.,
a Delaware corporation

By: 
Name: FRANK PAMPALONE
Its: DIRECTOR Vice President of Real Estate
Date: 8-20-2015

"Grantee"

CITY OF SUISUN CITY,
a Municipal Corporation

By: _____
Name: _____
Its: _____
Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Arkansas
COUNTY OF Benton

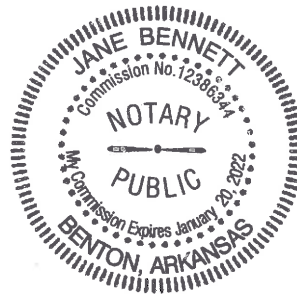
On August 27, 2015 before me, Jane Bennett, Notary Public
(insert name and title of the officer)

personally appeared Frank Pampalone,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jane Bennett (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
COUNTY OF _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

GRANTEE'S CERTIFICATE OF ACCEPTANCE/CONSENT

(to be attached hereto)

EXHIBIT "A"

LEGAL DESCRIPTION

AN EASEMENT FOR STORM DRAIN PURPOSES OVER A PORTION OF PARCEL 2, AS SAID PARCEL IS SHOWN ON THAT PARCEL MAP PM 06-02, FILED SEPTEMBER 14, 2012 IN BOOK 50 OF PARCEL MAPS PAGE 41, SOLANO COUNTY RECORDS, LOCATED IN THE CITY OF SUISUN CITY, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Beginning at a point on the North line of Parcel 3, per said Parcel Map, said point being South 89°22'00" West, 101.88 feet from the Northeast corner thereof; thence from said POINT OF BEGINNING westerly along said line South 89°22'00" West, 40.00 feet; thence leaving said line North 00°45'51" West, 20.27 feet; thence South 89°22'00" West, 19.58 feet; thence North 00°38'00" West, 171.18 feet; thence North 89°22'04" East, 29.52 feet; thence North 00°38'01" West, 30.52 feet; thence North 61°50'19" East, 292.13 feet; thence North 00°38'00" West, 374.25 feet; thence North 75°02'35" West, 265.98 feet; thence North 00°06'25" East, 13.87 feet; thence South 86°46'17" East, 32.42 feet; thence South 75°02'35" East, 252.97 feet; thence South 00°38'00" East, 401.56 feet; thence South 61°50'19" West, 292.13 feet; thence South 00°38'01" East, 18.39 feet; thence North 89°22'04" East, 28.18 feet; thence South 00°38'00", 171.17 feet; thence South 89°22'00" West, 18.12 feet; thence South 00°45'51" East, 20.27 feet to the POINT OF BEGINNING, containing 33,609.66 square feet or 0.77 acres, more or less.

[APN: 0173-830-020]

AN EASEMENT FOR STORM DRAIN PURPOSES OVER A PORTION OF PARCEL 3, AS SAID PARCEL IS SHOWN ON THAT PARCEL MAP PM 06-02, FILED SEPTEMBER 14, 2012 IN BOOK 50 OF PARCEL MAPS PAGE 41, SOLANO COUNTY RECORDS, LOCATED IN THE CITY OF SUISUN CITY, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Beginning at a point said point bears North 44°14'13" West, 11.55 feet and North 75°49'18" East, 18.47 feet from the Southwest corner of said Parcel 3; thence from said POINT OF BEGINNING the following courses: North 45°39'21" West, 85.93 feet; thence North 44°20'39" East, 20.00 feet; thence South 45°39'21" East, 43.28 feet; thence North 00°18'11" West, 124.58 feet; thence South 89°13'24" West, 4.00 feet; thence North 00°45'51" West, 12.21 feet to a point on the North line of said Parcel; thence easterly along said line North 89°22'00" East, 40.00 feet; thence leaving said line South 00°45'51" East, 12.11 feet; thence South 89°13'24" West, 3.16 feet; thence South 00°32'25" East, 66.48 feet; thence South 01°37'34" East, 27.12 feet to the point of a nontangent curve to the left, the radius point of which bears North 88°35'09" East, 123.40 feet, through a central angle of 26°30'51"; thence southerly an arc length of 57.10 feet; thence North 64°53'36" East, 10.48 feet; thence South 25°06'24" East, 14.73 feet; thence South 75°49'18" West, 48.62 feet to the POINT OF BEGINNING, containing 7,664.45 square feet or 0.18 acres, more or less.

[APN: 0173-830-030]

Exhibit "A"



**ROBERT A. KARN
& ASSOCIATES, INC.**

707 BECK AVENUE 94533
FAIRFIELD, CALIFORNIA
Phone: (707) 435-9999 Fax: (707) 435-9988
e-mail: rak@rakengineers.com

CIVIL ENGINEERS

PARCEL 2, 50 PM 41

LACK OF ABUTTER'S
921 OR 594

**PARCEL 3
50 PM 41**

**PARCEL 3
50 PM 41**

**PARCEL 3
50 PM 41**

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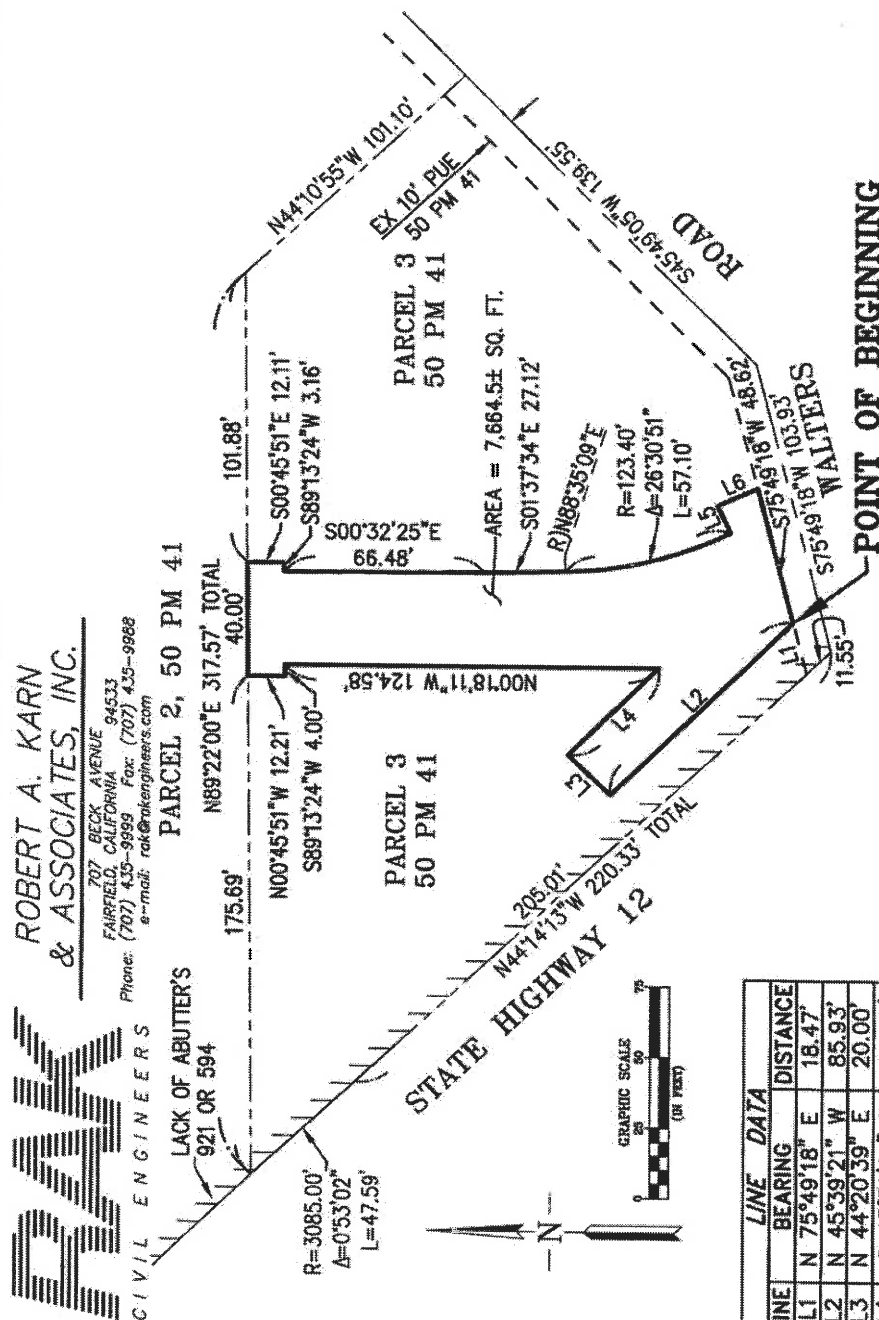


EXHIBIT B

PLAT TO ACCOMPANY THE DESCRIPTION OF AN
EASEMENT FOR STORM DRAIN PURPOSES OVER A
PORTION OF PARCEL 3, BOOK 50 PM PAGE 41,
SOLANO COUNTY RECORDS
SUISUN CITY, SOLANO COUNTY, CALIFORNIA
PROJECT #A05076 SCALE: 1"=50'
DATE: FEBRUARY 14, 2013, REV. 12/11/14

ABBREVIATIONS

FT.	FEET
PM	PARCEL MAP
PUE	PUBLIC UTILITY EASEMENT
R)	RADIAL
SQ.	SQ. SQUARE

LINE DATA	
LINE	BEARING DISTANCE
L1	N 75°49'18" E 18.47'
L2	N 45°39'21" W 85.93'
L3	N 44°20'39" E 20.00'
L4	S 45°39'21" E 43.28'
L5	N 64°53'36" E 10.48'
L6	S 25°06'24" E 14.73'

Exhibit "B"

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AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Adoption of Council Resolution No. 2015-___: Accepting the Completed Corrections and Repairs to the Public Civil and Landscape Improvements for the Walmart Development Project at 350 Walters Road.

FISCAL IMPACT: There is no negative fiscal impact on the General Fund.

BACKGROUND: On March 25, 2015, the Suisun City Walmart store at 350 Walters Road held its grand opening event. As part of the City's approval of the Walmart development project located at 350 Walters Road, Walmart constructed on-site public storm drain facilities and water system facilities improvements, as well as miscellaneous off-site public civil and landscape improvements. At the time of the grand opening event, the improvements were substantially complete and City staff had settled with Walmart on the corrections and repairs needed to finalize the public improvements.

STAFF REPORT: The public civil and landscape improvements completed by the Walmart development project include, but are not limited to, on-site storm drain facilities, on-site water system facilities, and off-site improvement such as a traffic signal at Walters Road and the main entrance driveway to the Walmart store; a bus turnout bay with a bus shelter on the west side of Walters Road just south of the main entrance driveway to the Walmart store; sidewalk, curb ramps, driveway cut-outs, and street lights on the west side of Walters Road from State Route 12 to Petersen Road; sidewalk, curb ramps, driveway cut-outs, streetlights, storm drain mainlines, and catch basins on the south side of Petersen Road from Walters Road to the westerly terminus of Petersen Road, just west of Fulmar Drive; repaving of Petersen Road from Walters Road to the westerly terminus of Petersen Road, just west of Fulmar Drive; asphalt concrete overlay of Fulmar Drive from Petersen Road to Swift Court; and landscaping/irrigation on the north side of Petersen Road between Walters Road and Fulmar Drive.

The public civil and landscape improvements have been inspected by the City and found to be in substantial compliance with the approved civil and landscaping improvement plans. Staff recommends accepting the public improvements completed as part of the Walmart development project.

RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2015-___: Accepting the Completed Corrections and Repairs to the Public Civil and Landscape Improvements for the Walmart Development Project at 350 Walters Road.

ATTACHMENTS:

1. Resolution No. 2015-___: Accepting the Completed Corrections and Repairs to the Public Civil and Landscape Improvements for the Walmart Development Project at 350 Walters Road.
2. Location Map.

RESOLUTION NO. 2015-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
ACCEPTING THE COMPLETED CORRECTIONS AND REPAIRS TO THE PUBLIC
CIVIL AND LANDSCAPE IMPROVEMENTS FOR THE WALMART DEVELOPMENT
PROJECT AT 350 WALTERS ROAD.**

WHEREAS, on March 25, 2015, the Suisun City Walmart store at 350 Walters Road held its grand opening event; and

WHEREAS, at the time of the grand opening event, the on-site and off-site public civil and landscape improvements completed as part of the Walmart development project were substantially completed; and

WHEREAS, Walmart has since completed corrections and repairs to the public civil and landscape improvements; and

WHEREAS, staff has inspected the public civil and landscape improvements and found these improvements to be in compliance with approved improvement drawings for the Walmart development project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City accepts the public civil and landscape improvements for the Walmart development project at 350 Walters Road.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on Tuesday the 3rd day of November 2015 by the following vote:

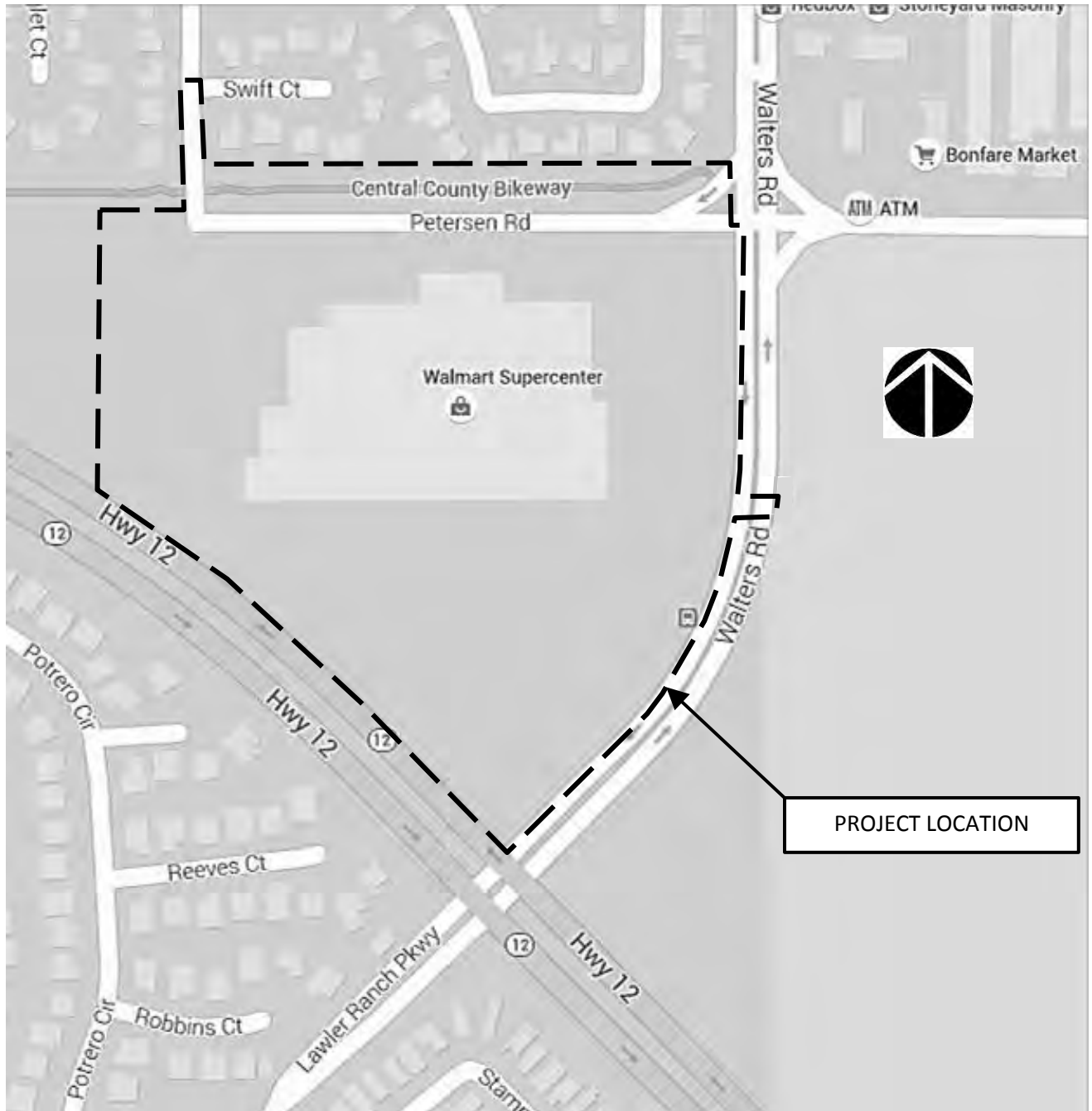
AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

LOCATION MAP

WALMART at 350 WALTERS ROAD



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AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

SUCCESSOR AGENCY AGENDA ITEM: Receive and Accept the Successor Agency's Long-Range Property Management Plan for Submittal to the Oversight Board and the Department of Finance for Approval.

