

AGENDA
REGULAR MEETING OF THE CITY OF SUISUN
CITY PLANNING COMMISSION
7:00 P.M., DECEMBER 10, 2019

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC19-14

1. CALL TO ORDER.

2. ROLL CALL:

Chairperson Clemente
Vice-Chair Ramos
Commissioner Borja
Commissioner Holzwarth
Commissioner Pal
Commissioner Rowe
Commissioner Thomas

Pledge of Allegiance
Invocation

3. APPROVAL OF AGENDA:

Approval of Planning Commission agenda of December 10, 2019

4. APPROVAL OF MINUTES:

Approval of Planning Commission minutes of November 19, 2019

5. PUBLIC COMMENT:

This is a time for public comments for items that are not listed on this agenda. Comments should be brief. If you have an item that will require extended discussion, please request the item be scheduled on a future agenda.

CONFLICT OF INTEREST NOTIFICATION

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

6. CONSENT CALENDAR:

None

7. CONTINUED ITEMS:

None

8. PUBLIC HEARINGS:

For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.

- A. PC19-___, A Resolution of the Planning Commission of the City of Suisun City Approving Development of a 7-Eleven, Two Pad Buildings, a Fuel Station and Subdivision of the Subject Property into Four Parcels (APN: 0174-830-040).
- B. PC19-___, A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of the Lawler Mixed Use Project (APN's: 0173-670-290. 300, 310, 330, and 340)

9. GENERAL BUSINESS:

None

10. REPORTS BY STAFF AND PLANNING COMMISSION:

- A. Staff
- B. Planning Commission

11. AGENDA FORECAST / FUTURE AGENDA ITEMS.

12. ADJOURNMENT.

a&m/191210.pca

MINUTES
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., NOVEMBER 19, 2019

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC19-11

1. CALL TO ORDER.

2. ROLL CALL:

Chairperson Clemente
Vice-Chair Ramos
Commissioner Borja
Commissioner Holzwarth

EXCUSED

Commissioner Pal
Commissioner Rowe
Commissioner Thomas

3. APPROVAL OF AGENDA:

Commissioner Borja moved to approve the Planning Commission agenda of November 19, 2019, as is.

Commissioner Ramos seconded the motion. Motion passed 4-0 by roll call vote.

4. APPROVAL OF MINUTES:

Commissioner Ramos moved to approve the Planning Commission minutes of September 24, 2019, as is.

Commissioner Holzwarth seconded the motion. Motion passed 4-0 by roll call vote.

5. PUBLIC COMMENT:

None

CONFLICT OF INTEREST NOTIFICATION

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

6. CONSENT CALENDAR:

None

7. CONTINUED ITEMS:

None

8. PUBLIC HEARINGS:

- A. Resolution PC19-__; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a 60' Highway-Oriented Pylon Sign on the Heritage Park Shopping Center Property (0173-010-380).

Senior Planer John Kearns started with a brief background of the site and the past application that was approved by the Commission one year ago. He went to talk about the changes that are being proposed for the sign, including the removal of a few trees for the proposed new location. He went on to state that Staff has been working closely with various utility agencies to make sure the new sign location wasn't hitting any utilities.

Chairperson Clemente started by asking if the sidewalk would be impacted by the placement of the new sign. He also asked if any parking stalls were going to be taken away. Ms. Wilson, the applicant, answered by confirming the sign would not interfere with the walking/bike path, and a few parking stalls would be taken away.

Commissioner Borja asked specifically how many parking stalls would be lost. Ms. Wilson replied, one stall would be lost and that there would be restriping of the stalls.

Commissioner Ramos stated that he liked the design of the sign.

Commissioner Holzwarth stated that the sign is needed so people can know what's in the shopping center.

Chairperson Clemente stated that the trees were blocking Raley's and Ace Hardware.

Commissioner Ramos moved to approve Resolution PC19-__; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a 60' Highway-Oriented Pylon Sign on the Heritage Park Shopping Center Property (0173-010-380).

