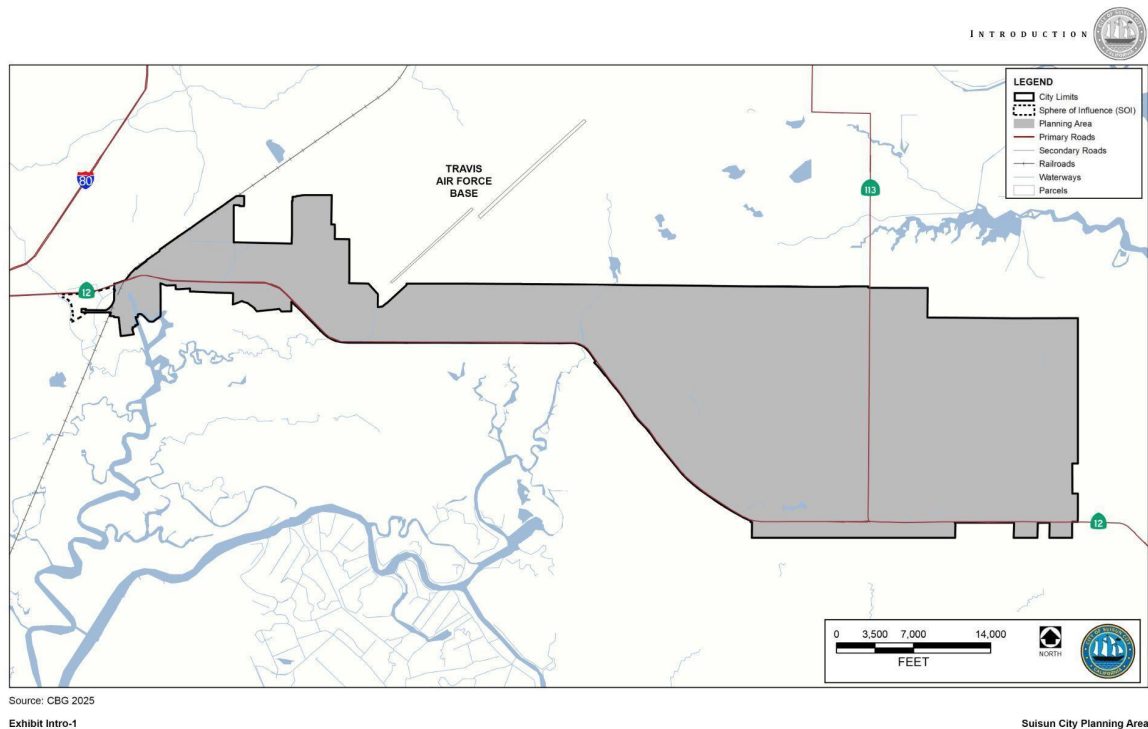


Application for General Plan Amendments

The following General Plan amendments are requested for the Annexation Plan area, including the Area Plan and Suisun Expansion Plan areas.

General Plan, Introduction

- Please modify the jurisdictional description of the City as follows: “The City’s jurisdictional limits and SOI represents the “Planning Area” for the updated 2035 General Plan (see Revised Exhibit 1-1).”
- Please amend Exhibit Intro-1 of the Introduction by deleting the current Exhibit Intro-1 and replacing it with new Exhibit Intro-1 as set forth immediately below to expand the City of Suisun City’s sphere of influence and city limits.



General Plan, Chapter 1, Setting and Central Issues

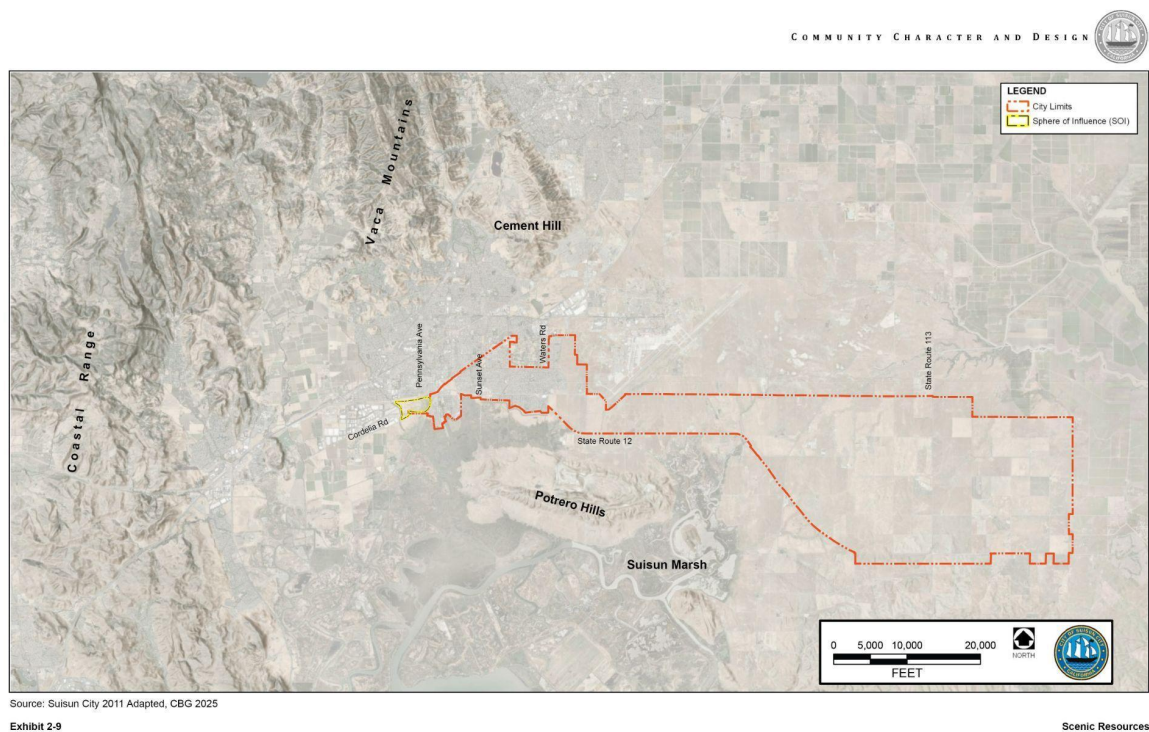
- Please amend Chapter 1 of the General Plan to add the following description of the approval process for the Suisun Expansion Plan immediately after the final paragraph of the discussion under the heading “Suisun City Today.”

- On [DATE], the City Council approved the Suisun Expansion Plan, increasing the City's area by approximately 22,900 acres and providing invaluable opportunities to expand the City in a master-planned, sustainable manner. The Suisun Expansion Plan consists of the Suisun Expansion Area Plan (Area Plan) and the Suisun Expansion Specific Plan (Specific Plan). The Area Plan preserves existing patterns of development in order to protect operations of Travis Air Force Base in the Travis Protection Zone and permit industrial development in the Lambie Industrial Park. The Specific Plan establishes a framework for the development of a mixed use community with robust job creation, retail, transit, schools, and parks and open space.
- Please insert the following paragraph immediately before the final paragraph under the heading "Local Reinvestment Efforts":
 - The Suisun Expansion Plan represents an invaluable opportunity to expand economic development opportunities in the City by creating the City's own employment center with transit-oriented development.
- Please amend the second bullet point under the heading "Community Character" as follows:
 - Focus higher density development and mixed-use projects in areas adjacent to the ~~train/intermodal depo~~ existing and planned transit facilities.
- Please amend the first bullet point under the heading "Destination Tourism and Entertainment" as follows:
 - Promote a vibrant development in the Downtown and planned downtown Downtown in the Suisun Expansion Specific Plan that provides both daytime and nighttime activities to attract visitors.
- Please amend the third bullet point under the heading "Economic Vitality" as follows:
 - Strategically develop vacant; and/or under-utilized, ~~and infill~~ land throughout the City, ~~and~~ especially in the Downtown.

General Plan, Chapter 2, Community Character & Design

- Please amend the second bullet point under the heading "Community Character" as follows:
 - Focus higher density development and mixed-use projects in areas adjacent to planned and existing transit, such as the train station in Downtown, and transit hub and transit corridors in the Suisun Expansion Specific Plan.
- Please insert a new headings "Suisun Expansion Area Plan" and "Suisun Expansion Specific Plan" immediately following the final bullet point under the heading "Neighborhood Vitality" as follows:

- **Suisun Expansion Area Plan**
 - Protect and strengthen Travis Air Force Base.
 - Incentivize industrial development in the Lambie Industrial Park to support the City's growing economy.
- **Suisun Expansion Specific Plan**
 - Create a major new regional job center in the City, with a particular emphasis on advanced manufacturing.
 - Create multi-generational safe and walkable neighborhoods, multi-modal transportation options, new parks, schools, and other amenities.
- Please replace Exhibit 2-6 with amended Exhibit 2-6 as set forth immediately below to include the expanded City of Suisun City's sphere of influence and city limits.
- Please replace Exhibit 2-9 with amended Exhibit 2-9 as set forth immediately below to include the City of Suisun City's sphere of influence and city limits.