FISCAL IMPACT: There would be no fiscal impact associated with the approval of the Long-Range Property Management Plan (the Plan). However, proceeds from the sale of properties identified in the Plan will result in distribution of proceeds to affected taxing entities pursuant to the redevelopment dissolution laws.

BACKGROUND: Pursuant to Health and Safety Code §34191.5, the Successor Agency is required to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. The LRPMP shall be submitted to the Oversight Board and Department of Finance for approval. The LRPMP shall do all of the following:

1. Include an inventory of properties
2. Address the use or disposition of all of the properties.
 - a. Permissible uses include:
 - i. The retention of the property for governmental use
 - ii. The retention of the property for future development
 - iii. The sale of the property
 - iv. The use of the property to fulfill an enforceable obligation.

There is no required format for the Plan, however the DOF created a template to assist and ensure all the statutorily required property information is included. Staff has utilized the DOF template in order to ensure statutory compliance and to help expedite DOF review, as DOF staff indicated it is the preferred format since they are familiar with the template and the statutory requirements are easily identified.

STAFF REPORT: The properties included in the plan include the properties encumbered by the Main Street West Disposition and Development Agreement, and seven other parcels that were determined to be "Governmental Purpose" properties by the Successor Agency and Oversight Board, but were ultimately denied by the DOF and are to be reconsidered by the Oversight Board.

Main Street West Properties

All of the properties encumbered by the Main Street West DDA fall under the category which allow for the use of property to fulfill an enforceable obligation. The Successor Agency intends to sell the Main Street West properties to a third party (Main Street West Partners, LLC) to fulfill an enforceable obligation (the Main Street West DDA). The Main Street West DDA has

been subject to a lawsuit filed by Main Street West Partners, however, DOF representatives recently initiated settlement talks with MSW Partners to resolve the case. If the Main Street West DDA is terminated in the future, the Main Street West properties would fall under the “sale of property” category as a disposition contingency. In any circumstance, the properties would be sold for a fair market value as determined by an independent professional real estate appraiser with knowledge of the local real estate market. Staff estimates the current value of the Main Street West properties between \$5,000,000 and \$6,000,000. As previously mentioned, the proceeds from the sale of these properties would be distributed to the affected taxing entities.

Other Properties

The remaining properties consist of seven parcels that were originally identified as “governmental use” properties pursuant to Health and Safety Code §34181(a) by the Successor Agency and Oversight Board. However, the DOF determined the properties did not qualify for governmental purposes. The following provides an outline for each of the seven parcels:

Parking Lots

Two properties (APN’s 0032-141-170 and 0032-142-270) are parking lots (lot east of Lawler House and lot west of Athenian Grill). With the recent passage of SB 107 in the late summer of 2015, these properties should be classified within the “governmental purpose” category and remain with the City of Suisun City. The “Governmental Purpose” term was amended to include parking facilities and lots dedicated solely to public parking in Health and Safety Code §34181.

South Civic Center Properties

Two properties (APN’s 0032-180-410 & 610) are vacant parcels (located at the southern terminus of Civic Center Boulevard). These properties are listed in the “sale of property” category. The properties would be marketed and sold at a fair market value as determined by an independent professional real estate appraiser with knowledge of the local real estate market. Estimating the current market value of the properties is difficult due to soil remediation necessary as a result of natural geo-technical conditions, in addition to remnants of a former sewer treatment facility located on a portion of this property. The former redevelopment agency entered into an agreement to sell the property in October of 2007 for approximately \$400,000. As previously mentioned, the proceeds from the sale of these properties would be distributed to the affected taxing entities.

Cal Marine Property

The Cal Marine property (APN 0032-200-330) consists of a 10,500± square foot steel frame marine sales and service facility located on approximately 0.85-acres of land. The property is currently leased on a month-to-month term to California Marine Sports for \$3,500 per month. The property was originally developed and occupied by Adams Marine. Adams Marine ground leased the property from the agency; the ground lease restricted the use of the property to a marine sales and service facility. The intent of the City and former redevelopment agency was to require this property be utilized as a marine sales and service facility as it serves a vital purpose in creating a viable and functional marina. Further, this property was purchased with funding from a Coastal Conservancy grant to increase public access to State waterways. **Thus, this property is recommended to be reconsidered as a Governmental Purpose property and remain with the City of Suisun City.** Alternatively, the asset could be listed for sale with a deed restriction limiting the use of the

property for marina sales and service activities. Staff estimated the value of this asset at approximately \$400,000 based on the current rent of \$3,500 per month. However, if sold, the sale price should be based on a fair market value as determined by an independent professional real estate appraiser with knowledge of the local real estate market.

Harbor Square Courtyard

The Harbor Square Courtyard (APN 0032-141-060) consists of a 5,272± square foot public courtyard utilized for public events. The space is open to the public, and can be rented for private events through the City's Recreation and Community Services Department, similar to other City parks and public spaces such as the waterfront plaza. The area is essentially a large patio (or courtyard) surrounded on three sides by the Harbor Square mixed-use building, and includes a large outdoor fireplace, landscaping, and lighting. **This property is recommended to be reconsidered as a Governmental Purpose property and remain with the City of Suisun City as park/open space.**

Lawler House

The Lawler House (APN 0032-141-130) is a 3,900± square foot historic farm house situated on an 8,498 square foot parcel of land. The ground floor of the property serves as home to a public art gallery/studio operated by the Fairfield-Suisun Visual Arts Association and a local history museum operated by the Solano History Exploration Center. The 2nd floor of the Lawler House is leased to four small businesses in four separate spaces between approximately 200 and 400 square feet. The Lawler House serves as a civic and cultural centerpiece of the Town Square element of the Downtown Waterfront Specific Plan. The Amended Downtown Waterfront Specific Plan addresses Town Square specifically in Section VI – Public Facilities and Open Space stating in part. “the historic Suisun Plaza is to be rebuilt as central open space and focal point for Main Street...”

The Lawler House serves a governmental purpose in that it was relocated to the Town Square to fulfill the Public Facilities and Open Space component of the Specific Plan to serve as a focal point for Main Street and provides cultural and civic resources through its use as a public art gallery and local history museum. **Therefore, it is recommended this property be reconsidered as a Governmental Purpose property and remain with the City of Suisun City.** Alternatively, the asset could be listed for sale with a deed restriction limiting the use of the ground floor for activities that promote civic and cultural activities. If sold, the sale price should be based on a fair market value as determined by an independent professional real estate appraiser with knowledge of the local real estate market.

RECOMMENDATION: Staff recommends the Successor Agency Receive and Accept the Successor Agency's Long-Range Property Management Plan for Submittal to the Oversight Board and the Department of Finance for Approval..

ATTACHMENTS:

1. Long-Range Property Management Plan Template
2. Property Map

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Item 12 Attachment 1

Successor Agency: City of Suisun City
County: Solano

LONG RANGE PROPERTY MANAGEMENT PLAN

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(A)						SALE OF PROPERTY (if applicable)		HSC 34191.5 (c)(1)(B)				HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	Address or Description	APN	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	APN	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?						
1	MSW DDA Parcel 3 - Northeast corner of Main Street and Solano Street, Suisun City, CA	0032-142-300	N/A	N/A	75,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-142-300	7,459	Square Feet	Waterfront Commercial (WC)	75,000	0	No	No	Yes	No	Yes					
2	MSW DDA Parcel 4 - 717 Main Street, Suisun City, CA 94595	0032-130-060	7/27/01	149,500	22,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-130-060	2,131	Square Feet	Main Street Commercial (MC)	22,000	0	No	No	Yes	No	Yes					
3	MSW DDA Parcel 5 - 701 Main Street, Suisun City, CA	0032-130-010	10/29/04		50,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Land assemblage/future development	0032-130-010	4,425	Square Feet	Main Street Commercial (MC)	50,000	0	No	No	Yes	No	Yes					
4	MSW DDA Parcel 6 - 419 Main Street, Suisun City, CA 94595	0032-082-050	4/13/01	209,000	72,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-082-050	7,183	Square Feet	Main Street Commercial (MC)	72,000	0	No	No	Yes	No	Yes					
5	MSW DDA Parcel 7 - South of Eastern most terminus of Solano Street, Suisun City, CA	0032-142-280	N/A	N/A	95,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-142-280	6,372	Square Feet	Waterfront Commercial (WC)	95,000	0	No	No	Yes	No	Yes					
6	MSW DDA Parcel 8 - East of Kellogg, South of Morgan, Suisun City, CA	0032-142-250	N/A	N/A	75,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-142-250	4,300	Square Feet	Waterfront Commercial (WC)	75,000	0	No	No	Yes	No	Yes					
7	MSW DDA Parcel 9 - East of Kellogg, South of Morgan, Suisun City, CA	0032-142-240			80,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-142-240	4,900	Square Feet	Waterfront Commercial (WC)	80,000	0	No	No	Yes	No	Yes					
8	MSW DDA Parcel 10 - North of Lotz Way, East of Civic Center Boulevard, Suisun City, CA	0032-042-300	12/12/91	91,093	500,000	10/2015	Agency Estimate			Elimination of blight/land assembly/future development	0032-042-300	5,862	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
9		0032-042-360	8/30/91	65,920			Agency Estimate			Elimination of blight/land assembly/future development	0032-042-360	5,862	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
10		0032-042-440	10/8/91	100,952			Agency Estimate			Elimination of blight/land assembly/future development	0032-042-440	5,750	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
11		0032-042-460	10/11/00	46,045			Agency Estimate			Elimination of blight/land assembly/future development	0032-042-460	5,750	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
12		0032-042-480	10/11/00	46,045			Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-042-480	5,750	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
13		0032-042-500	10/23/91	24,387			Agency Estimate			Elimination of blight/land assembly/future development	0032-042-500	5,750	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
14		0032-042-520	6/15/07	7,481			Agency Estimate			Elimination of blight/land assembly/future development	0032-042-520	575	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
15		0032-042-540	10/16/90	147,105			Agency Estimate			Elimination of blight/land assembly/future development	0032-042-540	5,175	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
16		0032-042-560	6/1/90	146,256			Agency Estimate			Elimination of blight/land assembly/future development	0032-042-560	5,750	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
17		0032-042-580	6/1/90	136,965			Agency Estimate			Elimination of blight/land assembly/future development	0032-042-580	5,750	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes						
18	0032-042-600	6/1/90	134,336	Agency Estimate			Elimination of blight/land assembly/future development	0032-042-600	5,750	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes									
19	0032-042-680	11/27/91	102,986	Agency Estimate			Elimination of blight/land assembly/future development	0032-042-680	9,147	Square Feet	Residential Medium Density (RM)	0	No	No	Yes	No	Yes									
20	MSW DDA Parcel 11 - Southwest quadrant of Lotz Way and Main Street, Suisun City, CA	0032-061-390	2001	N/A	75,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-061-390	7,150	Square Feet	Mixed Used/ PUD (C/O/R)	75,000	0	No	No	Yes	No	Yes					
21	MSW DDA Parcel 12 - Southwest quadrant of Civic Center Boulevard and Lotz Way, Suisun City, CA	0032-061-260	6/15/90	N/A	750,000	10/2015	Agency Estimate			Elimination of blight/land assembly/future development	0032-061-260	5,471	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
22		0032-061-270	6/15/90				Agency Estimate			Elimination of blight/land assembly/future development	0032-061-270	6,250	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
23		0032-061-280	6/15/90				Agency Estimate			Elimination of blight/land assembly/future development	0032-061-280	3,125	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
24		0032-061-290	6/15/90				Agency Estimate			Elimination of blight/land assembly/future development	0032-061-290	3,125	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
25		0032-061-300	6/15/90				Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-061-300	6,250	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
26		0032-061-310	6/15/90				Agency Estimate			Elimination of blight/land assembly/future development	0032-061-310	6,250	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
27		0032-061-320	6/15/90				Agency Estimate			Elimination of blight/land assembly/future development	0032-061-320	12,087	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
28		0032-061-330	6/15/90				Agency Estimate			Elimination of blight/land assembly/future development	0032-061-330	10,562	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
29		0032-061-340	12/14/90				Agency Estimate			Elimination of blight/land assembly/future development	0032-061-340	6,250	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
30		0032-061-350	11/20/91				Agency Estimate			Elimination of blight/land assembly/future development	0032-061-350	6,250	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
31	0032-061-360	8/30/91	Agency Estimate			Elimination of blight/land assembly/future development	0032-061-360	6,250	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes										
32	0032-091-170	N/A	N/A	1,500,000	10/2015	Agency Estimate				Elimination of blight/land assembly/future development	0032-091-170	13,600	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes						
33	MSW DDA Parcel 13 - West of Civic Center Boulevard, South of Driftwood Drive	0032-091-180	N/A			N/A	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-091-180	38,511	Square Feet	Mixed Used/ PUD (C/O/R)	1,500,000	0	No	No	Yes	No	Yes					
34	0032-091-190	N/A	N/A			Agency Estimate			Elimination of blight/land assembly/future development	0032-091-190	83,635	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes							
35	0032-091-200	N/A	N/A			Agency Estimate			Elimination of blight/land assembly/future development	0032-091-200	16,116	Square Feet	Mixed Used/ PUD (C/O/R)	0	No	No	Yes	No	Yes							
36	MSW DDA Parcel 14 - Northwest corner of Cordelia Street and School Street, Suisun City, CA	0032-152-180	10/25/06	2,500,000	2,000,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Elimination of blight/land assembly/future development	0032-152-180	324,086	Square Feet	Public Facilities/ Open Space (POS)	2,000,000	0	No	Yes	Yes	No	Yes					
37	MSW DDA - 711 Main Street, Suisun City, CA	0032-130-030	2/2009	90,000	20,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Land assemblage/future development	0032-130-030	2,191	Square Feet	Main Street Commercial (MC)	20,000	0	No	No	Yes	No	Yes					
38	MSW DDA - 713 Main Street, Suisun City, CA	0032-130-040	2/2009	90,000	10,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	Pursuant to terms of DDA	Land assemblage/future development	0032-130-040	1,085	Square Feet	Main Street Commercial (MC)	10,000	0	No	No	Yes	No	Yes					
39	Parking Lot, east of Lawler House, Western line of Kellogg Street, Suisun City, CA	0032-141-170	N/A	N/A	N/A	N/A	Not Provided	N/A	N/A	Parking	0032-141-170	11,434	Square Feet	Main Street Commercial (MC)	N/A	0	No	No	No	No	No					