Commissioner Ramos seconded the motion. Motion passed 4-0 by roll call vote.

9. GENERAL BUSINESS:

- A. Resolution PC19-__; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at 320 and 322 Merganser Drive (APN's 0173-010-210 and 220).

Senior Planner John Kearns started with why this item needed to go before the Planning Commission, stating that any City property that is about to be sold needs to be reviewed by the Planning Commission to make sure it's in conformance with the General Plan. Mr. Kearns went on to state that the sale would be in conformance.

Chairperson Clemente asked, when the Senior Center came to the Planning Commission in the past for its renovation was it in compliance with the General Plan. To which Mr. Kearns replied it was.

Commissioner Holzwarth wanted clarification that the Senior Housing was going to in fact stay Senior Housing. City Manager - Mr. Folsom replied, it is, in the contract it extends senior Housing for 25 more

years.

Commissioner Ramos found a typo in numbering and wanted clarification. Mr. Kearns replied that the numbering should have been the same and it is in fact a typo.

Commissioner Borja asked if any easements would be affected by this sale. Mr. Kearns said the easements would not be.

Commissioner Ramos moved to approve Resolution PC19-__; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at 320 and 322 Merganser Drive (APN's 0173-010-210 and 220).

Commissioner Borja seconded the motion. Motion passed 4-0 by roll call vote.

- B. Resolution PC19-__; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of Housing Authority-Owned Real Property Located North of Highway 12 and East of Sunset Avenue (APN's 0173-390-160 and 180).

Commissioner Holzwarth moved to approve Resolution PC19-__; A Resolution of the City of Suisun City Planning Commission Making a Finding of General Plan Conformity for the Proposed Future Sale of City-Owned Real Property Located at 320 and 322 Merganser Drive (APN's 0173-010-210 and 220).

Commissioner Borja seconded the motion. Motion passed 4-0 by roll call vote.

10. REPORTS BY STAFF AND PLANNING COMMISSION:

A. Staff

- a. SB 2 Planning Grant
- b. Revised Public Hearing Noticing Procedures
 - In an effort to be more transparent, the changes are as follows: 600FT noticing with 2 weeks' notice, posting signs at said property.
- c. 8-Acre Site
 - In the process of selling, will be coming to the Planning Commission soon.
- d. Cannabis Ordinance / Parking & Paving Ordinance
 - Coming to the Planning Commission soon for discussion.

B. Planning Commission

11. AGENDA FORECAST / FUTURE AGENDA ITEMS.

Next meeting scheduled December 10th, 2019.

12. ADJOURNMENT.

a&m/191119.pca

THIS PAGE INTENTIONALLY LEFT BLANK



DATE: 12/10/2019
TO: PLANNING COMMISSION
FROM: John Kearns, Senior Planner (707.421.7337, jkearns@suisun.com)
RE: Northeast Highway 12 and Walters Road Commercial (APN: 0174-830-040)

Files: **TM 19/20-001,**
AR 19/20-001, and
CUP 19/20-001

SUMMARY

City staff received an application for a commercial development at the northeast corner of Highway 12 and Walters Road. The project is proposed in the Commercial Retail (CR) Zoning District and is across from (east of) the existing Walmart store. The proposed project consists of construction of a 7-Eleven (3,060 square feet), two pad buildings (5,500 and 3,000 square feet), and a fuel station (12 dispensers), as well as subdivision of the property into four parcels. A Conditional Use Permit has also been submitted for establishment of the 7-Eleven convenience market.

Recommendation: Planning staff recommends adoption of Resolution No. PC19-___, A Resolution of the Planning Commission of the City of Suisun City Approving Development of a 7-Eleven, Two Pad Buildings, a Fuel Station and Subdivision of the Subject Property into Four Parcels (APN: 0174-830-040).