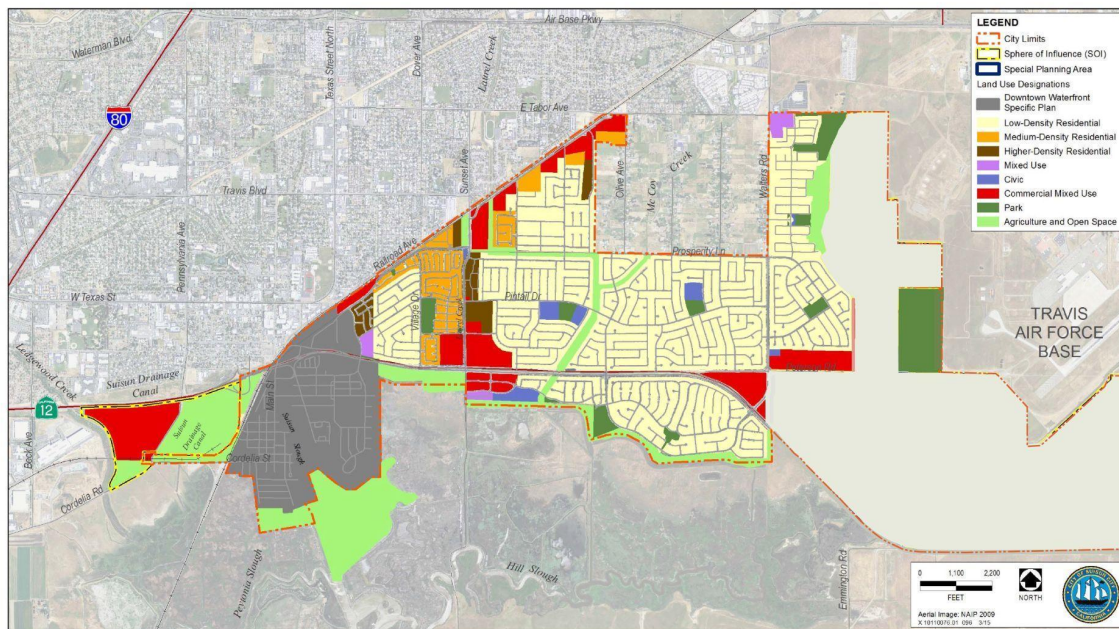


General Plan, Chapter 3, Land Use

- Please amend the first bullet point under the heading “Community Character” as follows:

- Focus higher density development and mixed-use projects in areas adjacent to planned and existing transit, including the train/intermodal depot.
- Please amend Table 3-1, Land Use Designations, Allowable Land Use, Density, and Intensity adding the following designations:
 - Suisun Expansion Area Plan: Provides for a limited range of uses to continue to protect and strengthen Travis Air Force Base. Land may be used for continued agriculture and non-avian habitat uses. Land in the Lambie Industrial Park may be used for industrial and manufacturing uses. Density/Intensity: Varies
 - Suisun Expansion Specific Plan: Provides for a wide range of uses allowed by the Suisun Expansion Specific Plan, including industrial, commercial, residential, retail, renewable energy solar generation and storage uses, other institutional, park, medical uses, and uses similar to these uses. Density/Intensity: Varies
- Please replace Exhibit 3-3 amended Exhibit 3-3 as set forth immediately below to include the expansion of the City of Suisun City's sphere of influence and city limits, and depict the General Plan land use designations applicable to the Suisun Expansion Area Plan and Suisun Expansion Specific Plan.

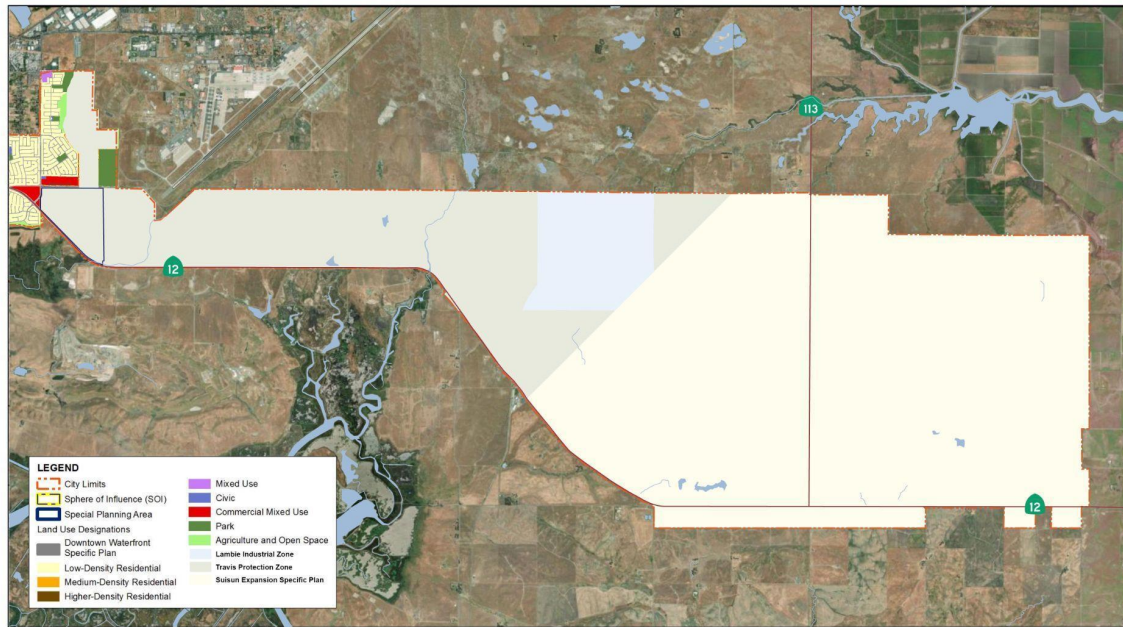
CITY OF SUISUN CITY GENERAL PLAN



Source: Suisun City 2011, CBG 2025, CMG 2025

Exhibit 3-3

Land Use Diagram



Source: Suisun City 2011, CBG 2025, CMG 2025

Exhibit 3-3

Land Use Diagram

- Please amend the first paragraph under the heading “General Plan Buildout Estimates” as follows:
 - The city has provided land with appropriate designations to accommodate housing needs, jobs, and commercial and civic spaces through 2035. The 2035 General Plan could accommodate a total population of approximately 32,400, 11,300 dwelling units, 10,900 local jobs, and 5.8 million square feet of non-residential development at buildout of the Land Use Diagram (Exhibit 3-3). The Suisun Expansion Specific Plan would create up to 225,000 jobs, up to 147 million square feet of non-residential development, and up to 174,000 new homes. In addition, the 2035 General Plan accommodates and Suisun Expansion Specific Plan accommodates additional parks and recreational facilities, school facilities and expansions, open space for conservation and for passive recreational use, open space buffers, drainage areas and non-vehicular trails, public infrastructure, and other improvements.
- Please amend the first sentence under the heading “Opportunity Areas” as follows:
 - Suisun City has a limited supply of vacant land, which, if efficiently planned and developed, will provide an adequate supply of retail, services, and local jobs during buildout of this General Plan- up to 2035. The Suisun Expansion Plan will complement those vacant lands and then provide a supply of land for years beyond 2035.

- Please amend Policy LU-4.2 as follows:
 - Policy LU-4.2 The City will only allow annexation of land that is on or adjacent to lands with available or planned urban services.
- Please replace Exhibit 3-10 with an amended Exhibit 3-10 that includes the expansion of the City of Suisun City's sphere of influence and city limits.

General Plan, Chapter 4, Transportation

- Please amend the "Roadway Classifications" as follows:
 - Outside of the Suisun Expansion Specific Plan, Suisun City has four different types of roadways, including:

Expressway;

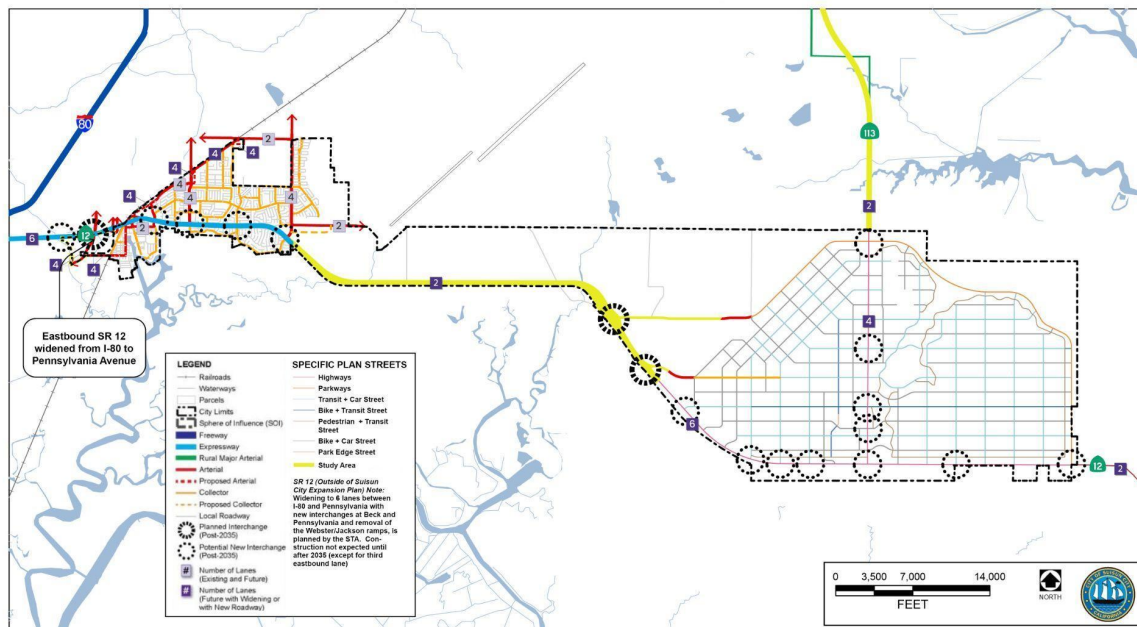
Arterials;

Collector Streets; and

Local Streets.

The following sections identify Suisun City's roadway classifications outside of the Suisun Expansion Specific Plan, describe the function of each roadway type, and identify classifications for individual roadways within the City. The Suisun Expansion Specific Plan includes roadway classification and specifications applicable in the Specific Plan area.

- Please amend the second paragraph under the heading "Expressway" as follows:
 - State Route (SR) 12, the major east-west travel corridor, is the only Expressway designated in Suisun City (Exhibit 4-3). SR 12 is a four-lane expressway from its junction with Interstate 80 (I-80) to the west to Walters. East of Walters Road, it narrows to a two-lane roadway and is has been classified as a rural major arterial by Solano County.
- Please include the following paragraph as an amendment to be inserted immediately after the final paragraph under the heading "Expressway":
 - Additional improvements, and designs, are included in the Suisun Expansion Specific Plan.
- Please replace Exhibit 4-4 Vehicular Transportation Diagram of Chapter 4 with amended Exhibit 4-4 as set forth immediately below, to include the expansion of the City of Suisun City's sphere of influence and city limits, and depict additional roadway classifications allowed pursuant to the Suisun Expansion Specific Plan.