Successor Agency: City of Suisun City
County: Solano

LONG RANGE PROPERTY MANAGEMENT PLAN

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY (If applicable)		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	Address or Description	APN	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	APN	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?		
40	Parking Lot, East of Kellogg, North of Morgan, South of Solano Street, Suisun City, CA	0032-142-270	N/A	N/A	N/A	N/A	Not Provided	N/A	N/A	Parking	0032-142-270	7,010 Square Feet	Main Street Commercial (MC)	N/A	0	No	No	No	No	No		
41	South Civic Center Property - Located at the terminus of Civic Center Boulevard	0032-180-410	N/A	N/A	200,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	2016	Former sewer treatment	0032-180-410	156,380 Square Feet	Public Facilities/ Open Space (P/O/S) (South-west corner of the parcel) Residential Low Density (RL) (majority of parcel)	200,000	0	No	No	Yes	No	Yes		
42	South Civic Center Property - Located at the terminus of Civic Center Boulevard,	0032-180-610	N/A	N/A	200,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	2016	Former sewer treatment	0032-180-610	149,846 Square Feet	Public Facilities/ Open Space (P/O/S)	200,000	0	No	No	Yes	No	Yes		
43	Cal Marine Building 1240 Kellogg St, Suisun City, CA 94585	0032-200-330	N/A	N/A	400,000	10/2015	Agency Estimate	Market Value Determined by Independent Appraiser	2016	Marina/public access to state waterway	0032-200-330	37,026 Square Feet	Waterfront Commercial (WC)	400,000	42,000	Yes	No	No	No	No		
44	Harbor Square Courtyard (Located within the southeast quadrant of Main Street and Solano Street)	0032-141-160	N/A	N/A	N/A	N/A	Not Provided	Market Value Determined by Independent Appraiser		Elimination of blight/land assembly/future development	0032-141-160	5,272 Square Feet	Main Street Commercial (MC)	N/A	0	No	No	No	No	No		
45	Lawler House, 718 Main Street, Suisun City, CA	0032-141-130	N/A	N/A	N/A	N/A	Not Provided	N/A	2016	Civic/Cultural Resource	0032-141-130	8,498 Square Feet	Main Street Commercial (MC)	N/A	17,610	Yes	No	No	No	No		

Downtown Suisun City

Long-Range Property Management Plan Properties



KEY:

- Main Street West Properties
- Other Properties

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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, OCTOBER 6, 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. – 734)

(Next City Council Res. No. 2 015 – 107)

Next Suisun City Council Acting as Successor Agency Res. No. SA2015 – 02)

(Next Housing Authority Res. No. HA2015 – 04)

ROLL CALL

Mayor Sanchez called the meeting to order at 7:00 PM with the following Council / Board Members present: Day, Hudson, Segala, Wilson, and Sanchez.

Pledge of Allegiance was led by Council Member Segala.

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 stated the hearing for Frazier Smith, the sexual predator is scheduled on October 13, 8:30 AM and expressed concern about the council's travel expenses.

Michael Moore thanked Chief Mattos and police department for their quick responses and expressed concern for the gun fire around Victorian Harbor and asked if there was going to be a community meeting for the concerned citizens. Chief Mattos stated a community meeting was being planned.

CONFLICT OF INTEREST NOTIFICATION - None

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

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers

Council Member Day suggested citizens respond to the online request of citizens to comment on making Suisun City a healthier city, commented and complimented the police response to an incident on Sunday, commented on the success of the Wine, Chocolate and Art event held on Saturday, and hoped everyone would have a safe and fun Columbus Day on Monday.

Council Member Segala reported attending the following meetings, Fairfield-Suisun Sewer Executive Committee, Fairfield-Suisun Sewer District, Solano Suisun Water Authority and reported Suisun City had attained our goal for water cut back, commented on the great Wine, Chocolate and Art event, attended Levin fund raiser meeting where \$86,000 had been raised with more coming in and stated the program was expanding, reported next Saturday would be the second annual chess tournament at the library, and Solano Pet Shelter had reduced adoption fees for the month of October.

Council Member Hudson reported attending the Sewer District and Water Agency meetings; the California League of Cities and learned a lot at the various seminars and even from the vendors; reported there was a fire by the railroad tracks a while back that caused outages for Comcast and Verizon which caused 911 to be down and suggested the Council discuss the issue in the future; and commended the police department for handling a couple of incidents that could have turned into a national incident.

Council Member Wilson reported attending the League of California Cities Conference and stated it was very educational; expressed concern about the condition of the property behind the post office on Highway 12 and suggested code enforcement look into the issue to get the property cleaned up; and commended the police department especially Communication Record Technician Dahl, Sgt. Henderson, Officer Egbert, and Officer Dameron for their courageous actions; and stated her son who had been deployed to the Middle East would be home tomorrow.

Mayor Sanchez echoed the accolades of the police department, attended special sessions at the League of California Cities regarding city projects aimed at creating a healthier community, creating partnerships between private and public entities aimed at moving infrastructure projects in the city; invited to attend a small meeting of public officials to hear Steve Wesley, former California Treasurer, who stated within three years a car would be coming out that would sell for under \$20,000 and could run 200 miles without gas; stated the City might get more money for street repairs; commended staff for quick removal of graffiti from the Lawler Ranch entrance, reported attending the Executive Board Meeting of the Suisun Solano Water Authority which approved replacement of electrical system at the water building and the projections for the budget are holding

2. City Manager/Executive Director/Staff

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

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

Chief Mattos introduced and Deputy City Clerk Pock gave the oath of office to Police Officer Xavier Diaz.

4. Presentation of Proclamation to the Fire Department Proclaiming October 4–10, 2015 as “National Fire Prevention Week.”

Mayor Sanchez read and Council Member Wilson presented the proclamation to Fire Chief O'Brien.

CONSENT CALENDAR

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

City Council

5. Driftwood Drive Safe Routes to School Project – (McSorley).
 - a. Council Adoption of Resolution. No. 2015-107: Authorizing the City Manager to Request that the Metropolitan Transportation Commission Allocate Fiscal Year 2015-16 Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding to the City for the Driftwood Drive Safe Routes to School Project.
 - b. Council Adoption of Resolution. No. 2015-108: Authorizing the City Manager to Execute a Professional Services Agreement on the City's behalf with BKF Engineers for the Driftwood Drive Safe Routes to School Project.
6. Council Adoption of Ordinance No. 733: Amending Chapter 15.04 of the Suisun City Code Providing Expedited Permitting Procedures for Residential Rooftop Solar Systems – (McSorley).

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

7. 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 September 15, 2015 – (Hobson).

Motioned by Council Member Wilson and seconded by Council Member Segala to approve Consent Calendar Items 5 and 7. Motion carried by the following roll call vote:

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

Motioned by Council Member Segala and seconded by Council Member Day to adopt Consent Calendar Item 6, Ordinance No. 733. Motioned carried by the follow roll call vote:

AYES: Council Members Day, Hudson, Segala, Sanchez

NOES: Council Member Wilson

GENERAL BUSINESS None

PUBLIC HEARINGS

8. PUBLIC HEARING

Appeal of the City of Suisun City Planning Commission Recommendation to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030 – (Garben).

 - a. Council Adoption of Resolution No. 2015-109: Denying the Appeal of the Planning Commission Recommendation to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030;

or

- b. Council Adoption of Resolution No. 2015-___: Upholding the Appeal and Remanding the Amendment to the McCoy Creek Planned Unit Development, APN 0173-811-030 to the Planning Commission for Further Consideration.

Motioned by Council Member Day and seconded by Council Member Segala to adopt Resolution 2015-109, Denying the Appeal of the Planning Commission Recommendation to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030. Motioned carried by the follow roll call vote:

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

9. PUBLIC HEARING

Considering a Request to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030.

- a. Council Introduce and Waive Reading of Ordinance No. 734: Approving a Request to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030 – (Garben).

Motioned by Council Member Day and seconded by Council Member Segala to Introduce and Waive Reading of Ordinance No. 734. Motioned carried by the follow roll call vote:

AYES: Council Members Day, Hudson, Segala, Sanchez

NOES: Council Members Wilson

Motion to Adjourn

[Council Member - Mike Hudson: Motion](#)

[Council Member - Jane Day: 2nd](#)

[Mayor - Pete Sanchez: Absent](#)

[Council Member - Mike Hudson: Approve](#)

[Council Member - Jane Day: Approve](#)

[Council Member - Mike Segala: Disapprove](#)

[Council Member - Lori Wilson: Disapprove](#)

Motion to Adjourn Failed

10. PUBLIC HEARING

Council Introduce and Waive Reading of Ordinance No. 735: Amending Chapter 2.20 of the Suisun City Code as It Relates to the City of Suisun City Planning Commission – (Garben).

[Council Member - Jane Day: Motion](#)

[Council Member - Mike Segala: 2nd](#)

[Mayor - Pete Sanchez: Absent](#)

[Council Member - Mike Hudson: Absent](#)

[Council Member - Jane Day: Approve](#)

[Council Member - Mike Segala: Approve](#)

[Council Member - Lori Wilson: Approve](#)

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting in memory of Maury Miesgraves at 9:33 PM.

Linda Hobson, CMC
City Clerk

MINUTES

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, OCTOBER 20, 2015

6:00 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 meeting includes teleconference participation by Council/Board Member Jane Day from: 301 Morgan Street, Suisun City, CA 94585.

ROLL CALL

Mayor Sanchez called the meeting to order at 6:00 PM with the following Council / Board Members present: Day, Hudson, Segala, Wilson, and Sanchez.

PUBLIC COMMENT - None

(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 - None

(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 Suisun City Council / Successor Agency will hold a Closed Session for the purpose of:

City Council

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Name of Case: City of Suisun City v. State of California, Department of Finance, et al; Case #34-2013-00146458.

Joint City Council / Suisun City Council Acting as Successor Agency

2. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Name of case: Main Street West v. Suisun City Council Acting as Successor Agency to the Redevelopment Agency of the City of Suisun City Case # FCS043017

6:04 PM – Mayor Sanchez recessed the City Council to Closed Session.

CONVENE OPEN SESSION

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

6:59 PM – Mayor Sanchez reconvened the City Council and stated no decisions had been made in Closed Session.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting in memory of Maury Miesgraves at 6:59 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, OCTOBER 20, 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 Sanchez called the meeting to order at 7:04 PM with the following Council / Board Members present: Hudson, Segala, Wilson, and Sanchez. Council Member Day was absent.

Pledge of Allegiance was led by Council Member Hudson.

Invocation was given by City Manager Bragdon.

PUBLIC COMMENT

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

George Guynn expressed concern about council salaries.

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.)

REPORTS: (Informational items only.)

1. Mayor/Council - Chair/Boardmembers

Council Member Segala reported attending a breakfast meeting for Directors of Solano Economic Development Association; the Military Recognition Dinner at Travis Air Force Base; supported public safety fund-raiser for our academy which is a part of our school system; Fairfield-Suisun Sewer Executive Board meeting; Inspire Dreams Event where all the eighth graders went through to take a look at what they might want to do and how they can plan their high school and college to reach their goals; and Bike-Agriculture meeting between the agriculture land owners and the bicyclists.

Council Member Hudson complimented the police department for police officers being more approachable and encouraged people to get the police application and “like” us on Facebook

Council Member Wilson commented on Bethany Smith, Planning Commissioner, being instrumental in putting on Inspire Dreams event, reported Children's Network is going to have a twenty-week parent training class in Spanish beginning in January and also at the same time a children's training on leadership; met with the operators of the Harbor Art Center and encouraged people to follow the Center on Facebook; and suggested the City have an ad hoc committee to explore the film industry using our beautiful waterfront and having cultural events. Mayor Sanchez appointed Council Members Hudson and Wilson to the ad hoc to explore possibilities.

Mayor Sanchez reported attending the Suisun-Solano Water Authority approving expenditures for the electrical replacement; ribbon cutting for the Solano Transit new Curtola Bus Transit Center on Lemon Street and Curtola Parkway; STA Board of Directors asked the STA to ask Solano County Board of Supervisors to have a half-cent sales tax measure to be voted on next November; Sol Trans authorizing the purchase of two buses, money coming from various State and Federal grants; and Solano County Water Agency where it was discussed forming a ground-water management agency which is required by the State; Executive Board Meeting of the Fairfield-Suisun Sewer District looking to agendizing a request for proposal on wage and benefit study.

2. City Manager/Executive Director/Staff

City Manager Bragdon requested Item 11 be pulled from the agenda.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Introduction of new Suisun City Employee Stella Levigne, Account Clerk III.
4. Presentation of a Proclamation to the Recreation and Community Services Department Proclaiming October 23 - 31, 2015 as "Red Ribbon Week".

Mayor Sanchez read and Council Member Wilson presented Parks and Recreation Director Davis.

CONSENT CALENDAR

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

City Council

5. Council Adoption of Ordinance No. 734: Approving a Request to Amend the McCoy Creek Planned Unit Development, APN 0173-811-030 (Introduced and Reading Waived on October 6, 2015) – (Garben).
6. Council Adoption of Ordinance No. 735: Amending Chapter 2.20 of the Suisun City Code as It Relates to the City of Suisun City Planning Commission (Introduced and Reading Waived on October 6, 2015) – (Garben).
7. Council Adoption of Resolution. No. 2015-110: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Solano County Roofing, Inc. for Repairs to the Harbor Theater Roof – (McSorley).
8. Acquisition of Body-Worn Cameras for the Suisun City Police Department – (Mattos)

- a. Council Adoption of Resolution No. 2015-11: Adopting the Third Amendment to the Annual Appropriation Resolution No. 2015-79 to Appropriate Excess Funding from a Countywide Law Enforcement Grant for the Acquisition of Body-Worn Cameras; and
- b. Council Adoption of Resolution No. 2015-112: Authorizing the City Manager to Enter into a Finance Contract for the Purpose of Financing Body Worn Cameras for the Police Department.

Joint City Council / Suisun City Council Acting as Successor Agency

9. Council/Agency Approval of the September 2015 Payroll Warrants in the amount of \$369,047.78. Council/Agency Approval of the September 2015 Payable Warrants in the amount of \$1,079,912.11 – (Finance).

George Guynn expressed concern about the cost of Items 7 and 8.

Motioned by Council Member Wilson and seconded by Council Member Segala to approve Consent Calendar. Motion carried by the following vote:

AYES: Council Members Hudson, Segala, Wilson, Sanchez

ABSENT: Council Member Day

GENERAL BUSINESS

City Council

10. HEARING

Council Adoption of Resolution No. 2015-113: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California – (Anderson).

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

Motioned by Council Member Wilson and seconded by Council Member Hudson to adopt Resolution No. 2015-113. Motioned carried by the following vote:

AYES: Council Members Hudson, Segala, Wilson, Sanchez

ABSENT: Council Member Day

11. Council Adoption of Resolution. No. 2015-____: Rejecting all Bids for the Suisun-Fairfield Train Depot Improvement Project – (McSorley).

Item was pulled.

12. Council Adoption of Resolution. No. 2015-____: Approving the Montebello Vista Maintenance Assessment District Work Program to Bring it into Conformance with Available Resources – (Davis).

Marilyn Owens expressed concern about causing property value to go down.

George Guynn expressed concern the water issue and graffiti.

After discussion, item was continued to a future date.

PUBLIC HEARINGS**13. PUBLIC HEARING**

Council Introduction of Ordinance and Waive Reading of Ordinance No. 736: Approving the Repeal of Title 20 Water-Efficient Landscaping and the Reenactment of Title 20 Water-Efficient Landscape Regulations to Comply with Governor Brown's Executive Order B-29-15 and the Regulations Promulgated by the State Water Resources Control Board in Response Thereto – (Garben).

