

CITY COUNCIL
Mayor
Alma Hernandez, Mayor Pro-Tem
Jane Day
Michael J. Hudson
Wanda Williams



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

A G E N D A

**SPECIAL MEETING OF THE SUISUN CITY COUNCIL,
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,
AND HOUSING AUTHORITY
TUESDAY, NOVEMBER 1, 2022
5:30 P.M.**

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

NOTICE

Pursuant to Government Code Section 54953, subdivision (b), and in accordance with the provisions of SB 361 (2021), the following Council/Successor Agency/Housing Authority meeting includes teleconference participation by: Council/Board Members Jane Day, Michael Hudson, Wanda Williams, Mayor Pro Tem Alma Hernandez. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585.

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

THE CITY COUNCIL HAS RESUMED IN-PERSON MEETINGS IN ADDITION TO ZOOM. A LIMITED NUMBER OF SEATS ARE AVAILABLE, TO RESERVE A SEAT PLEASE CONTACT THE CITY CLERK AT clerk@suisun.com OR 707 421-7302.

ZOOM MEETING INFORMATION:

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

MEETING ID: 826 9928 2661

CALL IN PHONE NUMBER: (707) 438-1720

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING
BY EMAILING CLERK@SUISUN.COM (PRIOR TO 4pm) OR
VIA WEBSITE OR PHONE APPLICATION, ZOOM*

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

ROLL CALL

Council/Board Members

CONFLICT OF INTEREST NOTIFICATION

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

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

PUBLIC COMMENT

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

CLOSED SESSION

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

City Council**1. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION**

Discussion of potential initiation of litigation pursuant to Government Code Section 54956.9(c), (d)(4) (2 potential case).

Suisun City Council Acting as Successor Agency**2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

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

Property Under Negotiation: Assessor's Parcel Numbers: APN: 0032-141-130, 718 Main Street

Negotiating Party: City Manager

Parties Negotiating: Solano Affordable Housing Foundation

Under Negotiations: Terms and payment

City Council**3. CONFERENCE WITH LABOR NEGOTIATOR**

Pursuant to Government Code Section 54957.6

Agency negotiator: City Manager and City Attorney

Employee organizations:

SCEA (Suisun City Employees' Association)

4. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Discussion of potential significant exposure to litigation pursuant to Government Code Section 54956.9(c), (d)(2) (2 potential cases: One Workers Compensation Claim by Donna Pock; One Workers Compensation Claim by Aaron Leming.).

Housing Authority**5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

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

Property Under Negotiation: Assessor's Parcel Numbers 0032-101-420 and 0032-102-160.

Negotiating Party: City Manager

Parties Negotiating With: Harbor Park LLC

Under Negotiations: Terms and payment

CONVENE OPEN SESSION

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

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

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

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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CITY COUNCIL
Alma Hernandez, Mayor Pro Tem
Jane Day, Member
Michael J Hudson, Member
Wanda Williams, Member



CITY COUNCIL MEETING

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 1, 2022
6:30 PM

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

NOTICE

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(Next Ord. No. – 796)

(Next City Council Res. No. 2022 – 138)

Next Suisun City Council Acting as Successor Agency Res. No. SA2022 - 04)

(Next Housing Authority Res. No. HA2022 – 02)

ROLL CALL

Council /Board Members

Pledge of Allegiance

Invocation

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 City Manager/Executive Director/Staff

PRESENTATION/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

PUBLIC COMMENT

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COUNCIL COMMENTS

- 2 Council/Board Member Updates

CONSENT CALENDAR

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

City Council

- 3 Council Consideration and possible action to adopt Resolution No. 2022-__: A Resolution of the City Council of the City of Suisun City proclaiming a local emergency persists and authorizing the use of remote teleconference meeting procedures by the City's legislative bodies, as authorized by government code section 54953(e) et seq., through December 1, 2022 - (Folsom: gfolson@suisun.com).
- 4 Council Adoption of Resolution No. 2022-__: Approving a Second Amendment to the Memorandum of Understanding (MOU) Between the City of Suisun City and the Suisun City Management & Professional Employees' Association Effective July 1, 2021 through June 30, 2023 to Amend MOU Provisions Pertaining to Job Classes Represented, Uniforms and Uniform Allowances, Duty Chief Pay and IT Manager Special Circumstance Compensation – (Penland: cpenland@suisun.com).
- 5 Council Adoption of Resolution No. 2022-__: Approving the Suisun City Marina Annual Dock Maintenance and Inspection Services and Authorizing the City Manager to enter into an agreement with Bellingham Marine to Perform the Services - (Lofthus: klofthus@suisun.com).

- 6 Council Adoption of Council Resolution 2022-___: A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein (Caterpillar Clubhouse) - (Vue: nvue@suisun.com).
- 7 Council Adoption of Council Resolution 2022-___: A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein (Zip Thru Carwash) - (Vue: nvue@suisun.com).
- 8 Council Adoption of Resolution No. 2022-___: Approving an Application for Funding and the Execution of a Grant Agreement and Any Amendments Thereto from the 2020 Community Development Block Grant Program Coronavirus Round 1 (CDBG-CV1) NOFA Dated June 5, 2020 - (Lofthus: klofthus@suisun.com).
- 9 Council Consideration of Letter Regarding Net Energy Metering – (Folsom: gfolson@suisun.com).

PUBLIC HEARING

City Council

- 10 HEARING:
Adoption of Council Resolution No. 2022-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California – (Deol: Ldeol@suisun.com).

GENERAL BUSINESS

- 11 Council Adoption of Resolution No. 2022-___: Authorizing the City Manager to Approve the Agreement for Purchase and Sale of Real Property under Threat of Condemnation and Joint Escrow Instructions and to Take Any and All Actions Necessary to Implement the Agreement – (Folsom: gfolson@suisun.com).
- 12 Development Services Department Showcase – (Bermudez: jbermudez@suisun.com).

REPORTS: (Informational items only)

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

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: Council Consideration and possible action to adopt Resolution No. 2022-__: A Resolution of the City Council of the City of Suisun City proclaiming a local emergency persists and authorizing the use of remote teleconference meeting procedures by the City’s legislative bodies, as authorized by government code section 54953(e) et seq., through December 1, 2022.

FISCAL IMPACT: None

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: A number of laws have changed since the beginning of the COVID pandemic related to the Brown Act as it relates to teleconferenced public meetings, both from Governor Newsom’s Executive Orders and recently from the enactment of Assembly Bill 361, which took effect October 1, 2021, allowing continued remote teleconference meetings without traditional Brown Act compliance, provided certain findings can be made related to the ongoing state of emergency and subject to adherence to certain new noticing and public participation requirements.

The City, as all public agencies in California, must invoke and adhere to AB 361 and its modifications on certain elements of remote public meetings, or else revert to traditional Brown Act compliance. The major change associated with continuing remote meetings under AB 361 is that the public must now be allowed to make comments in real-time during the public comment period, either telephonically or electronically (such as by Zoom). No physical location for public comment need be provided.

Assembly Bill 361, which took effect October 1, 2021, allowing continued remote teleconference meetings without traditional Brown Act compliance, provided certain findings can be made related to the ongoing state of emergency and subject to adherence to certain new noticing and public participation requirements,

On October 19, 2021 the City of Suisun City passed a resolution proclaiming that a local emergency persists and authorizing the transition to use of remote teleconference meeting procedures by City’s the legislative bodies, as authorized by government code section 54953(e) et seq., for the initial period of October 19, 2021 through November 18, 2021

STAFF REPORT: This is a recurring resolution, after 30 days following the initial invocation of AB 361, continued reliance on AB 361 for subsequent meetings requires the following:

1. Either the “state of emergency” must remain active, or state or local officials have imposed or recommended measures to promote social distancing; and
2. No later than 30 days after teleconferencing for the first time under AB 361 rules, and every 30 days thereafter, the legislative body, by majority vote, finds that it has reconsidered the circumstances of the state of emergency and at least one of the following circumstances exist:
 - o The state of emergency continues to impact the ability of the members to meet safely in person; or

- o State or local officials continue to impose recommended measures to promote social distancing

Continued reliance on AB 361 will require adoption of a new resolution making the required findings every 30 days.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2022-____: A Resolution of the City Council of the City of Suisun City proclaiming a local emergency persists and authorizing the transition to use of remote teleconference meeting procedures by City's the legislative bodies, as authorized by government code section 54953(e) et seq., through December 1, 2022.

DOCUMENTS ATTACHED:

1. Resolution 2022-____: A Resolution of the City Council of the City of Suisun City proclaiming a local emergency persists and authorizing the transition to use of remote teleconference meeting procedures by City's the legislative bodies, as authorized by government code section 54953(e) et seq., through December 1, 2022.

PREPARED BY:	Kris Lofthus, Deputy City Manager
REVIEWED BY:	Kris Lofthus, Deputy City Manager
APPROVED BY:	Kris Lofthus, Deputy City Manager

ATTACHMENTS:

[Consent - AB 361 Reso attachment 1 p.pdf](#)

RESOLUTION NO. 2022-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN
CITY PROCLAIMING A LOCAL EMERGENCY PERSISTS AND
AUTHORIZING THE TRANSITION TO USE OF REMOTE
TELECONFERENCE MEETING PROCEDURES BY CITY'S THE
LEGISLATIVE BODIES, AS AUTHORIZED BY GOVERNMENT
CODE SECTION 54953(E) *ET SEQ.*, THROUGH DECEMBER 1, 2022.**

WHEREAS, the City Council of the City of Suisun City is committed to preserving and nurturing public access, transparency, observation and participation in its meetings and the meetings of each of its legislative bodies; and

WHEREAS, all meetings of the City's legislative bodies are open and public, as required by the Ralph M. Brown Act, codified as Government Code sections 54950 *et seq.*, so that any member of the public may attend, participate, and observe the City's legislative bodies conduct their business; and

WHEREAS, the Brown Act, as amended by Assembly Bill 361 (2021), amending Government Code section 54953(e) *et seq.*, allows for remote teleconferencing observation and participation in meetings by members of a legislative body and members of the public, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, the initial required condition is a declaration of a state of emergency by the Governor pursuant to the California Emergency Services Act, Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state and within the boundaries of the City, as provided in Government Code section 8558; and

WHEREAS, on March 4, 2020, pursuant to Government Code Section 8625, Governor Newsom declared the existence of a state of emergency for the State of California, in response to the outbreak of respiratory illness due to a novel coronavirus (a disease now known as COVID-19); and

WHEREAS, on March 16, 2020, the City's Director of Emergency Services declared a local emergency for the City pursuant to Chapter 2.32 of the Suisun City Municipal Code, finding that conditions of extreme peril to the safety of persons and property have arisen within the City as a result of the COVID-19 virus and that these conditions are or are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, on March 17, 2020, the City Council adopted Resolution No. 2020-40, ratifying the Director of Emergency Services' declaration of local emergency; and

WHEREAS, Government Code section 54953(e) further requires that state or local officials have imposed or recommended measures to promote social distancing; or, the legislative body of the City finds that meeting in person would present imminent risk to the health and safety of attendees; and

1 **WHEREAS**, the Council hereby finds that such emergency conditions now exist in
2 the City, such that meeting in person for the meetings of the legislative bodies of the City
3 would present imminent risk to the health and safety of attendees as a result of the increased
4 risk of the spread of the COVID-19 virus among those in attendance; and

5 **WHEREAS**, the Council hereby finds that the state of emergency due to the COVID-
6 19 virus and the conditions related thereto has caused, and will continue to cause, conditions
7 of extreme peril to the safety of persons within the City that are likely to be beyond the
8 control of services, personnel, equipment, and facilities of the City, and thereby affirms,
9 authorizes, and proclaims that the existence of a local emergency persists throughout the City,
10 and ratifies the proclamation of state of emergency by the Governor of the State of California;
11 and

12 **WHEREAS**, the Council hereby finds that, as a consequence of the existing local
13 emergency, the legislative bodies of the City shall conduct their meetings without compliance
14 with Government Code section 54953(b)(3), and shall instead comply with the remote
15 teleconference meeting requirements as authorized by Government Code section 54953(e) *et*
16 *seq.*; and

17 **WHEREAS**, the Council affirms that it will allow for observation and participation by
18 Councilmembers and the public by allowing limited in-person attendance, as well as allowing
19 public participation and comment in real time via Zoom or by telephone, in an effort to
20 protect the constitutional and statutory rights of all attendees.

21 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUISEN CITY**
22 **FINDS, RESOLVES, AND ORDERS AS FOLLOWS:**

23 Section 1. The Recitals set forth above are true and correct and are incorporated herein
24 Resolution by reference.

25 Section 2. The Council hereby recognizes and affirms the existence and conditions of
26 a state of emergency as proclaimed by the Governor, the existence of emergency conditions in
27 the City, and affirms, authorizes, and proclaims that the existence of a local emergency
28 persists throughout the City.

Section 3. The Council hereby ratifies the Governor of the State of California's
Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

Section 4. Further, the Council finds that holding the meetings of the City's legislative
bodies in person with no limitations to attendance would present imminent risk to the health
and safety of attendees as a result of the increased risk of the spread of the COVID-19 virus
among those in attendance, as required by Government Code section 54953(e) *et seq.*

Section 5. The City Manager and legislative bodies of the City are hereby authorized
and directed to take all actions necessary to carry out the intent and purpose of this Resolution

including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 6. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) December 1, 2022, or (ii) such time the Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference without compliance with Government Code section 54953(b)(3).

PASSED AND ADOPTED at the Regular Meeting of the City Council of the City of Suisun City duly held on November 1, 2022, 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 1st day of November 2022.

Anita Skinner
City Clerk

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AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: Council Adoption of Resolution No. 2022-___: Approving a Second Amendment to the Memorandum of Understanding (MOU) Between the City of Suisun City and the Suisun City Management & Professional Employees' Association Effective July 1, 2021 through June 30, 2023 to Amend MOU Provisions Pertaining to Job Classes Represented, Uniforms and Uniform Allowances, Duty Chief Pay and IT Manager Special Circumstance Compensation.

FISCAL IMPACT: The fiscal impact can be absorbed in the current fiscal year budget.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: On August 17, 2021, the City Council approved a Memorandum of Understanding between the City of Suisun City (City) and the Suisun City Management & Professional Employees' Association (SCMPEA), effective July 1, 2021 through June 30, 2023 (SCMPEA MOU 2021-23) with the adoption of Resolution No. 2021-81.

On April 5, 2022, the City Council approved a First Amendment to the SCMPEA MOU 2021-23 with the adoption of Resolution No. 2022-53.

STAFF REPORT: The City and SCMPEA's authorized labor relations representatives recently met and conferred in good faith pursuant to the requirements of the Meyers-Milias-Brown Act, codified as Gov't Code Sections 3500-3511, and reached agreement regarding modifications to the SCMPEA MOU 2021-23. The proposed modifications pertain to job classes represented, uniforms and uniform allowances, Duty Chief pay, and IT Manager special circumstance compensation, and are memorialized in the Second Amendment to the SCMPEA 2021-23 (attached as Exhibit "A" to the proposed resolution). These proposed modifications have been ratified by SCMPEA membership.

Specifically, the Second Amendment would do the following if approved by the City Council:

- Make modifications to job classes represented by adding Division Fire Chief, which was reestablished on July 19, 2022, by Resolution No. 2022-103.
- Provide the IT Manager classification with compensation for hours worked outside of normal scheduled work hours when required to respond afterhours to critical emergencies.
- Provide Fire Duty Chief Standby Pay to both the Division Fire Chief and Deputy Fire Chief classifications.
- Provide the Division Fire Chief classification a \$1,300 uniform allowance, as this is a uniformed classification.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2022-___: Approving a Second Amendment to the Memorandum of Understanding (MOU) Between the City of Suisun City and the Suisun City Management & Professional Employees' Association Effective July 1, 2021 through June 30, 2023 to Amend MOU provisions pertaining to Job Classes Represented, Uniforms and Uniform Allowances, Duty Chief Pay and IT Manager Special Circumstance

Compensation.

DOCUMENTS ATTACHED:

1. Resolution No. 2022-___: Approving a Second Amendment to the Memorandum of Understanding (MOU) Between the City of Suisun City and the Suisun City Management & Professional Employees' Association Effective July 1, 2021 through June 30, 2023 to Amend MOU Provisions Pertaining to Job Classes Represented, Uniforms and Uniform Allowances, Duty Chief Pay and IT Manager Special Circumstance Compensation
 - a. Amendment No. 2 to the SCMPEA MOU 2021-23

PREPARED BY:	Christina Penland, Human Resources Administrator
REVIEWED BY:	Kris Lofthus, Deputy City Manager
APPROVED BY:	Kris Lofthus, Deputy City Manager

ATTACHMENTS:

[Consent - SCMPEA MOU 2021-23 Second Amendment - Reso Attachment 1 p.pdf](#)
[Consent - SCMPEA MOU 2021-23 Second Amendment Attachment 1.a p.pdf](#)

RESOLUTION NO. 2022-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING A SECOND AMENDMENT TO THE MEMORANDUM OF
UNDERSTANDING (MOU) BETWEEN THE CITY OF SUISUN CITY AND THE
SUISUN CITY MANAGEMENT & PROFESSIONAL EMPLOYEES' ASSOCIATION
EFFECTIVE JULY 1, 2021 THROUGH JUNE 30, 2023, TO AMEND MOU PROVISIONS
PERTAINING TO JOB CLASSES REPRESENTED, UNIFORMS AND UNIFORM
ALLOWANCES, FIRE DUTY CHIEF PAY AND IT MANAGER SPECIAL
CIRCUMSTANCE COMPENSATION**

WHEREAS, on August 17, 2021, the City Council approved the Memorandum of Understanding between the City of Suisun City (City) and the Suisun City Management & Professional Employees' Association (SCMPEA), effective July 1, 2021 through June 30, 2023 (SCMPEA MOU 2021-23) with the adoption of Resolution No. 2021-81; and

WHEREAS, on April 5, 2022, the City Council approved a First Amendment to the SCMPEA MOU 2021-23 with the adoption of resolution No. 2022-53; and

WHEREAS, the City and SCMPEA's authorized labor relations representatives met and conferred in good faith pursuant to the requirements of the Meyers-Milias-Brown Act (MMBA)(Gov't Code Sections 3500-3511) regarding certain proposed modifications in the SCMPEA MOU 2021-23 pertaining to job classes represented, uniforms and uniform allowances, Duty Chief Pay and IT Manager Special Circumstance Compensation; and

WHEREAS, the foregoing proposed modifications to the SCMPEA MOU 2021-2-23 have been ratified by SCMEPEA membership; and

WHEREAS, the City Council now desires to accept, approve, and adopt the Second Amendment to the SCMPEA MOU 2021-23 (attached hereto as Exhibit “A”); and

WHEREAS, any additional costs of the Second Amendment to the SCMPEA MOU 2021-23 will not require additional budget appropriations for this fiscal year.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City as follows:

Section 1. The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2. The Second Amendment to the SCMPEA MOU 2021-23, attached hereto as Exhibit “A,” is hereby accepted, approved, and adopted.

Section 3. Effective Date. The various elements of this Resolution are effective retroactive as follows:

- IT Manager Special Circumstance Compensation is effective October 1, 2022; and
- Duty Chief Pay for the Deputy Fire Chief is effective April 1, 2022; and

- Uniform Allowances is effective July 19, 2022.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 5th day of April 2022, by the following vote:

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

WITNESS my hand and the seal of said City this 1st day of November 2022.

Anita Skinner
City Clerk

Exhibit A: Second Amendment to the SCMPEA MOU 2021-23

SECOND AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF SUISUN CITY AND THE SUISUN CITY MANAGEMENT
& PROFESSIONAL EMPLOYEES' ASSOCIATION EFFECTIVE JULY 1, 2021
THROUGH JUNE 30, 2023

This Second Amendment to the Memorandum of Understanding between the City of Suisun City and the Suisun City Management & Professional Employees' Association effective July 1, 2021 through June 30, 2023 (SCMPEA MOU 2021-23) is made and entered into by and between the City of Suisun City, a municipal corporation (City), and the Suisun City Management & Professional Employees' Association (SCMPEA).

R E C I T A L S:

WHEREAS, on August 17, 2021, the City Council approved the SCMPEA MOU 2021-23 with the adoption of Resolution No. 2021-81;

WHEREAS, on April 5, 2022, the City Council approved the First Amendment to the SCMPEA MOU 2021-23 with the adoption of Resolution No. 2022-53;

WHEREAS, the City and SCMPEA's authorized labor relations representatives met and conferred in good faith pursuant to the requirements of the Meyers-Milias-Brown Act (MMBA), Gov't Code Sections 3500-3511, regarding certain modifications to the SCMPEA MOU 2021-23;

WHEREAS, the City and SCMPEA now desire to amend the SCMPEA MOU 2021-23 to either add or modify job classes represented, uniforms and uniform allowances, Duty Chief Pay and IT Manager special circumstance compensation provisions of the SCMPEA MOU 2021-23, which modified terms were ratified by the SCMPEA membership and then signed by the parties.

NOW, THEREFORE, it is hereby agreed that the SCMPEA MOU 2021-23 is amended in the following particulars only made effective as indicated:

Article I, Section 1 of the SCMPEA MOU 2021-23, entitled "Job Classes Represented," shall be amended effective retroactive to July 19, 2022, to read as follows (Additions in ***bold italics***):

1. Job Classes Represented. The City recognizes SCMPEA as the exclusive representative for the Professional/Technical Employees bargaining unit consisting of the following Regular, Professional/Technical, Management Classes which should properly be assigned to this bargaining unit by the City, such exclusive representation being subject to and qualified by Employee rights under applicable local, state, and federal law to be represented by the Recognized Employee Organization of their choice:

Represented Job Classes

Accountant

Accounting Services Manager

Assistant/Associate Engineer- Associate

Assistant/Associate Engineer-Assistant

SECOND AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SUISUN CITY AND THE SUISUN CITY MANAGEMENT & PROFESSIONAL EMPLOYEES' ASSOCIATION EFFECTIVE JULY 1, 2021 THROUGH JUNE 30, 2023

Assistant/Associate Planner-Assistant
 Assistant/Associate Planner-Associate
 Building Inspection Services Manager
 City Engineer
 Deputy Fire Chief
 Dispatch/Records Supervisor
 Financial Services Manager
 Fire Captain
Division Fire Chief
 Fire Marshall
 Housing Manager
 IT Services Manager
 Management Analyst I/II-I
 Management Analyst I/II-II
 Marina & Waterfront Events Manager
 Marketing Manager
 Police Commander
 Police Support Services Manager
 Principal Planner
 Project Manager
 Public Works Superintendent
 Public Works Supervisor
 Recreation Supervisor
 Secretary to City Manager/Deputy City Clerk (C)
 Senior Accountant
 Senior Associate Engineer
 Senior Building Inspector
 Senior Planner

Article VII of the SCMPEA MOU 2021-23 entitled "COMPENSATION," shall be amended effective retroactive to October 1, 2022, to read as follows (additions in ***bold italics***):

6. ***Special Circumstances – IT Manager.*** ***The IT Manager will receive extra compensation at the rate of time and a half for actual hours worked outside of normal scheduled work hours when required to respond afterhours, including nights, weekends, and holidays, to critical emergencies, such as but not limited to public safety, server or infrastructure issues, as authorized by the Department Director. The IT Manager will not be compensated for hours worked in addition to scheduled work hours performing general duties which may extend the workday. Compensation for afterhours response will cease / sunset June 30, 2023, at midnight.***

[Renumber the rest of this section due to the new “Special Circumstances – IT Manager” section.]