Source: Suisun City 2012, CBG 2025, FP 2025

Exhibit 4-4

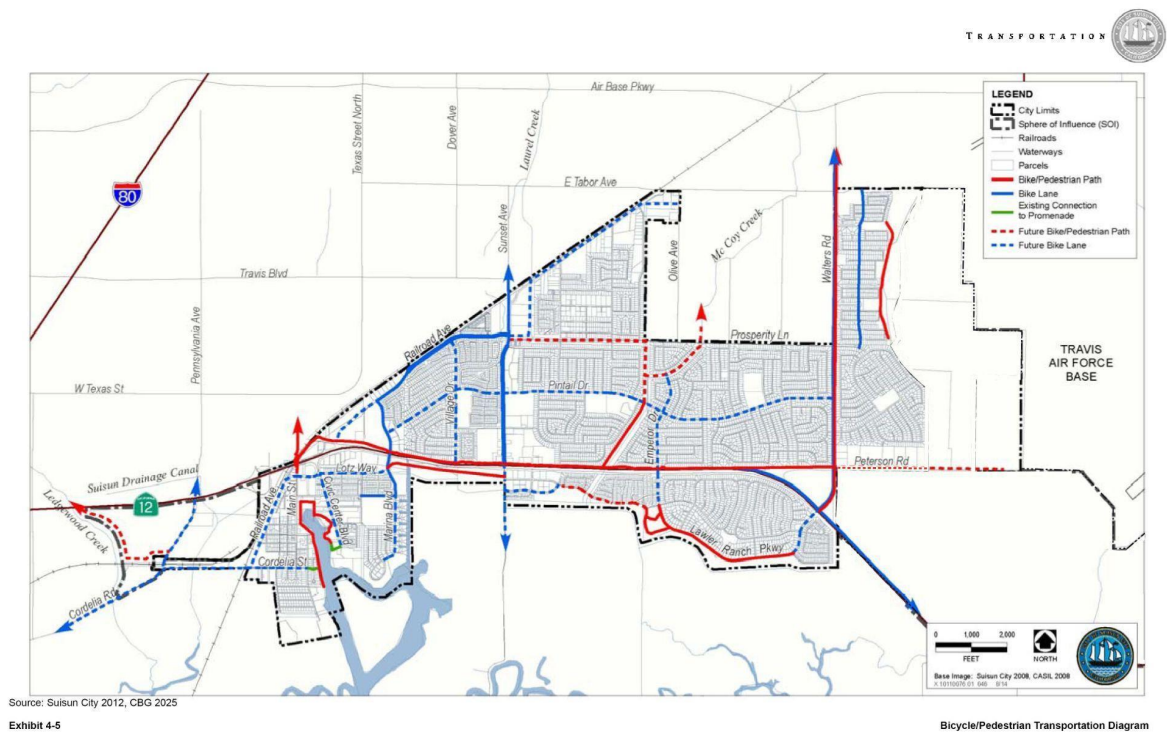
Vehicular Transportation Diagram

- Please amend Table 4-1, Roadway Standards, to add a footnote that states, “Additional roadway classifications are allowed within the Suisun Expansion Plan area as set forth in the Suisun Expansion Specific Plan.”
- Please amend Policy T-1.1 as follows:
 - Policy T-1.1 The City will review and condition developments outside of the Suisun Expansion Specific Plan to maintain level of service E or better during peak travel periods, as feasible.
- Please amend Policy T-1.2 as follows:
 - Policy T-1.2 New transit-supportive developments within the Downtown Waterfront Specific Plan Area, Suisun Expansion Specific Plan, and Priority Development Area are exempt from the City’s transportation Level of Service policy.
- Please amend Policy T-2.8 as follows:
 - Policy T-2.8 The City will use unified streetscapes and signage outside of the Suisun Expansion Specific Plan to create visual links for pedestrians, cyclists, and motorists and communicate routes that connect to the Downtown Waterfront Area. The Suisun Expansion Specific Plan contains standards for private development signage in that area.

- Please amend Policy T-4.3 as follows:

○ Policy T-4.3 ~~The~~Outside of the Suisun Expansion Specific Plan, the City will restrict truck traffic to designated routes, which include: SR 12, Main Street, Cordelia Street, Railroad Avenue, Lotz Way, Walters Road, Peterson Road, and Civic Center Boulevard. Trucks may go by direct route to and from restricted streets, where required for the purpose of making pickups and deliveries of goods, but are otherwise restricted to designated routes.

- Please replace Exhibit 4-5 Bicycle/Pedestrian Transportation Diagram with the amended Exhibit 4-5 to include the expansion of the City of Suisun City's sphere of influence and city limits, as follows:

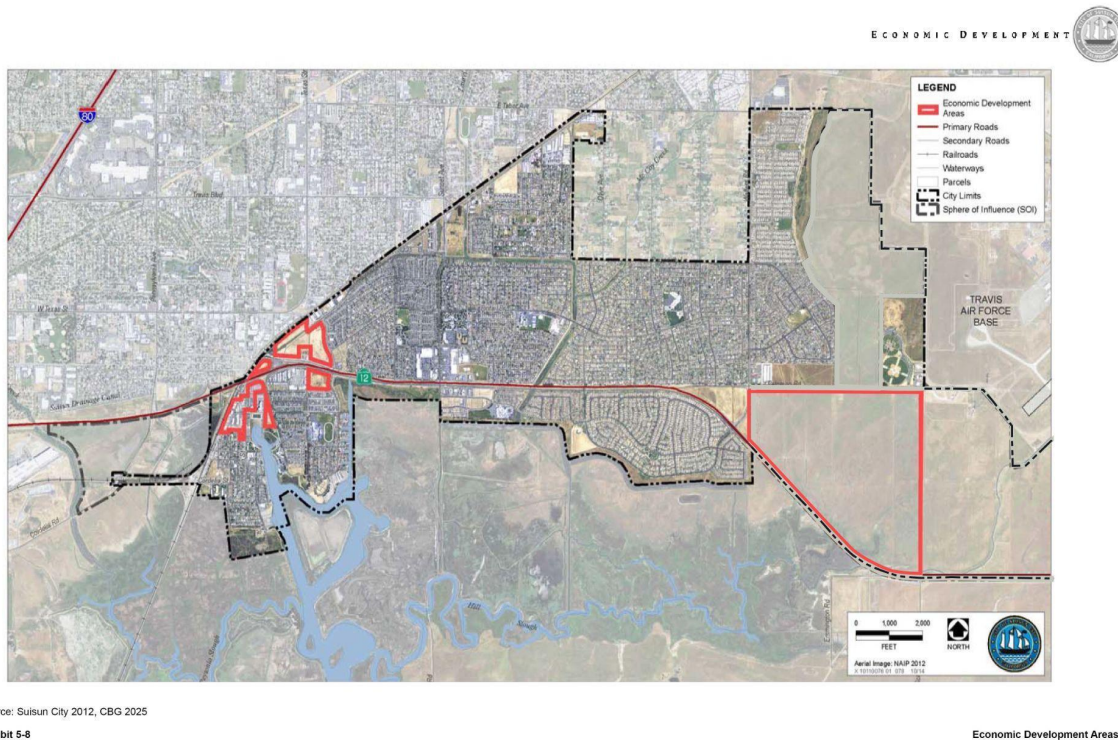


- Please amend Program T-7.1 as follows:

○ Shared~~Shared~~Outside of the Suisun Expansion Specific Plan, shared parking will be permitted to meet off-street parking requirements subject to the following conditions:...

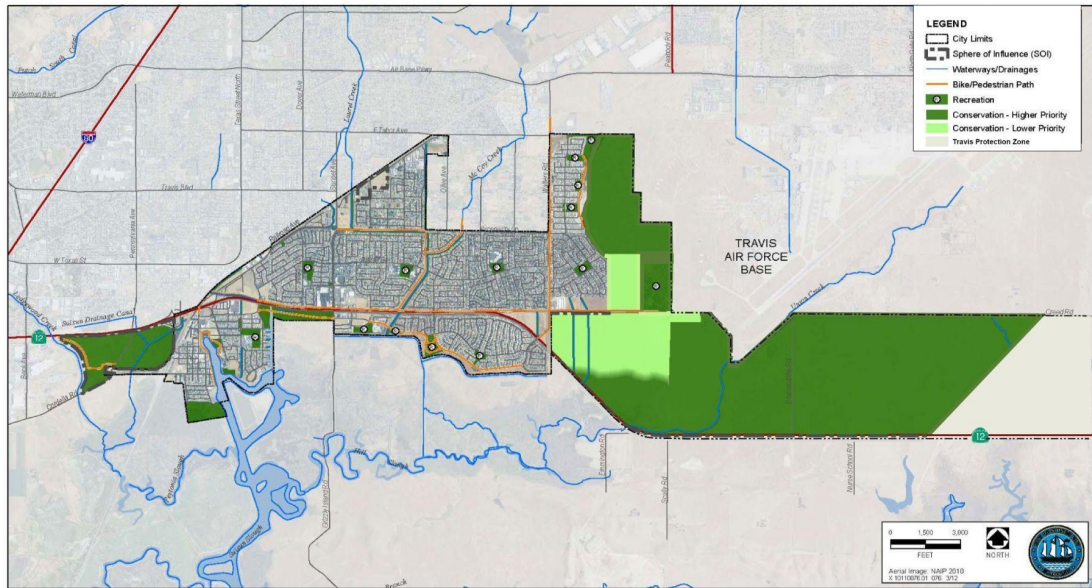
General Plan, Chapter 5, Economic Development

- Please replace Exhibit 5-8 Economic Development Areas with the amended Exhibit 5-8 to include the expansion of the City of Suisun City's sphere of influence and city limits as set forth immediately below:



General Plan, Chapter 7, Open Space Diagram

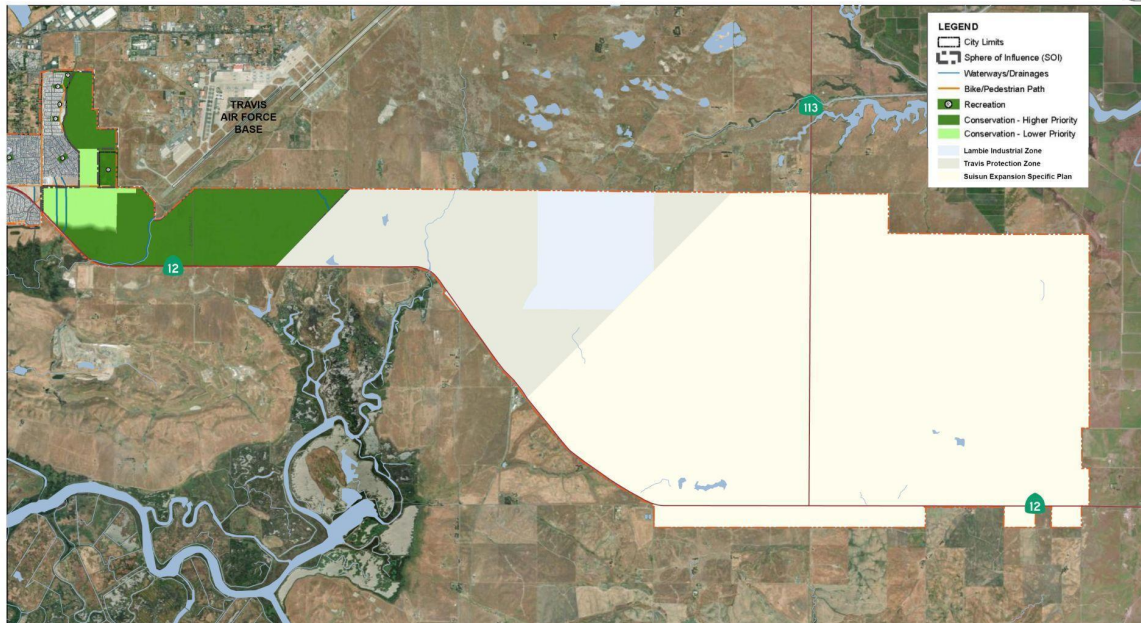
- Please replace Exhibit 7-3 Open Space Diagram with the amended Exhibit 7-3 as set forth immediately below to depict additional significant open space provisioning in the Ara Plan and the Suisun Expansion Specific Plan, and to include the expansion of the City of Suisun City's sphere of influence and city limits.