Council Member Wilson introduced Ordinance No. 736 and motioned to waive the reading. Council Member Hudson seconded the motion. Motioned carried by the following vote:

AYES: Council Members Hudson, Wilson, Sanchez

NOES: Council Member Segala

ABSENT: Council Member Day

14. PUBLIC HEARING

Public Hearing and Other Proceedings related to Annexation No.10 (Portion of Parcel 3, Doc No. 2004-00163498) to Community Facilities District No. 2 (Municipal Services), including the following City Council Actions - (McSorley).

- a. Council Adoption of Resolution No. 2015-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
- b. Council Adoption of Resolution No. 2015-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien); and
- c. Council Introduction and Waive Reading of Ordinance No. ___: Ordinance Levying Special Tax Within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

Mayor Sanchez opened the public hearing. Hearing no comments, Mayor Sanchez continued the hearing to the next meeting.

ADJOURNMENT

There being no further business, Mayor Sanchez adjourned the meeting at 8:45 PM.

Linda Hobson, CMC

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AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Discussion and Direction Regarding Downtown Waterfront Specific Plan Update Policies.

FISCAL IMPACT: The Downtown Waterfront Specific Plan Update project is fully funded through a \$163,000 grant. The City's required match for this project is \$21,118. Staff time to administer the grant, manage the work of outside consultants, and lead public outreach activities is being used to meet the match requirement.

BACKGROUND: Staff last came before the City Council on September 1, 2015, to receive direction on particular policies for the Downtown Waterfront Specific Plan Update. These topics included:

- Land Use Designations.
- Streetscape.
- Urban Design.
- Signage.

The City Council considered the recommended direction from the Planning Commission, and provided final guidance on these topics at its regular meeting of September 1, 2015. Based on the direction provided to date from the public, as well as the Planning Commission and City Council, there are certain topics in which additional discussion and direction will aid in completing a more relevant draft of the Specific Plan Update.

STAFF REPORT: The update of the Downtown Waterfront Specific Plan (the "Plan") is intended to retain its current core structure; however, there is a need to clarify and update the Plan, as it was last amended in 1999. One of the primary objectives of the update is to increase both the functionality and user-friendliness of the Plan. Staff anticipates this will be the final step to receive additional direction on the update of the plan prior to production of a complete draft for review.

Staff requests the Council consider Planning Commission recommendations and provide direction on the following three topics:

- Allowed or Disallowed Uses.
- Access between Fairfield and Suisun City (Particularly near the Train Depot).
- Treatment of Historic Resources.

Appropriate questions have been posed to facilitate discussion for each of these areas.

Allowed or Disallowed Uses

In the 1999 Plan (“current plan”) there is a discussion of prohibited uses (Attachment 1). This discussion centers on the intent of strengthening the pedestrian-oriented traditional retail atmosphere and moving away from automotive-oriented uses. Below is a listing of disallowed uses in the current plan (even with a Conditional Use Permit):

- Drive-in restaurants, banks or other drive-in uses.
- Auto sales (new or used).
- Automotive service or repair.
- Industrial or quasi-industrial uses normally found in business parks or manufacturing districts.
- Wholesale businesses.
- Warehousing as a primary use.
- Distribution, supply, or preparation of construction materials, automotive components or other materials or components used for manufacturing, assembly or packaging of finished products.

Given the expansion of area contained within the updated Specific Plan Area, and the significant amount of commercial development at the north end of the Harbor, with the office and hotel properties, specific locations in which uses are prohibited should be revisited. For example, the pad locations that front Lotz Way and other vacant lands at both the northwest and southwest corners of Marina Boulevard and Highway 12 may lend themselves to drive-through uses, but would currently be prohibited under the policies of the existing plan.

Another concern are uses that are not clearly identified as to whether they are intended as uses in the plan or not. Since the adoption of the current plan, there have been requests to establish a tattoo studio, a smoke shop, and mortuary. With no guidance, this required staff or Planning Commission interpretation.

There are several options to consider that are intended to help make the plan clearer and more user-friendly, while still meeting the original intent of creating a quality pedestrian-oriented atmosphere. Further, staff has provided the adopted “Vision Statement” for reference of the City Council (Attachment 2) for guidance.

Potential Options

- Focus on a robust listing of prohibited uses and continue with the traditional approach of including both permitted and conditionally permitted uses; or
- Retain a listing of prohibited uses, focus on a listing of permitted uses and make all other uses conditionally permitted subject to the discretionary review of the Planning Commission; or
- Focus on a listing of permitted uses and make everything else a conditionally permitted use subject to discretionary review.

Planning Commission Recommendation

The Planning Commission provided favorable feedback on locational requirements for certain uses. For example, certain uses may be disallowed along Main Street or in a designated “historic

core” area, but allowed conditionally in other commercial areas on a case-by-case basis. Specific uses that were discussed included: drive-thru uses, and wholesale businesses.

Questions for City Council

- Should the types of disallowed uses in the existing plan be retained in the plan update?
- Should additional types of uses (permitted or prohibited uses) be included in the updated plan?
- Should there be a list of permitted uses, perhaps 15 or so, to go along with a policy that would require any use not included as permitted to obtain a Conditional Use Permit which is subject to Planning Commission consideration?
- If a listing of prohibited and/or permitted uses is included in the plan, where in the Specific Plan would they be located? For example along Highway 12 versus the “historic core” area versus along Main Street versus?

Access between Fairfield and Suisun City (Particularly near the Train Depot)

In the May 5, 2015 staff report and subsequently in the June 9, 2015 staff report, staff described the access between the downtowns of Suisun City and Fairfield as “a potential at-grade connection between the downtowns of Fairfield and Suisun City (Union Avenue to Main Street). Vehicular connection would improve development viability of vacant and underdeveloped parcels within the Priority Development Area.” At that time, the City Council directed staff to work with City of Fairfield staff members to determine their interests and understand any direction they have been given. Unfortunately, the City of Fairfield is not yet in a position to provide specifics interests regarding improved access between the cities; however, Fairfield has expressed its intent to include a discussion in its plan. A bike and pedestrian circulation concept has been provided to stimulate discussion (Attachment 3).

Planning Commission Recommendation

The Planning Commission provided positive feedback on providing access between the two cities with the focus on a connection likely in the area of the train depot; however, the Commission remained open to additional crossing ideas.

Questions for City Council

- Should this plan consider bicycle/pedestrian or vehicular policies for a Main Street/Union Avenue crossing?
- Should there be access in a different location such as connecting Clay Street to the land located at the northwest corner of Marina Boulevard and Highway 12?

Treatment of Historic Resources

Direction has been provided to preserve the historic character of the Waterfront District, particularly along the west side of Main Street and in the neighborhood generally located at the northwest quadrant of Cordelia Street and Main Street, east to the rail line, and north to Common Street. Staff has also received direction to provide some flexibility to deal with “historic resources.” It is important to define what a “historic resource” means in the updated plan, and provide some guidance that will lead to policies that provide for flexibility to encourage new development that retains the historic character created by the “historic resources.”

As a part of the General Plan Update (adopted May 2015), the Cultural Resources chapter of Volume II, Technical Background Reports, lists both known “Cultural Resources” and “Suisun

City Historic District Contributing Resources.” This information has been provided to the Commission (Attachment 4). These pages essentially define what is recommended to become the definition of what an “historic resource” is under the Specific Plan Update.

Historic Residential

As part of the current plan, *Appendix A: Architectural Review, Demolition and Renewal Procedures in the HR Zone* (Attachment 5), there are policies regarding how to handle certain types of requests in the Historic Residential (HR) district, including demolition requests. Unfortunately, it is unclear whether these policies are applicable to properties within other districts, including Main Street Commercial.

Commercial Districts

In Section 7.5 “Commercial Development Guidelines” and in particular Sections 7.5.B and 7.5.C, design standards and guidelines for properties along Main Street are provided. The stated intent of this section is to preserve the historic character and small-town flavor of Old Town Suisun City. Although the intent of these districts is clear, the section does seem to primarily focus on new development versus how to handle existing historic resources.

Planning Commission Recommendation

The Planning Commission agreed with the listing of properties provided through the General Plan documents. Additionally, the Commission affirmed its interest in preservation of these properties and discussed the opportunities that are available in order to accomplish this.

Questions for City Council

- Should properties in the Main Street Commercial District be treated similarly to properties in the Residential Historic District regarding preservation policies?
- For historic resources in the Main Street Commercial District, what policies should there be to handle requests of demolition or remodel/reconstruction? One example may be to require that a fiscal analysis be prepared to demonstrate that preservation is not feasible.
- If preservation proves to be infeasible, what kinds of policies should there be to accomplish the direction of to preserving historic character, while providing flexibility for development? One example of this might be to include a requirement that the project use forensic architecture or reuse of existing building materials.
- Should any changes be made to the preservation policies of properties in the Historic Residential District?

Ad Hoc Committee

On October 7, 2015, staff presented the three Specific Plan items covered above to the Project Development/Economic Development Ad Hoc Committee, including the background information (language in existing plan and prior direction provided by the Council), and a summary of the Planning Commission’s recommendations in order to ensure key remaining issues of the Specific Plan were discussed before preparing the Draft Final Specific Plan.

Next Steps

Staff will take the direction received from the City Council and complete a draft of the Specific Plan Update. A complete draft is expected to be completed within a month or so. The Specific Plan must be completed and adopted by the City Council by May of 2016, pursuant to the requirements of the grant that is funding this effort.

RECOMMENDATION: It is recommended that the City Council:

- Receive staff's presentation; and
- Open the Public Hearing; and
- Take any public comments; and
- Close the Public Hearing; and
- Provide staff with discussion and direction.

ATTACHMENTS:

1. Existing Disallowed Uses, Downtown Waterfront Specific Plan.
2. Adopted Vision Statement.
3. Bike and Pedestrian Circulation Concept.
4. Cultural Resources Excerpt from 2035 General Plan Volume II.
5. Appendix A, Downtown Waterfront Specific Plan.

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IV. Land Use Regulations
4.1 Land Use Map/Development Program
 A. Land Use Map
 B. Development Program
4.2 Land Use Districts
 A. Residential Districts
 B. Commercial Districts
4.3 Public Facilities/Open Space
4.4 Parking Regulations



Main Street

and is defined as the level of maintenance that ensures the continued availability of the structure and premises for a lawfully permitted use, and prevents deterioration dilapidation, and decay of the exterior portions of the structure and premises, such as lack of paint, peeling, chipping, crumbling, breakage, accumulation of dirt and/or similar evidence. This Section is not intended to preclude normal construction activities in conjunction with a valid Building Permit, provided that the completion of such activities is diligently pursued in accordance with the standards of the Uniform Building Code.

h. Mobile Homes Boats Trailers and Campers.

No mobile home as defined by the Zoning Ordinance, camping unit designed to be carried or towed by a motor vehicle, tent, mobile living unit, boat, trailer or freight van shall be stored in any front or side yard adjacent to a public street within the HR District longer than seven (7) consecutive days without obtaining a Temporary Use Permit. Storage beyond the time allotted for a Temporary Use is prohibited.

B. COMMERCIAL DISTRICTS

1. Downtown Commercial Districts

a. Intent and purpose

This district applies to a large portion of the commercial redevelopment sites surrounding the Waterfront. The areas covered include the Sheldon Oil Company/Agency Site (Parcel F, Figure 2-5); the Town Square and adjacent Waterfront commercial site (Parcel G); and the existing commercial frontage on the west side of Main Street; and Parcel 1, east of Kellogg Street, south of the proposed townhouse development site and north of the Boat Launch expansion site. Each of the above sites is treated as a distinct subdistrict, with specific land use regulations designed to suit the individual development program anticipated for those particular sites/districts.

b. Disallowed Uses – All Commercial Districts

Because the intent of this district is to preserve and strengthen the pedestrian-oriented, traditional Downtown retail atmosphere, commercial uses which are automotive-oriented, such as drive-in uses and automotive service/repair are inconsistent by their very nature and should be avoided.

The following list of uses are specifically not allowed, even by Conditional Use Permit, within the Downtown Commercial District:

- Drive-in restaurants, banks or other drive-in uses
- Auto sales (new or used)
- Automotive service or repair
- Industrial or quasi-industrial uses normally found in business parks or manufacturing districts
- Wholesale businesses

- Warehousing as a primary use
- Distribution, supply, or preparation of construction materials, automotive Components or other materials or components used for manufacturing, assembly or packaging of finished products.

c. Main Street Commercial (MC)

Purpose and Intent. This district is primarily devoted to preserving and enhancing the mix of retail, specialty and related uses traditionally found within the older, central retail districts of small cities. This traditional mix of uses typically consisted of a retail or personal service business in the ground floor storefront facing Main Street; small commercial, professional offices or residential uses could be found on the upper floor(s) and behind the Main Street frontage use. Main Street retailers sold a combination of convenience items and services for everyday needs (e.g., butcher, baker, shoe shop) and specialty items such as clothing, jewelry, gifts and antiques. Restaurants, cafes and similar eating and entertainment establishments were also commonplace. Large bulk retail businesses, such as furniture sales, automotive or wholesale uses were generally found only on the fringes of the Downtown, if at all.

The Town Square area is to be developed to recreate the traditional downtown's "focus". Here, because of the large setback from Main Street and the unique characteristics of the buildings, office uses are expected to locate on the ground floor as well as the upper floors. Businesses and buildings on Main Street shall face or orient toward Main Street; buildings on adjacent streets shall face the Square.

Permitted Uses. Where a "U" is denoted next to a particular use or business on the following list, that use is permitted only on the upper floor(s) or other areas of a building which do not front onto or have direct access to Main Street.)

Main Street.