Article VII of the SCMPEA MOU 2021-23 entitled “COMPENSATION,” shall be amended effective retroactive to April 1, 2022, to read as follows (deletions in ~~strike through~~; additions in bold italics):

6. 8. Fire Duty Chief Standby Pay. Due to the City’s inability to afford full-time staff to serve as a Fire Duty Chief for each 24-hour shift, ~~Fire Division~~ ***Fire Chiefs and Deputy Fire Chiefs*** may be assigned to serve as Fire Duty Chief on a standby basis in addition to regular hours worked, typically overnight and on regularly scheduled days off. ~~Effective retroactive to July 1, 2020, Fire Division~~ ***Fire Chiefs and Deputy Fire Chiefs*** assigned to serve as Duty Chief shall receive non-pensionable Fire Duty Chief Standby Pay per assigned shift as follows: \$200 per weekday evening shift (5:01 p.m. to 8:29 a.m.), \$200 per weekend day shift (8:30 a.m. to 8:29 p.m.), and \$200 per weekend evening shift j(8:30 p.m. to 8:29 a.m.). It is expected that such assignment would be made on a monthly basis taking the form of a rotation between participants to reduce the burden on any single individual and to distribute evenly the assignment to the maximum extent possible. The Fire Chief may share in this assignment rotation. For example, if three Employees were to share Fire Duty Chief responsibilities, each would be assigned 10 days spread over a 30-day month, adjusted appropriately for months of greater or lesser days. Employees must be scheduled for Fire Duty Chief Standby in such a manner as to ensure at least two-consecutive days off (e.g., no regular or standby work assignment) each week of a month to the maximum extent possible. The Fire Chief shall have the sole ability to schedule the Fire Duty Chief assignments based on staffing, budget, and operational discretion as he/she sees fit, but shall not assign him/herself any greater participation than assigned to any single ~~Fire Division~~ ***Fire Chief or Deputy Fire Chief*** to the maximum extent possible and/or mutually agreed upon allotment between the Chief Officers.

Article XI, Section 1 of the SCMPEA MOU 2021-23 entitled “Uniform Allowances,” shall be amended effective retroactive to July 19, 2022, to read as follows (additions in ***bold italics***):

1. Uniform Allowances. Annually the City shall pay those Employees required to wear uniforms in the performance of their duties as follows:

<u>Job Class</u>	<u>Total</u>
Police Commander	\$1300
Deputy Fire Chief	\$1300
<i>Division Fire Chief</i>	<i>\$1300</i>
Fire Captain	\$1300
Police Support Services Manager	\$900
Fire Marshall	\$1300
Dispatch/Records Supervisor	\$900

Uniform allowance will be paid on the regular paychecks of a pro-rata basis, equally divided across each of the 26 paychecks.

SECOND AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SUISUN CITY AND THE SUISUN CITY MANAGEMENT & PROFESSIONAL EMPLOYEES' ASSOCIATION EFFECTIVE JULY 1, 2021 THROUGH JUNE 30, 2023

The representatives of the City and of the SCMPEA have jointly prepared this Second Amendment to the SCMPEA MOU 2021-23, and jointly presented to City Council of the City of Suisun City for determination pursuant to Government Code section 3505.1. Except as expressly provided for in this Second Amendment to the SCMPEA MOU 2021-23, all other provisions of the SCMPEA MOU 2021-23 and the First Amendment of the SCMPEA MOU 2021-23 shall remain in full force and effect. The parties also acknowledge that this Second Amendment to the SCMPEA MOU 2021-23 shall not be in full force and effect until adopted by resolution by the City Council of the City of Suisun City. Subject to the foregoing and in witness whereof, this Second Amendment is hereby executed by the authorized representatives of the City and the SCMPEA and entered into as of this 31st day of October 2022.

IT IS SO AGREED:

[SIGNATURES ON NEXT PAGE]

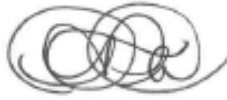
SECOND AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SUISUN CITY AND THE SUISUN CITY MANAGEMENT & PROFESSIONAL EMPLOYEES' ASSOCIATION EFFECTIVE JULY 1, 2021 THROUGH JUNE 30, 2023

For The City:

Gregory Folsom
City Manager



Kris Lofthus
Deputy City Manager



Chritina Penland
Human Resources Administrator

Approved as to form
Aleshire & Wynder, LLP



Elena Q. Gerli, City Attorney

Signature: Mary LaPlante
Mary LaPlante (Oct 20, 2022 11:09 PDT)

Email: mlaplante@cityemployees.net

Signature: Amber Kent
Amber Kent (Oct 20, 2022 12:51 PDT)

Email: akent@suisun.com

For SCMPEA:

Mary LaPlante

Mary LaPlante, Managing Labor Representative
City Employee Associates



Daniel Healy, SCMPEA President

Jeff Downey

Jeffrey Downey, SCMPEA Vice President

Amber Kent

Amber Kent, SCMPEA Secretary

Signature: Jeff Downey
Jeff Downey (Oct 20, 2022 12:02 PDT)

Email: jdowney@suisun.com











SCMPEA MOU 2021-23 Second Amendment (Draft 2022.10.20) Updated


Final Audit Report

2022-10-20


Created:	2022-10-20
By:	Dan Healy (dhealy@suisun.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAW9GuTj60HicUANvy7BazAGDK9oHvQGSR

"SCMPEA MOU 2021-23 Second Amendment (Draft 2022.10.20) Updated" History

-  Document created by Dan Healy (dhealy@suisun.com)
2022-10-20 - 6:03:28 PM GMT- IP address: 50.204.66.138
-  Document emailed to mlaplante@cityemployees.net for signature
2022-10-20 - 6:04:12 PM GMT
-  Email viewed by mlaplante@cityemployees.net
2022-10-20 - 6:07:02 PM GMT- IP address: 199.247.116.78
-  Signer mlaplante@cityemployees.net entered name at signing as Mary LaPlante
2022-10-20 - 6:09:37 PM GMT- IP address: 199.247.116.78
-  Document e-signed by Mary LaPlante (mlaplante@cityemployees.net)
Signature Date: 2022-10-20 - 6:09:39 PM GMT - Time Source: server- IP address: 199.247.116.78
-  Document emailed to Jeffrey Downey (jdowney@suisun.com) for signature
2022-10-20 - 6:09:41 PM GMT
-  Email viewed by Jeffrey Downey (jdowney@suisun.com)
2022-10-20 - 7:02:11 PM GMT- IP address: 104.47.65.254
-  Signer Jeffrey Downey (jdowney@suisun.com) entered name at signing as Jeff Downey
2022-10-20 - 7:02:40 PM GMT- IP address: 50.204.66.138
-  Document e-signed by Jeff Downey (jdowney@suisun.com)
Signature Date: 2022-10-20 - 7:02:42 PM GMT - Time Source: server- IP address: 50.204.66.138
-  Document emailed to Amber Kent (akent@suisun.com) for signature
2022-10-20 - 7:02:45 PM GMT

 Email viewed by Amber Kent (akent@suisun.com)

2022-10-20 - 7:50:14 PM GMT- IP address: 104.47.65.254

 Document e-signed by Amber Kent (akent@suisun.com)

Signature Date: 2022-10-20 - 7:51:22 PM GMT - Time Source: server- IP address: 174.193.35.156

 Agreement completed.

2022-10-20 - 7:51:22 PM GMT

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AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: Council Adoption of Resolution No. 2022-__: Approving the Suisun City Marina Annual Dock Maintenance and Inspection Services and Authorizing the City Manager to enter into an agreement with Bellingham Marine to Perform the Services.

FISCAL IMPACT: The FY 2022-23 budget includes an appropriation of \$76,987.00 in Recognized Obligations Payment Schedule (ROPS) funding for this project and will not impact the General Fund.

STRATEGIC PLAN: Ensure Public Safety, Enhance Environment

BACKGROUND: Due to safety concerns, as well as for extending the life of the east and west dock system, there needs to be an annual dock maintenance program in place. This contract will allow for a more stable walking environment and allow the proper rise and fall of the docking system and associated gangways.

On October 18, 2019, the City issued an RFP for annual maintenance and inspection services for a 5-year period, contracted annually with single year agreements. Bellingham Marine was the only proposer. Bellingham Marine was the design/build contractor for the original marina facility. Maintenance work for the first and second year have been completed to staff's satisfaction.

STAFF REPORT: Staff is asking Council to consider funding the third year of the annual maintenance agreement which will cover additional maintenance/repair work, including replacement and repairs to broken whalers, fenders, and floats, as well as supplemental floatation needed, resulting in a contract amount of \$76,987.00. The cost for this third year has been pre-approved through the ROPS process by the Solano Consolidated Oversight Board and will be covered by ROPS funding. The vendor will identify additional items that will be requested for funding through next year's ROPS funding process.

As a part of this year's contract, Bellingham Marina will complete the following work:

Pre-Maintenance Walk-Through:

- Visually check for miscellaneous items including:
- Missing & Loose screws/hardware
- Uneven or loose wood connections
- End boards & Fascia for breaks/impact damage
- Fendering for loose/missing nails
- Corner Bumpers
- Grounding issues
- Low Freeboard conditions
- Rub blocks or rollers for tightness/wear
- Substation Cabinets
- Locked Transformers
- Check door closures and latches
- Visually check pedestal/power center doors

- Visually check pedestal/power center anchoring
- Visually check pedestal/power center receptacles if accessible. Note dangerous conditions.
- Check G Cables for damage and potential rub spots.
- Check Kellum Grips.
- Check low level lighting.
- Check Fire Cabinets/ Fire Department Connections/ Standpipes
- Visually check for leaks in cabinets or hose bibs
- Check water lines for strapping/drooping lines
- Check Fire Extinguisher dates, notify owner if out of date
- Visually inspect dock flex lines for wear, leak, corrosion
- Check gangway shoremount bracket for sign of wear
- Check gangway dock guides, wheel, or rub blocks for wear

Maintenance Work will be performed as follows:

- Level and straighten walkways and fingers for the floating dock system
- Tighten all triangle frames in finger-walk connection.
- Check for loose cleats, and tighten as necessary

Additional Maintenance work required is shown in Attachment 2.

All work is to begin no later than 15 calendar days after the award of the contract. The contractor shall diligently prosecute the work to completion, including corrective punch list items before the expiration of 45 working days.

STAFF RECOMMENDATION: It is recommended that the City Council Adopt Resolution No. 2022-__: Approving the Suisun City Marina Annual Dock Maintenance and Inspection Services and Authorizing the City Manager to Enter into an Agreement with Bellingham Marine to Perform the Services.

DOCUMENTS ATTACHED:

1. Resolution No. 2022-__: Approving the Suisun City Marina Annual Dock Maintenance and Inspection Services, and Authorizing the City Manager to Enter into an Agreement with Bellingham Marine to Perform the Services
 2. Marina Bellingham Marine Maintenance Agreement
-

PREPARED BY:

Kris Lofthus, Deputy City Manager

REVIEWED BY:

Kris Lofthus, Deputy City Manager

APPROVED BY:

Kris Lofthus, Deputy City Manager

ATTACHMENTS:

[Consent - Annual Dock Maintenance and Inspection Services RESO - Attach 1 p.pdf](#)

[Consent - Annual Dock Maintenance City of Suisun Maintenance_Year 3 of 5 Attach 2.pdf](#)

RESOLUTION NO. 2022 -

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING THE SUISUN CITY MARINA ANNUAL DOCK MAINTENANCE AND
INSPECTION SERVICES AND AUTHORIZING THE CITY MANAGER TO ENTER
INTO AN AGREEMENT WITH BELLINGHAM MARINE TO PERFORM THE
SERVICES**

WHEREAS, the City of Suisun City has interest in providing a safe environment for our boating public; and

WHEREAS, Regular scheduled maintenance will increase the life of the marina dock systems; and

WHEREAS, this project will allow for a more stable walking environment and allowing the proper rise and fall of the docking system and associated gangways; and

WHEREAS, the current budget includes an appropriation of \$76,987.00 for this project funded through the Recognized Obligation Payment Schedule (ROPS); and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby authorizes the City Manager take all steps necessary to effectuate and execute an agreement with Bellingham Marine to perform the marina dock inspection services.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City duly held on Tuesday, the 1st day of November 2022, 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 1st of November, 2022.

Anita Skinner
City Clerk

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Bellingham Marine
Industries, Inc.
CA License #442499
Federal Tax ID #91-0141770

8810 Sparling Lane
Dixon, CA 95620

Item 5
Attachment 2
(707) 678-2385
FAX (707) 678-1760
www.bellingham-marine.com

LETTER AGREEMENT FOR MAINTENANCE AND INSPECTION

Year 3 of 5

December 7, 2021

Ms. Janet Hull
City of Suisun
800 Kellogg Street
Suisun City, CA 94585

Reference: **City of Suisun RFP- Annual Maintenance and Inspection Services for Floating Concrete Dock System**

Thank you for the opportunity to allow Bellingham Marine to prepare a response package for the City of Suisun Floating Dock System Annual Inspection and Maintenance RFP. As the design/build contractor for the original marina facility, we are very familiar with the site. Our commitment is to allow you to enjoy the same high level of quality and value that we have provided throughout the years and that we have provided to thousands of customers for the past six decades.

Regarding Item No. 5 of the Proposal Requirements, Bellingham Marine has not experienced any such termination for default or early termination in the past five (5) years.

This Letter Agreement for Maintenance and Inspection ("Agreement") is entered into between Suisun City Marina ("Owner"), and Bellingham Marine Industries, Inc. ("Contractor"), for inspection and maintenance for a period of 5 years of the floating concrete dock system at Suisun City Marina ("the "Facility").

The Owner and the Contractor agree as follows:

1. **CONDITIONS-** For the purpose of this quote, BMI has made assumptions which are noted herein. This proposal is subject to the assumptions listed below. Any variation to these assumptions may result in adjustments to the proposed pricing in Section 4.
 - We have developed this proposal with the intent of working with the City in good faith to negotiate a mutually agreeable contract with your team.
 - This proposal is based on a 5 year agreement and is year 3 of 5.
2. **SCOPE OF WORK- INCLUSIONS:** The following services are included in this Agreement:
 - 2.1 **Pre-Maintenance Walk-Through.** Approximately 1 month in advance of annual maintenance service, a Project Manager will visit the marina and prepare a list of items that are not covered in the maintenance contract with priced recommendations on how to correct issues. At such time, the owner may incorporate suggestions into this Agreement via change order to be completed at the time of the annual maintenance service. Project Manager will:
 - Visually check for miscellaneous items including:
 - Missing & Loose screws/hardware
 - Uneven or loose wood connections
 - End boards & Fascia for breaks/impact damage
 - Fendering for loose/missing nails
 - Corner Bumpers
 - Grounding issues
 - Low Freeboard conditions
 - Rub blocks or rollers for tightness/wear

- Substation Cabinets
- Locked Transformers
- Check door closures and latches
- Verify all panels in place
- Visually check pedestal/power center doors
- Visually check pedestal/power center anchoring
- Visually check pedestal/power center receptacles if accessible. Note dangerous conditions.
- Check G Cables for damage and potential rub spots.
- Check Kellum Grips.
- Check low level lighting.
- Check Fire Cabinets/ Fire Department Connections/ Standpipes
- Visually check for leaks in cabinets or hose bibs
- Check water lines for strapping/drooping lines
- Check Fire Extinguisher dates, notify owner if out of date
- Visually inspect dock flex lines for wear, leak, corrosion
- Check gangway shoremount bracket for sign of wear
- Check gangway dock guides, wheel, or rub blocks for wear

2.2 Maintenance Work will be performed as follows:

- Level and straighten walkways and fingers for the floating dock system, as much as practical.
- Tighten all triangle frames in finger-walk connection.
- Check for loose cleats, and tighten as necessary.
- Maintenance labor is based on adequate access to the dock systems hardware. Dock ladders, and other boater accessories that impede the work must be removed by others from work area.
- In addition to the above, maintenance work will be performed in accordance to the inspection log noted on Attachment A.

2.3 Maintenance Documentation: Report will be furnished including a detailed log of maintenance work completed during each annual visit. Areas of concern will be noted for the Owner to pay attention to over the course of the following year.

2.4 Prevailing Wage Labor Rates.

2.5 USL&H Insurance, as required by Federal Law for all work over a U.S. Navigable Waterway.

3. Services and items not specifically included in Section 1 above are **specifically excluded from this Agreement. Excluded** items include, but are not limited to, the following:
- 3.1 Maintenance or repairs to fire systems, electrical systems, potable water systems or other utility systems.
 - 3.2 Any dock hardware, major structural repairs, patching, deck treatment, supplemental floatation, gangways, gates, or piers.
 - 3.3 Inspection and/or maintenance of any portion of the flotation system which was not manufactured and installed by BMI.
 - 3.4 Site visits requested by Owner (not including annual walk-through) regarding issues that are found NOT to be covered under the warranty will be billed on an hourly basis plus travel expenses (See Section 4).
 - 3.5 Bonds.
4. **Fees.** The fee for the annual inspection and maintenance set forth by this contract is **\$76,987.00.** This includes the additional work noted on Attachment A from the inspection completed in November 2021.

5. **Schedule.** Inspection and maintenance will be performed upon receipt of written authorization from Owner to proceed with the Work.
6. **Payment.** Contractor shall invoice Owner for each annual inspection and maintenance upon its completion. Payment shall be due net cash ten (10) days from receipt of invoice. Method of payment to be approved by Contractor's credit department prior to commencement of services. Interest will be charged on past due accounts at 18% per annum, or at the highest non-usurious commercial rate allowable by state law or provided by state statute, whichever is less. If Contractor is required to employ an attorney to collect any amount due as a result of the default of Owner, the Owner shall pay all costs of collection, including reasonable attorney's fees and court costs.
7. **Materials Supplied.** All parts, components, and supplies supplied hereunder to maintain the facility shall be furnished by Contractor on an exchange basis, and the removed parts and/or components shall become the property of Contractor upon removal. Any parts, components, equipment, or supplies supplied by Contractor hereunder may, at Contractor's option, be either new or reconditioned, but in any case, they shall meet or exceed the specifications for the replaced part, component, equipment, or supply.
8. **Warranty.** Contractor warrants to Owner that all services will be performed in a good, workmanlike manner and that repaired or replaced parts or components will be free from defects in material and workmanship until the termination of this Agreement or one (1) year from the date of the service, whichever occurs first. Contractor's sole obligation under this warranty shall be to repair any item in the Facility which is covered by this warranty that is repairable, or, at its option, to refurbish, overhaul, rebuild, replace, or issue a credit or refund for any item in the Facility which is covered by this warranty that has been reported to Contractor as defective in material or workmanship by Owner and which has been determined by Contractor to be defective, provided that the Owner has complied with all of the terms and conditions of this Agreement. Failure of the Owner to promptly notify Contractor of a defect or malfunction will void the warranty, as will product misuse or neglect, use that is not considered "normal" under this Agreement, or if any other terms or conditions of this Agreement are violated. THE ABOVE IS A LIMITED WARRANTY AND IT IS THE ONLY WARRANTY MADE BY CONTRACTOR. THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY: (A) IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; OR (B) IMPLIED WARRANTY OR CONDITION ARISING FROM COURSE OF PERFORMANCE, COURSE OF DEALING, OR USAGE OF TRADE. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR HAVE ANY LIABILITY FOR CONSEQUENTIAL, EXEMPLARY, OR INCIDENTAL DAMAGES, OR FOR LOSS OF PROFITS OR ANY SIMILAR DAMAGES, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. CONTRACTOR SHALL NOT BE LIABLE FOR ANY DAMAGE CAUSED BY A DELAY IN FURNISHING OF MAINTENANCE OR INSPECTION SERVICES UNDER THIS AGREEMENT. Owner specifically acknowledges and agrees that Contractor's obligations hereunder are strictly that of a provider of services, and not as a vendor of goods or as a merchant.
9. **Limitation of Liability and Hold Harmless:** Unless otherwise expressly stated, these Services do not include testing or inspection intended to discover or analyze soil or water conditions, hazardous materials, electrical or mechanical systems, sewage disposal or water systems, or the suitability of the design and construction of the marina to withstand fire, flood, windstorm and wave action or other casualty, and we disclaim any responsibility to advise you of any conditions related thereto. Services performed hereunder do not constitute a warranty or guarantee concerning any condition, and BMI's fee for services has been determined accordingly. If Owner or any third party claims that BMI is liable for negligent performance of Services hereunder or for any other reason Owner claims that BMI has not fully satisfied its obligations under this Agreement, it is expressly agreed that BMI's liability to Owner is exclusively limited to the Fee paid under this Agreement. The Services performed hereunder are not intended to be performed for the benefit or use of any party other than the Owner, and Owner agrees to indemnify and hold harmless from any claim made by any third party relating in any way to the Service provided hereunder.
10. **Modifications or Damage to the Facility.** Owner shall be responsible for use, care, and cleaning of the Facility in accordance with instructions provided. All risk of loss or damage to the Facility, except that caused by the negligence of Contractor, shall be the responsibility of Owner at all times. If the Facility is changed, modified, altered, or damaged

in any respect by any party other than as a result of Contractor's negligence during the term of this Agreement, then, at the option of Contractor, this Agreement shall be terminated. Absent such termination, Contractor shall give Owner written notice of the change, modification, alteration, or damage, and Owner shall promptly correct the change, modification, alteration, or damage, or adjust the price payable hereunder to cover any increased costs to Contractor.

11. **Access.** During the term of this Agreement, Owner will allow access to all of the Facility and to all devices which are part of or associated with the Facility. Contractor will use its best efforts to coordinate annual inspection visits with Owner to minimize operational interruptions. In the event Contractor is denied or prevented from gaining access to the Facility, Contractor's obligations under this Agreement shall be suspended until the act, omission, or condition affecting access is remedied. If Contractor is denied or prevented from gaining access to the Facility as a result of an act or omission of Owner, Contractor shall be entitled to be paid for any visit which it is required to make as a result of such denial or prevention at its then standard rate for labor, material, and travel.
12. **Assessment and Adjustments.** Owner agrees to assume full responsibility for any present or future taxes or any other government charges now or hereafter imposed by existing or future laws in connection with the transfer, use, ownership, or possession of any of the Facility.
13. **Additional Devices.** Owner agrees not to employ additional attachments, features, or devices to the Facility, make alterations to the Facility, or permit the maintenance of the Facility by other than Contractor's personnel without the written consent of Contractor. Contractor shall not be liable for loss or damage to Owner resulting from unauthorized additional attachments, and Owner shall be liable to Contractor for any repair or damage costs incurred by Contractor as a result of the addition of unauthorized attachments. In addition, the warranty contained herein shall be null and void and of no force and effect if any provision of this paragraph is violated.
14. **Arbitration.** All controversies, disputes, or claims of whatever nature arising out of, in connection with, or in relation to the interpretation, from performance or breach of this Agreement, including any claim based on contract, tort, or statute, shall be resolved, at the request of either BMI or Owner, by final and binding arbitration administered by and in accordance with the then existing Construction Industry Rules of the American Arbitration Association, and judgment upon any award rendered by the Arbitrator(s) may be entered by any state or federal court having jurisdiction thereof. The arbitrator shall determine which is the prevailing party and shall include in the award that party's reasonable attorney's fees and costs.
15. **Agreement.** This Agreement represents the entire agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral.

This Agreement entered into as of the day and year first contract is executed between both parties.

City of Suisun

Bellingham Marine Industries, Inc.