Source: Suisun City 2012, CBG 2025

Exhibit 7-3

Open Space Diagram

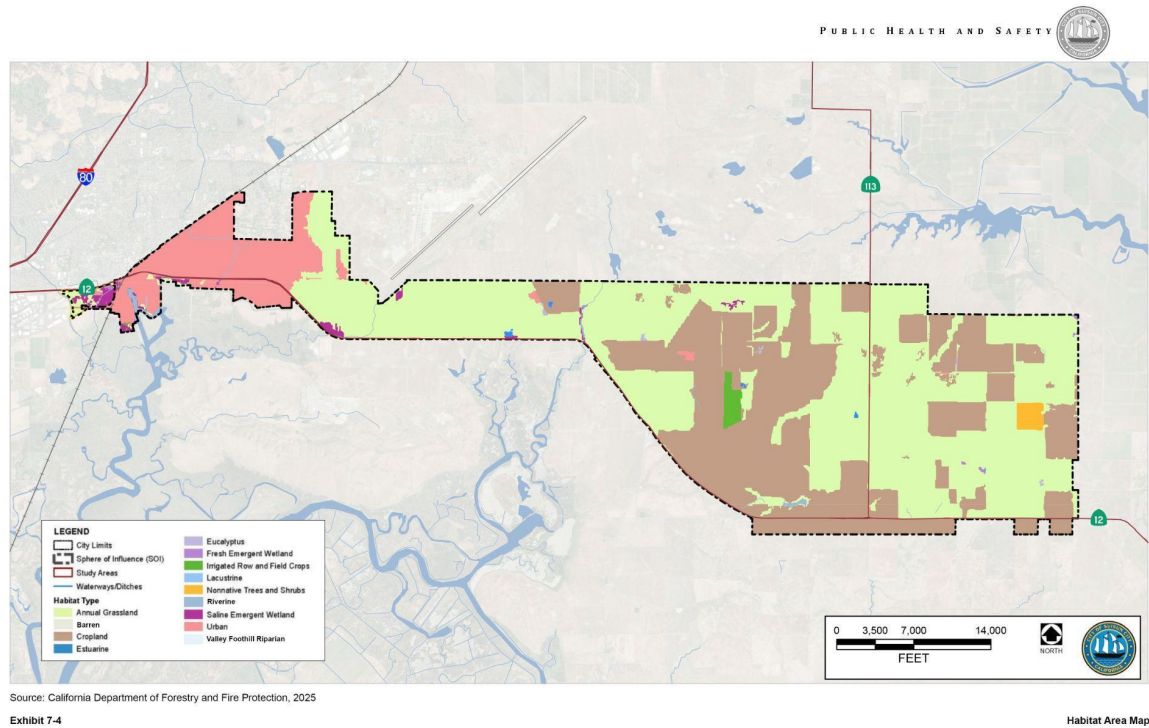


Source: Suisun City 2012, CBG 2025

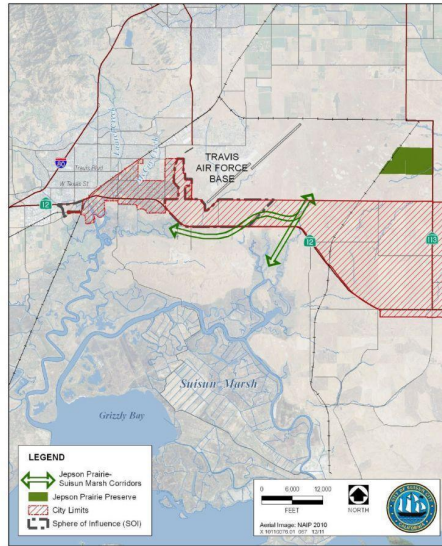
Exhibit 7-3

Open Space Diagram

- Please replace Exhibit 7-4 Habitat Area Map with amended Exhibit 7-4 set forth immediately below to include the expansion of the City of Suisun City's sphere of influence and city limits .



- Please replace Exhibit 7-5 Regional Natural Resources with amended Exhibit 7-5 as set forth immediately below to include the expansion of the City of Suisun City's sphere of influence and city limits.

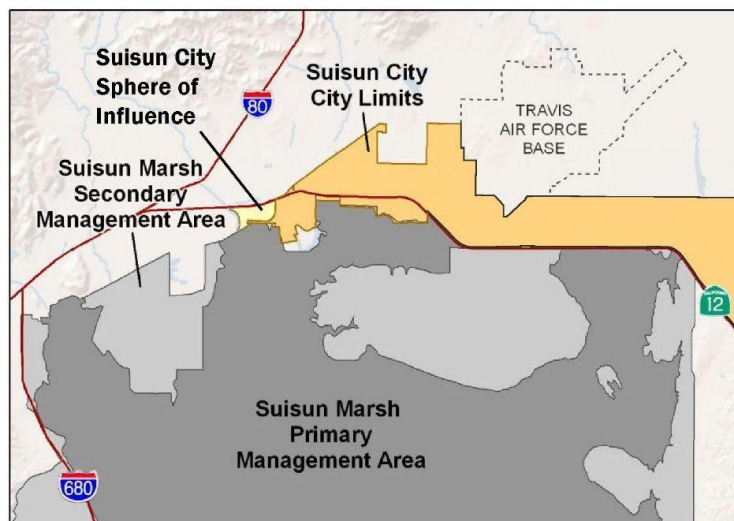


Source: Suisun City 2011, AECOM 2011, Solano County 2008, CBG, 2025
Exhibit 7-5

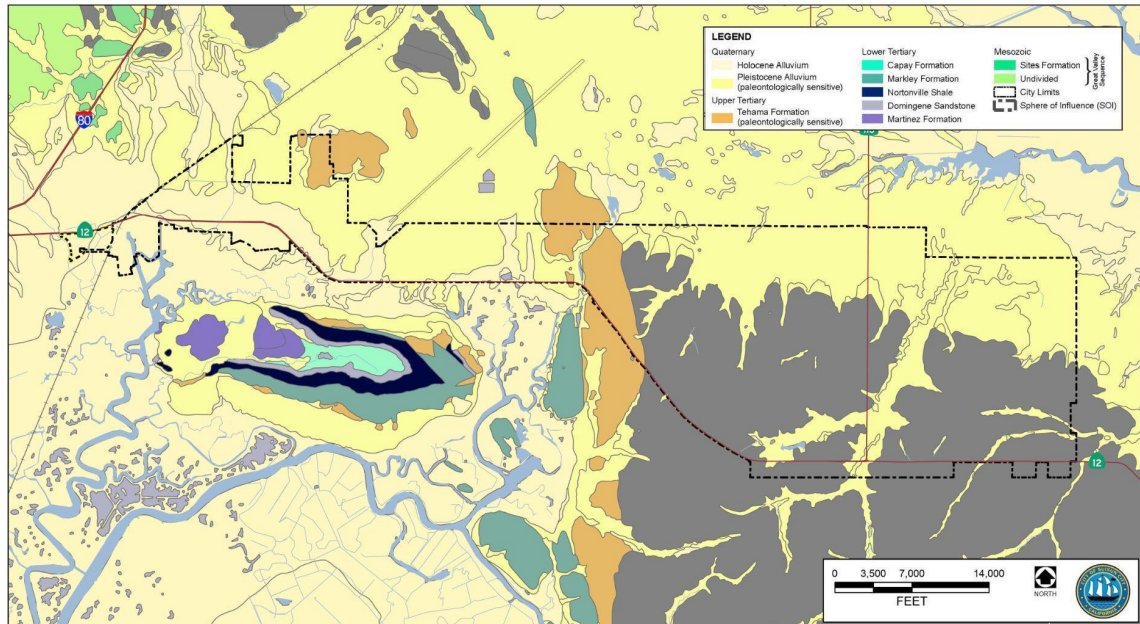
Regional Natural Resources

- Please replace the figure associated with Policy OSC-3.1 with following replacement figure to include the expansion of the City of Suisun City's sphere of influence and city limits.

CITY OF SUISUN CITY GENERAL PLAN



- Please replace Exhibit 7-10 Paleontological Sensitive Rock Formations with the amended Exhibit 7-10 as set forth immediately below to include the expansion of the City of Suisun City's sphere of influence and city limits.



Source:
Exhibit 7-10

Paleontological Sensitive Rock Formations

General Plan, Chapter 8, Community Facilities and Services

- Please amend Chapter 8 to insert, immediately following the fourth paragraph under the heading “Parks, Trails, and Water-Oriented Recreational Facilities,” the below text revision:
 - The Suisun Expansion Specific Plan establishes a parks and open space typology specific to the plan area that provides district, community, and neighborhood parks, as well as open space.
- Please amend Policy CFS-3.1 as follows:
 - Policy CFS-3.1 The City will ensure provision of community, neighborhood, and smaller parks, open spaces, and plazas at a ratio of at least 3 acres per 1,000 residents.