- Apparel and accessory stores, not including used items
- Artist's studio; art supply stores
- Antique or antique reproductions shop, not including recently manufactured "used furniture" items
- Bakery, creamery
- Bookstores
- Business schools, art, modeling, music and/or dancing studios — (U)
- Eating and drinking places where food service is the primary use (restaurants)
- Florist shops
- Hardware stores, not including lumber, building materials and the like
- Paint, decorating and wallpaper stores
- Beauty, barber shops and salons
- Delicatessen, sandwich shop
- Business services, not including establishments engaged in the renting or leasing machinery, tools and other equipment — (U)
- Clothing and costume stores
- Communication services — (U)
- Finance, insurance and real estate offices — (U)
- Health services, including medical/dental services — (U)

IV. Land Use Regulations

4.1 Land Use Map/Development Program

A. Land Use Map

B. Development Program

4.2 Land Use Districts

A. Residential Districts

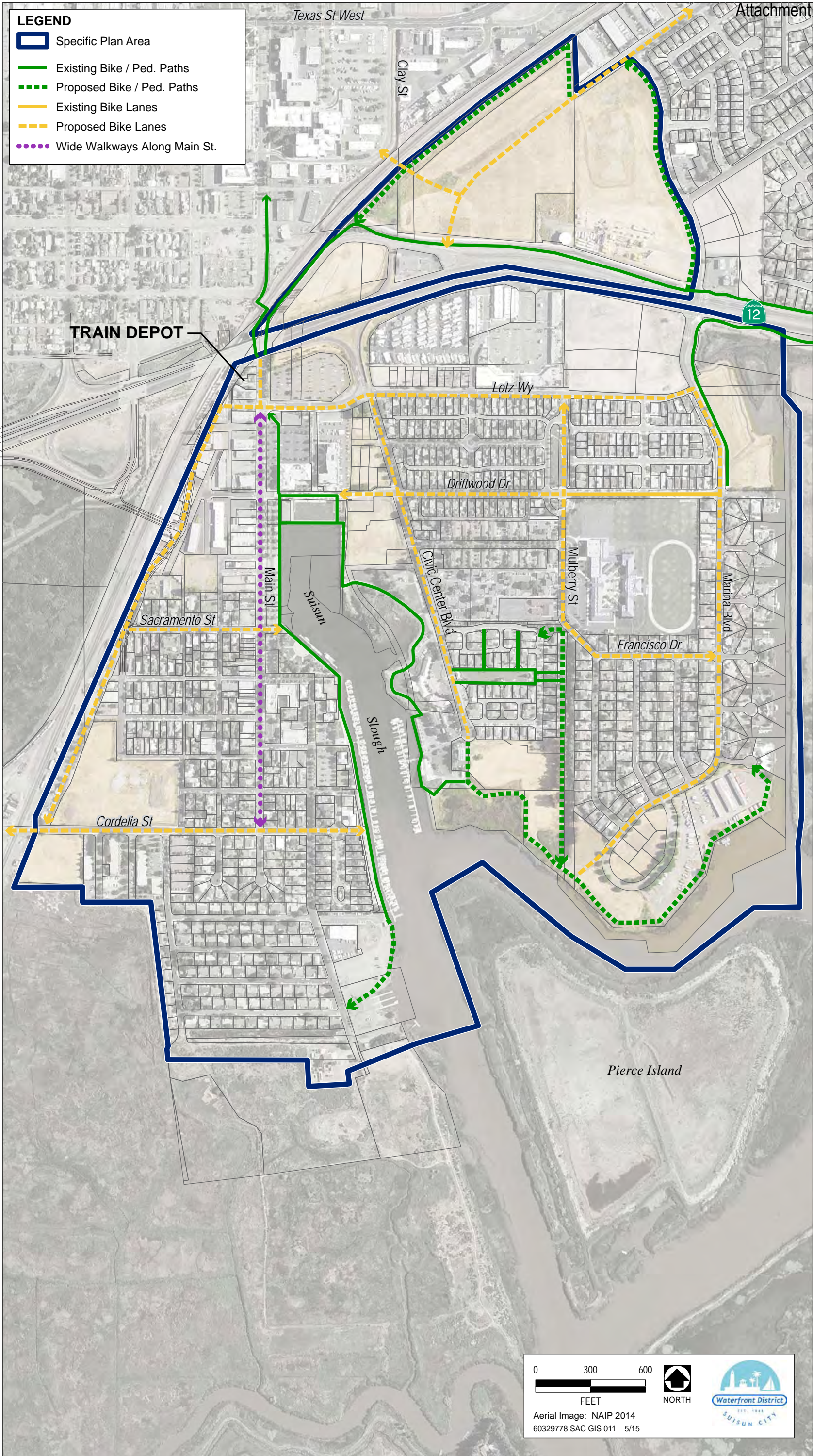
➡ B. Commercial Districts

4.3 Public Facilities/Open Space

4.4 Parking Regulations

Downtown Waterfront Specific Plan “Vision Statement”

1. Historic Downtown Waterfront Suisun City is a unique waterfront community with a marina; traditional Downtown commercial main street and historic residential neighborhoods within “Old Town,” and a South Waterfront district under development, west of the marina; and a civic center area and the Whispering Bay and Victorian Harbor residential neighborhoods, east of the marina.
2. Historic Downtown Waterfront Suisun City is pleasant to live in and at the same time serves as a local and regional destination, supporting shopping, entertainment, hospitality, tourism, and recreation. The changes in the region around Suisun City have created the opportunity for the Downtown to evolve and develop into a place that attracts new residents, jobs, businesses, and shoppers.
3. The entire Historic Downtown Waterfront needs to be focused on maximizing waterfront access on the Suisun Channel, which is its major and central feature and on improving public access to the train depot, another key asset in Historic Downtown Suisun City.
4. The Waterfront should maintain its extraordinary mix of natural wetlands and urban edge.
5. The historic Suisun City train depot and Amtrak station, on the north end of Main Street, should serve as a transit gateway into Historic Downtown Suisun City.
6. The circulation system should be enhanced to support safer and more convenient access between homes and destinations and between Historic Downtown Waterfront Suisun City and Downtown Fairfield – for pedestrians, cyclists, transit users, and motorists.
7. The Historic Downtown Waterfront needs a cohesive Open Space system that enhances the pedestrian experience and supports community access.
8. Gateways to the Historic Downtown Waterfront area, including from Highway 12 and from the Amtrak station should be enhanced to ensure a positive visual first impression.
9. Development adjacent to the historic residential area should be compatible in scale and architectural themes.
10. Where feasible and consistent with building codes, existing buildings should be repurposed with more economically viable uses that contribute to Downtown vibrancy.



Geologic Unit Summary

Geological units and their associated paleontological sensitivity in the vicinity of Suisun City are shown in Exhibit CUL-3.

Holocene Alluvium (Holocene: 11,000 years old – Present Day)

Holocene-age alluvial fan and Bay Mud deposits overlie older Pleistocene alluvium in the Planning Area, and consist of sand, silt, and gravel deposited in fan, valley fill, or basin environments. Holocene alluvium is typically found in smooth, flat valley bottoms, in medium-sized drainages, and other areas where the terrain allows a thin veneer of this alluvium to deposit, generally in shallowly sloping or flat environments (Graymer et al. 2002). By definition, in order to be considered a fossil, an object must be more than 11,000 years old. Therefore, the Holocene-age alluvium would not contain “unique” paleontological resources.

Pleistocene Alluvium (Pleistocene: 1.8 million years old - 11,000 years old)

The northern portion of the Planning Area is underlain by alluvial fan deposits of late Pleistocene age (Graymer et al. 2002). The Pleistocene alluvium is composed of fresh-water stream deposits along canyons and at the heads of older alluvial fans, and fresh-water marsh deposits. Vertebrate fossils found in Pleistocene alluvium are representative of the Rancholabrean land mammal age from which many taxa are now extinct and include but are not limited to bison, mammoth, ground sloths, saber-toothed cats, dire wolves, cave bears, rodents, birds, reptiles and amphibians (Helley et al. 1979, Savage 1951, Stirton 1951). Because of the number of vertebrate fossils recovered from the Pleistocene alluvium, this formation is considered to be paleontology sensitive.

The Tehama Formation (Pliocene: 5.3 – 1.8 million years old)

The Tehama Formation lies directly below the Montezuma Formation, and is exposed between the Montezuma and the Kirby Hills, as well as north of Vacaville. This formation is composed of sandstone, siltstone, conglomerate, and volcaniclastic (ash fragments) rocks (Graymer et al. 2002). A search of the U.C. Berkeley Museum of Paleontology Database (UCMP) (2012) contains 43 localities from which vertebrate fossils have been recovered in the Tehama Formation throughout northern California. Several hundred specimens have been recovered including horse, deer, coyote, ground sloth, peccary, turtle, tortoise, mammoth, gopher, bony fish, several types of rodents, and elephant. Because of the number of vertebrate fossils recovered from the Tehama Formation, this formation is considered to be paleontology sensitive.

Regulatory Context

California Environmental Quality Act

Under the provisions of CEQA, “A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (CCR Title 14[3] Section 15064.5[b]).



CEQA defines a "historical resource" as a resource which meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (CRHR) ;
- Listed in a local register of historical resources (as defined at PRC Section 5020.1[k]);
- Identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code; or
- Determined to be a historical resource by a project's lead agency (CCR Title 14[3] Section 15064.5[a]).

A historical resource consists of any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (CCR Title 14[3] Section 15064.5[a][3]).

CEQA requires that historical resources and unique archaeological resources be taken into consideration during the CEQA planning process (CCR Title 14[3] Section 15064.5; PRC Section 21083.2). If feasible, adverse effects to the significance of historical resources must be avoided, or the effects mitigated (CCR Title 14[3] Section 15064.5[b][4]). The significance of an historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register of Historical Resources. If there is a substantial adverse change in the significance of a historical resource, the preparation of an environmental impact report may be required (CCR Title 14(3) Section 15065(a)).

Based on the environmental checklist in Appendix G of the State CEQA Guidelines, a project would have a significant impact on paleontological resources if it would directly or indirectly destroy a unique paleontological resource or site.

Health and Safety Code, Section 7052 and 7050.5

Section 7052 of the Health and Safety Code states that disturbance of Native American cemeteries is a felony. Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If determined to be Native American, the coroner must contact the California Native American Heritage Commission (NAHC) in accordance with the California Native American Historical, Cultural and Sacred Sites Act (see below).

California State Senate Bill 18

California State Senate Bill 18 (SB18), signed into law in September 2004 and implemented March 1, 2005, requires cities and counties to notify and consult with California Native American Tribes about proposed local land use planning decisions for

the purpose of protecting Traditional Tribal Cultural Places (also referred to as Traditional Cultural Properties). This law directed an amendment to the General Plan Guidelines to require consultation with and advice from California Native American Tribes. According to the Tribal Consultation Guidelines, SB 18 “requires local governments to involve California Native Americans in early stages of land use planning, extends to both public and private lands, and includes both federally recognized and non-federally recognized tribes.”

Local Codes, Ordinances, and Regulations

The City’s 1992 General Plan mentions historic preservation in the Community Character and Design Element. Policy 6 in this Element discusses the need for development in the Downtown/Waterfront Specific Plan Area to “reflect the relationship between the historic buildings, redeveloped areas, and the waterfront...” (City of Suisun City 1992). Policy 9 of this Element expresses the City’s intent to implement design guidelines to address historic preservation along Main Street and the adjacent historic residential area. Policy 10 discusses the need to periodically update the inventory of historic buildings and sites in the Old Town area.

The City’s 1989 Development Guidelines for Architecture and Site Planning addresses various aesthetic and functional aspects of the built environment. On Page 8, the City indicates that this document “primarily addresses the newer, suburban neighborhoods,” and that “the special needs of Old Town and Waterfront areas are already addressed by the City’s Historic Residential District and the design criteria established by the Downtown/Waterfront Specific Plan.” (City of Suisun City 1989).

The City’s Zoning Code includes three zoning districts designed, in part, to maintain the physical remnants of historic areas of the community as a highly valued part of the City’s heritage (see Title 18 of the City’s Municipal Code for more information):

- 18.14 H-R Historic Residential District.
- 18.16 HRC Historic Residential/Commercial District.
- 18.22 DW Historic Downtown and Waterfront District.

The City’s 1999 Downtown Specific Plan (also known as the Downtown/Waterfront Specific Plan) includes a “Historic Residential” Land Use District, which is intended to implement Specific Plan policies to “preserve and build upon the historic character of older residential and commercial structures within the Planning Area” (City of Suisun City 1999). As noted in the Downtown Specific Plan, the text describing the purpose and intent of the Historic Residential Land Use District is the same as provided in Chapter 18.14 of the City’s Zoning Code, which describes the Historic Residential zoning district.

Known Cultural Resources

Several cultural resources investigations within the Sphere of Influence and its vicinity have occurred in recent years. Record searches conducted by the Northwest Information Center (NWIC) of the California Historical Resources Information System within and in the vicinity of the Sphere of Influence were completed during the years 2006, 2008, 2010, and 2012. These record searches included reviews of previously recorded prehistoric and historic sites, as well as reviews of the following sources:

- National Register of Historic Places (NRHP) (National Park Service 2010);



- California Inventory of Historic Resources (State of California 1976);
- California Historical Landmarks (State of California 1996);
- California Register of Historical Resources (State of California 1976 and updates);
- California Points of Historical Interest (State of California 1992 and updates);
- Caltrans State and Local Bridge Survey (State of California 1989 and updates);
- Office of Historic Preservation (OHP) Property Directory (2010); and
- 1872 J.S. Henning Map of Solano County, California, and 1908 USGS Antioch Quadrangle map

Historic Architecture

The record searches indicated that several previous cultural resource studies have been conducted within the study area. Previously evaluated resources within and in the immediate vicinity of Suisun City are listed in Table CUL-1:

**Table CUL-1
Known Cultural Resources**

Resource	Reference Number	California Historical Resource Status Code
Martin Samuel House		1S (Listed on the NRHP)
Suisun Masonic Lodge No. 55) 623 Main Street	N/A	1S (Listed on the NRHP)
407 California Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
821 Main Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
216 Morgan Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
301 Morgan Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
400 Morgan Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
406 Morgan Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
501 Morgan Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
221 Solano Street	N/A	2S (Determined Eligible for the NRHP; Listed in the CRHR)
K I Jones House 308 California Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
Lambie Ranch 6054 Mauds Lane	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
Suisun City Fire Department 701 Suisun Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
Suisun City First Church of Christ Science 901 Main Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
Suisun Fairfield Depot 201 Main Street	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
Vogel/Morrison Home 2438 Morrison Lane	N/A	2S2 (Determined Eligible for the NRHP; Listed in the CRHR)
Rockville Schoolhouse, Suisun Nisei Club	N/A	Unevaluated

In addition to the resources above, the Bank of Suisun was listed as a California Point of Historical Interest in 1982.



Suisun City Historic District

As a part of a project involving an interchange for Interstates 80 and 680 and State Route 12, the California Department of Transportation (Caltrans) requested concurrence that the Suisun City Historic District is eligible for listing on the National Register of Historic Places. In a March 20th, 2010 letter, the State Office of Historic Preservation agrees that the Suisun City Historic District meets eligibility requirements for listing.

The Historic District is roughly bounded by Sacramento Street to the north, West Street to the west, Cordelia Street to the south, and Kellogg and Main Streets to the east (Exhibit CUL-4). The district is comprised of 95 contributing buildings and 34 non-contributing buildings. The boundary includes residences, commercial and social/religious buildings that have historically been associated with the downtown core of Suisun City and retain integrity. This section of Main Street included in the district boundary was Suisun City's primary shopping venue and it reflects the city's economic growth as well as the diversity of the commercial businesses. Main Street's commercial enterprises included banking, general stores, stables/liveries, restaurants/saloons, movie theaters, and jewelers.