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Attachment A

New discovered items

- Slip 189- broken dock box and leaky hose bib
- 189/188- fire box cabinet missing a door
- 180/170- broken cover board in between fingers
- 179/178- finger end gate needs flotation (two lib tub recommended)
- 171/170-1 each piece of fendering needs to be replace
- 155/154 2 pieces of fendering need to be replace
- 149/148 lose fire box needs to be re-attach with SS 3/8 lag bolts @ 5" long every 5" (6 lags)
- 1454/143 missing cover board 1 piece 2X12x16
- 140- broken dock box
- 139/138 kate frame needs new ledgering 16' of 2x4x16
- 120 fascia is missing a piece of fendering
- 107/106 broken polymer on kate frame 2'x8'
- 102 broken cover board 2Ea 2x12x16' and 5 pieces of fendering
- FUEL DOCK – all fendering to be replace 16 pieces and use 2 ¼" fendering nail because waler edge is deteriorated
- 460/461- missing corner bumper
- 438/439- missing corner bumper
- 440/441- missing corner bumper
- 442/443- missing corner bumper
- 444- broken waler 3x10x20' drill 16 G holes and leaves the rest blank for end gate frame to be field drill /3x10x15' drill 6 E holes and rest g holes
- 445 pex pipe unstrap possible still under warranty
- 418/419 broken waler 3x10x18' g holes
- 413 broken dock box lid
- 411/410 missing corner bumper
- 408/409 low freeboard endgate need flotation 2 ea 2-7 lib tubs
- 408 broken fascia

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AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: Council Adoption of Council Resolution 2022-__: A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein (Caterpillar Clubhouse).

FISCAL IMPACT: There would be no impact to the General Fund from this item. The cost of the annexation process is covered by developer supplied funds. The Annexation of the Caterpillar Clubhouse into Community Facilities District No. 2 meets the fiscal criteria as established by Resolution No. 2005-69 Cost Recovery Policy for New Development, dated October 4, 2005. The Community Facilities District is intended to offset Municipal Service costs, including administrative costs, thereby reducing the negative fiscal impact of new development on the City's General Fund.

STRATEGIC PLAN: Provide Good Governance and Ensure Public Safety.

BACKGROUND: As part of the Caterpillar Clubhouse conditions of approval, the developer is required to mitigate the impact on City Services due to the new development. In accordance with the development conditions imposed on development project, the landowner is annexing to Community Facility District No. 2 to offset municipal service costs for police, fire, paramedics.

STAFF REPORT: The first step in the legislative process for annexation of the Caterpillar Clubhouse into Community Facility District No. 2 is for Council to pass a Resolution of Intention.

STAFF RECOMMENDATION: It is recommended that the City Council Adopt Resolution No. 2022-__: A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein.

DOCUMENTS ATTACHED:

1. Resolution No. 2022-__: A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein (Caterpillar Clubhouse).
2. Boundary Map.
3. Community Facilities District #2 Rate and Method of Apportionment.

PREPARED BY:

Amanda Dum, Management Analyst II

REVIEWED BY:

Nouae Vue, Director Public Works

APPROVED BY:

Kris Lofthus, Deputy City Manager

ATTACHMENTS:

[Consent - Caterpillar Clubhouse CFD#2 Annexation Reso Attachment 1 p.pdf](#)

[Consent - Caterpillar Clubhouse CFD #2 Annexation Boundary Map Attachment 2.pdf](#)

[Consent - Caterpillar Clubhouse CFD #2 Annexation RMA attachment 3.pdf](#)

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RESOLUTION NO. 2022-

**A RESOLUTION OF INTENTION TO ANNEX TERRITORY TO
COMMUNITY FACILITIES DISTRICT AND TO AUTHORIZE THE
LEVY OF SPECIAL TAXES THEREIN (CATERPILLAR CLUBHOUSE)**

Annexation No. 13 (Caterpillar Clubhouse)

RESOLVED by the City Council (the “Council”) of the City of Suisun City (the “City”), County of Solano, State of California, that:

WHEREAS, this Council has conducted proceedings to establish Community Facilities District No. 2 (Municipal Services) (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code; and

WHEREAS, under the Act, this Council, as the legislative body for the CFD, is empowered with the authority to annex territory to the CFD, and now desires to undertake proceedings to annex territory to the CFD.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Findings. This Council hereby finds and determines that public convenience and necessity require that territory be added to the CFD.

2. Territory Described. The name of the existing CFD is “City of Suisun City Community Facilities District No. 2 (Municipal Services).” The territory originally included in the existing 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 now proposed to be annexed to the CFD is as shown on the Annexation Map for the captioned Annexation No. 13 (Caterpillar Clubhouse) to the CFD, on file with the Clerk, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to cause to be recorded such Annexation Map, showing the territory to be annexed, in the office of the County Recorder of the County of Solano within 15 days of the date of adoption of this resolution.

3. The Services. The types of public services financed by the CFD and pursuant to the Act consist of those municipal services (the “Services”) as described in Exhibit A to the Resolution of Formation with respect to the CFD adopted by the Council as Resolution No. 2005-89 on November 15, 2005 (the “Resolution of Formation”). It is presently intended that the Services will be provided, without preference or priority, to the existing territory in the CFD and the territory proposed to be annexed to the CFD.

1 **4. Special Tax.** Except to the extent that funds are otherwise available to the CFD to pay
2 for the Services, a special tax sufficient to pay the costs thereof is intended to be levied
3 annually within the CFD and collected in the same manner as ordinary *ad valorem* property
4 taxes.

5 The special tax proposed to pay for Services to be supplied within the territory proposed to be
6 annexed will be equal to the special taxes levied to pay for the same Services in the CFD,
7 except that a higher or lower tax may be levied within the territory proposed to be annexed or
8 to be annexed in the future to the extent that the actual cost of providing the Services in that
9 territory is higher or lower than the cost of providing those Services in the CFD.

10 The proposed rate and method of apportionment of the special tax among the parcels of real
11 property within the CFD, as now in existence and following the annexation proposed herein,
12 in sufficient detail to allow each landowner within the territory proposed to be annexed to the
13 CFD to estimate the maximum amount such owner will have to pay, are described in the Rate
14 and Method.

15 **5. Hearing.** Tuesday, December 6, 2022, at 6:30 p.m. or as soon as possible thereafter, in
16 the City Hall, Council Chambers, 701 Civic Center Boulevard, Suisun City, California, be,
17 and the same are hereby appointed and fixed as the time and place when and where this
18 Council, as legislative body for the CFD, will conduct a public hearing on the matters
19 described in this Resolution.

20 **6. Notice.** The City Clerk is hereby directed to cause notice of said public hearing to be
21 given by publication one time in a newspaper of general circulation in the area of the CFD,
22 including the area to be annexed to the CFD. The publication of said notice shall be
23 completed at least 7 days before the date herein set for said hearing. The City Clerk may also
24 cause a copy of such notice and a copy of this Resolution to be mailed to each landowner
25 within the territory proposed to be annexed, which notice, and resolution shall be mailed at
26 least 15 days before the date of said hearing. Such notice shall be substantially in the form
27 specified in Section 53339.4 of the Act, with a summary form specifically authorized.

28 **7. Effective Date.** 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 1st day of November 2022, by the following vote:

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

WITNESS my hand and the seal of said City this 1st day of November 2022.

Anita Skinner
City Clerk

Annexation Map No. 13 of City of Suisun City
Community Facilities District No. 2 (Municipal Services)

COUNTY OF SOLANO
STATE OF CALIFORNIA



REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA," FILED THE 27TH DAY OF OCTOBER 2005, AT THE HOUR OF IN BOOK 23 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

1. FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN CITY THIS ____ DAY OF ____, 20__.

CITY CLERK

2. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 13 TO CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY, AT A MEETING THEREOF, HELD ON THE ____ DAY OF ____, 20__, BY ITS RESOLUTION NO. ____.

CITY CLERK

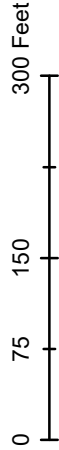
3. FILED THIS ____ DAY OF ____, 20__, AT THE HOUR OF ____ O'CLOCK __ M., IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

COUNTY RECORDER,
COUNTY OF SOLANO

CITY OF SUISUN CITY

Legend

- Annexation Parcel
- Surrounding Area Parcels



Source: Solano County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet

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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 #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 #1 Special Tax

Table 2 below identifies the Maximum Tax Zone Special Tax for Tax Zone #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 #1

Land Use Category	Maximum CFD-Wide Special Tax Tax Zone #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.

AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: Council Adoption of Council Resolution 2022-__: A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein (Zip Thru Carwash).

FISCAL IMPACT: There would be no impact to the General Fund from this item. The cost of the annexation process is covered by developer supplied funds. The Annexation of Zip Thru Carwash into Community Facilities District No. 2 meets the fiscal criteria as established by Resolution No. 2005-69 Cost Recovery Policy for New Development, dated October 4, 2005. The Community Facilities District is intended to offset Municipal Service costs, including administrative costs, thereby reducing the negative fiscal impact of new development on the City's General Fund.

STRATEGIC PLAN: Provide Good Governance and Ensure Public Safety.

BACKGROUND: As part of Zip Thru Carwash's conditions of approval, the developer is required to mitigate the impact on City Services due to the new development. In accordance with the development conditions imposed on development project, the landowner is annexing to Community Facility District No. 2 to offset municipal service costs for police, fire, paramedics.

STAFF REPORT: The first step in the legislative process for annexation of the Zip Thru Carwash into Community Facility District No. 2 is for Council to pass a Resolution of Intention.

STAFF RECOMMENDATION: It is recommended that the City Council Adopt Resolution No. 2022-__: A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein.

DOCUMENTS ATTACHED: 1. Resolution No. 2022-__: A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein (Zip Thru Carwash).

2. Boundary Map.

3. Community Facilities District #2 Rate and Method of Apportionment.

PREPARED BY:

Amanda Dum, Management Analyst II

REVIEWED BY:

Nouae Vue, Director Public Works

APPROVED BY:

Kris Lofthus, Deputy City Manager

ATTACHMENTS:

[Consent - Zip Thru CFD#2 Annexation reso attachment 1 p.pdf](#)

[Consent - Zip Thru CFD#2 Annexation Boundary Map attachment 2.pdf](#)

[Consent - Zip Thru CFD#2 Annexation RMA attachment 3 p.pdf](#)

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RESOLUTION NO. 2022-

**A RESOLUTION OF INTENTION TO ANNEX TERRITORY TO COMMUNITY
FACILITIES DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES
THEREIN (ZIP THRU CARWASH)**

CITY OF SUISUN CITY

**Community Facilities District No. 2
(Municipal Services)**

Annexation No. 14 (Zip Thru Car Wash)

RESOLVED by the City Council (the “Council”) of the City of Suisun City (the “City”), County of Solano, State of California, that:

WHEREAS, this Council has conducted proceedings to establish Community Facilities District No. 2 (Municipal Services) (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code; and

WHEREAS, under the Act, this Council, as the legislative body for the CFD, is empowered with the authority to annex territory to the CFD, and now desires to undertake proceedings to annex territory to the CFD.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Findings. This Council hereby finds and determines that public convenience and necessity require that territory be added to the CFD.

2. Territory Described. The name of the existing CFD is “City of Suisun City Community Facilities District No. 2 (Municipal Services).” The territory originally included in the existing 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 now proposed to be annexed to the CFD is as shown on the Annexation Map for the captioned Annexation No. 14 (Zip Thru Car Wash) to the CFD, on file with the Clerk, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to cause to be recorded such Annexation Map, showing the territory to be annexed, in the office of the County Recorder of the County of Solano within 15 days of the date of adoption of this resolution.

3. The Services. The types of public services financed by the CFD and pursuant to the Act consist of those municipal services (the “Services”) as described in Exhibit A to the Resolution of Formation with respect to the CFD adopted by the Council as Resolution No. 2005-89 on November 15, 2005 (the “Resolution of Formation”). It is presently intended that the Services will be provided, without preference or priority, to the existing territory in the CFD and the territory proposed to be annexed to the CFD.

1 **4. Special Tax.** Except to the extent that funds are otherwise available to the CFD to pay
2 for the Services, a special tax sufficient to pay the costs thereof is intended to be levied
3 annually within the CFD and collected in the same manner as ordinary *ad valorem* property
4 taxes.

5 The special tax proposed to pay for Services to be supplied within the territory proposed to be
6 annexed will be equal to the special taxes levied to pay for the same Services in the CFD,
7 except that a higher or lower tax may be levied within the territory proposed to be annexed or
8 to be annexed in the future to the extent that the actual cost of providing the Services in that
9 territory is higher or lower than the cost of providing those Services in the CFD.

10 The proposed rate and method of apportionment of the special tax among the parcels of real
11 property within the CFD, as now in existence and following the annexation proposed herein,
12 in sufficient detail to allow each landowner within the territory proposed to be annexed to the
13 CFD to estimate the maximum amount such owner will have to pay, are described in the Rate
14 and Method.

15 **5. Hearing.** Tuesday, December 6, 2022, at 6:30 p.m. or as soon as possible thereafter, in
16 the City Hall, Council Chambers, 701 Civic Center Boulevard, Suisun City, California, be,
17 and the same are hereby appointed and fixed as the time and place when and where this
18 Council, as legislative body for the CFD, will conduct a public hearing on the matters
19 described in this Resolution.

20 **6. Notice.** The City Clerk is hereby directed to cause notice of said public hearing to be
21 given by publication one time in a newspaper of general circulation in the area of the CFD,
22 including the area to be annexed to the CFD. The publication of said notice shall be
23 completed at least 7 days before the date herein set for said hearing. The City Clerk may also
24 cause a copy of such notice and a copy of this Resolution to be mailed to each landowner
25 within the territory proposed to be annexed, which notice, and resolution shall be mailed at
26 least 15 days before the date of said hearing. Such notice shall be substantially in the form
27 specified in Section 53339.4 of the Act, with a summary form specifically authorized.

28 **7. Effective Date.** 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 1st day of November 2022, by the following vote:

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

WITNESS my hand and the seal of said City this 1st day of November 2022.

Anita Skinner
City Clerk

Annexation Map No. 14 of City of Suisun City
Community Facilities District No. 2 (Municipal Services)

COUNTY OF SOLANO
STATE OF CALIFORNIA



REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA," FILED THE 27TH DAY OF OCTOBER, 2005, AT THE HOUR OF IN BOOK 23 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

1. FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN CITY THIS ____ DAY OF ____, 20__.

CITY CLERK

2. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 14 TO CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY, AT A MEETING THEREOF, HELD ON THE ____ DAY OF ____, 20__, BY ITS RESOLUTION NO. ____.

CITY CLERK

3. FILED THIS ____ DAY OF ____, 20__, 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

CITY OF SUISUN CITY

Legend

- ☒ Annexation Parcel
- ☐ Surrounding Area Parcels



Source: Solano County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet

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**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 #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 #1 Special Tax

Table 2 below identifies the Maximum Tax Zone Special Tax for Tax Zone #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 #1

Land Use Category	Maximum CFD-Wide Special Tax Tax Zone #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.

AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: Council Adoption of Resolution No. 2022-____: Approving an Application for Funding and the Execution of a Grant Agreement and Any Amendments Thereto from the 2020 Community Development Block Grant Program Coronavirus Round 1 (CDBG-CV1) NOFA Dated June 5, 2020

FISCAL IMPACT: If approved, the City will be able to utilize the award amount of \$61,228 to deliver building improvements at the Joseph Nelson Community Center as outlined below. There is no financial match for these funds.

STRATEGIC PLAN: Provide Good Governance, Section 4.7 – Improve productivity, efficiency, effectiveness, customer service and citizen satisfaction in all areas of municipal organization.

BACKGROUND: In 2020, the City applied for a Community Development Block Grant – Coronavirus Round 1 (CDBG-CV1) for up to the amount of \$129,689 to provide COVID related assistance.

Of that \$129,689 award, \$68,461 was allocated to the Suisun City Police Department and \$61,228 was dedicated towards a “Virtual Youth Learning Hub” at the Joseph Nelson Center due to the mandated distance learning for all Fairfield-Suisun Unified School District students. These learning hubs were to provide a safe educational environment where students will attend their on-line and live instruction, completion of homework, and participate in enrichment and physical activities.

The City was notified in 2021 that it was awarded CDBG-CV1 funding. As restrictions loosened and schools opened back up for full time, in-person learning in 2021, the necessity for virtual learning hubs diminished. In 2022, the CA Department of Housing & Community Development (HUD) began accepting “amendment requests” for awarded CDBG-CV1 grants. These amendments give an opportunity for grantees to change their scope of work to a related activity.

STAFF REPORT: After consultation with the CA HUD representatives, the Recreation, Parks, and Marina (RPM) Department feels the best use of the allocated funds are building improvements for the Joseph Nelson Community Center.

Because of the COVID-19 Pandemic, the Joseph Nelson Community Center has been utilized as an emergency evacuation center for natural disasters and has hosted the RPM Department’s distance learning camp programs. Through these opportunities to serve the community during the COVID-19 Pandemic, the RPM Department discovered through heavy use of the facility that the building itself is deficient in many ways. This includes deteriorated flooring and insufficient security blinds in the classroom areas, and lack of appropriate signage at the main entrance and throughout the building. All of these deficiencies’ present safety and security concerns for community members that participate in any program at the Joseph Nelson Community Center. The improvements for the Joseph Nelson Community Center would better prepare the City for more foot traffic in the case the center ever serves again as an evacuation center.

The funding amount will stay the same at \$61,228, as the amendment process restricts an increase in funds requested. Of the funding amount, \$26,500 would be allocated towards replacing security blinds in the three classroom areas and common areas, \$30,000 to replace the flooring in the classroom and small kitchen areas, and the remaining \$4,728 would be for signage replacement.

STAFF RECOMMENDATION: It is recommended that the City Council Adoption of Resolution No. 2022-____: Approving an Application for Funding and the Execution of a Grant Agreement and Any Amendments Thereto from the 2020 Community Development Block Grant Program Coronavirus Round 1 (CDBG-CV1) NOFA Dated June 5, 2020

DOCUMENTS ATTACHED:

1. Resolution No. 2022-____: Approving an Application for Funding and the Execution of a Grant Agreement and Any Amendments Thereto from the 2020 Community Development Block Grant Program Coronavirus Round 1 (CDBG-CV1) NOFA Dated June 5, 2020

PREPARED BY:

Marvin Mora, Recreation Supervisor

REVIEWED BY:

Kris Lofthus, Deputy City Manager

APPROVED BY:

Kris Lofthus, Deputy City Manager

ATTACHMENTS:

[Consent - CDBG-CV1 Amendment Reso Attachment 1 p.pdf](#)

RESOLUTION NO. 2022-__

**A RESOLUTION APPROVING AN APPLICATION FOR FUNDING AND THE
EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO
FROM THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CORONAVIRUS ROUND 1 (CDBG-CV1) NOFA DATED JUNE 5, 2020**

BE IT RESOLVED by the City Council of the City of Suisun City as follows:

SECTION 1:

The Suisun City Council has reviewed and hereby approves the submission to the State of California ("State") of one or more amendments to its existing CDBG-CV1 Standard Agreement with the State numbered 20-CDBG-CV1-00025 (the "Standard Agreement") pursuant to the State's June 2020 CDBG-CV1 Notice of Funding Availability (NOFA). The reviewed and approved amendment(s) are presented in Section 2 of this Resolution.

SECTION 2:

The following amendments to the Standard Agreement have been reviewed and approved by the City Council with acknowledgement that all provisions of the existing Standard Agreement other than those shown in the tables below shall remain unmodified.

Existing Provision: Activity Description – The Learning Hub program is designed to help parents with childcare needs as we face the COVID-19 Pandemic. This alternative provides a safe place in which children can attend their online instruction, complete homework assignments, and are involved in enrichment programs.

Amended Provision: Activity Description – The project will focus on building improvements at the Joseph Nelson Community Center, including the replacement of flooring and security blinds in the classroom areas, and replacing of front entrance signage. These improvements will improve the safety and security of all that visit the Joseph Nelson Community Center and will better prepare the facility for heavy use if it were to again be used as an emergency evacuation center.

SECTION 3:

The City acknowledges compliance with all state and federal public participation requirements with respect to the approved amendments to the Standard Agreement described in Section 2 above.

SECTION 4:

The City hereby authorizes and directs the City Manager, or designee, to execute and deliver all applications and act on the City's behalf in all matters pertaining to all such applications.

SECTION 5:

If an amendment of the Standard Agreement is approved as contemplated above, the City Manager, or designee, is authorized to enter into, execute and deliver an amendment to the Standard Agreement and any and any and all other documentation which may be required by the State from time to time for the purposes of this grant.

SECTION 6:

If an application is approved, the City Manager, or designee, is authorized to sign and submit Funds Requests and all required reporting forms and other documentation as may be required by the State of California from time to time in connection with this grant.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City held on November 1, 2022 by the following vote:

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

Alma Hernandez, Mayor Pro Tem
City of Suisun City

STATE OF CALIFORNIA
City of Suisun City

I, Anita Skinner, City Clerk of the City of Suisun City, State of California, hereby certify the above and foregoing to be a full, true, and correct copy of a resolution adopted by said City Council on this 1st day of November 2022.

Anita Skinner, City Clerk of the City of Suisun City
State of California

By: _____
Anita Skinner
City Clerk

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AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: Council Consideration of Letter Regarding Net Energy Metering

FISCAL IMPACT: There is no current fiscal impact due to the letter, but revisions to Net Energy Metering could cost the city an undetermined amount due to higher rates.

STRATEGIC PLAN: Ensure Public Safety.

BACKGROUND: Suisun City invested significantly in solar panels to help offset the rising cost of electricity from PG&E. ENGIE was the contractor who assisted the city in determining the cost savings and financing the solar panels, as well as other upgrades, in a cash flow positive manner. The electrical cost savings more than made up for the cost of the panels and the other electrical upgrades, based on the existing rate structures. Suisun City has won several national awards for this program, including the Smart 50 Cities award and the US Conference of Mayors Climate Protection Award for small cities.

STAFF REPORT: ENGIE made staff aware that the CPUC is considering changes to the Net Energy Metering program that could negatively impact Suisun City financially. At the request of the major electrical utilities, the CPUC is poised to devalue Net Energy Metering, the very program that made Suisun City's project economically feasible. If the CPUC does this, it will be much harder for anyone to afford solar power.

Kelly Fergusson from ENGIE will attend the meeting to provide additional details and answer specific questions. If approved by Council, the attached letter would be sent to the CPUC

STAFF RECOMMENDATION: Authorize the Mayor Pro-Tem to sign the attached letter and send to the CPUC and Governor Newsome.

DOCUMENTS ATTACHED:

1. Solar Net Energy Metering letter
-

PREPARED BY:	Greg Folsom, City Manager
REVIEWED BY:	Greg Folsom, City Manager
APPROVED BY:	Greg Folsom, City Manager

ATTACHMENTS:

[Consent - Solar Metering Letter p.pdf](#)

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CITY COUNCIL

Alma Hernandez, Mayor Pro-Tem
Jane Day
Michael J. Hudson
Wanda Williams



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585
Incorporated October 9, 1868

Alice Reynolds, President, CPUC
Cliff Rechtschaffen, Commissioner, CPUC
Darcie Houck, Commissioner, CPUC
Genevieve Shiroma, Commissioner, CPUC
John Reynolds, Commissioner, CPUC
Simon Baker, Director for Costs, Rates and Planning, CPUC
505 Van Ness Avenue
San Francisco, CA 94102

cc: Governor Newsom and Staff

Rulemaking 20-08-020 Net Energy Metering Impacts on Commercial Market

Dear President Reynolds, Commissioners, and Mr. Baker,

On behalf of the City of Suisun City Council, I am respectfully calling on you to issue a revised proposed decision in the Net Energy Metering (NEM 3.0) proceeding that will expand access to, not restrict, distributed solar and storage technologies for public agencies, schools, industries, and businesses. The non-residential solar market at-large is a critical part of California's transition to renewable energy. Over 4 gigawatts of clean energy have been built by more than 30,000 companies and government entities. These projects are not only helping to clean the air but are also providing much-needed grid reliability benefits as well as local jobs. The potential for this market to grow to help meet California's future energy needs is great. Fostering such growth should be a pillar of California's clean energy roadmap. Your forthcoming NEM 3.0 decision is the foundation of that growth.