General Plan, Chapter 9, Public Health and Safety

- Please replace Exhibit 9-1 Existing Noise Contours with amended Exhibit 9-1 as set forth immediately below to include the expansion of the City of Suisun City's sphere of influence and city limits.

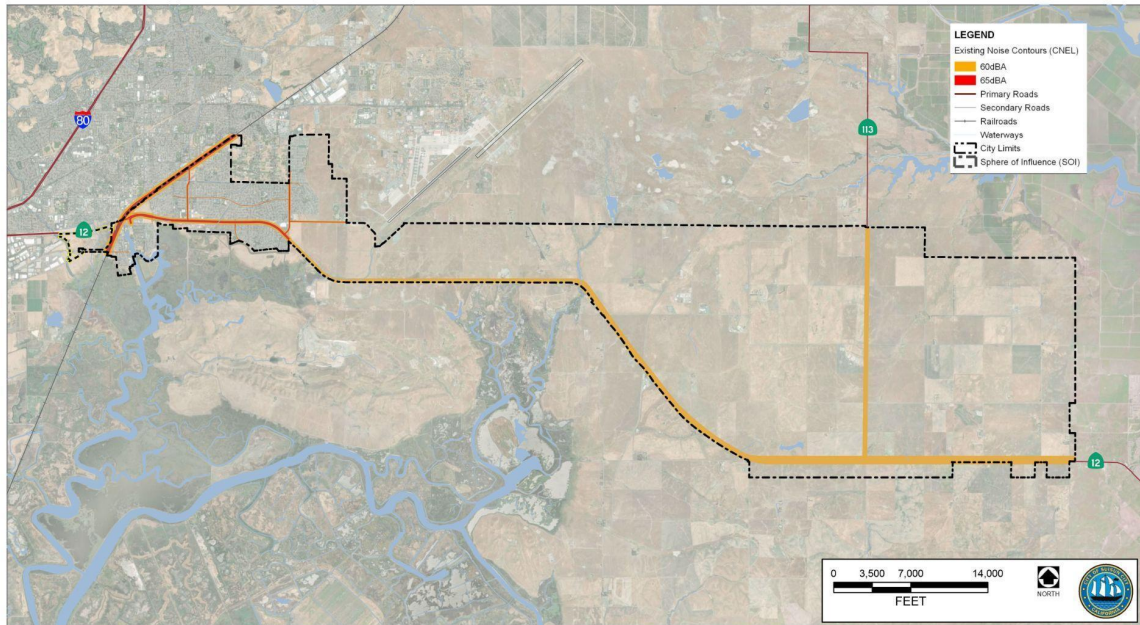
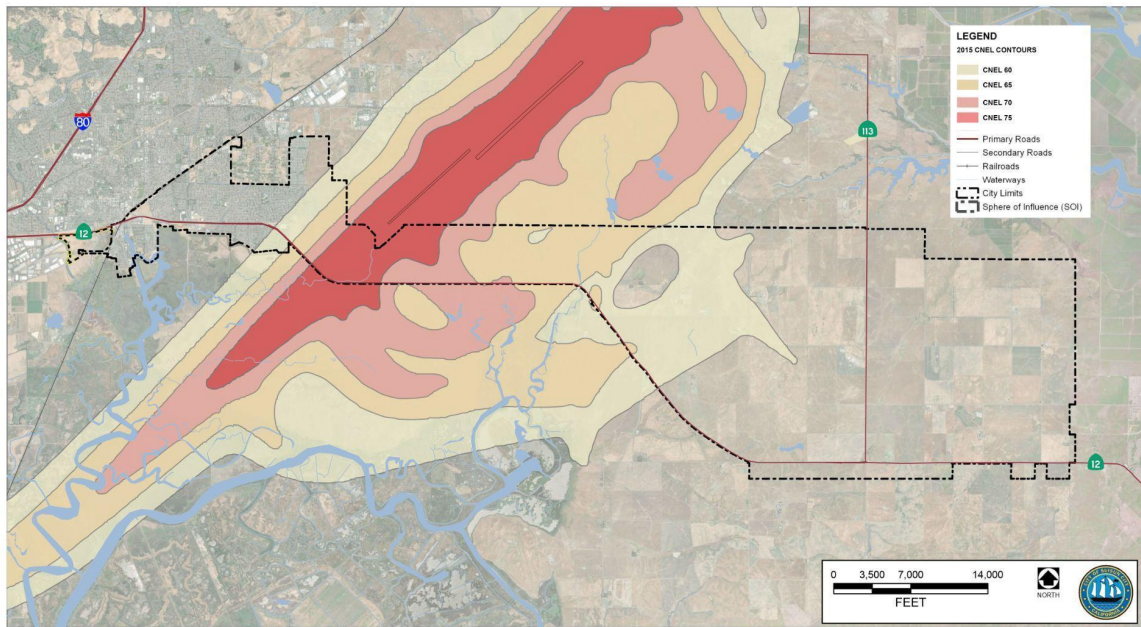


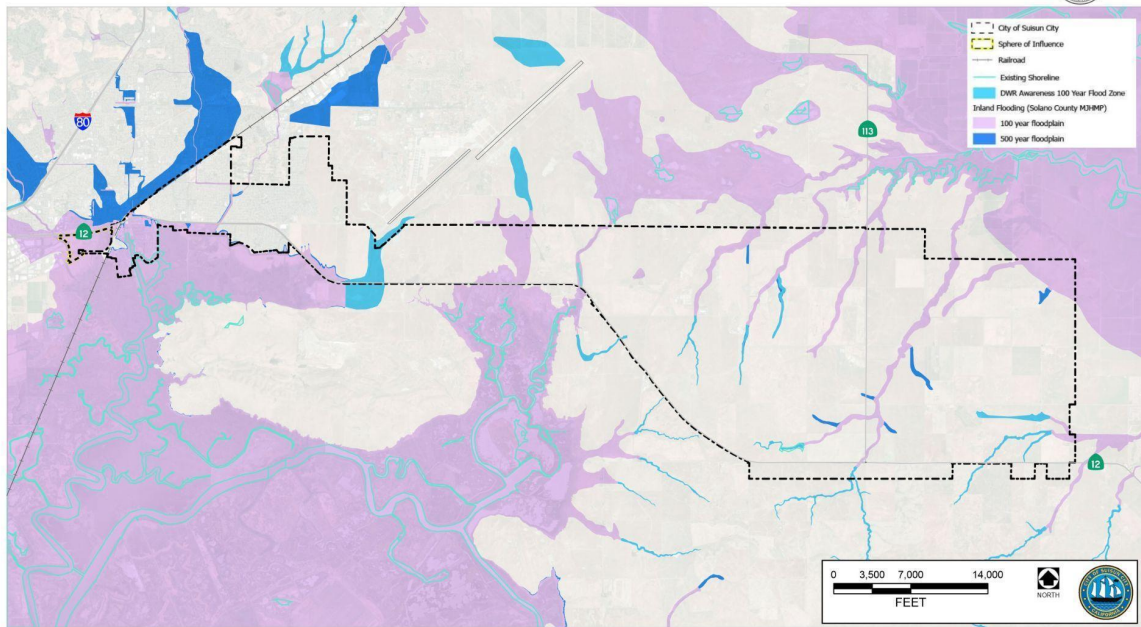
Exhibit 9-1

Existing Noise Contours

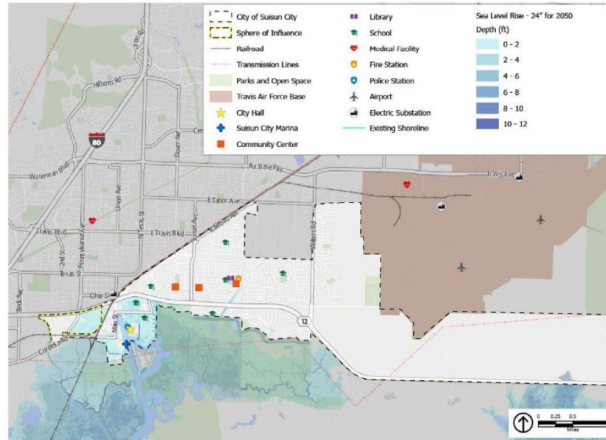
- Please replace Exhibit 9-2 Travis Air Force Base Noise Contours with amended Exhibit 9-2 as set forth below to include the expansion of the City of Suisun City's sphere of influence and city limits.



- Please amend Policy PHS-1.5 as follows:
 - Policy PHS-1.5 It is the City’s policy to allow outdoor noise levels in residential land uses located in commercial and mixed-use areas, including the Downtown Waterfront Specific Plan Area and Suisun Expansion Specific Plan Area up to 70 dBA Ldn.
- Please amend Program PHS-1.2 as follows:
 - The City shall exempt all sporting events, entertainment events, school related events and City sponsored events from noise standards outlined in this chapter.
- Please replace Exhibit 9-4 Floor Hazard Areas with amended Exhibit 9-4 as set forth immediately below to include the expansion of the City of Suisun City’s sphere of influence and city limits.

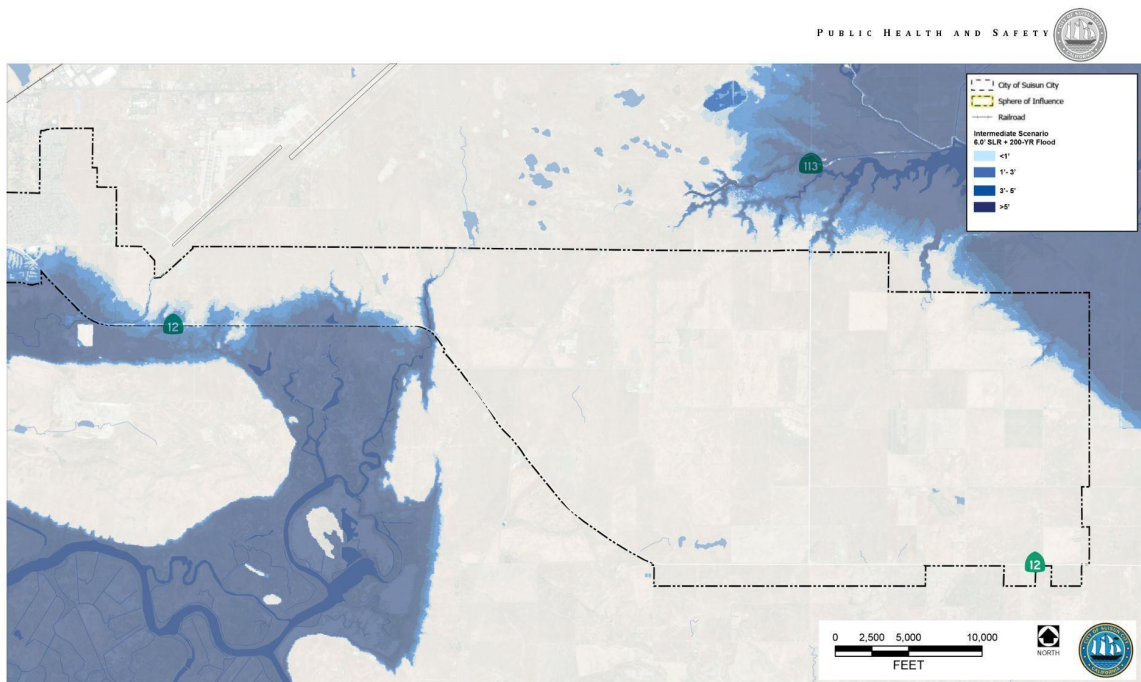


- Please replace Exhibit 9-5 Sea Level Rise Hazard Areas with amended Exhibit 9-5 as set forth below to include the expansion of the City of Suisun City's sphere of influence and city limits.