Table CUL-2
Suisun City Historic District Contributing Resources

Resource	Reference Number	California Historical Resource Status Code
200, 204 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
212 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
211 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
215 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
219 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
223 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)

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227 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
300 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
304 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
308 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
406 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
407 California Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
306, 308 Cordelia Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
315 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
400 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
401 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
404 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
420 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
500 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District



		Determined Eligible for the NRHP; Listed in the CRHR)
504 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
508 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
511 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
512 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
515 Line Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
601 Main Street/ 409 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
607 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
613 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
623 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
627 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
701 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
707 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)

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715 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
801 805 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
807 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
901 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
907 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
908 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
1000 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
1001 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
1004 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
1005 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
1008 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
1012 Main Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
210 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District



		Determined Eligible for the NRHP; Listed in the CRHR)
216 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
220 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
224 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
300 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
301 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
304 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
307 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
311 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
400 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
401 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
405 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
406 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)

CITY OF SUISUN CITY GENERAL PLAN

501 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
507 Morgan Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
200, 204 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
208 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
215 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
225 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
301, 303 Sacramento	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
310 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
400 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
401 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
406 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
407 Sacramento Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
610 School Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District



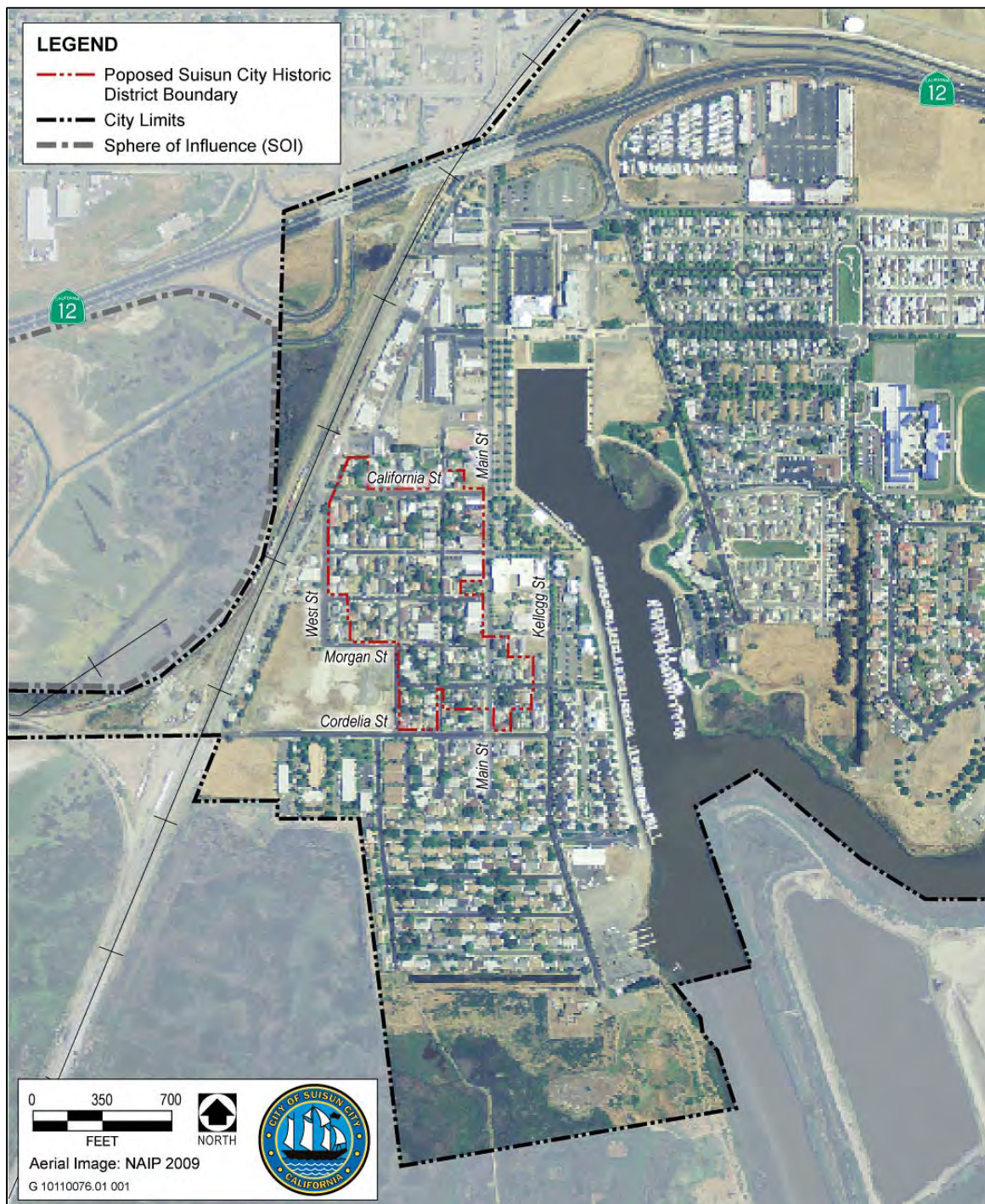
		Determined Eligible for the NRHP; Listed in the CRHR)
611 School Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
612 School Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
1010 School Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
1012 School Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
200 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
201 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
204, 206 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
205 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
210 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
215 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
216 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
220 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)

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221 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
224 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
300, 302 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
301 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
308 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
309 Solano Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
601 Suisun Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
607 Suisun Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
615 Suisun Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
621 Suisun Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
701 Suisun Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
706 Suisun Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)
907 Suisun Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District



		Determined Eligible for the NRHP; Listed in the CRHR)
911 Suisun Street	N/A	2D2 (Determined Eligible for the NRHP As a Contributor to a District Determined Eligible for the NRHP; Listed in the CRHR)



Source: ICF 2009; adapted by AECOM 2010

Appendix A: Architectural Review, Demolition and Renewal Procedures in the HR Zone

A.1. In General

Architectural Review in the HR District of any proposed alteration, enlargement, construction, removal or demolition of any structure in the HR district shall be subject to Architectural Review, prior to issuance of building permits or commencement of any work. Architectural Review shall be conducted as prescribed by this Section. Architectural Review and approval shall be the responsibility of the Community Development Department.

A.2. Applicability

Architectural Review shall not apply to the following types of Building Permit applications:

- Re-roofing and residing with like materials.
- Masonry repairs with like materials.
- Chimney repair with like materials.

NOTE: "Like Materials" shall mean the exact same materials as those being replaced. Any deviation from the original shall be reviewed by and may be referred to the Planning Commission.

A.3. Criteria

Specific standards and criteria for any activity subject to review as stated above, are found in Section 7.3 of Chapter of this Plan. The Community Development Department staff or the Planning Commission as the case may be, shall consider the proposed demolition, new construction or addition, in the context of the architectural or historical value and significance of the site and structure. These considerations shall include the visual relationship of proposed architectural design elements to the surrounding area, including scale, height, rhythm of building spacing, pattern of windows and doorways, building siting and landscaping, roof pitch, architectural style, and structural details, materials, and textures.

A. For demolitions and removals

- The Demolition Permit may be approved immediately if the Chief Building Official finds that the structure presents an immediate hazard to the public health and safety. Absent of a finding of immediate threat to the public health or safety, no Demolition or Moving Permit shall be issued for any structure within the HR District without prior review and approval by the Planning Commission. To assist in this evaluation, the Community Development staff shall submit a report and recommendation to the Planning Commission. If, after review of the request for a Demolition Permit, the Planning Commission determines that the structure itself has historical, architectural or cultural interest or value, the Commission may withhold approval for demotion or removal for 180 days (from the date of the Planning Commission action) or until environmental review is completed, whichever occurs later.

During the 180 days, the Planning Commission may direct the Community Development staff to consult with recognized historic preservation organizations and other civic groups, public agencies and interested citizens, make recommendations for acquisition of property by public or private bodies or agencies, explore the possibility of moving one or more structures or other features, and take any other reasonable measures.

At the end of the 180-day period, the Demolition Permit may be issued if environmental review determines there will not be significant impact on the environment including cultural, architectural and historical impacts, and all requirements of this Chapter are met. The permit may also be issued if there are found to be substantial environment impacts, and specific health, safety, or welfare considerations are also found to make unfeasible the mitigation measures or alternatives identified during environmental review.

- If, after review of the request for a Demolition or Moving Permit, the Planning Commission determines that the building or structure has no substantial historical, architectural, or cultural interest or value, a Building Permit for demolition or removal may be issued.

B. For new improvements.

The Community Development staff or the Planning Commission shall not grant architectural review approval for any new improvements unless it finds that the proposed new improvements will be compatible with and help achieve the purposes and intent of the HR District. In reviewing an application, the following general design principles shall be considered:

- **Height and Scale:** New buildings should be constructed to a height, which bears a reasonable relationship to the average height of existing adjacent buildings.
- **Spacing of Buildings on Street:** The existing rhythm of the recurrent building masses to separations should be retained.
- **Relationship of Materials and Textures:** Choice of building materials and textures (smooth and rough) should enhance desired neighborhood qualities such as compatibility, similarity and continuity.
- **Relationship of Architectural Details and Roof Shapes:** Choice of architectural details and roof shapes should ensure compatible appearance with surrounding structures.
- **Walls of Continuity:** Physical ingredients such as low brick walls, wrought iron and picket fences, and evergreen landscape masses should be used to form continuous cohesive walls of enclosure along the street in keeping with the historic character of the district.
- **Landscaping:** Landscaping should reflect the historic quality and quantity of landscaping within the surrounding area. The concern here is primarily with mass and continuity.
- **Directional Expression of Front Elevations:** Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures, which may be horizontal, vertical or non-directional in nature. Location and emphasis of major entries should also be compatible with the adjacent structures.

C. For Alterations, Additions or enlargements of Existing Structures:

This section contains criteria for reviewing all applications for Building Permits for exterior rehabilitation, renovation, alteration, reconstruction, or enlargement of any existing structure more than (30) years old within the HR District, and for any interior modification which requires the issuance of a Building Permits for a publicly owned and publicly accessible structure. In reviewing an application, the Community Development staff or Planning Commission shall consider the following general standards and principles:

- Every reasonable effort shall be made to provide a compatible use for property that requires minimal alteration of the building structure or site and its environment, or use a property for its originally intended purpose.
- The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

- All buildings, structures, and sites shall be recognized as products of their own time. Alterations, which have no historic basis and/or seek to create an earlier or later appearance shall be discouraged.
- Changes, which may have taken place over the course of time, are evidence of the history and development of a building, structure, or site and its environment. If the Community Development staff or Planning Commission finds that these changes have acquired significance in their own right, this significance shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage older building materials shall not be undertaken, without prior approval of the The Community Development Department.
- Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

A.4. Effective Date.

Decisions of the Community Development Department staff or the Planning Commission shall be final on the tenth day after the date of the decision, unless appealed as prescribed by Chapter 8.

A.5. Economic Hardship of Waiver.

If an applicant for design approval presents evidence of inability to meet the cost of complying with a Condition of Approval, the Planning Commission may grant the approval with the requirement that all conditions be met within a period of up to two years. The exact waiver period granted is at the discretion of the Community Development Director or Planning Commission. If such conditions are not met within the stated time, the property owner shall be subject to the enforcement provisions of Chapter 8.

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AGENDA TRANSMITTAL

MEETING DATE: November 3, 2015

CITY AGENDA ITEM: Continuation of Public Hearing and Other Proceedings Related to Annexation No.10 (Portion of Parcel 3, Doc No. 2004-00163498) to Community Facilities District No. 2 (Municipal Services), for the Zephyr Estates Project:

- a. Council Adoption of Resolution No. 2015-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors; and
- b. Council Adoption of Resolution No. 2015-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
- c. Council Introduction and Waive Reading of Ordinance No. ___: Levying Special Tax within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

FISCAL IMPACT: As noted in the staff report for the September 15, 2015 meeting, if approved, the annexation of the Zephyr Estates Project (Project) into Community Facilities District No. 2 (Municipal Services) ("CFD No. 2"), including the existing Tax Zone No.3 thereof, would result in a total revenue of \$49,436, of which \$47,096 is deposited into the General Fund and \$2,340 deposited into the existing fund for Tax Zone No.3. The Project is also within the District boundary map for the Peterson Ranch Maintenance Assessment District (MAD). This assessment would result in \$18,951 in revenue into the MAD. All levy amounts would be adjusted annually based on inflation modifiers.

BACKGROUND: As part of the Zephyr Estates' Conditions of Approval, the developer is required to annex into CFD No. 2 to offset the impacts on City Services due to the new development. City Services covered under CFD No. 2 include police, fire and paramedics. The developer is also required to annex into the existing Tax Zone No.3 (included within CFD No. 2) to cover costs associated with storm drainage maintenance within and around the new project. Separately, the development will also merge into the existing Peterson Ranch MAD to cover costs of lighting and landscaping.

Zephyr Estates includes fifty-nine (59) residential parcels and one commercial parcel located at the corner of Walters Road and East Tabor Avenue. On July 22, 2014, the Planning Commission forwarded a recommendation to the Council to approve a General Plan Amendment, Rezone, Planned Unit Development and the Tentative Subdivision Map for the Project. On September 16, 2014, the Council approved these entitlements and introduced an ordinance to rezone the property. On October 7, 2014, the Council adopted the ordinance that rezoned the property. The action to approve the Tentative Subdivision map included a number of Conditions of Approval. One of those conditions was to annex into CFD No. 2 to cover the costs of municipal services described above.

Within CFD No. 2 is Tax Zone No.3, which is a zone within which further special tax can be levied for maintenance of storm drain facilities in and around the new development. Tax Zone No.3 is defined as the areas south of East Tabor Road, east of Walters Road and north of Caswell Lane and west of Charleston Street. The Project already lies within the boundaries of the Peterson Ranch MAD which cover maintenance costs associated with street lighting and landscaping. Only the residential portion of the subdivision is being constructed at this time and therefore will be the only portion of the subdivision annexing into CFD No. 2 (including Tax Zone No.3 therein), and the Peterson Ranch MAD.

On September 15, 2015, the City Council took the first step in the proceedings for the annexation of the subject property into CFD No. 2 by adopting a Resolution of Intention to Annex Territory.

On October 20, 2015, the City Council opened the Public Hearing portion of this item, but continued the hearing to tonight, November 3, 2015, to ensure the proper noticing requirements were met for item. Now before the Council is the second step in the proceedings, which requires the holding of a public hearing, the submission of certain matters to the qualified electors located within the territory to be annexed into CFD No. 2, declaring the results of this election, and, if the election is successful, introducing an ordinance levying taxes within CFD No. 2 (including the territory to be annexed into the district). The final step will be the adoption of the ordinance levying taxes at a subsequent meeting of the Council.

STAFF REPORT: As noted above, before the Council is the second of three steps in the proceedings to annex property into CFD No. 2 (including Tax Zone No.3 therein). The annexation of property into CFD No. 2 (and Tax Zone No.3 therein) would meet the fiscal criteria as established by Resolution No. 2005-69 Cost Recovery Policy for New Development, dated October 4, 2005. CFD No. 2 is generally intended to offset Municipal Service costs, including administrative costs, thereby reducing the negative fiscal impact of new development on the City's General Fund, while Tax Zone No.3 is intended to offset Public Works Maintenance costs associated with maintenance of bio-retention drainage basins created by certain new development, thereby reducing the negative impact of the new development on the Storm Drain & Flood Channel Maintenance budget.

Multiple steps are required in the annexation process, some of which require Council action. As the first step in the annexation process, the Council adopted a Resolution of Intention to Annex Territory. At this meeting, Council is being asked to conduct a public hearing on the question of annexation of territory into CFD No. 2, consider submitting certain matters to the qualified electors located within the territory to be annexed into CFD No. 2, declaring the results of this election, and, if the election is successful, introducing an ordinance levying taxes within CFD No. 2 (including the territory to be annexed into the district). The final step will be adoption of the ordinance at a subsequent meeting of the Council, and publication of the ordinance within 15 days thereafter in a newspaper of general circulation in the area of CFD No. 2.

As a reminder, it was necessary to continue the public hearing from October 20, 2015 until tonight, November 3, 2015. It would be appropriate for the Council to inform the public of this, open the hearing, take testimony and continue the hearing tonight, November 3, 2015.

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Resume the Public Hearing that was continued from October 20, 2015 regarding the annexation of territory into CFD No. 2; and
2. Receive a staff presentation on the proposed annexation; and
3. Take testimony, if any; and
4. Close the Public Hearing ; and
5. Adopt Resolution No. 2015-__: Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors, and Direct the City Clerk to Canvas the Votes; and
6. Ask the City Clerk to open the ballot(s) and announce the results of the election; and
7. Adopt Resolution No. 2015-__: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien; and
8. Introduce and Waive Reading of Ordinance No. __: Levying Special Tax within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.

ATTACHMENTS:

1. Order of the Proceedings for Annexation No. 10.
2. Resolution No. 2015-__: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors.
3. Resolution No. 2015-__: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien.
4. Amendment No. 10 to Notice of Special Tax Lien.
5. Ordinance No. __: Levying Special Tax within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory.
6. Zephyr Estates – Subdivision Map.