As you prepare to issue a revised NEM 3.0 decision, we urge you to adopt a balanced approach and consider the decision's unique impacts on the entire market, including the non-residential market on which we are particularly focused. A balanced approach would include either a healthy delay in stepping down the export compensation rate that takes into consideration broader market conditions as well as the state's clean energy goals, or at the very least, would include a very gradual stepdown of that rate over the course of several years. In contrast, the December 2021 proposed decision would have expected the commercial market to move immediately to a greatly reduced rate which would have devastated future investments in solar and energy storage.

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ DEVELOPMENT SERVICES 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

The ample record in this proceeding has been thoroughly debated over the last two years. We believe that the Commission has everything it needs to issue an alternate proposed decision that accomplishes a better balance. We trust that you will keep the solar market growing and allow our schools, businesses, farms, water agencies, and other public facilities to continue to access clean, reliable solar energy and battery storage.

Sincerely,

Alma Hernandez
Mayor Pro-Tem

AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: HEARING: Adoption of Council Resolution No. 2022-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.

FISCAL IMPACT: Republic Services, Inc. is requesting that the City Council place liens on 331 delinquent solid waste accounts representing approximately \$109,495.73 in uncollected solid waste collection service charges. The City's General Fund will receive twenty dollars per lien and 1.0 percent of the total levy amount to be used as the recording fee and to offset the administrative costs associated with the lien and levy process. Through the lien and levy process, the City will collect on outstanding franchise fees totaling 10.0 percent of the uncollected solid waste service charges when the money actually is received

STRATEGIC PLAN: Provide Good Governance, Ensure Fiscal Solvency.

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

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

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

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

STAFF RECOMMENDATION: It is recommended that the City Council:

1. Conduct a Hearing on the proposed liens; and
 2. Adopt Resolution No. 2022-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.
-

DOCUMENTS ATTACHED:

1. Resolution No. 2022-___: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California.
2. Exhibit A provides a listing of delinquent accounts, as compiled by Republic Services, Inc., and it will be updated and made available to the City Council in advance of the meeting.

PREPARED BY:

Lakhwinder Deol, Finance Director

REVIEWED BY:

Kris Lofthus, Deputy City Manager

APPROVED BY:

Kris Lofthus, Deputy City Manager

ATTACHMENTS:

[PH - Republic Services Delinquent Waste Charges reso attachment 1 p.pdf](#)

[PH - Republic Services Delinquent Waste Charges lien list attachment 2 p.pdf](#)

RESOLUTION NO. 2022-

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City held on Tuesday the 1st day of November 2022 by the following vote:

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

WITNESS my hand and the seal of said City this 1st day of November 2022.

Anita Skinner
City Clerk

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October Prelim List
Hearing Date 11/1/2022

Owners Name	Owners Name	Owner Address	Owner City	#	Service Address	Thru	Charges	Charge	Total Due
17418207	TRAN HIEN P	507 ACAPULCO CT	SUISUN CA 94585	507	ACAPULCO COURT	22/05	90.55	25	115.55
3235121	OCHOA CESAR	53 ALEXANDER WY	SUISUN CITY CA 94585	53	ALEXANDER WAY	22/07	102.45	25	127.45
3235421	ZHAO JIANG	8 PERRY DRIVE PRINCETON JUNCTION	NEW JERSEY NJ 8550	62	ALEXANDER WAY	22/08	312.73	25	337.73
3735214	MYLES DEIRDRE L & BRYAN JT	1305 AMBER DR	SUISUN CITY CA 94585	1305	AMBER DRIVE	22/05	266.10	25	291.10
17353603	VELEZ JOSE M	905 ANDERSON DR	SUISUN CA 94585	905	ANDERSON DRIVE	22/07	360.01	25	385.01
17438114	VAZQUEZ CESAR O & DOMINIQUE JT	1740 ANDREWS CR	SUISUN CITY CA 94585	1740	ANDREWS CIRCLE	22/07	302.45	25	327.45
17346201	JONES DWAYNE	1078 ARMSBY WY	SUISUN CA 94585	1078	ARMSBY WAY	22/07	302.45	25	327.45
17346215	MORRIS MICHAEL A	PO BOX 832	SUISUN CITY CA 94585	460	ARMSBY WAY	22/08	312.73	25	337.73
17346218	DULAY SYLVIA L	400 ARMSBY WY	SUISUN CITY CA 94585	400	ARMSBY WAY	22/07	302.45	25	327.45
17423318	SKAGGS RONALD E & CM JT	523 ARROYO GRANDE LN	SUISUN CA 94585	523	ARROYO GRANDE LA	22/08	312.73	25	337.73
17424308	WARD ROCHELLE	505 ARROYO GRANDE LN	SUISUN CA 94585	505	ARROYO GRANDE LA	22/08	411.46	25	436.46
17350602	RANKIN JUAN LORENZO	205 ASHWOOD DR	SUISUN CA 94585	205	ASHWOOD DRIVE	22/08	312.73	25	337.73
3723203	REED ASHLEY E	407 AVALON WY	SUISUN CITY CA 94585	407	AVALON WAY	22/05	556.22	25	581.22
3723408	VILLASENOR ROBERTO P	516 AVALON WY	SUISUN CITY CA 94585	516	AVALON WAY	22/07	302.30	25	327.30
3723411	THOMPSON WAYNE L JRIT	510 AVALON WAY	SUISUN CITY CA 94585	510	AVALON WAY	22/08	312.73	25	337.73
17308504	COOK VOICE	3228 HORNBY ISLAND ST.	SACRAMENTO CA 95691	345	BALD PATE DRIVE	22/06	346.32	25	371.32
17346112	HOLLIMAN LEBRASKA & M TR	400 BARCLAY CT	SUISUN CITY CA 94585	400	BARCLAY COURT	22/05	290.95	25	315.95
17312204	DUNN CYNTHIA A	618 BARNACLE WY	SUISUN CITY CA 94585	618	BARNACLE WAY	22/07	302.45	25	327.45
17335319	MOSQUEDA MARCO ANTONIO F	1024 BARROWS DR	SUISUN CITY CA 94585	1024	BARROWS DRIVE	22/05	594.96	25	619.96
17335406	IRVING TERRELL/DYSONKARWANNA	1017 BARROWS DR	SUISUN CA 94585	1017	BARROWS DRIVE	22/05	445.09	25	470.09
17335409	MONTERROZA JUAN RUIZ	1023 BARROWS DR	SUISUN CA 94585	1023	BARROWS DRIVE	22/07	322.30	25	347.30
17354203	NEVAREZ MICHAEL	961 BAUMAN CT	SUISUN CITY CA 94585	961	BAUMAN COURT	22/07	302.45	25	327.45
3207404	YOUNG DERELLE A	724 BAY ST	SUISUN CITY CA 94585	724	BAY STREET	22/08	312.73	25	337.73
3207516	DETTWILER DANIEL R & C JT	727 BAY ST	SUISUN CA 94585	727	BAY STREET	22/07	302.45	25	327.45
17437406	VOGT KEITH J/VOGT MABLE	188 BONNIE LN	PACIFICA CA 94044	1768	BEALE CIRCLE	22/08	312.73	25	337.73
17437415	CARRILLO JOSE	1732 BEALE CR	SUISUN CITY CA 94585	1732	BEALE CIRCLE	22/08	462.46	25	487.46
17350308	AYMAR PATRICK M	942 BEECHWOOD CIR	SUISUN CITY CA 94585-17	942	BEECHWOOD CIRCLE	22/06	267.97	25	292.97
17429209	SMOTHERS LYNNIE A	1518 BELLA VISTA DR	SUISUN CA 94585	1518	BELLA VISTA DRI	22/08	281.04	25	306.04
17430514	JINOE WARD T	727 BELLA VISTA DR	SUISUN CITY CA 94585	727	BELLA VISTA DRIV	22/07	306.35	25	331.35
17423307	CARLIS SHUKIMBA M	532 BELLA VISTA DR	SUISUN CITY CA 94585	532	BELLA VISTA DRIVE	22/08	312.73	25	337.73
17424311	TIMMONS MARIA DE DEUS (CONSV)	431 WILLAMETTE DR	VACAVILLE CA 95688	500	BELLA VISTA DRIVE	22/06	274.92	25	299.92
3205221	ENGELL BROTHERS	PO BOX GG	FAIRFIELD CA 94533	229	BENTON COURT	22/08	209.72	25	234.72
3208103	FENNIE DANA	5221 LONGVIEW LANE	GREENWOOD CA 95635-9516	241	BENTON COURT	22/08	464.18	25	489.18
17337506	ROTTER MICHAEL	1009 BERING CT	SUISUN CITY CA 94585	1009	BERING COURT	22/08	312.73	25	337.73
17337424	ZUMPAÑO-ERDAY J P JR & S E JT	814 BERING WY	SUISUN CA 94585	814	BERING WAY	22/07	173.99	25	198.99
17337514	JOHNSTON MICHAEL/AGUILAR-JOHNSTON M	817 BERING WY	SUISUN CITY CA 94585	817	BERING WAY	22/06	267.97	25	292.97
17338406	MORABITO LOUIS J	832 BERING WY	SUISUN CA 94585	832	BERING WAY	22/07	302.45	25	327.45
3239128	CYNTHIA R SMITH	3191 RAMSEY RD.	FAIRFIELD CA 94534	109	BIRCHWOOD COURT	22/05	125.86	25	150.86
3239149	NETTAVONG VIENGSAVAN H	122 BIRCHWOOD CT	SUISUN CITY CA 94585	122	BIRCHWOOD COURT	22/05	75.73	25	100.73
3239149	NETTAVONG VIENGSAVAN H	122 BIRCHWOOD CT	SUISUN CITY CA 94585	122	BIRCHWOOD COURT	22/08	306.04	25	331.04
17349602	FINLEY MAURICE/FINLEY RAMONA	1203 BITTERN WY	SUISUN CITY CA 94585	1203	BITTERN WAY	22/06	265.34	25	290.34
17304510	PEREZ JOSE M	802 BLOSSOM AV	SUISUN CITY CA 94585	802	BLOSSOM AVENUE	22/08	312.73	25	337.73
17349319	OLIVER JOYCE V	1002 BLUEJAY DR.	SUISUN CITY CA 94585	1002	BLUEJAY DRIVE	22/05	266.10	25	291.10
17318405	FORD RONALD W & LOUBERTHA T JT	807 BOBOLINK CT	SUISUN CA 94585	807	BOBOLINK COURT	22/08	312.73	25	337.73
17356206	WASONGA PETER O & AGRIPPINA A	224 BRIDGEWATER CR	SUISUN CITY CA 94585	224	BRIDGEWATER CIRC	22/07	302.45	25	327.45
17356231	VALDEZ MARIO	268 BRIDGEWATER CR	SUISUN CITY CA 94585	268	BRIDGEWATER CIRC	22/07	302.45	25	327.45
17356103	RYBURG CHRISTOPHER A	225 BRIDGEWATER CIR	SUISUN CITY CA 94585	225	BRIDGEWATER CIRCLE	22/05	266.10	25	291.10
3245401	JARVIS MELVIN D JR JT	227 BROOKSIDE DR	SUISUN CA 94585	227	BROOKSIDE DRIVE	22/07	302.45	25	327.45
32383100	JIN GUOBING JT	3317 ONSLOW WAY	SAN JOSE CA 95132	61	BUENA VISTA AVE	22/05	216.10	25	241.10
3236213	MCKINLEY HOLDING 1 LP	1 KAISER PLZ STE 1450	OAKLAND CA 94612-3604	69	BUENA VISTA AVENUE	22/07	195.53	25	220.53

3236405	IRUCITA ROBERTO & CATALINA JT	64 BUENA VISTA AV	FAIRFIELD CA 94533	64	BUENA VISTA AVENU	22/07	308.93	25	333.93
17331308	ROGERS, ERWIN	715 SKYLINE DR.	VALLEJO CA 94591	1403	BURNEY COURT	22/06	393.58	25	418.58
17418212	NICOLAS ARMSTRONG	502 CABANA CT	SUISUN CITY CA 94585	502	CABANA COURT	22/08	332.82	25	357.82
17311203	JEFFERY HANCKOCK	65 VILLA CIRCLE	FAIRFIELD CA 94533	829	CAKCLING DRIVE	22/08	246.73	25	271.73
17311207	YUAN HUNGKEE	2645 FRANKLIN ST #2	SAN FRANCISCO CA 94123	837	CAKCLING DRIVE	22/07	66.18	25	91.18
17312408	WALKER TONJI	3130 3BIRMINGHAM DR	RICHMOND CA 94806-2635	807	CAKCLING DRIVE	22/08	312.73	25	337.73
3215103	MONROY WUILSON N S	1327 N VAN BUREN ST	STOCKTON CA 95203	211	CALIFORNIA STREE	22/05	866.33	25	891.33
3731123	TAN JINPINGE	177 BRIGHT ST	SAN FRANCISCO CA 94132	1030	CAMELLIA COURT	22/05	92.63	25	117.63
3731129	PHYLLIS SMITH	281 EMILY ST.	VALLEJO CA 94589	1045	CAMELLIA LANE	22/07	302.45	25	327.45
3731223	GUTIERREZ ELADIO & FIDELINA JT	2450 RIDGEWOOD CR	FAIRFIELD CA 94534	1120	CAMELLIA LANE	22/07	302.45	25	327.45
17302210	LESSER ADAM	326 CANVASBACK DR	SUISUN CITY CA 94585	326	CANVASBACK DRIVE	22/08	312.73	25	337.73
17311222	GATEWOOD GEORGE L & N J JT	604 CANVASBACK DR	SUISUN CITY CA 94585	604	CANVASBACK DRIVE	22/07	302.45	25	327.45
17311308	PLATZ EDWIN G & LAUREN JT	617 CANVASBACK DR	SUISUN CITY CA 94585	617	CANVASBACK DRIVE	22/07	303.56	25	328.56
17422411	JOSEPH TOMLINSON	710 CAPISTRANO DR	SUISUN CA 94585	710	CAPISTRANO DRIVE	22/06	261.43	25	286.43
17429115	ZEIDAN RIMS N	812 CAPISTRANO DR	SUISUN CITY CA 94585	812	CAPISTRANO DRIVE	22/08	105.50	25	130.50
17429508	MARCELLUS MIKKAH/MARCELLUS LAUREN O	819 CAPISTRANO DR	SUISUN CA 94585	819	CAPISTRANO DRIVE	22/07	302.45	25	327.45
17449101	MCCARVER TERRILL	1721 CARSWELL LN	SUISUN CITY CA 94585	1721	CARSWELL LANE	22/08	312.73	25	337.73
17422121	GOMEZ VERONICA JT	1509 CASA LOMA WY	SUISUN CITY CA 94585	1509	CASA LOMA WAY	22/08	293.52	25	318.52
3234407	THREATT CONSUELO N	83 CHIPMAN LN	SUISUN CA 94585	83	CHIPMAN LANE	22/06	157.34	25	182.34
17428104	WAYNE LAGETTA B TR	734 CHULA VISTA WY	SUISUN CITY CA 94585	734	CHULA VISTA WAY	22/08	312.73	25	337.73
17428107	MARIBEL ORTEGA	728 CHULA VISTA WY	SUISUN CA 94585	728	CHULA VISTA WAY	22/07	302.45	25	327.45
3723211	LOVELAND ESTHER G	412 CHYRL WY	SUISUN CITY CA 94585	412	CHYRL WAY	22/06	261.43	25	286.43
3723213	BALANDRAN JUAN C & ADRIANA JT	408 CHYRL WY	SUISUN CITY CA 94585	408	CHYRL WAY	22/08	312.73	25	337.73
3723306	YOUNG LORRAINE M	409 CHYRL WY	SUISUN CITY CA 94585	409	CHYRL WAY	22/08	312.73	25	337.73
3723308	ASHRAF NAVEED	413 CHYRL WY	SUISUN CITY CA 94585	413	CHYRL WAY	22/08	312.73	25	337.73
17356212	CANTU RUBEN	209 CLEARBROOK CT	SUISUN CITY CA 94585	209	CLEARBROOK COURT	22/06	187.83	25	212.83
17373107	RAMOND & M E WILLIS III	224 CLOVERLEAF CIR	SUISUN CITY CA 94585	224	CLOVERLEAF CIRCL	22/06	267.97	25	292.97
17373318	MCLEOD SHALANDA N/HAMILTON RICKY L	231 CLOVERLEAF CR	SUISUN CITY CA 94585	231	CLOVERLEAF CIRCL	22/05	398.57	25	423.57
17374302	MOUTON MARTISHA	248 CLOVERLEAF CR	SUISUN CITY CA 94585	248	CLOVERLEAF CIRCL	22/07	302.45	25	327.45
17374307	WATSON DANIELLE	268 CLOVERLEAF CR	SUISUN CITY CA 94585	268	CLOVERLEAF CIRCL	22/06	267.97	25	292.97
3234214	JOHNSON VAUGHN T	96 CORAL LN	SUISUN CITY CA 94585	96	CORAL LANE	22/08	312.73	25	337.73
3234303	JORGE ORTEGA	79 CORAL LN	SUISUN CITY CA 94585	79	CORAL LANE	22/07	302.45	25	327.45
17320509	SAEZ ARISTIDE	618 CRANE DR	SUISUN CITY CA 94585	618	CRANE DRIVE	22/07	302.45	25	327.45
17320513	GRECH MICHAEL T/GRECH C D T	2144 COBBLESTONE AVE	FAIRFIELD CA 94534	610	CRANE DRIVE	22/08	87.06	25	112.06
17321101	PAL RAVINDER	1218 CRANE DR	SUISUN CA 94585	1218	CRANE DRIVE	22/08	312.73	25	337.73
17321103	SWH 2017-1 BORROWER LP	8665 E HARTFORD DR. #20	SCOTTSDALE AZ 85255	1214	CRANE DRIVE	22/07	222.96	25	247.96
17321221	ALEXANDER ROBERT	1302 CRANE DR	SUISUN CITY CA 94585	1302	CRANE DRIVE	22/08	312.73	25	337.73
17324221	ANZUETO LUIS E & FRANCIS M JT	1211 CRANE DR	SUISUN CA 94585	1211	CRANE DRIVE	22/08	510.17	25	535.17
17355105	RIO WAYNE I JR	949 CRAVEN DR	SUISUN CA 94585	949	CRAVEN DR	22/05	400.43	25	425.43
17353504	MALDONADO, JOSE JUAN	308 CRAVEN WY	SUISUN CITY CA 94585	308	CRAVEN WAY	22/08	312.73	25	337.73
17353604	YOLANGCO DANIEL G & IRENE R JT	307 CRAVEN WY	SUISUN CITY CA 94585	307	CRAVEN WAY	22/07	302.45	25	327.45
174210020	HUANG ZHIBIN/ZHU HAILING	22409 JANICE AVE	CUPERTINO CA 95014	4895	CREED RD	22/05	1994.10	25	2019.10
17337613	WHITED MICHAEL L JR	831 CRESTED DR	SUISUN CITY CA 94585	831	CRESTED DRIVE	22/07	302.45	25	327.45
17311503	THOMAS DANNY E	607 DECOY LN	SUISUN CA 94585	607	DECOY LANE	22/07	182.80	25	207.80
17353104	WILSON LOIS E	407 DICKEY CT	SUISUN CITY CA 94585	407	DICKEY COURT	22/07	302.45	25	327.45
17353106	WENDY FARIAT	403 DICKEY CT	SUISUN CITY CA 94585	403	DICKEY COURT	22/07	302.45	25	327.45
17331401	GONZALEZ JOSE	1406 DONNER CT	SUISUN CITY CA 94585	1406	DONNER COURT	22/08	312.73	25	337.73
3229310	JACKSON PARIS C	1018 DRIFTWOOD DR	SUISUN CITY CA 94585	1018	DRIFTWOOD DRIVE	22/05	287.72	25	312.72
17309302	MUPR AUTUMN C	714 GREENWOOD DR.	BAKERSFIELD CA 93306-59	536	E WIGEON WAY	22/06	267.97	25	292.97
17313206	CHESTER LYNDA & DANIEL	585 E WIGEON WY	SUISUN CITY CA 94585	585	EAST WIGEON WAY	22/07	317.10	25	342.10
17314307	LEE LISA & DANIEL	554 E WIGEON WY	SUISUN CITY CA 94855	554	EAST WIGEON WAY	22/08	411.46	25	436.46
17331205	CREGGETT ANTHONY & MARIAN	1403 EBBETTE CT	SUISUN CA 94585	1403	EBBETTS COURT	22/08	312.73	25	337.73
17351204	ANTONIO MENDOZA	932 EDGEWOOD CR	SUISUN CITY CA 94585	932	EDGEWOOD CIRCLE	22/07	302.45	25	327.45
17351308	BAUTISTA MICHELLE	939 EDGEWOOD CR	SUISUN CITY CA 94585	939	EDGEWOOD CIRCLE	22/08	312.73	25	337.73
17309310	KIBBLEWHITE JAMES	503 EIDER LN	SUISUN CA 94585	503	EIDER LANE	22/07	317.09	25	342.09
174224060	WAGNER, LINDA J	P O BOX 1348	SUISUN CITY CA 94585	1511	EL MORRO LN	22/08	232.57	25	257.57
17422422	ROCKY RAQUEDAN	1502 EL PRADO LANE	SUISUN CITY CA 94585	1502	EL PRADO LANE	22/05	259.81	25	284.81
32244110	RAUMA BEATRICE	241 ELWOOD ST.	SUISUN CITY CA 94585	241	ELWOOD ST	22/06	267.97	25	292.97

