



CITY OF SUISUN CITY

701 Civic Center Boulevard • Suisun City, CA 94585

Phone 707-421-7300 • FAX 707-421-7366

E-mail: clerk@suisun.com

NOTICE OF A PUBLIC HEARING REGARDING CITY COUNCIL ADOPTION OF THE WATERFRONT DISTRICT SPECIFIC PAN UPDATES FOR THE CITY OF SUISUN CITY

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council of the City of Suisun City in a regular meeting scheduled for Tuesday April 2, 2024, at 6:30 p.m. in the Suisun City Council Chambers, 701 Civic Center Boulevard, Suisun City, CA 94585 to consider City Council adoption of the Waterfront District Specific Plan amendments.

The City of Suisun City (City) is proposing to adopt updates to the Waterfront District Specific Plan (WDSP). The WDSP Area is centered on the City's Historic Downtown Waterfront and Old Town areas, located at the head of the Suisun Channel. The WDSP Area is a mixed-use community, comprised of a mix of retail and services along Main Street; the City's civic center; marina and water-oriented recreation along the Suisun Channel; industrial uses and the Suisun-Fairfield Train Depot along the Union Pacific railroad tracks; a historic residential core west of Main Street and newer traditionally designed residential neighborhoods along the waterfront and east of the channel. The Suisun Slough and marsh area borders the WDSP Area to the south. The WDSP Area also includes a neighborhood shopping center, a mobile home park, and the vacant, commercially zoned properties north of State Highway 12.

The City has prepared an update to the existing WDSP. The WDSP includes refinements to the vision, goals, policies, permitted uses, residential densities, buildable area, objective development and design standards, and action items that will shape the built environment for the WDSP area and implement General Plan Land Use policies.

The City previously prepared and certified an Environmental Impact Report (EIR) for the 2035 General Plan, which was adopted in 2015, and which analyzed the impacts of development anticipated under the WDSP. The impacts associated with the types of development accommodated under the WDSP, proposed zoning, development density, and the locations where WDSP development would occur, were previously analyzed in the 2035 General Plan EIR. Therefore, pursuant to CEQA and the CEQA Guidelines, the City, as the lead agency, intends to use the 2035 General Plan EIR as the CEQA document for the environmental impacts associated with the updated WDSP and CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an EIR was certified.

All interested persons are invited to attend the hearing and comment upon any proposed action, express opinions, or submit evidence for or against the matter as outlined above. Pursuant to

Sections 1094.5 and 1094.6 of the Code of Civil Procedure, if you challenge any of the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or included in written correspondence delivered to the City Clerk, 701 Civic Center Blvd., Suisun City, California, 94585, prior to, the public hearing.

Please contact Jim Bermudez, Development Services Director with any questions regarding the proposed specific plan amendments at jbermudez@suisun.com prior to 5:00 p.m. April 2, 2024.

/s/ Donna Pock, Deputy City Clerk

Dated: March 14, 2024