Source: Adapting to Rising Tides 2020, PlaceWorks 2022, ESRI, CBG 2025
Exhibit 9-5

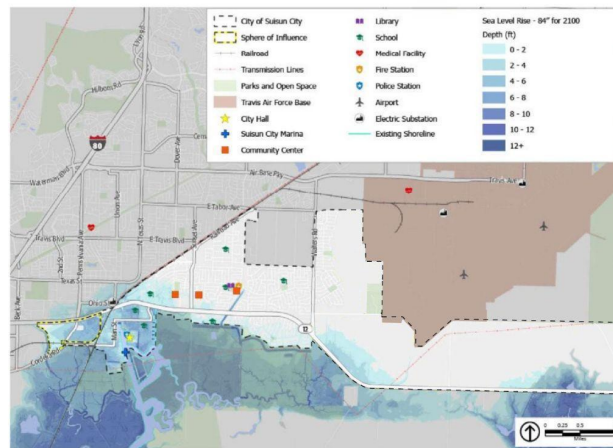
Sea Level Rise Hazard Areas, 2050



Source: RF 2025, CBG, 2025
Exhibit 9-5

Sea Level Rise Hazard Areas (6.0' SLR + 200-YR Flood)

- Please replace Exhibit 9-6 Sea Level Rise Hazard Areas with amended Exhibit 9-6 as set forth below to include the expansion of the City of Suisun City's sphere of influence and city limits.



Source: Adapting to Rising Tides 2020, PlaceWorks 2022, ESRI, CBG 2025
Exhibit 9-6

Sea Level Rise Hazard Areas, 2100

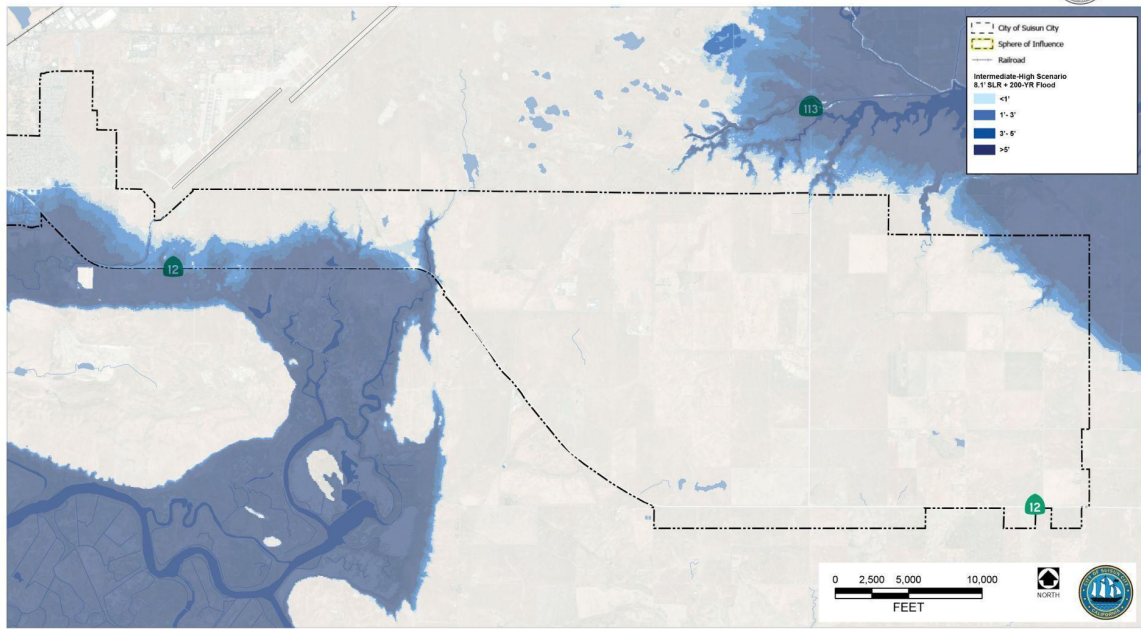
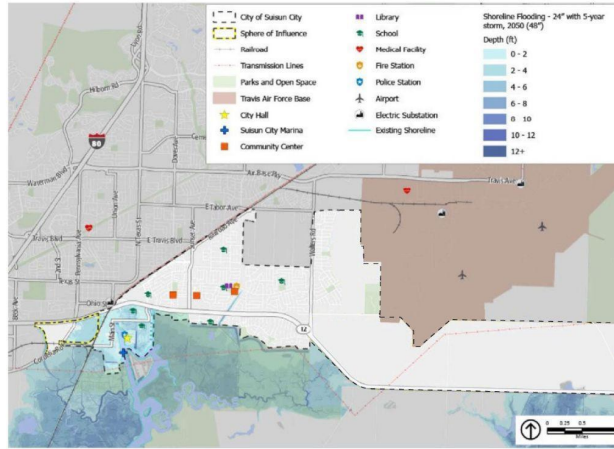


Exhibit 9-6

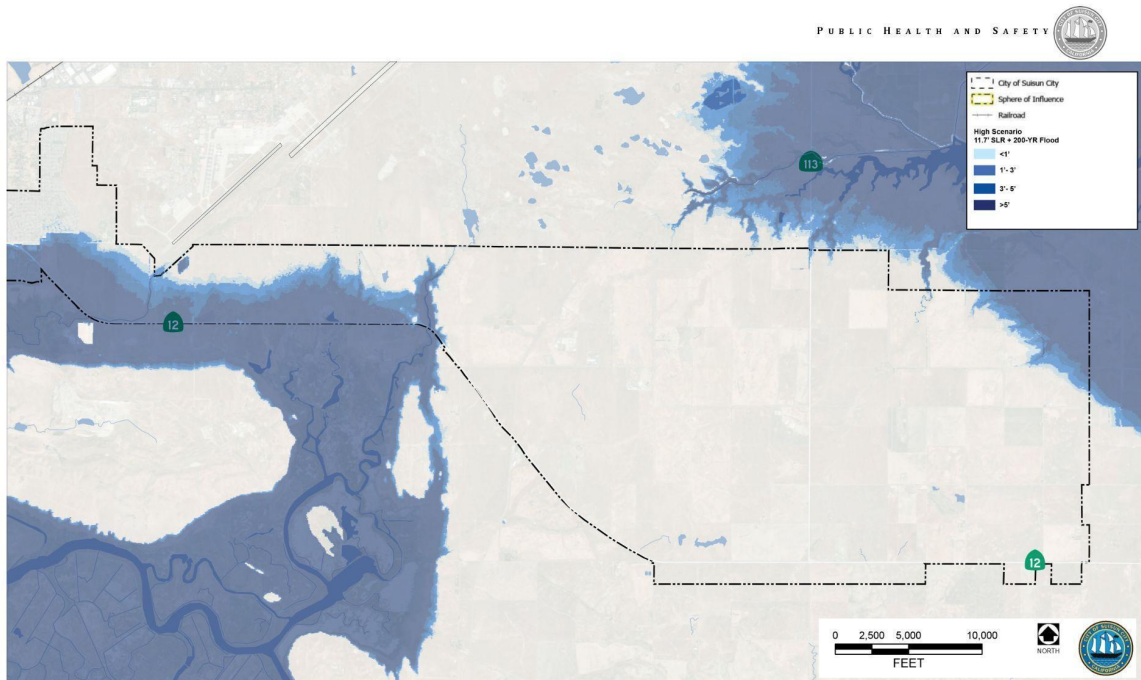
Sea Level Rise Hazard Areas (8.1' SLR + 200-YR Flood)

- Please replace Exhibit 9-7 Sea Level Rise with a 5-Year Storm with amended Exhibit 9-7 as set forth below to include the expansion of the City of Suisun City's sphere of influence and city limits.



Source: Adapting to Rising Tides 2020, PlaceWorks 2022, ESRI, CBG 2025
Exhibit 9-7

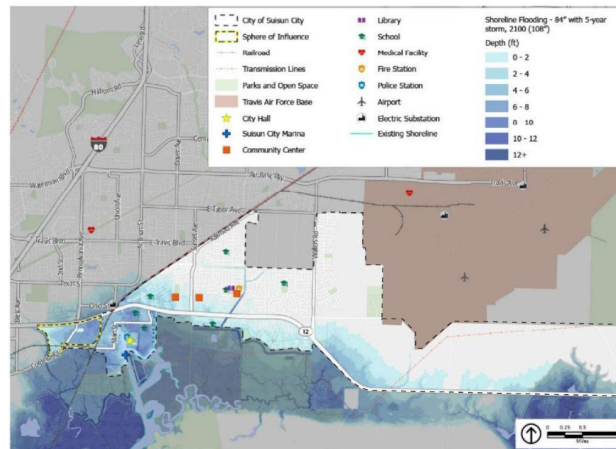
Sea Level Rise with a 5-Year Storm, 2050



Source: RF 2025, CBG, 2025
Exhibit 9-7

Sea Level Rise Hazard Areas (11.7' SLR + 200-YR Flood)

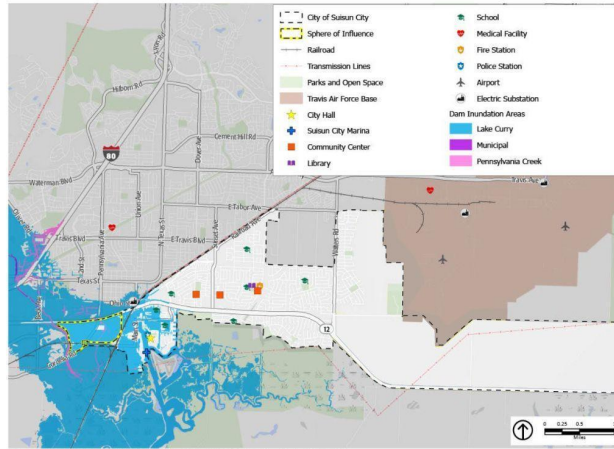
- Please replace Exhibit 9-8 Sea Level Rise with a 5-Year Storm with amended Exhibit 9-8 as set forth below to include the expansion of the City of Suisun City's sphere of influence and city limits.