3224322	ANDREW N G & JENNY CHENG	123 MONTICELLO ST.	SAN FRANCISCO CA 94132	208	ELWOOD STREET	22/05	259.81	25	284.81
3224402	2012-B PROPERTY HOLDINGS LLC	1292 LINCOLN AVE.	SAN RAFAEL CA 94901-320	205	ELWOOD STREET	22/08	208.70	25	233.70
3224405	HEDGE LARRY L & TOSHIKO JT	217 ELWOOD ST	SUISUN CITY CA 94585	217	ELWOOD STREET	22/07	309.06	25	334.06
17329306	MITCHELL CATHEREAN/MITCHELL TASHAW	502 EMPEROR DR	SUISUN CITY CA 94585	502	EMPEROR DRIVE	22/08	312.73	25	337.73
17344329	ARMANDO LOPEZ	911 EMPEROR DR.	SUISUN CITY CA 9458525	911	EMPEROR DRIVE	22/06	267.97	25	292.97
17344331	ZHAO BINGYAN	1312 TULANE DR	DAVIS CA 95616	915	EMPEROR DRIVE	22/06	182.68	25	207.68
17357403	DUEY DENNIS REY T	311 ENGELL CT	SUISUN CITY CA 94585	311	ENGELL COURT	22/05	304.54	25	329.54
3231418	BROWN WALTER & BEATRICE M TR	517 ERIN DR	SUISUN CITY CA 94585	517	ERIN DRIVE	22/08	312.73	25	337.73
3231505	TORNAY BERNARD J/TORNAY LYNDA	921 KELLOGG ST.	SUISUN CITY CA 94585	508	ERIN DRIVE	22/08	312.73	25	337.73
17365112	GATRELL MICHAEL R	3232 ECCLESTON AVE	WALNUT CREEK CA 94597	208	FAIRBROOK COURT	22/06	267.97	25	292.97
17358205	ALLEN RAHSAAN	1059 FENNIE CT	SUISUN CITY CA 94585	1059	FENNIE COURT	22/05	321.85	25	346.85
17358208	BURNS JULIET	1071 FENNIE CT	SUISUN CITY CA 94585	1071	FENNIE COURT	22/05	266.10	25	291.10
17373205	SIMMONS GENNARY S	334 FLAGSTONE CR	SUISUN CITY CA 94585	334	FLAGSTONE CIRCLE	22/07	302.45	25	327.45
17373209	NICARAGUA NELLY	328 FLAGSTONE CR	SUISUN CITY CA 94585	328	FLAGSTONE CIRCLE	22/07	302.45	25	327.45
17418405	TORRES VERONICA L	511 FORTUNA DR	SUISUN CITY CA 94585	511	FORTUNA DRIVE	22/06	267.97	25	292.97
17423406	MOODY ROBERT E & LISA R JT	530 FORTUNA DR	SUISUN CITY CA 94585	530	FORTUNA DRIVE	22/08	312.73	25	337.73
3229602	AYERS JAMES M	907 FREEDOM DRIVE	SUISUN CITY CA 94585	907	FREEDOM DRIVE	22/08	312.73	25	337.73
17325326	STUBBS TIMOTHY & BONNIE JT	504 FULMAR DR	SUISUN CITY CA 94585	504	FULMAR DRIVE	22/08	312.73	25	337.73
17303224	AUSTIN TRESANDRA C & T L JT	502 GADWALL DR	SUISUN CITY CA 94585	502	GADWALL DRIVE	22/06	486.19	25	511.19
17305418	GABRIEL FONSECA	813 GOLDEN EYE WY	SUISUN CA 94585	813	GOLDEN EYE WAY	22/08	312.73	25	337.73
17305419	BRITTON MICHAEL R	815 GOLDEN EYE WY	SUISUN CITY CA 94585	815	GOLDEN EYE WAY	22/05	266.10	25	291.10
17353201	JANEA CHAPMAN	413 GOODAIR CT	SUISUN CITY CA 94585	413	GOODAIR COURT	22/08	312.73	25	337.73
17381209	WALKER VALENTINO	1237 GRAY HAWK LANE	SUISUN CITY CA 94585	1237	GRAY HAWK LANE	22/06	267.97	25	292.97
17381212	RUIZ CARRILLO WENDY FRANCELIA	1225 GRAY HAWK LANE	SUISUN CITY CA 94585	1225	GRAY HAWK LANE	22/07	302.45	25	327.45
173811070	KOLBY THOMAS	1256 GRAY HAWK LANE	SUISUN CITY CA 94585	1256	GRAY HAWK LANE	22/08	312.73	25	337.73
17304213	NICHOLAS JOHNSON	821 GREENHEAD WY	SUISUN CITY CA 94585	821	GREENHEAD WAY	22/08	306.04	25	331.04
17423103	STROUD KEARIN	512 HACIENDA LN	SUISUN CITY CA 94585	512	HACIENDA LANE	22/06	267.97	25	292.97
17360202	GARVEY LAURA	1300 HAMMOND LN	SUISUN CITY CA 94585	1300	HAMMOND LANE	22/07	302.45	25	327.45
17329117	FUQUAY LESLIE G & VC JT	927 HARLEQUIN WY	SUISUN CA 94585	927	HARLEQUIN WAY	22/05	442.10	25	467.10
17329124	GARCIA-MARTINEZ JAIME	913 HARLEQUIN WY	SUISUN CITY CA 94585	913	HARLEQUIN WAY	22/08	312.73	25	337.73
17450208	BARRETT JOHN N JR & D E JT	1628 HARRISBURG LN	SUISUN CITY CA 94585	1628	HARRISBURG LANE	22/06	267.97	25	292.97
17360316	CAMI IX TRUST	2015 MANHATTEN STE. 1	REDONDO BEACH CA 90278	1315	HEMBRE COURT	22/06	267.97	25	292.97
3731233	JAYMOT ELAINE O & FRANK R	2350 MARTINEZ CT	PINOLE CA 94564	356	HIBISCUS LANE	22/08	312.73	25	337.73
17344122	BOLDEN BRADLEY ADAMS TR	902 HIDDEN COVE WY	SUISUN CITY CA 94585	902	HIDDEN COVE WAY	22/07	302.45	25	327.45
17361234	EVANS LAWRENCE & GWENDOLYN JT	805 HILLBORN CT	SUISUN CA 94585	805	HILLBORN COURT	22/08	312.73	25	337.73
17310341	GRASSO CHARLENE S	406 HONKER LN	SUISUN CA 94585	406	HONKER LANE	22/07	302.45	25	327.45
17310343	WYDERMYER BILLY R JR	402 HONKER LANE	SUISUN CITY CA 94585	402	HONKER LANE	22/06	325.34	25	350.34
17310415	HOLOCHUCK RICHARD & MONA JT	529 HONKER LN	SUISUN CITY CA 94585	529	HONKER LANE	22/07	397.88	25	422.88
17353507	HURTADO ALEJANDRO	303 HOYT CT	SUISUN CITY CA 94585	303	HOYT COURT	22/05	259.81	25	284.81
17323404	MAROUILLAS MICHAEL & PL TR	515 HUMMINGBIRD WY	SUISUN CITY CA 94585	515	HUMMINGBIRD WAY	22/08	312.73	25	337.73
3731214	CHILTON VIVIAN D	351 JACARANDA DR	SUISUN CITY CA 94585	351	JACARANDA DRIVE	22/06	184.57	25	209.57
3731309	MALDONADO LOURDES	390 JACARANDA DR	SUISUN CITY CA 94585	390	JACARANDA DRIVE	22/05	215.86	25	240.86
17338101	LOPEZ XAVIER A	901 JAVAN WY	SUISUN CA 94585	901	JAVAN WAY	22/08	312.73	25	337.73
17338210	SILVA ERIC K	912 JAVAN WAY	SUISUN CITY CA 94585	912	JAVAN WAY	22/06	267.97	25	292.97
3724126	AQUINO, RUBEN	1101 JEANNE CT	SUISUN CA 94585	1101	JEANNE COURT	22/05	259.81	25	284.81
3216462	MCCABE DAVID & LAURIE JT	1113 KELLOGG ST	SUISUN CITY CA 94585	1113	KELLOGG STREET	22/07	302.45	25	327.45
17360306	MORALES CARLOS/MORALES KIMBERLY L	320 KEYES CT	SUISUN CITY CA 94585	320	KEYES COURT	22/05	266.10	25	291.10
17360419	SENDEJAS ARMANDO F/GARCIA ARMANDO F	329 KEYES CT.	SUISUN CITY CA 94585	329	KEYES COURT	22/08	312.73	25	337.73
17361314	TIMOTEO REFUERZO	201 KEYES LN	SUISUN CA 94585	201	KEYES LANE	22/08	312.73	25	337.73
17348218	WIGGINS PAUL & LILLIAN JT	1317 KIMBERLY CT	SUISUN CITY CA 94585	1317	KIMBERLY COURT	22/08	312.73	25	337.73
3723103	S/S INVESTS	34234 RED CEDAR LN	UNION CITY CA 94587	405	KINGS WAY	22/05	2138.17	25	2163.17
3723118	CLAY JOHN ELLIOT KINDEL	407 KINGS WY	SUISUN CITY CA 94585	407	KINGS WAY	22/05	132.50	25	157.50
17352304	MORENO FRANCISCO M & LUZ AIDA	5213 TUSCANY DR.	FAIRFIELD CA 94584	419	KINSMILL COURT	22/08	175.24	25	200.24
17352402	MOTA CLEOFE A & ROBERTO III JT	MCR 475 BOX 825	APO AE 09036-1008	602	KINSMILL COURT	22/07	282.90	25	307.90
17322103	FONTAINE HILARY P	602 KLAMATH DR	SUISUN CITY CA 94585	602	KLAMATH DRIVE	22/05	349.88	25	374.88
17322203	TOLBERT KENNETH E	611 KLAMATH DR	SUISUN CITY CA 94585	611	KLAMATH DRIVE	22/08	312.73	25	337.73
17331215	RIVERA LUIS A	635 KLAMATH WY	SUISUN CITY CA 94585	635	KLAMATH DRIVE	22/08	312.73	25	337.73
17331409	THRESA MURPHY	626 KLAMATH DR	SUISUN CITY CA 94806	626	KLAMATH DRIVE	22/08	312.73	25	337.73

17329312	CHAVARRIA GREGORIO	509 LABRADOR WY	SUISUN CITY CA 94585	509	LABRADOR WAY	22/05	284.99	25	309.99
17343203	MCCOY MARISA	1431 LANGLEY WY	SUISUN CITY CA 94585	1431	LANGLEY WAY	22/05	83.90	25	108.90
17343509	CHADWICK DAVE & DEBRA JT	1412 LANGLEY WY	SUISUN CITY CA 94585	1412	LANGLEY WAY	22/07	302.45	25	327.45
17326316	PERSONS SAFINA	503 LASSEN AVE	SUISUN CA 94585	503	LASSEN AVENUE	22/05	93.65	25	118.65
3730102	PRASAD UMESH & LALITA JT	4448 MEADOW VALLEY CIR	FAIRFIELD CA 94534	1348	LOIS LANE	22/05	567.40	25	592.40
3730119	SIMON LINDA	1314 LOIS LN	SUISUN CITY CA 94585	1314	LOIS LANE	22/08	312.73	25	337.73
3730215	MUYA EDNA	1341 LOIS LN	SUISUN CITY CA 94585	1341	LOIS LANE	22/06	267.97	25	292.97
3224215	GEMIMF LLC	PO BOX 806	NOVATO CA 94948	228	LONG STREET	22/08	312.73	25	337.73
3224304	CAMPBELL MICHAEL & LEAH TR	213 LONG ST	SUISUN CITY CA 94585	213	LONG STREET	22/07	302.45	25	327.45
17337112	DOMINECK ARTHUR	PO BOX 1103	SUISUN CITY CA 94585	905	LONGSPUR DRIVE	22/06	267.97	25	292.97
17338133	SAMAYOA OTTO & ROSA JT	918 LONGSPUR DR	SUISUN CITY CA 94585	918	LONGSPUR DRIVE	22/07	302.45	25	327.45
32164470	CHAVEZ ERNESTO	1104 MAIN ST.	SUISUN CITY CA 94585	1104	MAIN ST	22/08	241.34	25	266.34
32164441	ALDER THOMAS D TR	1107 MAIN ST	SUISUN CITY CA 94585	1107	MAIN STREET	22/07	302.45	25	327.45
32171109	SILVA SHANE L/SILVA CATHERINE R	1012 MAIN ST	SUISUN CITY CA 94585	1012	MAIN STREET	22/07	302.45	25	327.45
3224418	MARTINEZ JOSE A	224 MAPLE ST.	SUISUN CITY CA 94585	224	MAPLE STREET	22/06	267.97	25	292.97
3224509	KRIPAITIS MICHAEL J	233 MAPLE ST	SUISUN CA 94585	233	MAPLE STREET	22/06	267.97	25	292.97
3724104	WARREN ROBERT M JT	605 MARCIA LN	SUISUN CA 94585	605	MARCIA LANE	22/08	312.73	25	337.73
3724110	COATES JEFFREY J JT	617 MARCIA LN	SUISUN CITY CA 94585-58	617	MARCIA LANE	22/07	473.64	25	498.64
17440507	SORIANO VALENTIN R & H M JT	1621 MAXWELL LN	SUISUN CITY CA 94585	1621	MAXWELL LANE	22/05	266.10	25	291.10
17440509	VILALON JOSE/ARGUELLES PRISCILA	414 SEAHORSE DR	VALLEJO CA 94591	1613	MAXWELL LANE	22/05	266.10	25	291.10
17347203	ERLWEIN DANIEL P/ERLWEIN ROBIN M	1251 MAYFIELD CIR	SUISUN CITY CA 94585	1251	MAYFIELD CIRCLE	22/07	302.45	25	327.45
17347215	KOUBA LONDON J	1227 MAYFIELD CR	SUISUN CITY CA 94585	1227	MAYFIELD CIRCLE	22/07	302.45	25	327.45
17360102	CAZARES LUIS MENDEZ	340 MAYFIELD CIR	SUISUN CITY CA 94585	340	MAYFIELD CIRCLE	22/08	312.73	25	337.73
17360110	VALADEZ EVERARDO J JT	3658 FULLERTON CT	FAIRFIELD CA 94533	308	MAYFIELD CIRCLE	22/07	145.99	25	170.99
17360111	TINSLEY ACACIA J & DANIEL D JT	304 MAYFIELD CIR	SUISUN CITY CA 94585	304	MAYFIELD CIRCLE	22/05	266.10	25	291.10
17360211	HUMPHREY WILLIE B & J M JT	333 MAYFIELD CR	SUISUN CITY CA 94585	333	MAYFIELD CIRCLE	22/05	344.12	25	369.12
17360215	PEARSON SABRINA	349 MAYFIELD CR	SUISUN CITY CA 94585	349	MAYFIELD CIRCLE	22/07	302.45	25	327.45
17381106	CHENIER JOSEPH J JR	PO BOX 1853	TRAVIS AFB CA 94535	1239	MCCOY CREEK WAY	22/06	159.04	25	184.04
17359505	VO DINH	429 MCFALL CT	SUISUN CITY CA 94585	429	MCFALL COURT	22/07	302.45	25	327.45
17443203	BHAN VIJAY K & ROHINI JT	1689 MCGUIRE CR	SUISUN CITY CA 94585	1689	MCGUIRE CIRCLE	22/06	130.47	25	155.47
17443209	MAXIE RUSSELL D/MAXIE SINAMI R	1665 MCGUIRE CR	SUISUN CITY CA 94585	1665	MCGUIRE CIRCLE	22/06	267.97	25	292.97
17360505	RANSOM CHARLES SR & P J JT	312 MCNABE CT	SUISUN CITY CA 94585	312	MCNABE COURT	22/08	312.73	25	337.73
17380416	CONSE HOLLY & RENE	421 MEEHAN CT	SUISUN CITY CA 94585	421	MEEHAN COURT	22/08	312.73	25	337.73
17342302	BROWN TORIANO D	1663 KIRKWOOD AV	SAN FRANCISCO CA 94124	1423	MONITOR AVENUE	22/07	302.45	25	327.45
17343314	HILL GWENDOLYN A	1480 MONITOR AV	SUISUN CA 94585	1480	MONITOR AVENUE	22/08	332.82	25	357.82
17430321	GARDNER RACHEL A/GARDNER C W	724 MONTE CARLO DR	SUISUN CITY CA 94585	724	MONTE CARLO DRIV	22/05	266.10	25	291.10
3215112	WADDELL ANEKA	210 MORGAN ST	SUISUN CITY CA 94585	210	MORGAN STREET	22/05	155.70	25	180.70
3239102	CARTER CHESTER L & LORRAINE G	4705 LINDA VISTA	NAPA CA 94558	96	MOSSWOOD DRIVE	22/07	301.20	25	326.20
3240108	CARLISLE ROUNAL C & MARIA E JT	806 MOSSWOOD DR	SUISUN CITY CA 94585	806	MOSSWOOD DRIVE	22/08	312.73	25	337.73
17317606	CORTESE JEFF	904 MURRE WY	SUISUN CITY CA 94585	904	MURRE WAY	22/08	312.73	25	337.73
17349216	RANEL C DELCASTILLO	1008 MURRE WY	SUISUN CITY CA 94585	1008	MURRE WAY	22/06	267.97	25	292.97
17313408	VELASQUEZ AIDALIA & W JT	908 MUSCOVY CT	SUISUN CA 94585	908	MUSCOVY COURT	22/08	312.73	25	337.73
3724152	LEDBETTER TAMI JT	1100 NANCY CT	SUISUN CITY CA 94585	1100	NANCY COURT	22/08	312.73	25	337.73
3230315	SETTEMBRINO RALPH N	1002 NEPTUNE CT	SUISUN CITY CA 94585	1002	NEPTUNE COURT	22/07	302.45	25	327.45
3239202	CHUATAKOON RYAN	96 NEWPORT WY	SUISUN CITY CA 94585	96	NEWPORT WAY	22/06	267.97	25	292.97
17345509	RUBIO JOHN T & SUSY JT	823 OSPREY WY	SUISUN CA 94585	823	OSPREY WAY	22/06	159.04	25	184.04
17431412	GIBSON RONALD L	700 PALERMO DR	SUISUN CITY CA 94585	700	PALERMO DRIVE	22/06	252.67	25	277.67
17431223	VILLEM-HAMM LESLIE D	11091 WEATHERWOOD TER	SAN DIEGO CA 92131	1614	PASEO FLORES DR	22/05	205.80	25	230.80
3231313	BOBO,JAMES	507 PAULIA DR	SUISUN CITY CA 94585	507	PAULIA DRIVE	22/08	222.73	25	247.73
17326229	JOSE PALMA	1412 PELICAN WY	SUISUN CITY CA 94585	1412	PELICAN WAY	22/07	266.10	25	291.10
17363206	HAMILTON SHERNETTA	914 PEPPERWOOD DR	SUISUN CITY CA 94585	914	PEPPERWOOD STREET	22/07	302.45	25	327.45
17323311	ROSE LINDA MARIE	1105 PHEASANT DR	SUISUN CA 94585	1105	PHEASANT DRIVE	22/08	312.73	25	337.73
17323321	CLARK TINA JT	1123 PHEASANT DR	SUISUN CITY CA 94585	1123	PHEASANT DRIVE	22/08	369.12	25	394.12
17323325	DAY OLLIE JT	1203 PHEASANT DR	SUISUN CITY CA 94585	1203	PHEASANT DRIVE	22/08	312.73	25	337.73
3733303	ROBINSON PATRICK R & P JT	1326 PHILIP WY	SUISUN CA 94585	1326	PHILIP WAY	22/08	312.73	25	337.73
37141160	LINDA BARNET/PRISKE& BARBARA BARNE	1312 PHILLIP WAY	SUISUN CITY CA 94585	1312	PHILLIP WAY	22/07	302.45	25	327.45
17304438	JOVIAN COLBERT	318 PINTAIL DR	SUISUN CITY CA 94585	318	PINTAIL DRIVE	22/06	267.97	25	292.97
17306211	LYLES THOMAS R	403 PINTAIL DR	SUISUN CA 94585	403	PINTAIL DRIVE	22/07	302.45	25	327.45

17318717	HALL ARBEE TEQUILA J	1111 PINTAIL DR.	SUISUN CITY CA 94585	1111	PINTAIL DRIVE	22/07	302.45	25	327.45
17318720	GONZALEZ JOSE/GONZALEZ SANDRA	1117 PINTAIL DR	SUISUN CITY CA 94585	1117	PINTAIL DRIVE	22/05	266.10	25	291.10
17331109	ROBINSON TANISHA SHANNETTE JT	1404 PINTAIL DR	SUISUN CITY CA 94585	1404	PINTAIL DRIVE	22/07	97.95	25	122.95
17331230	HERMESCH JOEL & CELIA JT	1417 PINTAIL DR	SUISUN CITY CA 94585	1417	PINTAIL DRIVE	22/08	306.04	25	331.04
17336101	WILLIAMS BARRY R	907 PINTAIL DR	SUISUN CITY CA 94585	907	PINTAIL DRIVE	22/08	306.04	25	331.04
17336302	TAH 2018-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA CA 92705	1032	PINTAIL DRIVE	22/07	248.17	25	273.17
17336303	JACKSON JONATHAN A	1030 PINTAIL DR	SUISUN CITY CA 94585	1030	PINTAIL DRIVE	22/07	302.45	25	327.45
17312503	VALENZUELA JOSE	825 POCHARD WY	SUISUN CITY CA 94585	825	POCHARD WAY	22/07	360.06	25	385.06
17313305	BERDAK PAUL L & REGINA L JT	809 POCHARD WY	SUISUN CA 94585	809	POCHARD WAY	22/07	302.45	25	327.45
17337106	GORDON WALTER S IV TR	816 POCHARD WY	SUISUN CITY CA 94585	816	POCHARD WAY	22/08	312.73	25	337.73
17359407	MCCLAIN STEPHANIE	1224 POTRERO CR	SUISUN CITY CA 94585	1224	POTRERO CIRCLE	22/07	397.88	25	422.88
17359410	DUNN RONALD	1212 POTRERO CIR.	SUISUN CITY CA 94585	1212	POTRERO CIRCLE	22/07	400.15	25	425.15
17362101	MARK MUSCAT	1357 POTRERO CR	SUISUN CITY CA 94585	1357	POTRERO CIRCLE	22/08	312.73	25	337.73
17372212	BURRIS CARLA	1410 POTRERO ST	SUISUN CITY CA 94585	1410	POTRERO STREET	22/07	302.45	25	327.45
17335525	WHITEMON SANDRA A	1039 PRAIRIE DR	SUISUN CA 94585	1039	PRAIRIE DRIVE	22/07	302.45	25	327.45
17341216	CARLINO YETSEMANITHC/CARRASCO AGUS	1402 PROSPECT WAY	SUISUN CA 94585	1402	PROSPECT WAY	22/05	391.16	25	416.16
17341315	QUINTANA B JR & SHIRLEY A JT	1429 PROSPECT WY	SUISUN CA 94585	1429	PROSPECT WAY	22/08	312.73	25	337.73
17345205	VIRAY JOSEPHINE A & ROGER T JT	1311 REBECCA DR	SUISUN CITY CA 94585	1311	REBECCA DRIVE	22/08	312.73	25	337.73
17374104	WASHINGTON PAULIA K & C M JT	254 REDSTONE CIR.	SUISUN CITY CA 94585	254	REDSTONE CIRCLE	22/08	312.73	25	337.73
17374105	PITRE INETTA	258 REDSTONE CR	SUISUN CITY CA 94585	258	REDSTONE CIRCLE	22/08	312.73	25	337.73
17374112	WADE ANTOINETTE	286 REDSTONE CR	SUISUN CITY CA 94585	286	REDSTONE CIRCLE	22/07	302.45	25	327.45
17374217	CRAIG KEVIN C	277 RESTONE CR	SUISUN CITY CA 94585	277	REDSTONE CIRCLE	22/05	341.92	25	366.92
17374320	NAZARENO BRYAN J/NAZARENO M P	236 REDSTONE CR	SUISUN CITY CA 94585	236	REDSTONE CIRCLE	22/06	267.97	25	292.97
3719209	PEDRAZA PEDRO	1216 RICKY CT	SUISUN CITY CA 94585	1216	RICKY COURT	22/08	312.73	25	337.73
17308409	HAZARD DORRANCE	5967 W IRMA LN	GLENDAL AZ 85308	616	RING NECK LANE	22/05	391.43	25	416.43
17308413	JOSE SANCHEZ R M	608 RING NECK LN	SUISUN CITY CA 94585	608	RING NECK LANE	22/08	312.73	25	337.73
17308523	CONNELL SCOTT D	609 RING NECK LN	SUISUN CITY CA 94585	609	RING NECK LANE	22/07	302.45	25	327.45
3237206	CHEN RUOZHEN	8 PERRY DR.	PRINCETON JUNCTION NJ 0	513	RIO VERDE	22/08	288.00	25	313.00
17368406	SHELDON MICHELE L	1303 ROBBINS CT	SUISUN CITY CA 94585	1303	ROBBINS COURT	22/07	296.15	25	321.15
3247216	GAMBOA FRANKIE & YVETTE Y JT	733 ROCKY POINT COVE	SUISUN CITY CA 94585	733	ROCKY POINT COVE	22/08	312.73	25	337.73
17304410	JAMIE AITCHENSON	329 RUDDY RD	SUISUN CITY CA 94585	329	RUDDY LANE	22/06	142.15	25	167.15
17304412	PEREZ RYAN	809 RUDDY LN	SUISUN CITY CA 94585	809	RUDDY LANE	22/07	360.01	25	385.01
3718027	RUTTENBERG JOSEPH A & J L JT	409 SARAH WY	SUISUN CITY CA 94585	409	SARAH WAY	22/06	267.97	25	292.97
3718062	PHILLIPS DANIEL T & M D JT	408 SARAH WY	SUISUN CA 94585	408	SARAH WAY	22/07	302.45	25	327.45
17448206	AJULA SUKHDARSHAN	2655 SEMINOLE DR.	FAIRFIELD CA 94534	1617	SAVANNAH LANE	22/06	274.92	25	299.92
3224104	KHAN MOHAMMED AKBAR	126 AMADAS CT.	FAIRFIELD CA 94533	1141	SCHOOL STREET	22/07	207.52	25	232.52
17305603	WOODS SHIRLEY	805 SCOTER WAY	SUISUN CA 94585	805	SCOTER WAY	22/08	252.98	25	277.98
17321125	WOODS LAWRENCE W & LD JT	606 SEAGULL DR	SUISUN CITY CA 94585	606	SEAGULL DRIVE	22/08	312.73	25	337.73
17324411	BUONCRISTIANI AARON	513 SEAGULL DR	SUISUN CITY CA 94585	513	SEAGULL DRIVE	22/08	476.04	25	501.04
17363311	MOORE WANDA	918 SHADYWOOD CR	SUISUN CITY CA 94585	918	SHADYWOOD CIRCLE	22/06	482.15	25	507.15
17330130	WASHINGTON JAMIE S	909 SHELDUCK CT	SUISUN CITY CA 94585	909	SHELDUCK COURT	22/05	424.04	25	449.04
17307102	CLARK DEONNA NICOLE JT	418 SHOVELLER DR	SUISUN CITY CA 94585	418	SHOVELLER DRIVE	22/07	299.77	25	324.77
17307109	CHAVEZ GUILLERMO JT	404 SHOVELLER DR	SUISUN CITY CA 94585	404	SHOVELLER DRIVE	22/07	302.45	25	327.45
17325306	KIM ANNA K L	818 NIGHTINGALE DR	FAIRFIELD CA 94533	510	SHRIKE COURT	22/06	274.57	25	299.57
3732110	BROUSSARD TERENCE JT	370 SILK OAK DR	SUISUN CITY CA 94585	370	SILK OAK DRIVE	22/08	112.73	25	137.73
3732116	TERRIS ROBERT B & ROSARIO S JT	1210 SILK OAK DR	SUISUN CA 94585	1210	SILK OAK DRIVE	22/05	184.21	25	209.21
3732118	BROOKS ALEEM	1206 SILK OAK DR	SUISUN CITY CA 94585	1206	SILK OAK DRIVE	22/06	384.14	25	409.14
3732207	FORTIN CHRIS D	369 SILK OAK DR	SUISUN CITY CA 94585	369	SILK OAK DRIVE	22/05	266.10	25	291.10
17320411	HOLMES SANDRA F & WILLIAM R JT	608 SKYLARK DR	SUISUN CITY CA 94585	608	SKYLARK DRIVE	22/05	215.84	25	240.84
17320413	RUVALCABA MARCO A JR/RUVALCABA MARC	604 SKYLARK DR.	SUISUN CITY CA 94585-22	604	SKYLARK DRIVE	22/05	266.10	25	291.10
17320505	WALLER MICHAEL E II	613 SKYLARK DR	SUISUN CITY CA 94585	613	SKYLARK DRIVE	22/06	267.97	25	292.97
32113120	CAMPOS DANIEL RUEDA	177 MOLINA ST	VALLEJO CA 94591	204	SOLANO ST	22/06	394.79	25	419.79
3711307	HALL STEPHEN E	224 SOLANO ST	SUISUN CITY CA 94585	224	SOLANO STREET	22/05	266.10	25	291.10
17358135	ROSE JAMES N	201 SPINNEY WAY	SUISUN CITY CA 94585	201	SPINNEY WAY	22/05	266.10	25	291.10
17302302	RAMROTH, ANDREW & KAREN	240 G STREET	REDWOOD CITY CA 94063	320	SPOONBILL LANE	22/05	432.32	25	457.32
17338122	REPARD WAYNE A	918 STELLER WY	SUISUN CITY CA 94585	918	STELLER WAY	22/08	369.08	25	394.08
17338127	ALEMU DEREJE	908 STELLER WY	SUISUN CA 94585	908	STELLER WAY	22/06	267.97	25	292.97
174514060	CLEMONS TI-YANNA	515 MORGAN ST #A	SUISUN CITY CA 94585	1786	STONEMAN	22/07	302.45	25	327.45