Proposed Motion: I move that the Planning Commission adopt Resolution No. PC19-___, A Resolution of the Planning Commission of the City of Suisun City Approving Development of a 7-Eleven, Two Pad Buildings, a Fuel Station and Subdivision of the Subject Property into Four Parcels (APN: 0174-830-040).

BACKGROUND/DISCUSSION

Project Overview

The applicant is proposing to subdivide the subject property into four parcels and develop the site into a 7-Eleven with Fuel Station and two pad buildings for which the users have not yet been identified. Access will be provided from Walters Road and the applicant is proposing to construct a left-turn lane by modifying the existing median island. All appropriate utilities will be brought to the site and the site has been proven to provide adequate circulation for all vehicles including a fire truck.

7-Eleven Overview

7-Eleven provides a variety of products and services including the following: 7-Select private-brand products, coffee, fresh-made daily sandwiches, fresh fruit salads, bakery items, hot and prepared foods, gasoline, dairy products, carbonated beverages, and energy drinks, juices, financial services, and product delivery services. Additional information regarding the c-store will be provided in the conditional use permit application. The commercial/retail buildings will provide

products and services consistent with the approved commercial use. Additionally, for the 7-Eleven, 800 customers (as stated by the applicant) are expected on average per day for this area. There will be 2-3 employees working at any one time. This may vary during holiday season and peak hours. The c-store and fueling station will operate twenty-four (24) hours a day. The commercial/retail buildings will operate specific to each use.

Regulatory Setting

In 2015, the City adopted the 2035 General Plan which updated policy guidelines for the overall amount, character, and location of urban development, as well as preservation and natural resource conservation, economic development, transportation, safety, public facilities and services, and housing. The subsequent update of the Zoning Code was prepared to implement the policies of the General Plan.

The Project is located within the Commercial Retail Zoning District which is one of two districts found to be compatible with the Commercial Mixed Use Land Use Designation of the General Plan. A discussion of the Commercial Mixed Use Designation (General Plan) and Commercial Retail District (Zoning Code) can be found later in the staff report.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Classification
Project Site	Undeveloped land.	Commercial Mixed Use	Commercial Retail
North	Undeveloped land (unincorporated Solano County)	Special Planning Area	Agriculture
East	Undeveloped land (unincorporated Solano County)	Special Planning Area	Agriculture
South	Lawler Ranch Residential Subdivision	Low-Density Residential	Low-Density Residential
West	Walmart	Commercial Mixed Use	Commercial Retail

Required Permits and Regulatory Basis

Entitlements requested for the proposed Project include a Tentative Parcel Map, A Conditional Use Permit (for the Convenience Market) and a Site Plan/Architectural Review. Each of these entitlement is at the discretion of the Planning Commission as they are stated to be the approving body in the Suisun City Code. The Project would retain its current General Plan Designation of

Commercial Mixed Use and Zoning Classification of Commercial Retail. The Site Plan/Architectural Review entitlement ensures the project is consistent with the direction in both the 2035 General Plan, as well as the Zoning Code. The Conditional Use Permit is required for the Convenience Market and allows the approving body to evaluate such uses on an individual basis and often with several conditions drafted by staff. Lastly, the Tentative Parcel Map (also known as a minor subdivision) application allows for subdividing property to as many as four parcels and such applications are reviewed against the City's Subdivision Ordinance.

Permits Required after Approval

- Improvement Plans/Grading Permit for onsite and offsite improvements;
- Sign Permits; and
- Building Permit for construction of project and other onsite improvements.

ANALYSIS

General Plan Consistency

Per the City of Suisun City's General Plan, the Commercial Mixed Use Designation "*Provides for **retail** and service commercial operations; research, assembly, fabrication, storage, distribution, and processing uses; professional offices; public services and facilities; and other compatible uses, such as higher-density dwelling units.*" In this case, the primary uses (fuel station and convenience market) are retail in nature and the expectation is that the pad buildings will be retail as well.