Source: Adapting to Rising Tides 2020, PlaceWorks 2022, ESRI, CBG 2025
Exhibit 9-8

Sea Level Rise with a 5-Year Storm, 2100

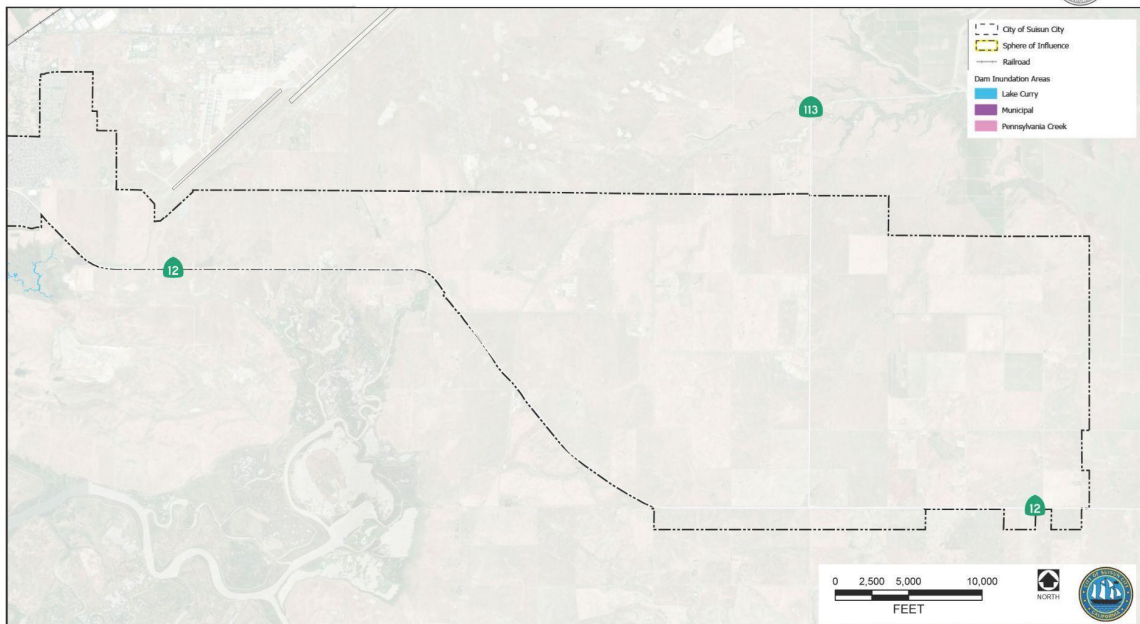
- Please replace Exhibit 9-9 Dam Inundation Area amended Exhibit 9-9 is set forth immediately below to include the proposed expansion of the City's boundaries and sphere of influence.



Source: DWR DSD 2021, USDOT BTS 2021, Solano LAFCO 2020, PlaceWorks 2022, ESRI

Dam Inundation Areas

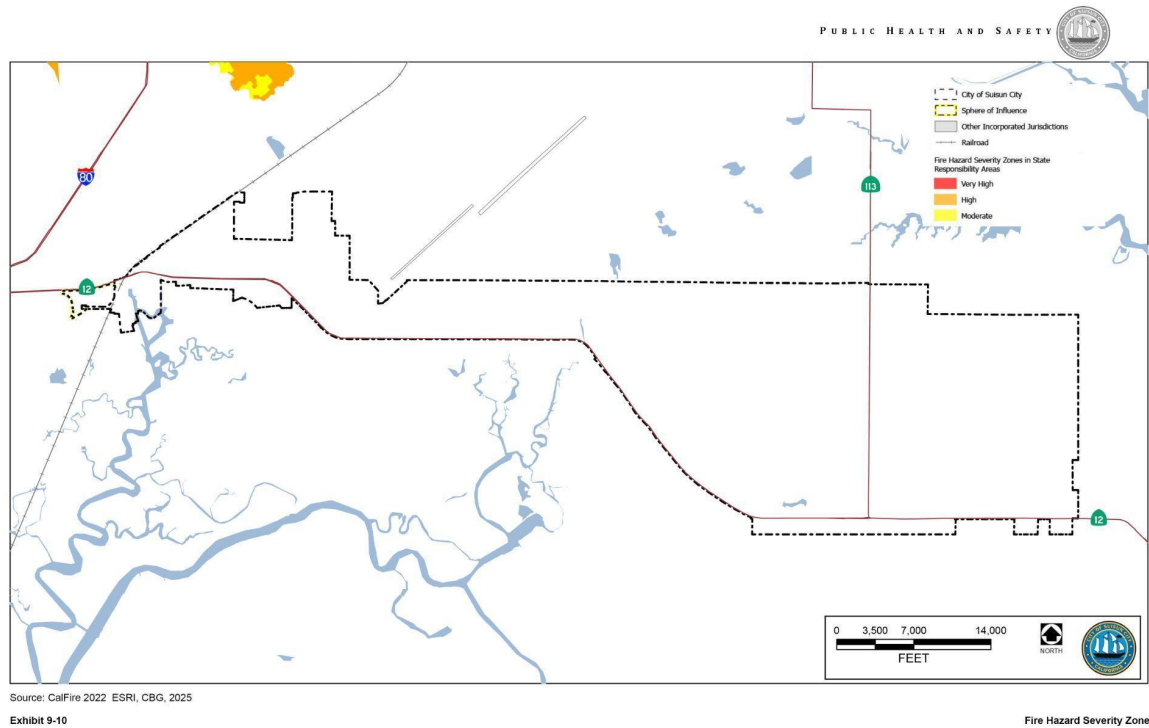
PAGE 9-47



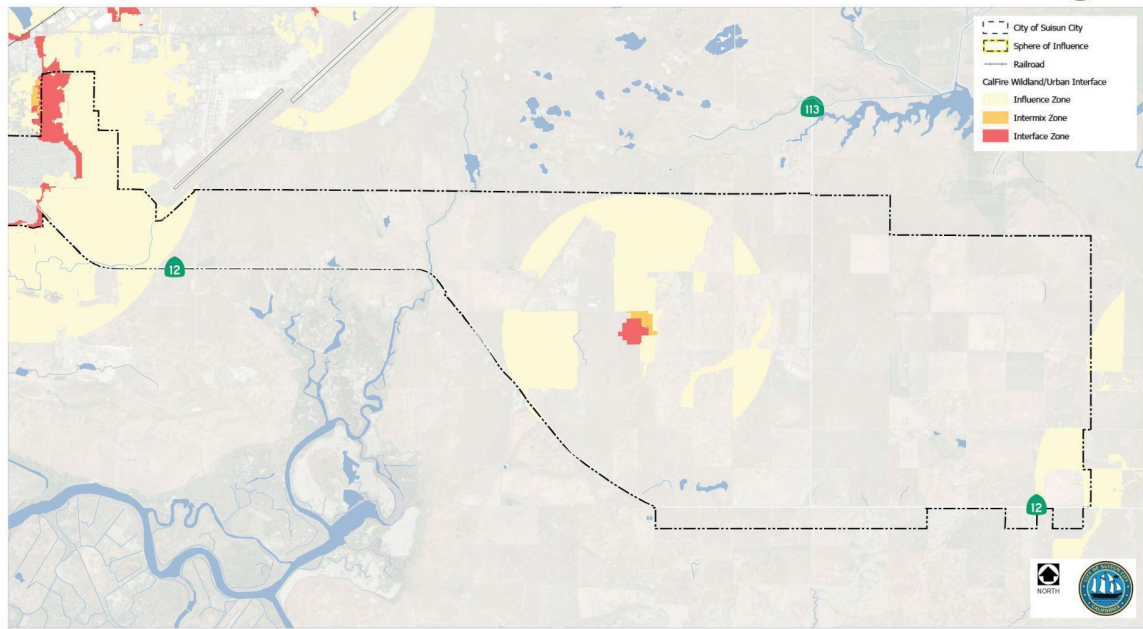
Source:
Exhibit 9-9

Dam Inundation Areas

- Please replace Exhibit 9-10 Fire Hazard Severity Zones with amended Exhibit 9-10 as set forth below to include the expansion of the City of Suisun City's sphere of influence and city limits.



- Please replace Exhibit 9-11 Wildland-Urban Interface with amended Exhibit 9-11 is set forth immediately below to include the expansion of the City of Suisun City's sphere of influence and city limits.