At the meeting, an oversized map will be posted on the wall that identifies all CFD's and MAD's located in the City.

**City of Suisun City
Community Facilities District No. 2
(Municipal Services)**

**ORDER OF PROCEEDINGS FOR ANNEXATION No. 10
HEARINGS AND ACTIONS**

The City Clerk calls the annexation-related items together, then:

1. The Mayor makes the following opening remarks:

"These are the public hearings in this Council's proceedings for annexation of territory to the City's Community Facilities District No. 2 (Municipal Services). The hearings are to inquire into the annexation of territory and the levy of special taxes in the annexation territory for the purpose of financing additional municipal services.

"Does anyone wish to file written protests? If so, they must be filed with the City Clerk now."

[Pause to see if there are any protests.] ¹

"The hearings are now officially opened. We will first have presentations by staff about the proposed annexation. After that, we will receive comments and questions and any oral protests from any interested persons. When all comments have been received the hearings will be closed."

2. Staff and consultants make presentations.
3. Time for comments, questions and protests from audience.
4. Close hearings.
5. The City Council may then ask questions and discuss the proposed annexation.

¹ **Note for City Council and Staff:** The annexation must stop for 1 year as a result of written protests by (A) 50 percent or more of the registered voters residing in the CFD or 6 registered voters residing in the CFD, whichever is greater, (B) 50 percent or more of the registered voters residing in the annexation territory or 6 registered voters residing in the annexation territory, whichever is greater, (C) the owners of 50 percent or more of the area of land in the CFD, or (D) the owners of 50 percent or more of the area of land in the annexation territory.

Practical Note: Protests are unlikely; there is only one property owner, and it has petitioned for the proposed annexation.

6. *When discussion is through, the Mayor states: "We will now consider and adopt the following resolution calling for a property owner vote on the issues of the proposed annexation and the levy of special taxes in the annexation territory".*

**A RESOLUTION SUBMITTING
ANNEXATION OF TERRITORY AND
LEVY OF SPECIAL TAXES TO QUALIFIED ELECTORS**

7. *Following adoption of the Resolution, the Mayor announces:*

"In anticipation of the election, the ballots have been completed by the property owners in the annexation territory and submitted to the City Clerk. At this time, I ask the City Clerk to open the ballot(s) and announce the results of the election."

[Pause for opening of ballot(s).]

8. *The City Clerk opens the ballot(s) and announces the results of the election, and completes one copy of the Canvass and Statement of Result of Election.*

9. *The Mayor then announces:*

"The results of the election being unanimously in favor of the proposed annexation and the levy of the special taxes, we will now proceed with the final actions for the District."

10. *The City Council considers and adopts the following resolution:*

**A RESOLUTION DECLARING RESULTS OF SPECIAL ANNEXATION ELECTION,
DETERMINING VALIDITY OF PRIOR PROCEEDINGS, AND
DIRECTING RECORDING OF AMENDED NOTICE OF SPECIAL TAX LIEN**

11. *The City Council introduces the following ordinance:*

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY LEVYING SPECIAL TAX
WITHIN CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES),
INCLUDING CERTAIN ANNEXATION TERRITORY**

END OF ITEM

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
SUBMITTING ANNEXATION OF TERRITORY AND
LEVY OF SPECIAL TAXES TO QUALIFIED ELECTORS**

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

Annexation No. 10 (Portion of Parcel 3, Doc No. 2004-00163498)

WHEREAS, this Council, acting as legislative body of the City of Suisun City's Community Facilities District No. 2 (Municipal Services) (the "CFD") has adopted "A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein" (the "Resolution of Intention to Annex") stating its intention to annex certain territory (the "Annexation Territory") to the CFD pursuant to the Mello Roos Community Facilities Act of 1982, Sections 53311 and following of the California Government Code (the "Act"); and

WHEREAS, a copy of the Resolution of Intention to Annex, incorporating a description and map of the proposed boundaries of the Annexation Territory and stating the services (the "Services") to be provided and the rate and method of apportionment of the special tax (the "Special Taxes") to be levied within the Annexation Territory to pay for the Services, is on file with the City Clerk and the provisions thereof are fully incorporated herein by this reference as if fully set forth herein; and

WHEREAS, on the date hereof, this Council held a noticed public hearing as required by the Act and the Resolution of Intention to Annex relative to the proposed annexation of the Annexation Territory to the CFD and the levy of special taxes in the Annexation Territory; and

WHEREAS, at such hearing all interested persons desiring to be heard on all matters pertaining to the annexation of the Annexation Territory to the CFD and the levy of the Special Taxes within the Annexation Territory were heard and a full and fair hearing was held; and

WHEREAS, prior to the time fixed for the hearing, written protests had not been filed against the proposed annexation of the Annexation Territory to the CFD by (i) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the existing CFD, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the Annexation Territory, (iii) owners of one-half or more of the area of land in the CFD not exempt from special taxes or (iv) owners of one-half or more of the area of land in the Annexation Territory not exempt from special taxes; and

WHEREAS, the Annexation Map of the captioned annexation has been filed with the City Clerk and recorded in the Solano County Recorder's Office on October 6, 2015, in Book 25 at Page 56 of Maps of Assessment and Community Facilities Districts, which map shows the Annexation Territory.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City that the following be ordered:

1. Prior Proceedings. All prior proceedings taken by this Council with respect to the CFD and the proposed annexation of the Annexation Territory thereto have been duly considered and are hereby determined to be valid and in conformity with the Act, and the CFD has been validly established pursuant to the Act.

2. Prior Resolutions. The provisions of the Resolution of Intention to Annex and Resolution No. 2005-89, entitled “A Resolution of the Suisun City Council Forming Community Facilities District No. 2 (Municipal Services)” (the “Resolution of Formation”), previously adopted by this Council for the CFD, are by this reference incorporated herein, as if fully set forth herein.

3. Voter Approval. Pursuant to the provisions of the Act, the propositions of (i) the annexation of the Annexation Territory, and (ii) the levy of the Special Taxes within the Annexation Territory shall be submitted to the voters of the Annexation Territory at an election called therefor as hereinafter provided.

4. Electors Determined. This Council hereby finds that fewer than 12 persons have been registered to vote within the Annexation Territory for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Council for the purposes of these annexation proceedings. Accordingly, and pursuant to the Act, this Council finds that for purposes of these proceedings the qualified electors are the landowners within the Annexation Territory and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in the Annexation Territory.

5. Applicable Laws. Pursuant the Act, the election shall be conducted by mail ballot under Section 4000 of the California Elections Code, provided, however, that for purposes of setting the date for the election, Sections 53326 and 53327 of the Act shall govern.

6. Special Election Called. On Tuesday, November 3, 2015, in City Hall, Council Chambers, 701 Civic Center Boulevard, Suisun City, California, a special election is hereby called to consider the measure described in the ballot referred to below. This Council hereby further finds that the provision of the Act requiring a minimum of 90 days to elapse before said election is for the protection of voters, that the voters have waived such requirement, and that the date for the election herein specified is established accordingly.

Under Section 50075.1 of the Government Code, the following accountability provisions shall apply to the special taxes: (a) the provision and/or acquisition of the Services and the incidental costs thereof, all as defined in the Resolution of Intention to Annex and the Resolution of Formation, shall constitute the specific single purpose; (b) the proceeds shall be applied only to the specific purposes identified in (a) above; (c) there shall be created special account(s) or funds(s) into which the proceeds shall be deposited; and (d) there shall be caused to be prepared an annual audit and report of the CFD.

7. Election Official. The City Clerk is hereby appointed as the Election Official to conduct the election and shall cause to be provided to each landowner in the Annexation Territory a ballot substantially in the form of Exhibit A hereto (the “Ballot”), which form is hereby approved. The City Clerk shall accept mailed or hand delivered Ballots of the qualified electors received prior to 7:00 p.m. on the date fixed above for the election.

8. Effective. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 3rd day of November 2015, by the following vote:

AYES: Council Members

NOES: Council Members

ABSENT: Council Members

ABSTAIN: Council Members

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

EXHIBIT A

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

Annexation No. 10 (Portion of Parcel 3, Doc No. 2004-00163498)

**OFFICIAL BALLOT
SPECIAL TAX ANNEXATION ELECTION**

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Suisun City no later than 7:00 p.m. on Tuesday, November 3, 2015, either by mail or in-person. The City Clerk's office is located at 701 Civic Center Boulevard, Suisun City, California 94585.

To vote, mark a cross (X) on the voting line after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Suisun City and obtain another.

BALLOT MEASURE NO. 1: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to annex Annexation No. 10 (Portion of Parcel 3, Doc No. 2004-00163498) to the CFD, as such territory is described in "A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors" adopted by the City Council of the City of Suisun City on November 3, 2015? The effectiveness of this Ballot Measure No. 1 is contingent upon the passage of Ballot Measure No. 2.*

YES: _____

NO: _____

BALLOT MEASURE NO. 2: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to levy special taxes within the territory proposed for annexation to the CFD according to the rate and method of apportionment specified in the Resolution of the City Council entitled "A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein," adopted by the City Council of the City of Suisun City on September 15, 2015? The effectiveness of this Ballot Measure No. 2 is contingent upon the passage of Ballot Measure No. 1.*

YES: _____

NO: _____

By execution in the space provided below, you also confirm your written waiver of the time limit pertaining to the conduct of the election and any requirement for analysis and arguments with respect to the ballot measure.

Assessor Parcel No.: _____

Acres: _____

Number of Votes: _____

[PROPERTY OWNER NAME]

By: _____

Name: _____

Its: _____

RESOLUTION NO. 2015-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
DECLARING RESULTS OF SPECIAL ANNEXATION ELECTION, DETERMINING
VALIDITY OF PRIOR PROCEEDINGS, AND DIRECTING RECORDING OF
AMENDED NOTICE OF SPECIAL TAX LIEN**

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

Annexation No. 10 (Portion of Parcel 3, Doc No. 2004-00163498)

WHEREAS, in proceedings heretofore conducted by the Council pursuant to the Mello-Roos Community Facilities Act of 1982 (the “Act”), this Council has heretofore adopted a resolution calling a special election of the qualified landowner electors in the territory of land (the “Annexation Territory”) proposed to be annexed to Community Facilities District No. 2 (Municipal Services) (the “CFD”); and

WHEREAS, pursuant to the terms of the resolution of the City Council entitled “A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors” (the “Election Resolution”) adopted by the City Council on this date, which is hereby incorporated herein by this reference, the special election has been held and the City Clerk has filed a Canvass of Votes Cast in Special Election (the “Canvass”), a copy of which is attached hereto as Exhibit A; and

WHEREAS, this Council has reviewed the Canvass and hereby approves it.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City that the following be ordered:

1. Issue Presented. The issues presented at the special election were (i) the annexation of the Annexation Territory to the CFD and (ii) the levy of a special tax within the Annexation Territory.

2. Measure Approved. Pursuant to the Canvass, the issues presented at the special election were approved by the landowners of the Annexation Territory by more than two-thirds of the votes received at the special election.

3. Annexation Completed. Pursuant to the voter approval, the Annexation Territory is hereby declared to be fully annexed to and part of the CFD with full legal effect.

4. Authority to Levy Special Taxes. Pursuant to the voter approval, this Council may levy special taxes in the territory in the Annexation Territory according to the rate and method of apportionment specified in the Resolution of this Council entitled “A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein,” adopted on September 15, 2015.

5. Prior Proceedings. It is hereby found that all prior proceedings and actions taken by this Council pursuant to the CFD and the Annexation Territory were valid and in conformity with the Act.

6. Amendment to Notice of Lien. Within 15 days of the date of this Resolution, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Solano an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

7. Effective. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 3rd day of November 2015, by the following vote:

AYES: Council Members

NOES: Council Members

ABSENT: Council Members

ABSTAIN: Council Members

WITNESS my hand and the seal of said City this 3rd day of November 2015.

Linda Hobson, CMC
City Clerk

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

Annexation No. 10 (Portion of Parcel 3, Doc No. 2004-00163498)

CANVASS AND STATEMENT OF RESULT OF ELECTION

I hereby certify that on this date, I canvassed the returns of the election held on this date in the territory proposed for annexation to City of Suisun City Community Facilities District No. 2 (Municipal Services), which election is designated as the Special Tax Annexation Election, and the total number of ballots cast in the territory proposed to be annexed and the total number of votes cast for and against the measures are as follows and the totals as shown for and against the measures are full, true and correct:

BALLOT MEASURE NO. 1: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to annex Annexation No. 10 (Portion of Parcel 3, Doc No. 2004-00163498) to the CFD, as such territory is described in "A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors" adopted by the City Council of the City of Suisun City on October 20, 2015? The effectiveness of this Ballot Measure No. 1 is contingent upon the passage of Ballot Measure No. 2.*

Qualified Votes	Landowner	Votes Cast	YES	NO
_____		_____		

BALLOT MEASURE NO. 2: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the "CFD"), be authorized to levy special taxes within the territory proposed for annexation to the CFD according to the rate and method of apportionment specified in the Resolution of the City Council entitled "A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein," adopted by the City Council of the City of Suisun City on September 15, 2015? The effectiveness of this Ballot Measure No. 2 is contingent upon the passage of Ballot Measure No. 1.*

Qualified Votes	Landowner	Votes Cast	YES	NO
_____		_____		

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this 3rd day of November, 2015.

CITY OF SUISUN CITY

By: _____
Linda Hobson, CMC, City Clerk

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

City Clerk
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

**AMENDMENT NO. 10 TO
NOTICE OF SPECIAL TAX LIEN**

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

Annexation No. 10 (Portion of Parcel 3, Doc No. 2004-00163498)

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Suisun City (the "City"), County of Solano, State of California, hereby gives notice that a lien to secure payment of a special tax, which the City is authorized to levy, is hereby imposed on the property described herein. The special tax secured by this lien is authorized to be levied for the purpose of paying for certain municipal services set forth in that certain Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder of the County of Solano, State of California on November 23, 2005 at the hour of 2:36 p.m. as Document No. 200500182271 to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated by this reference.

This Amendment No. 10 to Notice of Special Tax Lien amends the Notice of Special Tax Lien solely for the following purpose:

To add to the territory of the City of Suisun City Community Facilities District No. 2 (Municipal Services) (the "CFD"). The territory included in the original CFD is set forth in the map of the CFD heretofore recorded in the Solano County Recorder's Office on October 27, 2005, in Book 23 at Page 60 of Maps of Assessment and Community Facilities Districts, to which map reference is hereby made, as such map has been supplemented in connection with subsequent annexations. The territory to be added is set forth in that certain "Annexation Map No. 10 (Portion of Parcel 3, Doc No. 2004-00163498) to Community Facilities District No. 2 (Municipal Services), County of Solano, State of California," heretofore recorded on October 6, 2015, at 2:43 p.m. at Book 25 Maps of Assessment and Community Facilities Districts at Page 56 in the office of the County Recorder of the County of Solano, State of California.

The Assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 10 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the City are as set forth in Exhibit A hereto, and by such reference hereby made a part hereof.

The territory to be added to the CFD which is included in this Amendment No. 10 to Notice of Special Tax Lien shall be placed in Tax Zone No. 3, as such term is defined in the Rate and Method of Apportionment of Special Tax applicable to the CFD, as supplemented to date (the "Existing RMA"). Tax Zone No. 3 was established in connection with Annexation No. 2 (Peterson Ranch – Tax Zones No. 3 and No. 4) to the CFD. The relevant portions of the Existing RMA are set forth in Exhibit B hereto, and by such reference hereby made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Finance Officer of the City, City Hall, 701 Civic Center Boulevard, Suisun City, CA 94595 (telephone number: 707-421-7323).