Zoning Code Consistency

Per Title 18 "Zoning" of the Suisun City Code, "***The Commercial Retail (CR) Zoning District is applicable to parcels where the sale of goods and services is the primary intended use. This includes large format retail establishments, as well as smaller commercial businesses scaled to neighborhood-serving goods and services meeting the density and intensity standards defined in Section 18.20.060...***" In this case, the proposed project would provide for a location where goods and services are sold.

Additionally, the Suisun City Code defines Convenience market as "*An establishment with a gross floor area of less than 6,000 square feet offering for sale a variety of fresh or prepackaged food and beverage products, alcoholic beverages for off-site consumption, household items, and similar products. This use may include a market that is combined with another use, such as an automobile service station, when the market net floor area is between 500 and 6,000 square feet. Includes liquor stores below 6,000 square feet which focus on the sale of alcoholic beverages.*" With the submitted materials, plans and project description, the proposed convenience market is consistent with this definition.

Development Standards

Below is a comparison of the proposed project with the development standards located in the Zoning Code to show its compliance.

	Side Setback	Front Setback	Rear Setback	Building Height	Parking Spaces
Project	10'(min)	25' (min)	8.8'*	32'6"	84
Zoning Code	0	0	10'	45'	84

- See Condition P-17 of the attached Draft Resolution.

Application Materials

Site Plan. This exhibit depicts the proposed overall project layout, as well as project data.

Preliminary Landscape Plans. This combination of plan sheets shows the proposed planting of the site, as well as water efficiency compliance and images of the plantings.

Architectural Renderings. These plans provide for color representations of the exterior treatments from each side of each building including sample signage.

Conceptual Grading and Utility Plans. This plan shows contours and grade elevations for the project site. These contours and grade elevations reflect the relationship with the adjacent properties; show the flow of surface stormwater; and provide for the extent of grading necessary to develop the project site. The plan also provides for a plan of bringing utilities to the site.

Fire Truck Circulation Plans. These plans provide an illustration of how a fire truck (specifications for the Suisun City Ladder Truck were used) would properly circulate within the site.

Site Photometrics. This plan shows the result of combining the existing lighting around the site with the lighting the project proposes to assure that there is adequate lighting on-site, but that the lighting for the project will not spill over to adjacent private properties.

Based upon the analysis of the materials provided for the proposed Project, a review of the goals and intent of the General Plan and Zoning Code and the analysis provided herein, the project is consistent with the purpose and intent of the Commercial Retail District and all applicable requirements of the Suisun City Code.

CEQA Review

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.” The proposed project is a project under CEQA. The proposed project is exempt from CEQA under CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared). This exemption

applies to projects that are consistent with the General Plan. Section 15183 (i)(2) of the CEQA Guidelines defines “consistency” as “that density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan...or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning.”

The subject property is designated Commercial Mixed Use (CMU) in the City’s General Plan and Commercial Retail in the Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046) and staff has reviewed the proposed action for consistency with the existing allowed development, as described under the CEQA Guidelines. The undeveloped site currently has development on two sides with unincorporated Solano County land on the other sides. Onsite drainage areas have been designed with the submittal and the project has been conditioned to comply with all local and State construction requirements.

Based on the information above, the project would not result in any new potentially significant on- or off-site impacts which includes: cumulative impacts that were not discussed in the General Plan EIR and environmental reviews; no aspects peculiar to the project or the parcel that would result in new effects; and no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

Proposed Findings for Planning Commission Consideration

In order for the Planning Commission to approve the subject entitlements, they must affirm specific findings. Resolution PC 19-__ provides specific findings related to analysis of the Project under the California Environmental Quality Act (CEQA) and the approval of subject entitlements:

1. That the establishment, maintenance or operation of a use or building applied for are in conformity to the General Plan for the City with regard to circulation, population densities and distribution, design, and/or other aspects of the General Plan considered by the Development Services Director to be pertinent.
2. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided.
3. That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
4. That the proposed use conforms with all relevant federal, state, and local laws and regulations.
5. That the Tentative Parcel Map complies with the requirements of the Subdivision Map Act and Title 17 of the Suisun City Code.