174511020	TORRES BRUNO	1745 STONEMAN DR	SUISUN CA 94585	1745	STONEMAN DR	22/08	208.66	25	233.66
32121010	NG JENNY	601 SUISUN ST	SUISUN CA 94585	601	SUISUN STREET	22/06	267.97	25	292.97
37360160	JOSE CASTRO	113 SUMMERTIME LN	SUISUN CITY CA 94585	113	SUMMERTIME LANE	22/07	302.45	25	327.45
37360020	MOORE DERICKA	121 SUMMERTIME LN	SUISUN CITY CA 94585	121	SUMMERTIME LANE	22/05	434.92	25	459.92
37360020	ABRAM KARTIEA/ABRAM MARKEL	116 SUNSHINE ST	SUISUN CITY CA 94585	116	SUNSHINE STREET	22/05	526.13	25	551.13
37370060	RAMOS JESUS	147 SUNSHINE ST	SUISUN CITY CA 94585	147	SUNSHINE STREET	22/08	312.73	25	337.73
17325504	GODREAU JOANNE	1407 SWIFT CT	SUISUN CITY CA 94585	1407	SWIFT COURT	22/05	133.52	25	158.52
17376105	WILBER MARY SPRATT TR	2057 OLIVE AVE	FREMONT CA 94539	282	TAMARISK CIRCLE	22/08	312.73	25	337.73
17376112	RIVERS SIMONE	298 TAMARISK CR	SUISUN CA 94585	298	TAMARISK CIRCLE	22/08	312.73	25	337.73
17376212	MONINA GRACE DELACRUZ	267 TAMARISK CR	SUISUN CITY CA 94585	267	TAMARISK CIRCLE	22/07	302.45	25	327.45
17376304	CALIZ IDALIA M	254 TAMARISK CR	SUISUN CITY CA 94585	254	TAMARISK CIRCLE	22/08	312.73	25	337.73
17377205	RIZALADO ROBERTINO S & H JT	208 TAMARISK CR	SUISUN CITY CA 94585	208	TAMARISK CIRCLE	22/08	312.73	25	337.73
17377217	CRAWLEY MARISSA L	232 TAMARISK CR	SUISUN CITY CA 94585	232	TAMARISK CIRCLE	22/08	333.43	25	358.43
37302280	BREWER KENNETH & MICHELLE JT	521 THOMAS CR	SUISUN CITY CA 94585	521	THOMAS CIRCLE	22/08	312.73	25	337.73
17370310	TAH 2017-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA CA 92705	1422	TILLMAN STREET	22/07	145.67	25	170.67
17349208	SANDOVAL VICTOR E	1015 TOWHEE WY	SUISUN CITY CA 94585	1015	TOWHEE WAY	22/07	299.77	25	324.77
17329216	COLBERT TAMARA J	908 TRUMPETER CT	SUISUN CITY CA 94585	908	TRUMPETER COURT	22/06	267.97	25	292.97
17329102	GOMEZ ARACELI VALENTINO	514 TRUMPETER DR.	SUISUN CITY CA 94585	514	TRUMPETER DRIVE	22/07	302.45	25	327.45
17447305	ANTHONY EDDIE & ATRIE	516 SKYLARK DR.	SUISUN CITY CA 94585	1616	TUCSON CIRCLE	22/06	267.97	25	292.97
17343117	CLUTTS GLENDA L	838 TULARE CR	SUISUN CITY CA 94585	838	TULARE CIRCLE	22/08	312.73	25	337.73
17343502	DENISE YAP	831 TULARE CR	SUISUN CA 94585	831	TULARE CIRCLE	22/06	267.97	25	292.97
17311319	SIMMONS MARVA E	606 TULEGOOSE DR	SUISUN CA 94533	606	TULE GOOSE DRIVE	22/07	302.45	25	327.45
17425514	POP LIN JAMES L	509 VENTURA CT	SUISUN CA 94585	509	VENTURA COURT	22/08	83.54	25	108.54
17424522	MATTHEWS KAREN LYNNE	1734 VENTURA WY	SUISUN CITY CA 94585	1734	VENTURA WAY	22/06	267.97	25	292.97
32242020	FAGAN JEFFREY M/FAGAN BRIANNE L	205 WALNUT ST	SUISUN CITY CA 94585	205	WALNUT STREET	22/07	299.77	25	324.77
17318804	OLLISON ELEZA	1213 WAXWING LN	SUISUN CA 94585	1213	WAXWING LANE	22/08	312.73	25	337.73
17344402	WALLACE NEVELL & ANGELA G	1002 WESTWIND WY	SUISUN CITY CA 94585	1002	WESTWIND WAY	22/07	302.45	25	327.45
17320204	HUKILL WILLIAM M	1114 WHIPPORWILL WY	SUISUN CITY CA 94585	1114	WHIPPORWILL WAY	22/06	267.97	25	292.97
32323030	MORGAN VALENTINA	722 WHISPERING BAY LN	SUISUN CITY CA 94585	722	WHISPERING BAY LN	22/06	267.97	25	292.97
32321040	BARANCOBIBB LYNN	731 WHISPERING BAY LN	SUISUN CITY CA 94585	731	WHISPERING BAY LN	22/08	235.54	25	260.54
17335103	MAGANA PABLOE	1002 WHISTLER DR	SUISUN CITY CA 94585	1002	WHISTLER DRIVE	22/07	400.15	25	425.15
17370129	U S BANK NATIONAL ASSC TR	999 N W GRAND BL STE 10	OKLAHOMA CITY OK 73118	1436	WHITBY WAY	22/07	302.45	25	327.45
17312318	MURPHY SION	388 PUEBLO WAY	VALLEJO CA 94591-8242	606	WHITE WING COURT	22/07	302.45	25	327.45
17341401	HOBSON RITA D	805 WHITNEY AV	SUISUN CA 94585	805	WHITNEY AVENUE	22/07	309.06	25	334.06
17336521	STEWART SHARON/STEWART JOHN T	1030 WHOOPER WY	SUISUN CITY CA 94585	1030	WHOOPER WAY	22/06	426.32	25	451.32
17336602	SMITH MARCIA JT	1003 WHOOPER WY	SUISUN CITY CA 94585	1003	WHOOPER WAY	22/08	411.46	25	436.46
17306106	MARTINEZ MARIA ELENA TR	186 ASHTON AV	SAN FRANCISCO CA 94112-	720	WIGEON WAY	22/06	267.97	25	292.97
17308202	WILSON WENDY J	624 WIGEON WY	SUISUN CITY CA 94585	624	WIGEON WAY	22/08	312.73	25	337.73
17308441	FLORES DANIEL/FLORES LAURA E	625 WIGEON WY	SUISUN CITY CA 94585	625	WIGEON WAY	22/06	288.57	25	313.57
17307606	BOSTIC ANGELA M	509 WOOD DUCK DR	SUISUN CA 94585	509	WOOD DUCK DRIVE	22/07	302.45	25	327.45
17307609	BUCAJOIT WINSFRED M & L A JT	515 WOODDUCK DR	SUISUN CA 94585	515	WOOD DUCK DRIVE	22/07	302.45	25	327.45
17323213	TOWNSEND KENNETH D & SUSAN JT	3525 VALLEY VIEW CT	FAIRFIELD CA 94534-8633	515	WOODLARK DRIVE	22/06	267.97	25	292.97
37191100	CHURCHWELL NICKOLAUSA	1301 WORLEY RD	SUISUN CITY CA 94585	1301	WORLEY ROAD	22/06	267.97	25	292.97
37192420	SCHULT GLORIA L	1215 WORLEY WY	SUISUN CA 94585	1215	WORLEY ROAD	22/06	267.97	25	292.97
37241560	MERKERSON CALLIE	1101 WORLEY RD	SUISUN CA 94585	1101	WORLEY ROAD	22/08	312.73	25	337.73
17345501	LAWSON LINDA SUE	832 YOSEMITE WY	SUISUN CITY CA 94585	832	YOSEMITE WAY	22/08	312.73	25	337.73
17345617	CAREY EMILY OLEVIA	833 YOSEMITE WY	SUISUN CITY CA 94585	833	YOSEMITE WAY	22/08	312.73	25	337.73
17345623	FLORES DENNIS Y JR	911 YOSEMITE WY	SUISUN CITY CA 94585	911	YOSEMITE WAY	22/08	312.73	25	337.73
17326224	SMITH BENJAMIN/SMITH CAMILLA	6300 FACTOR AVE	SUISUN CITY CA 94585	505	YUBA COURT	22/06	267.97	25	292.97

Total 331

101220.73 8275.00 109495.73

AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: Council Adoption of Resolution No. 2022-___: Authorizing the City Manager to Approve the Agreement for Purchase and Sale of Real Property under Threat of Condemnation and Joint Escrow Instructions and to Take Any and All Actions Necessary to Implement the Agreement.

FISCAL IMPACT: Compensation for this agreement has been negotiated at a total cost of \$725,000 which would come from the Offsite Street Improvement Program fund. OSIP funds are development impact fees paid for by developers to help mitigate for increased traffic from new development. There would be no impact to the General Fund.

STRATEGIC PLAN: Provide Good Governance; Ensure Fiscal Solvency.

BACKGROUND: The Pickerings (Seller) own an undeveloped property at the southeast corner of Sunset and Railroad (APN 0037-160-110). A portion of this property has been identified in the General Plan as necessary for the future realignment of Railroad Avenue. Seller filed a Complaint for Inverse Condemnation in Superior Court on November 24, 2020 claiming that they were unable to sell their property due to the cost impact of the future road right-of-way (ROW) on their property. Inverse Condemnation is initiated by a property owner when they feel that government is enacting a taking without following the eminent domain procedures.

Upon notice of the lawsuit, City staff explored the necessity of the future realignment of Railroad and determined that it is indeed necessary for the future flow of traffic through Suisun City and entered into negotiations with seller to purchase a portion of the property along the canal needed for the future roadway. During the negotiation period, staff completed preliminary design in order to determine the exact amount of property needed and had the road property appraised. During settlement mediation, City and Seller were able to come to a negotiated settlement that included acquisition of the needed right of way at the appraised value.

STAFF REPORT: The total cost of the settlement is \$725,000 which will come from the Offsite Street Improvement Program (OSIP) fund and will not impact the General Fund. OSIP funds are restricted funds that can be used for the acquisition of ROW and related costs, as well as for the construction of the future roadway. OSIP funds cannot be used for normal road maintenance or repairs. The settlement breaks down as follows:

Value of Road Property:	\$ 272,930
Severance Damages:	148,895
Temporary Construction Easement:	17,839
Attorney & Other Fees:	285,336
TOTAL	\$ 725,000

Severance damages in eminent domain cases consider the loss of value to the remainder property when property is taken from a larger parcel and the remaining property loses value. This amount was determined by the appraisal and negotiation.

The agreement also allows for a future temporary construction easement for the road realignment project. This easement is needed to allow a reasonable work area for the future construction beyond the confines of the ROW. The value of the easement was determined through the appraisal.

Attorney's Fees are based on costs incurred and negotiation.

Beyond the monetary terms, additional terms include a Seller obligation to maintain their remainder property and keep it free of all trash and debris. This property has historically been a problem property for illegal dumping. It also requires that the Seller commence appropriate legal proceedings of unlawful detainer to allow the removal of the trespassers on the property by the City.

STAFF RECOMMENDATION: It is recommended that the City Council approve Resolution No. 2022-__: Authorizing the City Manager to approve the Agreement for Purchase and Sale of Real Property under Threat of Condemnation and Joint Escrow Instructions and take any and all actions necessary to implement the Agreement.

DOCUMENTS ATTACHED:

1. Resolution No. 2022-__: Authorizing the City Manager to approve the Agreement for Purchase and Sale of Real Property under Threat of Condemnation and Joint Escrow Instructions and take any and all actions necessary to implement the Agreement.
 2. Property appraisal
 3. Power Point presentation
-

PREPARED BY:

Greg Folsom, City Manager

REVIEWED BY:

Kris Lofthus, Deputy City Manager

APPROVED BY:

Kris Lofthus, Deputy City Manager

ATTACHMENTS:

[GB - Pickering Settlement Reso Attachment 1 p.pdf](#)

[GB - Pickering Initial Offer Stmt 0322 GS# 221520 Appraisal Attachment 2 p.pdf](#)

[GB - Pickering Settlement - Presentation Attachment 3 p.pdf](#)

RESOLUTION NO. 2022-

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
AUTHORIZING THE CITY MANAGER TO APPROVE THE AGREEMENT FOR
PURCHASE AND SALE OF REAL PROPERTY UNDER THREAT OF
CONDEMNATION AND JOINT ESCROW INSTRUCTIONS AND TO TAKE ANY
AND ALL ACTIONS NECESSARY TO IMPLEMENT THE AGREEMENT**

WHEREAS, the Pickerings (Seller) own an undeveloped property at the southeast corner of Sunset and Railroad (APN 0037-160-110); and

WHEREAS, a portion of this property has been identified in the General Plan as necessary for the future realignment of Railroad Avenue; and

WHEREAS, Seller filed a Complaint for Inverse Condemnation in Superior Court on November 24, 2020 claiming that they were unable to sell their property due to the cost impact of the future road right-of-way on their property; and

WHEREAS, upon notice of the lawsuit, City staff explored the necessity of the future realignment of Railroad and determined that it is indeed necessary for the future flow of traffic through Suisun City and entered into negotiations with Seller to purchase a portion of the property along the canal needed for the future roadway; and

WHEREAS, during the negotiation period, staff completed preliminary design in order to determine the exact amount of property needed and had the road property appraised; and

WHEREAS, during settlement mediation, City and Seller were able to come to a negotiated settlement in the amount of \$725,000 that included acquisition of the needed right of way at the appraised value; and

WHEREAS, this property has historically been a problem for illegal dumping and additional terms include a Seller obligation to maintain their remainder property and keep it free of trash and debris and to commence appropriate legal proceedings of unlawful detainer to all the removal of the trespassers on the property by the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Suisun City, California, that the City Manager shall be authorized to approve the Agreement for Purchase and Sale of Real Property under Threat of Condemnation and Joint Escrow Instructions and take any and all actions necessary to implement the Agreement.

PASSED AND ADOPTED at the Regular Meeting of the City Council of the City of
Suisun City duly held on November 1, 2022, 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 1st day of November 2022.

Anita Skinner
City Clerk

Ronald G. Garland, MAI, SRA
Steve Salmon, MAI



REAL PROPERTY ECONOMICS ANALYSTS & APPRAISERS

City of Suisun City
Railroad Avenue Realignment Project

Pickering
Solano County Assessor Parcel Number (APN) 0037-160-110

STATEMENT AND SUMMARY OF BASIS FOR APPRAISAL

The following is a summary of the amount established as compensation by an appraisal prepared in compliance with section 1255.010 of the Code of Civil Procedure and section 7267.2 of the Government Code. The appraisal was prepared and performed in accordance with accepted valuation principles, consistent with California valuation law, and every effort has been made to conform to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.

A blue ink signature of Steven M. Salmon, consisting of a stylized 'S' and 'S' followed by a horizontal line.

Steven M. Salmon, MAI
CA #AG044622

3-23-2022

Date



REAL PROPERTY ECONOMICS ANALYSTS & APPRAISERS

Date: March 23, 2022

To: Greg Folsom
City Manager
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

From: Steven Salmon, MAI

Subject: Pickering
Suisun City Railroad Avenue Realignment Project
Fee Right-of-Way and Temporary Construction Easement (TCE) Acquisition

Dear Greg,

In response to your request I have preformed an appraisal for the purpose of an offer to purchase in a potential eminent domain action. Additionally, I have prepared an appraisal statement in conformance with California Government Code 7267.2.

California Government Code 7267.2(a)(2)(b) (offer appraisal) states:

- (b) The public entity shall provide the owner of real property to be acquired with a written statement of, and summary of the basis for, the amount it established as just compensation. The written statement and summary shall contain detail sufficient to indicate clearly the basis for the offer, including, but not limited to, all of the following information:
 - (1) The date of valuation, highest and best use, and applicable zoning of property.
 - (2) The principal transactions, reproduction or replacement cost analysis, or capitalization analysis, supporting the determination of value.
 - (3) If appropriate, the just compensation for the real property acquired and for damages to remaining real property shall be separately stated and shall include the calculations and narrative explanation supporting the compensation, including any offsetting benefits.

BASIC PROPERTY DATA

Owner(s) of Record:	Michael and Louisa Pickering
Larger Parcel Assessor Parcel Number(s) (APN):	0037-160-110
Larger Parcel Character	3.67 acre rough graded commercial site
Property Address:	None Reported
Applicable Zoning:	Commercial Mixed Use (CMU)
General Plan Designation:	Commercial Service
Highest and Best Use:	Perfect a General Plan amendment, Zoning Change and assemblage with adjacent land owners in support of a market typical Multi-Family apartment development.
Project:	Railroad Avenue Realignment Project
Fee Right-of-Way Proposed to be Acquired:	0.89 Acres (Ac.) 38,768 square feet (SF)
Temporary Construction Easement (TCE) Proposed to be Acquired:	18,770 SF 18 Months
Date of Inspection:	07/08/2021 & 03/16/2022
Date of Valuation:	03/16/2022
Date of Report:	03/23/2022

IMPROVEMENTS SUBJECT TO PROPOSED ACQUISITION

The larger parcel is a rough graded commercial site and is not improved with any building improvements. There are no building improvements subject to the proposed acquisition.

VALUATION ANALYSIS SUPPORTING ESTIMATED COMPENSATION

The larger parcel is a 3.67 acre commercial site with the potential to be assembled as part of a larger in-fill development land tract within the city of Suisun City. The larger development land tract is located at the northeast corner of the southernmost signalized intersection of Railroad Avenue and Sunset Avenue, north and west of a municipal drainage canal, south of the northeastern extension of Railroad Avenue, and east of Sunset Avenue.

Sunset Avenue is a locally trafficked four-lane north/south arterial roadway that links the city of Suisun City and the State Highway 12 regional transportation corridor to the south, north to East Tabor Avenue and the City of Fairfield. The dominant land uses occurring in the immediate Sunset Avenue market area are multi-family residential apartments and single family residential uses.

There are two commercial developments in close proximity; at the Highway 12 and Sunset Avenue interchange, and at the Travis Boulevard and Sunset Avenue intersection. Both commercial developments appear to be secondary commercial locations; indicating soft demand for commercial development in the immediate market area.

Railroad avenue is a secondary, two lane, locally trafficked roadway that links Marina Boulevard to the southwest to East Tabor Avenue to the northeast. Effectively, Railroad Avenue follows the railroad corridor that runs through this section of Suisun City; with the dominant land uses along the Railroad Avenue corridor being largely commercial service uses.

The immediate market area is impacted by increased traffic congestion during commute time hours; and can become problematic due to traffic impairment and delays associated with the at-grade rail crossing of the Amtrak Capital Corridor commuter line at the northernmost intersection of Railroad Avenue and Sunset Avenue. The immediate market area is subject to increased noise due to the active commuter rail line.

The highest and best use of the larger parcel is to perfect a general plan amendment and zoning change, and assemble with the adjacent land owners in support of a market typical multi-family

apartment development.

The value of the proposed fee right-of-way and temporary construction easement (TCE) acquisitions are based on the land value of the larger parcel as it contributes to the larger assembled multi-family apartment development site.

The three accepted approaches to value are the Sales Comparison Approach, the Income Approach, and the Cost Approach. I have utilized the Sales Comparison Approach to value as the best indication of fair market value.