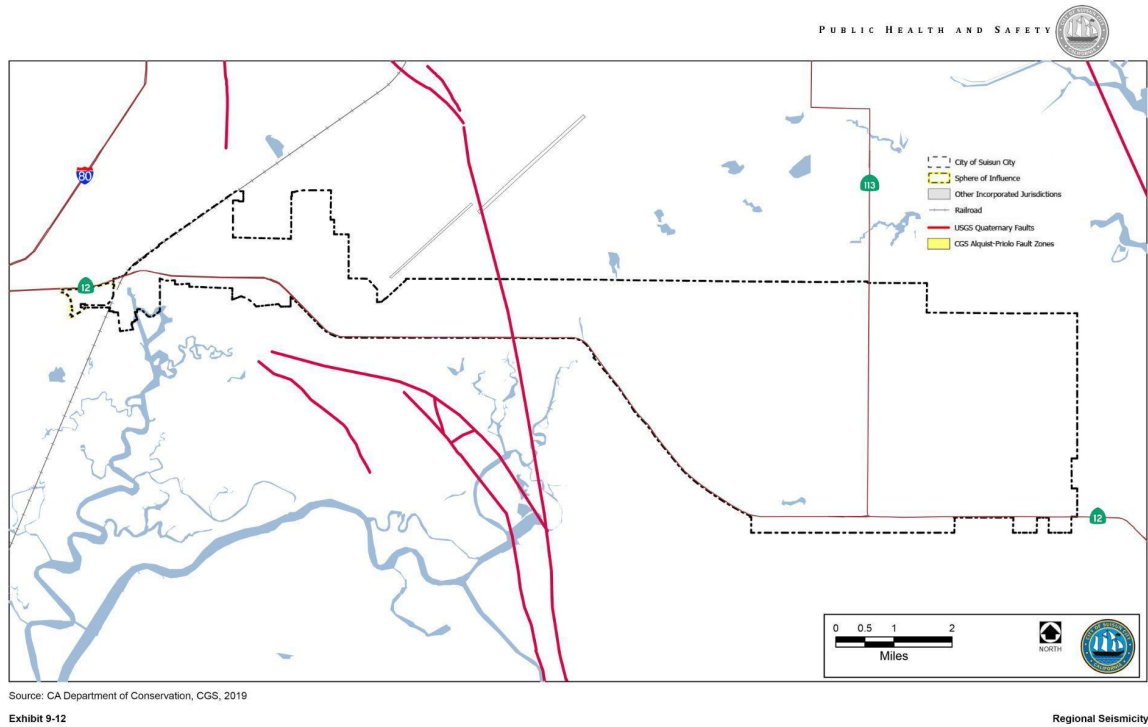


Source: CalFire 2021, ESRI, CBG, 2025

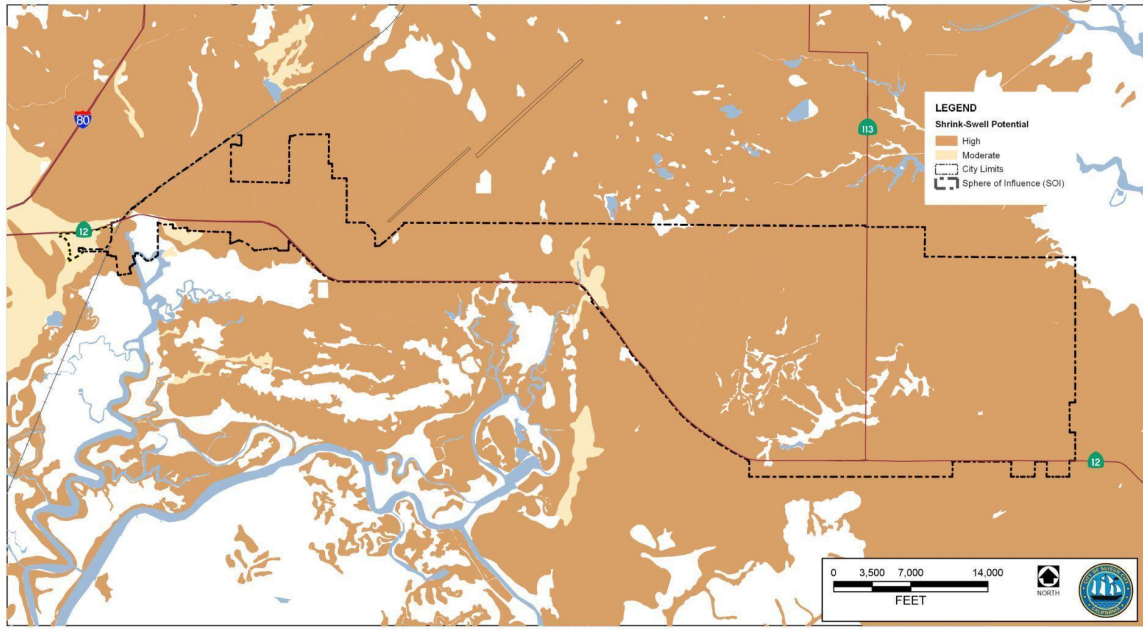
Exhibit 9-11

Wild-Urban Interface

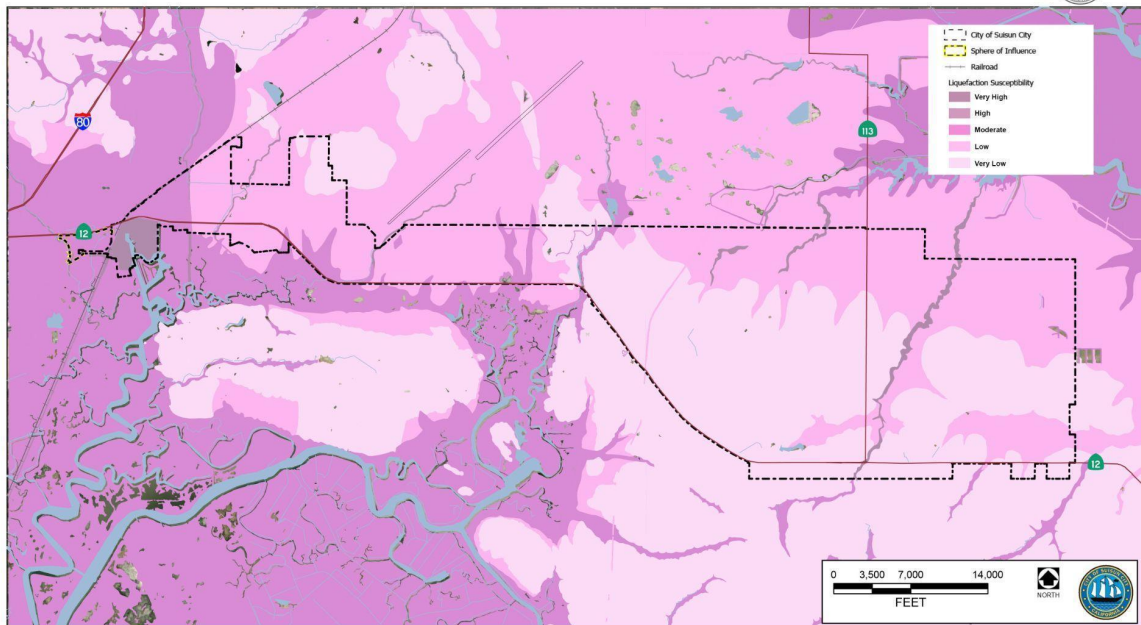
- Please replace Exhibit 9-12 Regional Seismicity with amended Exhibit 9-12 as set forth immediately below to include the expansion of the City of Suisun City's sphere of influence and city limits.



- Please replace Exhibit 9-13 Shrink-Swell Potential with amended Exhibit 9-13 as set forth immediately below to include the expansion of the City of Suisun City's sphere of influence and city limits.



- Please replace Exhibit 9-14 Liquefaction Susceptibility with amended Exhibit 9-14 as set forth immediately below to include the expansion of the City of Suisun City's sphere of influence and city limits.

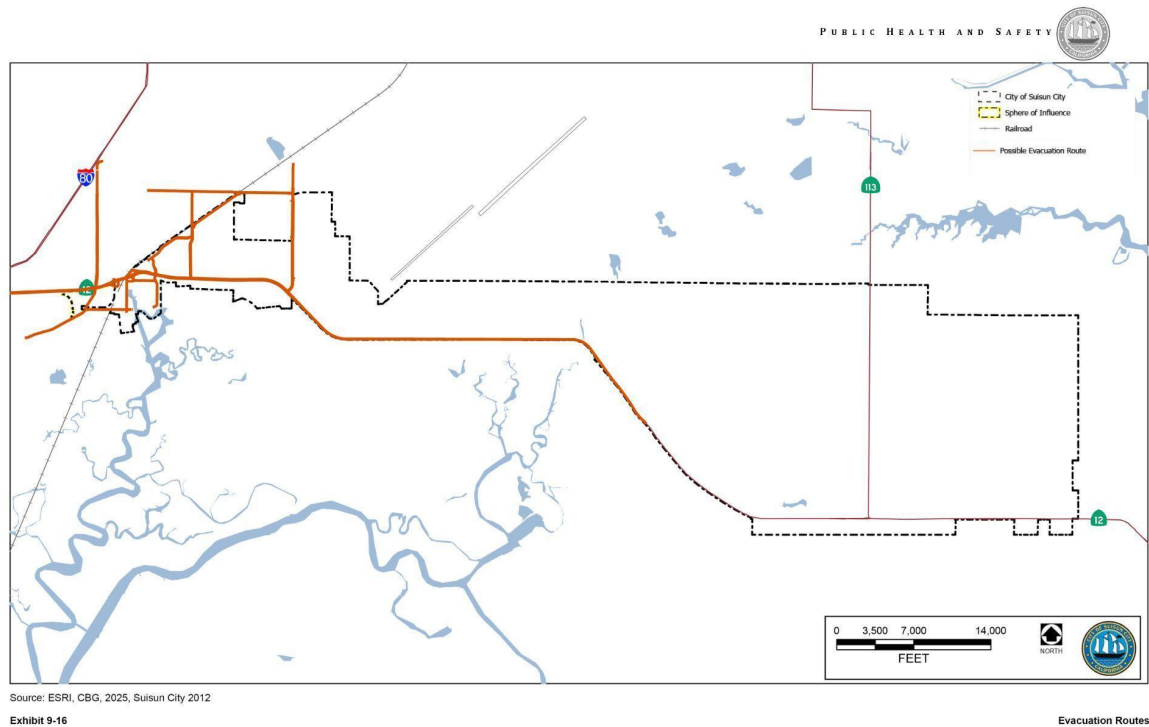


Source:

Exhibit 9-14

Liquefaction Susceptibility

- Please replace Exhibit 9-15 Landslide Hazard Zones with an amended version that includes the expansion of the City of Suisun City's sphere of influence and city limits.
- Please replace Exhibit 9-16 Evacuation Routes with an amended version that includes expansion of the City of Suisun City's sphere of influence and boundaries, and evacuation routes for the Suisun Expansion Plan area.



- Please replace Exhibit 9-17 Evacuation-Constrained Residential Parcels with an amended Exhibit that includes the expansion of the City of Suisun City's sphere of influence and boundaries, and includes the Suisun Expansion Specific Plan.
- Please modify Policy PHS-17.2 as follows:
 - Policy PHS-17.2 The City will restrict land uses and the height of development according to the requirements of the Travis Air Force Base Airport Land Use Plan to the extent feasible.