6. The Tentative Parcel Map and resulting parcels configuration are consistent with the City Zoning Code.
7. The resulting lots will not adversely impact existing or planned uses of the properties.
8. The proposal is consistent with the Suisun City General Plan.
9. The proposed Project is consistent with the policies, development standards and designations of the General Plan and the Suisun City Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined: that the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project would not substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

Planning Commission Options

The Planning Commission has several options in considering this application. Actions that the Planning Commission may take within this project review include:

- Approve the project with conditions of approval;
- Disapprove the project; or
- Continue the item for further discussion.

Next Steps

As stated previously, the Planning Commission is the approving body for the subject entitlements. If approved, the project would be subject to a 10-day appeal period in which an appeal could be filed and ultimately heard by the City Council. Once the appeal period has cleared, the applicant can submit a Final Map, Construction Drawings, and Improvement Plan in preparation for site construction.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

DISTRIBUTION

Internal

- PC Distribution
- City Manager Greg Folsom
- Senior Planner John Kearns
- Assistant Planner Joann Martinez

External

- City Website <https://www.suisun.com/planning-commission/>

ATTACHMENTS

1. PC 19-___; A Resolution of the Planning Commission of the City of Suisun City Approving Development of a 7-Eleven, Two Pad Buildings, a Fuel Station and Subdivision of the Subject Property into Four Parcels (APN: 0174-830-040).
 - A. Project Description
 - B. Project Plans
 - C. Conditions of Approval
 - D. Finding of Conformity

RESOLUTION NO. PC 19-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
APPROVING DEVELOPMENT OF A 7-ELEVEN, TWO PAD BUILDINGS, A FUEL
STATION AND SUBDIVISION OF THE SUBJECT PROPERTY INTO FOUR PARCELS
(APN: 0174-830-040)**

WHEREAS, Trestle Suisun LLC, (hereinafter referred to as Applicant) filed an application with the City of Suisun City for a Tentative Parcel Map, Site Plan/Architectural Review and Conditional Use Permit for a 7-Eleven, Two Pad Buildings, a Fuel Station and Subdivision of the subject property into Four Parcels (APN 0174-830-040); and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this development plan; and

WHEREAS, the Planning Commission is required to make a determination for final action on this Project; and

WHEREAS, the Planning Commission of the City of Suisun City did conduct on December 10, 2019 a properly noticed public hearing pursuant to Government Code Section 65090 and has considered all written and verbal testimony presented during the hearing; and

NOW, THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY does hereby make the following findings:

- A. The proposed Project is consistent with the policies, development standards and designations of the General Plan and the Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined that: the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project would not substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.
- B. The Planning Commission approves the Tentative Parcel Map, Conditional Use Permit, and Site Plan/Architectural Review as depicted on plans and exhibits provided as Exhibits A and B of this Resolution and subject to Conditions of Approval provided as Exhibit C of this Resolution:
 1. That the establishment, maintenance or operation of a use or building applied for are in conformity to the General Plan for the City with regard to circulation, population densities and distribution, design, and/or other aspects of the General Plan considered by the Development Services Director to be pertinent;
 2. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided;
 3. That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general

welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.

4. That the proposed use conforms with all relevant federal, state, and local laws and regulations.
5. That the Tentative Parcel Map complies with the requirements of the Subdivision Map Act and Title 17 of the Suisun City Code.
6. The Tentative Parcel Map and resulting parcels configuration are consistent with the City Zoning Code.
7. The resulting parcels will not adversely impact existing or planned uses of the properties.
8. The proposal is consistent with the Suisun City General Plan.
9. The proposed Project is consistent with the policies, development standards and designations of the General Plan and the Suisun City Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined: that the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project would not substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required (Exhibit D).

The forgoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

WITNESS my hand and the seal of said City this 10th day of December 2019.