The Income Approach was not utilized, and the lack of the Income Approach does not impact the reliability of the fair market value conclusion developed by the Sales Comparison Approach. The expectation of the income potential of the larger parcel is inherent in the comparable multi-family development land sales available for analysis.

The Cost Approach was not utilized, and the lack of the Cost Approach does not impact the reliability of the fair market value conclusion developed by the Sales Comparison Approach. The larger parcel is not improved with any structural improvements that are impacted by the proposed easement acquisition and Project, and the Cost Approach is not relevant to the fair market value of the proposed acquisition.

PROPOSED ACQUISITION

The City of Suisun desires to acquire permanent fee right-of-way to develop an additional alignment of Railroad Avenue in addition to the current right of way of Railroad Avenue; in efforts to relieve local area traffic congestion and improve traffic safety by reducing traffic flows surrounding the at-grade railroad crossing.

The City of Suisun proposes to acquire a total of 0.89 acres in fee for the planned new alignment of Railroad Avenue. The right-of-way acquisition is identified as Parcel 36/37-ROW. The Parcel 36/37-ROW extends from the southeast corner and extends towards the northeast corner of the site; or the rear of the site adjacent to the municipal drainage canal.

At the southeast corner the right-of-way has a width of 71 feet, and tapers to a width of 60 feet prior to extending to the northeast corner. The right-of-way has some curvature; to allow for the future extension of Railroad Avenue to facility at the new right-of-way merging into the existing Railroad Avenue right-of-way corridor.

right-of-way

Due to the curvature of the proposed right-of-way take, the new ROW bisects a 0.47 acre portion of the site. The new roadway effectively bisects the 0.47 acres located between the new Railroad Avenue right-of-way and the municipal drainage canal at the rear of the site.

The 0.47 acres bisected from the remainder parcel is effectively a remnant parcel; the remnant parcel is identified as 36/37-Surplus; a legal description and plat map depicting the 36/37-Surplus parcel are located in the Addenda of this report. While this area physically remains as part of the remainder parcel after the acquisition, it has limited economic utility in the marketplace.

Effectively the fee take results in severance damages to 36/37-Surplus due to the reduced utility and economic character of the bisected 0.47 acre parcel at the rear of the site. This is discussed in greater detail in the Severance Damages section of this analysis.

To aid in facilitating construction of the project, the City of Suisun desires to acquire two temporary construction easements (TCE) totaling 18,770 square feet for a duration of up to 18 months from project commencement.

These are identified as 36/37-PSE-1 and 36/37-PSE-2.

- 36/37-PSE-1 is generally a 10 foot wide TCE that runs along the east side of the existing Railroad Avenue right-of-way that forms the westernmost property line of the larger parcel, and the TCE extends along the west side of the proposed 36/37-ROW fee right-of-way acquisition.
- 36/37-PSE-2 is effectively a 10 foot wide TCE that runs along the east side of the proposed Parcel 36/37-ROW acquisition.

A copy of the legal descriptions and a plat map of the proposed fee right-of-way and TCEs to be acquired by the city of Suisun City are included in the Addenda of the Statement and Summary of Basis for Appraisal. For complete legal descriptions of the proposed acquisitions please refer to the copy within the Addenda.

SUMMARY OF VALUE CONCLUSIONS AND ESTIMATE OF COMPENSATION

Larger Parcel

This is an analysis of the market value of the larger parcel. The larger parcel is a 3.67 acre commercial site that has the potential to be entitled and assembled as part of larger market preferred multi-family residential apartment development.

After a qualitative ranking analysis of the comparable sales available in comparison to the larger parcel, a fair market value of the larger parcel is opined to be \$7 per SF. The fair market value of the larger parcel land is calculated as follows:

$$3.67 \text{ Acres} \times \$7.00 \text{ per SF} = \$1,119,056$$

So as not to suggest a degree of precision that is not inherent in the Sales Comparison Approach, it is appropriate to round the fair market value conclusion to \$1,125,000.

Larger Parcel Fair Market Value
\$1,125,000

Value of Proposed Acquisition

The highest and best use of the fee interest of the land affected by the proposed acquisition is to perfect a general plan amendment, zoning change, and assemblage with adjacent land owners in support of a market typical multi-family apartment development. Previously, the fee simple interest in the parcel was opined to have a fair market value of \$1,125,000; or \$7.04 per SF.

The fair market value of the proposed acquisition is its contributory value to the larger parcel. The proposed acquisition includes fee right-of-way, and temporary construction easements (TCE).

Fee Right-of-Way

The fee right-of-way proposed to be acquired by the city of Suisun City totals 0.89 acres, or 38,768 SF. The calculation of the fair market value estimate of the fee right-of-way acquisition follows.

$$38,768 \text{ SF} \times \$7.04 \text{ per SF} = \$272,930$$

Fair Market Value Opinion
38,768 SF Fee Right-of-Way
\$272,930

Temporary Construction Easement (TCE)

I will opine to an opinion of fair market value for the proposed TCE acquisition on a ground lease basis. That is the fee value of the land is converted to a ground lease rent indication by taking the fee simple value of the land and multiplying it by a ground lease rent factor.

Market typical ground lease rates for unimproved urban land typically are seen in the range of an annual 8% to 10% of the fee value. The California State Lands Commission utilizes a mandated 9% annual ground lease rate.

Therefore, consistent with the California State Lands Commission and generally consistent with the urban land marketplace the subject competes within, an annual ground lease rate of 9% has been selected. Based on a 12 month calendar this indicates a monthly lease rate of 0.75%.

The TCE interests will require an 18 month duration from project commencement to project completion. With a monthly ground lease rate of 0.75%, and a TCE duration of 18 months, this indicates a supported ground lease factor of 13.5% of the fee value. Calculations are shown below.

$$\text{Monthly Ground Lease Rate (0.75\%)} \times 18 \text{ Months} = 13.5\%$$

The TCE interests proposed to be acquired by the city of Suisun City total 18,770 SF. Previously, the fee simple interest in the parcel was opined to have a fair market value of \$1,125,000; or \$7.04 per SF.

Based on its size of 18,770 SF, this indicates a fee value of the land to be encumbered by the proposed TCE of \$132,141. Calculations are shown below.

$$18,770 \text{ SF} \times \$7.04 \text{ per SF} = \$132,141$$

Now that a contributory value of the fee simple interest in the underlying land and a supported ground lease factor has been opined, I can calculate an opinion of the fair market value of the proposed TCE. Calculations are shown below.

$$\$132,141 \times 13.5\% = \$17,839$$

Fair Market Value Opinion
18,770 SF TCE 18 Month Duration
\$17,839

Severance Damages

It is my conclusion that the acquisition and the Project as designed will not result in a change of Highest and Best Use for the remainder parcel, and does not result in a loss of access.

The subject property is rough graded development land and does not feature any building improvements. It is reported any/all road frontage improvements will be replaced in kind as part of the development of the Project. Therefore, as designed the proposed acquisition and Project are not opined to result in severance damages to any remainder parcel site improvement and/or building improvements.

However, the acquisition and Project will impair the economic utility of the remainder parcel identified as 36/37-Surplus. Specifically, the right of way results in an un-economic remainder parcel totaling 0.47 acres (20,473 SF) identified as 36/37-Surplus.

The 36/37-Surplus parcel is effectively the site area located at the rear of the site that is bisected from the remainder parcel by the planned new Railroad Avenue right-of-way; and features a sliver of land that extends between the east side of the proposed 36/37-ROW and the existing

municipal drainage canal. Due to required roadway building setbacks and the largely irregular shape of the remainder remnant parcel it is not able to develop independently.

Further, the property does not have any prospects for assemblage with adjacent land uses; the 36/37-Surplus is bisected from the larger parcel by the new right-of-way, and is bisected from the surrounding land uses due to the existing municipal drainage canal. The lack of effective assemblage potential for the 36/37-Surplus parcel further limits its economic utility.

The lack of the ability to develop independently, combined with the lack of potential assemblage buyers who can cure the deficient character of the un-economic remainder 36/37-Surplus parcel results in very limited economic utility; with the pool of buyers effectively being limited to speculative investment remnant parcel buyers.

Effectively, the economic use of 36/37-Surplus in the marketplace is limited to holding the property as a speculative land banking investment until such a time it can be assembled with a higher economic use that can unlock its utility and development potential.

I have considered 10 remnant parcel sales in my analysis of 36/37-Surplus; the sales range from 3,615 SF to 191,228 SF, and feature prices per SF in the range of \$0.42 per SF to \$2.04 per SF. The sale data indicates remnant parcels good assemblage opportunities typically sell for a value in the range of \$1 to \$2+/SF.

However, remnant parcels purchased on speculation typically sell in a lower value strata at the low end of the demonstrated marketplace range. Speculative investor buyers typically will pay fairly nominal values; with speculative investor remnant parcel sales generally clustering in the range of \$0.50/SF.

In my opinion if 36/37-Surplus was not rendered an un-economic remainder due to the Project, it would have a contributory value consistent with the larger parcel; or \$7.04 per SF. On a pro-rata basis indicates an un-impaired value of 36/37-Surplus of \$144,131. Calculations are shown below.

$$20,473 \text{ SF} \times \$7.04/\text{SF} = \$144,131$$

However, as impacted by the project 36/37-Surplus is opined to have a market value of \$0.50 per SF as a speculative land banking investment. This indicates an impaired value of 36/37-Surplus of \$10,237.

Calculations are shown below.

$$20,473 \text{ SF} \times \$0.50/\text{SF} = \$10,237$$

Now that I have opined an opinion of the unimpaired value of 36/37-Surplus, and a value opinion of the value of 36/37-Surplus as impaired by the Project, I can calculate my opinion of the severance damages due to the Project.

Effectively, the opined Severance Damages is the difference between the unimpaired value of 36/37-Surplus, and the impaired remainder 36/37-Surplus remnant parcel due to the Project. Calculations are shown below.

$$\begin{array}{r} \text{Unimpaired 36/37-Surplus Market Value (\$144,131)} \\ - \\ \text{Impaired 36/37-Surplus Market Value (\$10,237)} \\ = \\ \$133,895 \end{array}$$

After all considerations, due to the impact of the Project on the 36/37-Surplus parcel Severance Damages are opined to be \$133,895.

$$\begin{array}{r} \text{Severance Damages Due to Project} \\ \$133,895 \end{array}$$

Project Benefits

In my opinion the Project does not notably enhance the economic character and/or the highest and best use of the subject remainder parcel.

- Prior to the project the highest and best use of the larger parcel was to perfect a General Plan amendment, Zoning Change and assemblage with adjacent land owners in support of a market typical Multi-Family apartment development.
- In the after condition, the highest and best use of the remainder parcel continues to be to perfect a General Plan amendment, Zoning Change and assemblage with adjacent land owners in support of a market typical Multi-Family apartment development

While the future extension of Railroad Avenue may enhance the traffic patterns in the immediate market area, the new Railroad Avenue is not anticipated to significantly enhance the trafficked exposure attributes of the property.

As the Project does not materially change the highest and best use of the property, and does not materially enhance the physical character and marketplace rank and appeal of the remainder parcel, in my opinion the Project does not result in Project Benefits for the remainder parcel.

Project Benefits Due to Project
\$0

JUST COMPENSATION

Now that I have developed opinions of fair market value of the proposed fee right-of-way and temporary construction easement Take, Severance Damages, and Project Benefits, I can calculate my opinion of Just Compensation of the proposed subject acquisition. Calculations are shown below.

Fee Right-of-Way Acquisition	\$272,930
Temporary Construction Easements	<u>\$17,839</u>
Total Take	\$290,769
Severance Damages	\$133,895
Project Benefits	<u>\$0</u>
Total	\$424,663

After all considerations, Just Compensation to the property owner due to the proposed acquisition is opined to be \$424,663.

TOTAL JUST COMPENSATION
=
\$424,663

ASSUMPTIONS AND LIMITING CONDITIONS

The Uniform Standards of Professional Appraisal Practice defines:

Extraordinary Assumption as: an assumption, directly related to a specific assignment, which if found to be false, could alter the appraisers's opinions or conclusions.

Hypothetical Assumption as: that which is contrary to what exists but is supposed for the purpose of analysis.

In compliance with requirements of the Uniform Standards of Professional Appraisal Practice, we are informing readers and users of this appraisal that the use of Extraordinary or Hypothetical assumptions might have affected the assignment results.

This appraisal is subject to the following ***SPECIFIC*** assumptions and limiting conditions:

1. This appraisal is intended to serve as a valuation guide for use in making a preliminary offer to purchase the fee right-of-way and temporary construction easement acquisitions required for the Suisun City Railroad Avenue Realignment Project. The Client of this appraisal is the city of Suisun City. The intended user is the Client. Garland & Salmon does not authorize the use of this appraisal by any other party, or for any other use.
2. This appraisal is intended to be in conformance with California Eminent Domain Law. As a result, the value opinion of the larger parcel in the before condition and the value of the take do not consider the Suisun City Railroad Avenue Realignment Project influence on value. The before condition is subject to a hypothetical assumption that the Suisun City Railroad Avenue Realignment Project is assumed to not exist.
3. This appraisal is intended to be in conformance with California Eminent Domain Law. As a result, the value opinion of the severance and benefits consider the Suisun City Railroad Avenue Realignment Project influence on value. Analysis of severance damages and/or benefits consider the value influence of the Suisun City Railroad Avenue Realignment Project and are subject to the hypothetical assumption that the Project improvements are complete on the date of value.

This appraisal is subject to the following **GENERAL** assumptions and limiting conditions:

1. It is the responsibility of the client to read this report and to inform the appraiser of any errors or omissions of which he/she is aware of before using this report or making it available to a third party.
2. I assume that there are no hidden or unapparent conditions which would influence the value of the subject property.
3. I assume that there are no defects of title and that the property is free and clear of all liens or encumbrances.
4. Unless otherwise stated in this report, the existence of hazardous substances, which may or may not be present on the property, was not called to my attention nor did I become aware of such during the inspection. I have no knowledge of the existence of such substances on or in the property unless otherwise stated and I am not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion reported herein is predicated on the assumption that no such hazardous substances exist in or on the property, or in such proximity that would cause a loss in value. No responsibility is assumed for any such hazardous substances, or for any expertise or knowledge required to discover them.
5. No liability is assumed for matters legal in character.
6. No right or obligation to expert testimony or attendance in court by reason of this appraisal, with reference to this property, is included, unless arrangements have been previously made.
7. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purposes by any but the principal to whom it is addressed without said principal's previous written consent, and in any event, only with the proper qualifications.
8. The information furnished by others, as identified in this report, is believed to be accurate and reliable, but no guarantee is made as to the correctness thereof.

9. Any sketches in this report are included to assist the reader in visualizing the property. Land dimensions were taken from available public information and I assume no responsibility for these dimensions.
10. The projections of costs, income, and expenses for the subject property are not predictions of the future. These projections are my best estimates of the current market thinking about what future income and expenses will be. I make no warranty or representation that these projections will materialize. The real estate market is constantly fluctuating and changing and it is not my task to estimate the conditions of a future real estate market. I can only reflect what the investment community envisions for the future in terms of rental rates, expenses, supply and demand.
11. Neither all nor any parts of the content of this report (especially any conclusions as to value, the identity of the appraiser, or any reference to the Appraisal Institute, or to the MAI or SRA designations) shall be disseminated to the public through any media or to any other parties without prior written consent and approval.
12. Steven M. Salmon is certified by the State of California as a General Real Estate Appraiser. However, he is not licensed or certified in the fields of building inspection or civil, soils, structural, or environmental engineering.

CERTIFICATION

I certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standard of Professional Appraisal Practice.
8. I have made a personal inspection of the property that is the subject of this report.
9. No one provided significant real property appraisal assistance to the person signing this certification.
10. To the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. As of the date of this report, Steven M. Salmon has completed the continuing education program of the Appraisal Institute.
13. I have the necessary education and experience to competently perform this appraisal assignment.
14. Steven Salmon is currently certified by the State of California Office of Real Estate Appraisers as a Certified General Real Estate Appraiser (AG044622).
15. This appraisal is intended to be in compliance with the Uniform Standards of Professional Appraisal Practice with reliance on the Jurisdictional Exception Rule relating to document preparation in accordance with the California Government Code 7267.2(a)(2)(b).



Steven Salmon, MAI
CA #AG044622



Date

A summary table of the principal multi-family comparable sale transactions used in the analysis is shown below.

	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	PENDING 6	PENDING 7
	Business Center Dr. Fairfield	Blossom Avenue Fairfield	Poppy Ridge Road Elk Grove	Gerber Road Sacramento	Cemo Circle Gold River	Woolher Avenue Fairfield	Sunset Avenue Fairfield
APN	Portion of 0148-540-270, -300	0037-070-030	132-0290-021	065-0080-057	069-0101-032	0031-201-030	0037-030-200, -210
Sale Info							
Date of Sale	8/14/2020	8/31/2020	9/15/2020	12/22/2020	3/1/2021	Under Contract	Under Contract
Doc#	68224	73562	2009151612	2012221239	2103010882	NA	NA
Sale Price	\$3,610,884	\$400,000	\$3,000,000	\$1,765,000	\$2,050,000	\$1,500,000	\$2,535,000
Cond. of Sale	Contingent COE	Motivated Seller	Arms Length	Arms Length	Arms Length	Contingent COE	Under Option
Adjustments	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0
Adj. Sale Price	\$3,610,884	\$1,100,000	\$3,000,000	\$1,765,000	\$2,050,000	\$1,500,000	\$2,535,000
Adj. \$/SF.	\$8.45	\$5.21	\$6.89	\$5.55	\$6.78	\$7.14	\$6.64
Site Info							
Gross Ac.	9.81	4.85	13.00	9.39	7.94	4.82	8.76
Net Ac.	9.81	4.85	10.00	7.30	6.94	4.82	8.76
Square Feet (SF)	427,324	211,266	435,600	317,988	302,306	209,959	381,586
Shape	Irregular	Rectangular	Rectangular	Square	Irregular	Rectangular	Rectangular
Topography	Level	Level	Level	Level	Level	Level	Level
Zoning	RHD	RHD	SPA-HDR	RD-20	RD25	RHD	Multi-Family, PUD
Allowed Density	15-22 DU/Ac.	15-22 DU/Ac.	15-40 DU/Ac.	15-20 DU/Ac.	10-25 DU/ac.	15-22 DU/Ac.	Re-Zoned
Dvlpmt. Character	Approved COE	Unmapped	Unmapped	Preliminary Approv.	Approved COE	Approved COE	Approved COE
Units	281	0	0	156	162	168	180
App. DU/Ac.	28.6	0.0	0.0	21.4	23.3	34.9	20.5
Max DU/Ac.		22.0	40.0				
\$/DU	\$12,850	\$10,309	\$7,500	\$11,314	\$12,654	\$8,929	\$14,083
Buyer/Use	Multi-Family	Investor	Investor/Developer	Multi-Family	Multi-Family	Multi-Family	Multi-Family

**GARLAND &
SALMON**

A summary table of the principal remnant parcel comparable sale transactions used in the analysis is shown below.

	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6	SALE 7	SALE 8	SALE 9	SALE 10
	Chadbourne Rd. Fairfield	Sonoma Blvd. Vallejo	Oakley Rd. Oakley	Trancas St. Napa	Main Street Suisun City	Highway 116 Guerneville	Cordelia/Hale Rd. Fairfield	Lake Nimbus Dr. Fair Oaks	Air Base Parkway Fairfield	Cordelia/Hale Rd. Fairfield
				1685				8852		
Sale Info										
Date	7/19/2001	8/17/2004	5/2/2005	11/6/2007	12/3/2008	5/18/2010	7/16/2013	7/9/2015	1/10/2017	4/20/2018
Doc#	01-79302	114533	05-153800	35588	08-95656	41215	13-70431	20150709-0841	2523	26836
Grantor	City of Fairfield	VS&FCD	PG&E	State of CA	Union Pacific RR	State of CA	City of Fairfield	Sac. County	Hoffman	Pw Fund B LP
Grantee	BNY Western	Compagno	Canepa Elena	Okuno et.al.	Suisun City	Sonoma County	CVICH Fairfield	C & A Jones	J.V.I Enterprises	Cordelia Winery
Cond. Of Sale	Assemblage	Assemblage	Right-of-Way	Assemblage	Project Influence	Assemblage	Assemblage	Arms Length	Assemblage	Arms Length
Sale \$	\$39,936	\$30,000	\$18,500	\$1,500	\$80,500	\$10,000	\$100,000	\$7,000	\$30,000	\$320,000
Adjustments	\$0	\$0	\$0	\$0	\$1,151	\$0	\$0	\$0	\$0	\$0
Adj. Sale \$	\$39,936	\$30,000	\$18,500	\$1,500	\$81,651	\$10,000	\$100,000	\$7,000	\$30,000	\$320,000
Adj.\$/SF	\$1.38	\$2.04	\$0.46	\$0.57	\$1.84	\$1.90	\$0.52	\$1.94	\$0.42	\$1.67
Site Info										
SF	28,910	14,679	40,350	2,614	44,301	5,270	191,228	3,615	71,438	191,228
Zoning	Light Industrial	Commercial	A-2	Commercial	Commercial Svc.	Commercial	Light Industrial	Residential	Commercial	Industrial
Shape	Irregular	Land Locked	Rectangular	Triangular	Land Locked	Triangular	Irregular	Rectangular	Irregular	Irregular

ADDENDA

- Exhibit A Legal Description of the Proposed Fee Right-of-Way Acquisitions
and 36/37-Surplus Parcel
- Exhibit B Legal Description of the Proposed Temporary Construction
Easements
- Exhibit C Larger Parcel Plat Map

Exhibit A

Exhibit ____

PARCEL 36/37-ROW

All that real property situate in the City of Suisun City, County of Solano, State of California, being a portion of Lots 36 and 37 as said lots are shown on that certain map entitled "Map of Locke Paddon Colony Number 4" filed for record October 11, 1912 in Book 4 of Maps at Page 13 in the office of the Solano County Recorder, being more particularly described as follows:

Beginning at a point on the south line of said Lot 37, said point being further described as the southwest corner of Parcel 12438-A as described in deed to the Sacramento and San Joaquin Drainage District filed for record June 16, 1989 as Instrument 1989-39068 in said Recorder's office; thence along said south line of Lot 37 North 88°37'30" West, 71.00 feet; thence leaving last said line North 01°04'52" East, 1.14 feet to the beginning of a curve concave westerly having a radius of 314.50 feet; thence northerly along the arc of said curve 76.38 feet through a central angle of 13°54'53"; thence North 12°50'01" West, 192.71 feet to the beginning of a curve concave easterly having a radius of 385.50 feet; thence northerly along the arc of said curve 55.14 feet through a central angle of 8°11'44"; thence on a line radial to last said curve North 85°21'43" East, 11.00 feet to the beginning of a non-tangent curve concave easterly having a radius of 374.50 feet, from which point the radius bears North 85°21'43" East; thence northerly along the arc of said curve 216.55 feet through a central angle of 33°07'49" to a point on the southerly line of Railroad Avenue (40 feet wide); thence along last said line North 55°02'40" East, 104.91 feet to the west line of said Parcel 12438-A; thence along said west line South 01°04'52" West, 40.23 feet to the beginning of a non-tangent curve concave easterly having a radius of 314.50 feet; thence southerly along the arc of said curve, lying concentric to said 374.50 foot radius curve referenced above, 285.31 feet through a central angle of 51°58'40"; thence South 12°50'01" East, 192.71 feet to the beginning of a curve concave westerly having a radius of 385.50 feet; thence southerly along the arc of said curve, lying concentric to the 374.50 foot radius curve first referenced above, 93.62 feet through a central angle of 13°54'53" to a point on the west line of said Parcel 12438-A; thence along said west line South 01°04'52" West, 1.50 feet to the point of beginning.