Dated: As of _____, 2015

By: _____
Linda Hobson, CMC
City Clerk, City of Suisun City

EXHIBIT A

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

Annexation No. 10 (Portion of Parcel 3, Doc No. 2004-00163498)

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND

<u>Assessor's Parcel No(s).</u>	<u>Name(s) of Property Owners</u>
0174-120-230	Seecon Homes, Inc., a California corporation

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

SUPPLEMENT NO. 2 (TAX ZONES NO. 3 AND NO. 4) TO
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

This Supplement No. 2 (Tax Zones No. 3 and No. 4) to Rate and Method of Apportionment of Special Tax (this “Supplement No. 2”) supplements the Rate and Method of Apportionment of Special Tax as supplemented by previous Supplement(s) related to previous annexation(s) (the “Existing Rate and Method,” and together with Supplement No. 2, the “Rate and Method”) for City of Suisun City Community Facilities District No. 2 (Municipal Services) (the “CFD”) in connection with Annexation No. 2 (Peterson Ranch – Tax Zones No. 3 and No. 4) (“Annexation No. 2”) to the CFD. The Existing Rate and Method (excluding previous Supplement(s) relating to previous Annexation(s)) is attached as Attachment No. 1.

This Supplement No. 2 supplements the Existing Rate and Method as set forth below. Except as expressly set forth in this Supplement No. 2, all provisions of the Existing Rate and Method (except the provisions of previous Supplement(s) relating specifically to previous Annexation(s)) shall govern the area added to the CFD by Annexation No. 2, which area shall constitute Tax Zones No. 3 and No. 4 for purposes of the Rate and Method.

Capitalized terms that are used but not defined in this Supplement No. 2 have the meaning given them in the Existing Rate and Method.

The Existing Rate and Method is hereby supplemented to add the following Section C.4. Sections C.2-3 of the Existing Rate and Method shall not apply to the area added to the CFD as a result of Annexation No. 2.

4. Tax Zones No.3 and No.4 Special Tax

The following Tables 4a (Zone No. 3) and 4b (Zone No. 4) identify the Maximum Tax Zone Special Tax.

Table 4a
City of Suisun City
Community Facilities District No. 2
(Municipal Services)
Maximum Tax Zone Special Taxes for
Tax Zone No. 3 APN 0174-120-220 (Unit 6 of Peterson Ranch)
STORM DRAINAGE

Land Use Category	Maximum CFD-Wide Special Tax Tax Zone No. 3 Fiscal Year 2006-07 *
Single-Family Detached Property (132 EDU's)	\$31.32 per EDU per Year
Single-Family Attached Property with Commercial (0 EDU's) or (0 Unit Types)	\$0
Multi-Family Property (0 EDUs)	\$0
Live/Work Property (0 EDUs) or (0 Unit Types)	\$0
Non-Residential Property (0 EDUs)	\$0

Table 4b
City of Suisun City
Community Facilities District No. 2
(Municipal Services)
Maximum Tax Zone Special Taxes for
Tax Zone No. 4 APN 0174-472-010 (Unit 5c of Peterson Ranch)
STORM DRAINAGE

Land Use Category	Maximum CFD-Wide Special Tax Tax Zone No. 4 Fiscal Year 2006-07 *
Not applicable	\$0

* Beginning in January 2007 and each January thereafter, the Maximum Special Tax specified in Tables 4a and 4b shall be adjusted by applying the Average Increase, if any, in the Indices. Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

Attachment No. 1

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

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2 (Municipal Services) (the "CFD") shall be levied and collected according to the tax liability determined by the City Council, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

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

"Building Square Footage" means the total gross square footage of the floor area of the buildings on any Parcel of Non-Residential Property determined by calculating the combined floor area contained within a building's exterior walls including the area of an addition where floor area is increased. Parking areas and exterior walkways shall not be included in the calculation of Building Square Footage. The determination of Building Square Footage shall be made by reference to appropriate records kept by the City's Building Department.

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

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

“City” means the City of Suisun City.

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

“Developed Property” means, in any Fiscal Year, all Taxable Property for which a building permit for new construction has been issued prior to July 1 of the preceding Fiscal Year.

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

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

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

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

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

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

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

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

“RMA” means this Rate and Method of Apportionment of Special Tax.

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

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

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

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

“Tax Zone” means a mutually exclusive geographic area within which a particular Tax Zone Special Tax may be levied pursuant to this RMA. All of the property within the CFD at the time of the CFD formation is within Tax Zone No. 1; additional Tax Zones may be created when property is annexed into the CFD, and a separate Tax Zone Special Tax shall be identified for property within a new Tax Zone at the time of such annexation.

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

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

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

B. DATA FOR ANNUAL ADMINISTRATION OF SPECIAL TAX

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

C. MAXIMUM SPECIAL TAX

1. CFD-Wide Special Tax

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

**Table 1
City of Suisun City
Community Facilities District No. 2
(Municipal Services)
Maximum CFD-Wide Special Taxes**

Land Use Category	Maximum CFD-Wide Special Tax Fiscal Year 2005-06 *
Single-Family Detached Property	\$629.90 per Unit
Single-Family Attached Property	\$472.43 per Unit
Multi-Family Property	\$236.21 per Unit
Live/Work Property	\$629.90 per Unit plus \$629.90 per 1,000 square feet (or portion thereof) of non-residential building and ancillary improvements
Non-Residential Property	The greater of \$629.90 per parcel or \$629.90 per 1,000 Square Feet (or portion thereof) of Building Square Footage

* Beginning in January 2006 and each January thereafter, this Maximum Special Tax shall be adjusted by applying the Average Increase, if any, in the Indices. Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

2. Tax Zone No. 1 Special Tax

Table 2 below identifies the Maximum Tax Zone Special Tax for Tax Zone No. 1. A different Maximum Tax Zone Special Tax shall be identified for Tax Zones added to the CFD as a result of future annexations.

Table 2
City of Suisun City
Community Facilities District No. 2
(Municipal Services)
Maximum Tax Zone Special Taxes for Tax Zone No. 1

Land Use Category	Maximum CFD-Wide Special Tax Tax Zone No. 1 Fiscal Year 2005-06 *
Single-Family Detached Property	\$386.04 per Unit
Single-Family Attached Property	\$289.53 per Unit
Multi-Family Property	\$144.77 per Unit
Live/Work Property	\$386.04 per Unit plus \$386.04 per 1,000 square feet (or portion thereof) of non-residential space
Non-Residential Property	The greater of \$386.04 per Parcel or \$386.04 per 1,000 Square Feet (or portion thereof) of Building Square Footage

* Beginning in January 2006 and each January thereafter, this Maximum Special Tax shall be adjusted by applying the Average Increase, if any, in the Indices. Each annual adjustment of the Maximum Special Tax shall become effective on the subsequent July 1.

D. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX

1. CFD-Wide Special Tax

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

- Step 1:** Determine the CFD-Wide Special Tax Requirement for the Fiscal Year in which the CFD-Wide Special Tax will be collected;
- Step 2:** Calculate the total CFD-Wide Special Tax revenues that could be collected from Developed Property within the CFD based on application of the Maximum CFD-Wide Special Tax rates determined pursuant to Section C.1 above;

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

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

2. Tax Zone Special Tax

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

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

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

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

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

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

E. LIMITATIONS

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

F. INTERPRETATION OF SPECIAL TAX FORMULA

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

ORDINANCE NO. 2015-_____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY,
CALIFORNIA LEVYING SPECIAL TAX WITHIN CITY OF SUISUN CITY
COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES),
INCLUDING CERTAIN ANNEXATION TERRITORY**

WHEREAS, the City of Suisun City (the “City”) previously conducted proceedings pursuant to the Mello-Roos Community Facilities Act, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”) to establish “City of Suisun City Community Facilities District No. 2 (Municipal Services)” (the “CFD”) for the purpose of financing certain municipal services (the “Services”) as provided in the Act; and

WHEREAS, the CFD was established pursuant to City Council Resolution 2005-89, which was adopted on November 15, 2005 (the “Resolution of Formation”); and

WHEREAS, the rate and method of apportionment of special tax for the CFD (the “Original Rate and Method”) is set forth in Exhibit B to the Resolution of Formation; and

WHEREAS, the Original Rate and Method has been subsequently supplemented, including by City Council Resolution No. 2006-44 which added Tax Zone No. 3 to the Original Rate and Method (as so supplemented to date, the “Rate and Method”); and

WHEREAS, the City has conducted proceedings under the Act to annex territory into the CFD and, in connection therewith, add such annexed territory into Tax Zone No. 3 under and pursuant to the Rate and Method.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY as follows:

SECTION ONE: By the passage of this Ordinance, pursuant to the Act, the Council hereby authorizes and levies the special tax within the CFD (the “Special Tax”), including all territory annexed into the CFD, at the rate and in accordance with the method set forth in the Rate and Method, which by this reference is hereby incorporated herein.

SECTION TWO: The City Manager or designee, or an employee or consultant of the City, is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the CFD, including all territory annexed to the CFD prior to the date hereof, in the manner and as provided in the Rate and Method.

SECTION THREE: Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation, the Rate and Method and the applicable provisions of the Act. In no event shall the Special Tax be levied on any parcel within the CFD in excess of the maximum Special Tax specified in the Rate and Method.

SECTION FOUR: All of the collections of the Special Tax shall be used as provided in the Act and in the Resolution of Formation, including, but not limited to, the payment of costs of the Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the Special Tax.

SECTION FIVE: The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the City Manager (or the City Manager's designee) is hereby authorized to bill the Special Taxes directly to any property owner off the secured property tax roll for fiscal year 2015-16 for territory that annexed into the CFD following the deadline for including such Special Taxes on such tax roll. Without limiting the foregoing, the City Manager (or the City Manager's designee) is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Solano in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of the County of Solano for fiscal year 2016-17 and for each fiscal year thereafter, as set forth above, until no longer required to pay for the Services or until otherwise terminated by the City.

SECTION SIX: If for any reason any portion of this Ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel within the CFD, including all territory annexed to the CFD prior to the date hereof, by a court of competent jurisdiction, the balance of this Ordinance and the application of the Special Tax to the remaining parcels within the CFD, including all territory annexed to the CFD prior to the date hereof, shall not be affected.

SECTION SEVEN: The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published within 15 days after its passage at least once in a newspaper of general circulation circulated in the City.

SECTION EIGHT: The City Council hereby ratifies previous levies of Special Taxes within the CFD pursuant to the Act, at the rate and in accordance with the Rate and Method. The City Council affirms the provisions of Ordinance No. 684, passed and adopted by the City Council on December 6, 2005, except to the extent any terms of such Ordinance are inconsistent with the provisions of this Ordinance, in which case the terms of this Ordinance shall govern.

SECTION NINE: This Ordinance shall become effective (30) days following its passage and adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation in the City of Suisun City, County of Solano.

PASSED, APPROVED, AND ADOPTED as an Ordinance at a regular meeting of the City Council of the City of Suisun City, California, on this 17th day of November 2015.

Pete Sanchez
Mayor

CERTIFICATION

I, Linda Hobson, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on November 3, 2015 and passed, approved, and adopted by the City Council of the City of Suisun City at a regular meeting held on the 17th day of November 2015 by the following vote:

AYES: Councilmembers:

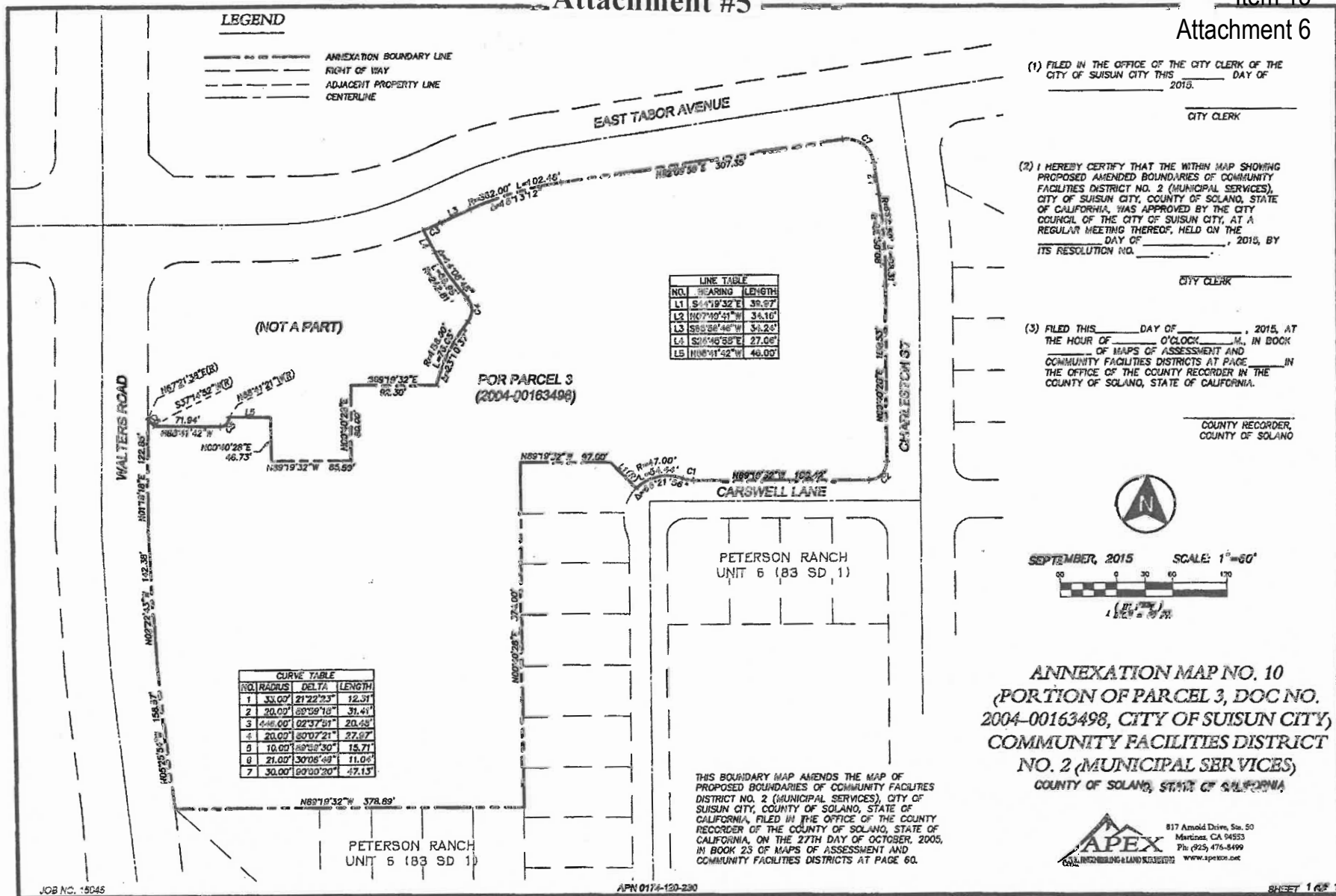
NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

WITNESS my hand and the seal of said City this 17th day of November 2015.

Linda Hobson, CMC
City Clerk



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

CITY CLERK

(2) I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED AMENDED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), CITY OF SUISUN CITY, COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2015, BY ITS RESOLUTION NO. _____.

CITY CLERK

(3) FILED THIS _____ DAY OF _____, 2015, AT THE HOUR OF _____ O'CLOCK _____ M., IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

COUNTY RECORDER,
COUNTY OF SOLANO