Containing 0.89 acres, more or less.

Exhibit ____

PARCEL 36/37-SURPLUS

All that real property situate in the City of Suisun City, County of Solano, State of California, being a portion of Lots 36 and 37 as said lots are shown on that certain map entitled "Map of Locke Paddon Colony Number 4" filed for record October 11, 1912 in Book 4 of Maps at Page 13 in the office of the Solano County Recorder, being more particularly described as follows:

Commencing at a point on the south line of said Lot 37, said point being further described as the southwest corner of Parcel 12438-A as described in deed to the Sacramento and San Joaquin Drainage District filed for record June 16, 1989 as Instrument 1989-39068 in said Recorder's office; thence along the west line of said Parcel North 01°04'52" East, 1.50 feet to the true point of beginning; said point of beginning being further described as the beginning of a curve concave westerly having a radius of 385.50 feet, from which point the radius bears North 88°55'08" West; thence leaving said west line northerly along the arc of said curve 93.62 feet through a central angle of 13°54'53"; thence North 12°50'01" West, 192.71 feet to the beginning of a curve concave easterly having a radius of 314.50 feet; thence northerly along the arc of said curve 285.31 feet through a central angle of 51°58'41" to a point on the west line of said Parcel 12438-A; thence along last said line South 01°04'52" West, 549.29 feet to the true point of beginning.

Containing 0.47 acres, more or less.

Exhibit B

Exhibit ____

PARCEL 36/37-PSE-1

An easement of varying width situate in the City of Suisun City, County of Solano, State of California, being a portion of Lots 36 and 37 as said lots are shown on that certain map entitled "Map of Locke Paddon Colony Number 4" filed for record October 11, 1912 in Book 4 of Maps at Page 13 in the office of the Solano County Recorder, being more particularly described as follows:

Beginning at the intersection of the south line of said Lot 36 with the southeast line of the lands described in deed to the County of Solano filed for record July 21, 1978 in Book 1978 of Official Records at Page 59800 in said Recorder's office, said southeast line also being the southeast line of Railroad Avenue as shown on that certain map entitled "Record of Survey Sunset Avenue" filed for record October 18, 1979 in Book 15 of Surveys at Page 3, said easement having an initial width of 10 feet along the following five courses and distances; thence along the northwesterly line of said 10 foot wide easement and the southeast line of said Railroad Avenue North 47°30'57" East, 139.40 feet; thence North 18°00'48" East, 167.30 feet; thence North 27°16'26" East, 103.00 feet; thence North 40°24'00" East, 105.02 feet; thence North 55°02'40" East, 164.98 feet to the beginning of a non-tangent curve concave easterly having a radius of 374.50 feet; from which point the radius bears South 61°30'28" East; thence having an easement width of 21 feet, proceeding along the east line of said 21 foot wide easement and southerly along the arc of said curve 216.55 feet through a central angle of 33°07'49"; thence along a line radial to last said curve and along an easement width of zero, South 85°21'43" West, 11.00 feet to the beginning of a non-tangent curve concave easterly having a radius of 385.50 feet, from which point the radius bears North 85°21'43" East; thence, having an easement width of 10 feet over the following four courses and distances, proceeding along the east line of said 10 foot wide easement and southerly along the arc of said curve 55.14 feet through a central angle of 8°11'44"; thence South 12°50'01" East, 192.71 feet to the beginning of a curve concave westerly having a radius of 314.50 feet; thence southerly along the arc of said curve 76.38 feet through a central angle of 13°54'53"; thence South 01°04'52" West, 1.14 feet to a point on the south line of said Lot 37 and the terminus of this description.

The sidelines of this easement are to be shortened or extended as necessary so as to terminate at the southerly boundaries of said Lots 36 and 37.

Containing 13,743 sq. ft., more or less.

PARCEL 36/37-PSE-2

An easement 10 feet in width situate in the City of Suisun City, County of Solano, State of California, being a portion of Lot 37 as said lot is shown on that certain map entitled "Map of Locke Paddon Colony Number 4" filed for record October 11, 1912 in Book 4 of Maps at Page 13 in the office of the Solano County Recorder, the westerly line of said 10 foot wide easement being more particularly described as follows:

Commencing at a point on the south line of said Lot 37, said point being further described as the southwest corner of Parcel 12438-A as described in deed to the Sacramento and San Joaquin Drainage District filed for record June 16, 1989 as Instrument 1989-39068 in said Recorder's office; thence along

the west line of said Parcel North 01°04'52" East, 1.50 feet to the true point of beginning; said point of beginning being further described as the beginning of a curve concave westerly having a radius of 385.50 feet, from which point the radius bears North 88°55'08" West; thence northerly along the arc of said curve 93.62 feet through a central angle of 13°54'53"; thence North 12°50'01" West, 192.71 feet to the beginning of a curve concave easterly having a radius of 314.50 feet; thence northerly along the arc of said curve 285.31 feet through a central angle of 51°58'41" to a point on the west line of said Parcel 12438-A and the terminus of this description.

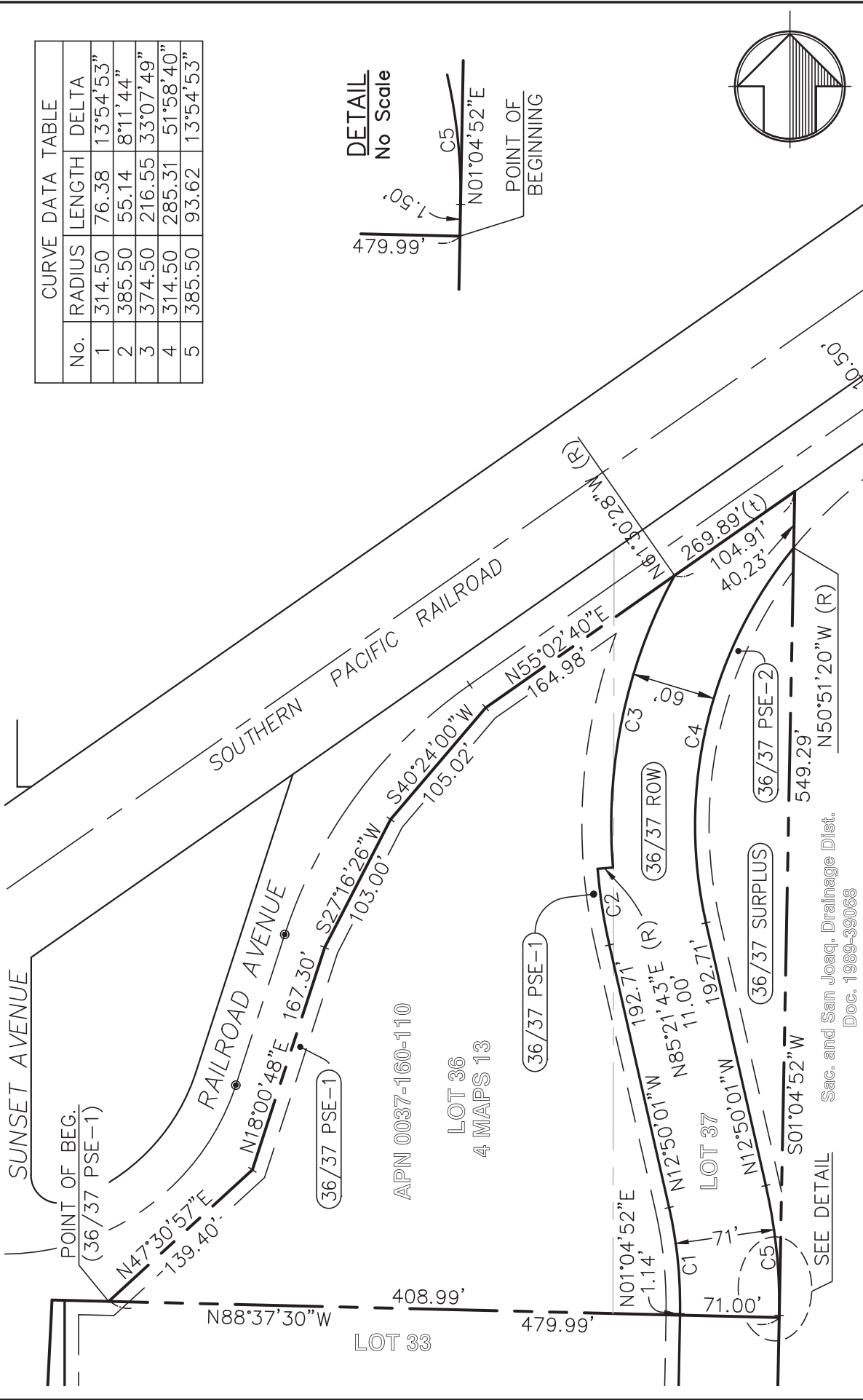
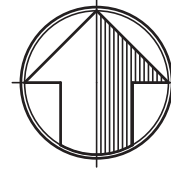
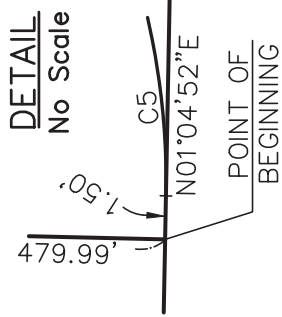
The easterly line of this easement is to be shortened or extended as necessary so as to terminate at the west line of said Parcel 12438-A.

Containing 5,027 sq. ft., more or less.

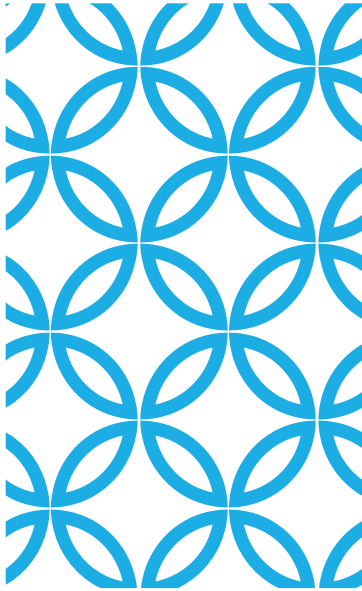
DRAFT

Exhibit C

CURVE DATA TABLE			
No.	RADIUS	LENGTH	DELTA
1	314.50	76.38	13°54'53"
2	385.50	55.14	8°11'44"
3	374.50	216.55	33°07'49"
4	314.50	285.31	51°58'40"
5	385.50	93.62	13°54'53"



<p>MOUNTAIN PACIFIC SURVEYS</p> <p>1735 Enterprise Drive - Suite 109 Fairfield, CA 94533</p> <p>PH (707) 425-6234 FAX (707) 425-1969</p>	<p>PLAT TO ACCOMPANY LEGAL DESCRIPTION</p> <p>RAILROAD AVENUE EXTENSION DEDICATION</p> <p>CITY OF SUISUN CITY SOLANO COUNTY CALIFORNIA</p>		<p>Scale 1"=100'</p> <p>Date Jan. 2022</p> <p>Proj. No. 521108</p> <p>Sheet No. 5</p>



RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SUISUN CITY AUTHORIZING THE CITY MANAGER TO
APPROVE THE AGREEMENT FOR PURCHASE AND SALE OF
REAL PROPERTY UNDER THREAT OF CONDEMNATION
AND JOINT ESCROW INSTRUCTIONS AND TO TAKE ANY
AND ALL ACTIONS NECESSARY TO IMPLEMENT THE
AGREEMENT

Greg Folsom, City Manager
November 1, 2022

1

Background

- Pickerings (Sellers) own undeveloped property - in black
- City General Plan identifies future roadway realignment - in red (more or less)
- Sellers filed Complaint for Inverse Condemnation
- City explored necessity of realignment
- City entered into negotiations with Seller
- City completed preliminary design and appraisal
- Negotiated settlement during settlement mediation



2



Negotiated Settlement Agreement

Value of Road Property:	\$ 272,930
Severance Damages:	148,895
Temporary Construction Easement:	17,839
Attorney & Other Fees:	<u>285,336</u>
TOTAL	<u>\$ 725,000</u>

3

Important Points

Value of road property and temporary construction easement entirely based on appraisal

Cost of settlement paid out of OSIP funds, not GF

Seller obligation to maintain remainder property

Seller obligation to commence unlawful detainer action on trespassers

4



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AGENDA TRANSMITTAL

MEETING DATE: November 1, 2022

CITY AGENDA ITEM: Development Services Department Showcase

FISCAL IMPACT: There is no fiscal impact to the General Fund from the item.

STRATEGIC PLAN: Provide Good Governance, Section 4.7 – Improve productivity, efficiency, effectiveness, customer service and citizen satisfaction in all areas of municipal organization.

BACKGROUND: This report is provided to give a more in-depth look at the Development Services Department operational structure.

STAFF REPORT: To provide transparency, and insight, this report is produced to assist the community and City Council with a detailed view of current staffing, functions, accounting, reporting, responsibilities, accomplishments and goals of the Building and Planning divisions.

STAFF RECOMMENDATION: This is an informational only item, and no recommendation is associated with this item.

DOCUMENTS ATTACHED: 1. PowerPoint Presentation

PREPARED BY:	Jim Bermudez, Development Services Director
REVIEWED BY:	Greg Folsom, City Manager
APPROVED BY:	Greg Folsom, City Manager

ATTACHMENTS:

[GB - Development Services Showcase p.pdf](#)

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SUISUN CITY DEVELOPMENT SERVICES DEPARTMENT

Jim Bermudez, Development Services Director

November 1, 2022

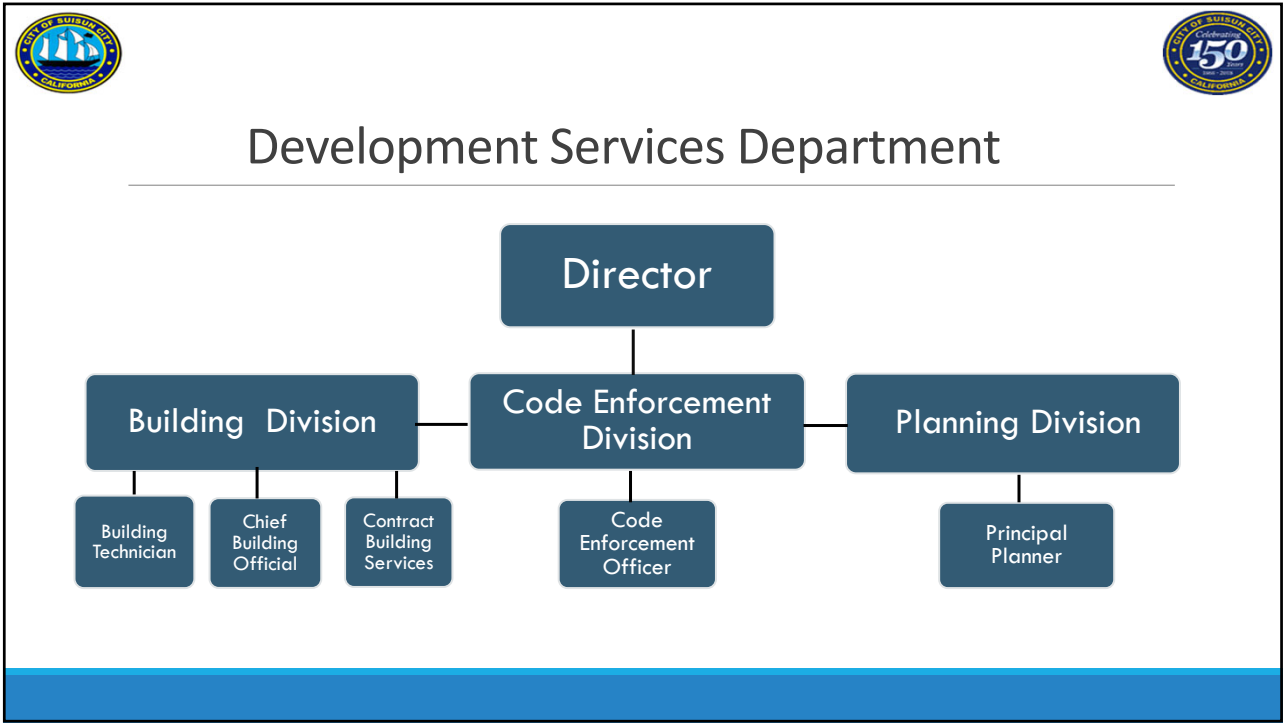
1

Who Else Governs Development Services?

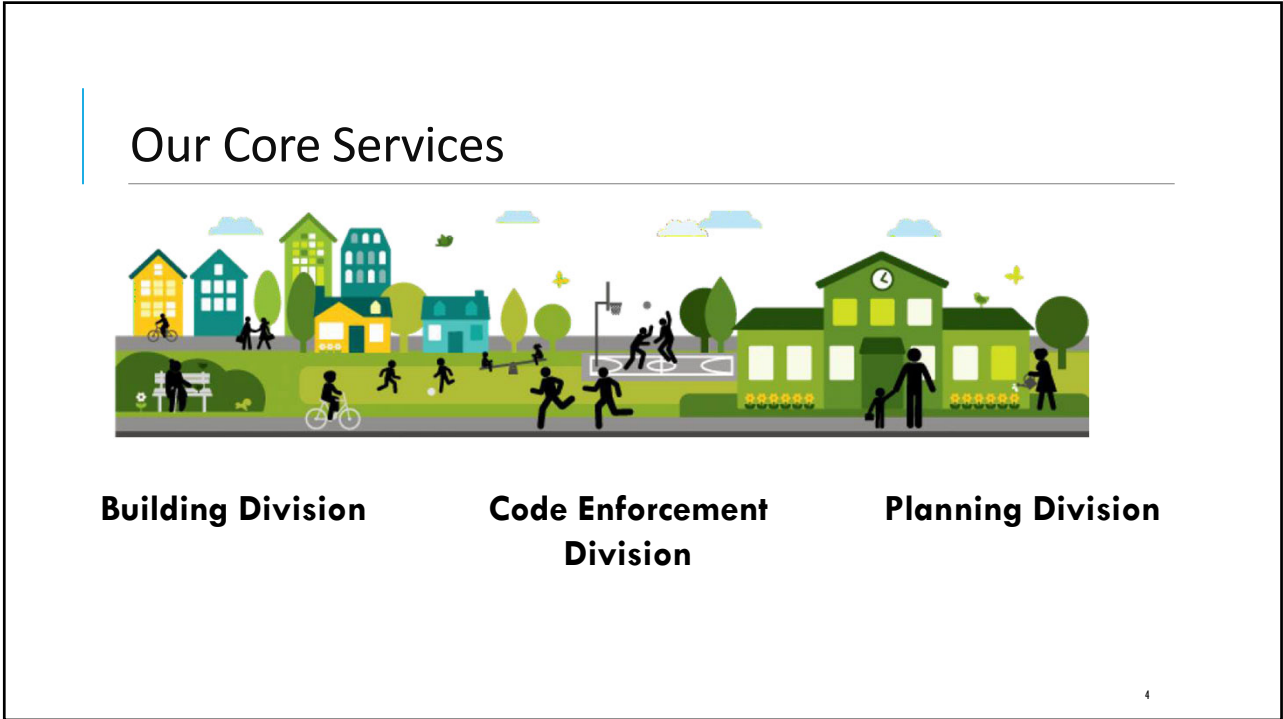
- ✓ **City Government:** thru the adoption of local ordinances by City Council
- ✓ **State Government:** for example, the Housing Element, Building Codes, Accessory Dwelling Units

2

2



3



4

Department Core Services


Land Use Planning	Economic Development
<ul style="list-style-type: none"> • Comprehensive Planning Program • Zoning Code Implementation • Counter assistance with planning and zoning inquiries • Complete environmental review for projects and monitor implementation 	<ul style="list-style-type: none"> • Coordination of dissolution of former Redevelopment Agency assets • Participation in regional economic efforts such as <i>Moving Solano Forward</i> • Preparation of Requests for Proposals (RFPs) for sale or lease of Successor Agency and City properties • Assisting projects through the development process

5

Department Core Services – Cont.

Building Permit Review & Inspection	Administrative Services
<ul style="list-style-type: none"> • Contract plan review and inspection services • Enforcement of building code • Permit processing (including education on submittal requirements) and issuance • Inspection of new commercial businesses to determine code compliance 	<ul style="list-style-type: none"> • Grant Preparation, Management, and Implementation • Consultant Management • Manage accounting for larger development projects • Reconcile quarterly development fees for outside agencies (e.g. SSWA, FSSD) • Reconcile monthly building permit fees for the City



6




Building Division Permitting

	2015	2016	2017	2018	2019	2020	2021	2022
Residential remodel-roofs, HVAC, water heater, windows, interior remodel	466	543	585	443	522	466	516	530
Residential auxiliary shed, patio covers, carport, pools	16	21	27	18	21	21	24	10
Solar	234	179	128	179	242	258	256	231
Residential additions-including JADU	6	23	5	4	5	3	6	1
Commercial remodel-TI, additions, signs, cell antennas, non-building structures	32	24	22	26	33	53	23	22
New Commercial	0	0	0	0	2	3	2	1
New single Family	8	52	7	3	0	1	2	1
New Multi Family	0	0	2	0	0	0	1	9
New ADU	0	0	1	1	0	1	5	0
Misc- demo, fire sprkl, cell towers, EV charging, backup battery	21	40	24	16	19	17	23	7
Total	783	882	801	690	844	823	858	812

7

Building Division Investment / Performance

	2015	2016	2017	2018	2019	2020	2021	2022
Total Job Valuations	\$11,453,120	\$27,154,072	\$12,889,239	\$10,777,476	\$25,737,088	\$31,785,264	\$29,701,118	\$49,239,753
Inspections Conducted	2,270	3,033	1,922	1,498	1,513	1,297	1,324	1,279

8



Recent Development Services Accomplishments

- Building Permit processing – 800 permits/1,279 inspections
- “Good Neighbor” Policy Implementation
- Housing Element Draft completed
- Almond Gardens Development potential
- Covid adaption – enhanced building and planning processes
- Multiple projects under construction or in planning!

9



Constructed DSD Projects Since 2019

- Holiday Inn Express



10



Constructed DSD Projects Since 2019 – Cont.

- Jubilee Commercial
 - 76 station and Fatburger
 - “Top 25” Sales Tax Generator



11



Constructed DSD Projects Since 2019 – Cont.

- 7-Eleven (Walters Road)
- Stiiizy Cannabis Dispensary
 - Both “Top 25” Sales Tax Generators



12



Under Construction

- Caterpillar Clubhouse



- Lawler Residences/Lawler Commercial



13



Under Construction – Cont.

- Marina Village Apartments



14



Under Construction – Cont.

- Meridian West Subdivision



15



Under Construction – Cont.

- Zip Thru Car Wash



16



Just Broke Ground!

- Blossom Avenue Apartments



17



Other Projects in Pipeline

- Tractor Supply Co.
- Marina Center Storage
- Mini-Storage Expansion
 - (621 Railroad Ave.)
- Element 7 – 2nd cannabis retailer
- Cannibissary – 3rd cannabis retailer
- Take 5 Oil Change
- Starbucks
- Lotz Residential subdivision
- Olive Tree Ranch Residential subdivision
- Almond Gardens redevelopment
- Logistics projects
 - Hwy 12 Logistics Center
 - Suisun Logistics Center
- 3 new restaurants downtown
- New dentist office/spa downtown

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Development Services Dept. Challenges

- Limited Staff Resources – Keeping pace with development
 - Record level of planning activity!
- Implementation of new state regulations – Frequency
- Antiquated permitting software – Staff response

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Looking Forward

- SB 2 Grant
 - Waterfront District Specific Plan Update
 - 30-acre property
- Zoning Code update – Comprehensive approach
- Housing Element Update - Final

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Questions?

Thank you!