Joann Martinez, Commission Secretary

Exhibit A: Project Description
Exhibit B: Project Plans
Exhibit C: Conditions of Approval
Exhibit D: Finding of Conformity



ROBERT A. KARN & ASSOCIATES, INC.

707 Beck Avenue, Fairfield, California 94533 Phone: (707) 435-9999 Fax: (707) 435-9988

**WALTERS ROAD COMMERCIAL PROJECT
SITE PLAN/ARCHITECTURAL REVIEW SUPPLEMENTAL INFORMATION**

I. PRODUCTS AND SERVICES

7-11 provides a variety of products and services including the following: 7-Select private-brand products, coffee, fresh-made daily sandwiches, fresh fruit, salads, bakery items, hot and prepared foods, gasoline, dairy products, carbonated beverages and energy drinks, juices, financial services, and product delivery services. Additional information regarding the c-store will be provided in the conditional use permit application. The commercial/retail buildings will provide products and services consistent with the approved commercial use.

II. OPERATIONS

For the 7-11, 800 customers are expected on average per day for this area. There will be 2-3 employees working at any one time. This may vary during holiday season and peak hours. The c-store and fueling station will operate twenty four(24) hours a day. The commercial/retail buildings will operate specific to each use.

III. OUTDOOR ACTIVITIES

The 7-11 will provide outdoor product services along the store frontage. Fueling is located across from the c-store. The commercial/retail buildings may require outdoor display, product services depending on the use.

IV. PRIOR USE OF PROPERTY

Historically, the property may have been utilized for agricultural purposes. The site is currently vacant/fallow. No structures, trees or utilities currently exist on the property.

V. CONSISTANCY WITH GENERAL PLAN

The proposed Walters Road Commercial Project is consistent with the City of Suisun City's General Plan and General Plan EIR. The following potential impacts have been identified and addressed below:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? The

proposed project is consistent with the General Plan land use and does not create an impact.

b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?* **The proposed project is consistent with the General Plan land use and does not create an impact.**

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?* **The proposed project will not have an impact on air traffic. No changes in traffic patterns are proposed.**

d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?* **The proposed project will not include a hazardous design feature. The proposed left turn access and driveway location have been analyzed and conform to Caltrans design standards.**

e) *Result in inadequate emergency access?* **The proposed project access will increase the access to the project site and have a positive impact.**

f) *Result in inadequate parking capacity?* **The proposed project has met the City parking requirements.**

g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?* **The proposed project is located on a bus route and there is an existing bus stop at the Walmart entrance.**

USE PERMIT REQUEST
7-ELEVEN INC, HIGHWAY 12 & WALTERS RD, SUISUN CITY, CA

7-Eleven Inc requests a Use Permit for a new convenience food store and gasoline station at the northeast corner of Highway 12 and Walters Road.

7-Eleven is a global company that operates neighborhood convenience food stores. The stores provide convenience for everyone in the trade area with a wide variety of products and services. 7-Eleven's new format showcases fresh foods (salads, fruits, sandwiches, pastries and prepared foods) delivered daily. Dairy products are delivered to the store on the day they are packaged ensuring that 7-Eleven dairy products are fresher than even the best grocery stores.

7-Eleven is a pioneer in services, offering prepaid phone and internet cards, gift cards, Green Dot (prepaid debit cards), ATM/wire transfer, on-location bill pay, and Red Box Video Rental. In 1962, 7-Eleven was the first retailer to start franchising with a local operator system. The franchise system provides the benefits of a global brand operated by a local business person.

7-Eleven stores are undergoing changes. New and remodeled stores are "green" to the extent possible with building materials and lighting. The electrical systems and HVAC are more efficient. 7-Eleven's RIS (Retailer Information System) documents all purchases, transactions, orders and events within a store and uploads the data to a server. This up-to-the-minute information provides 7-Eleven with the ability to provide the customer with what it needs that day. 7-Eleven is often first "to the street" with its introduction of new products in the marketplace.

The product assortment within a 7-Eleven store is tailored to the needs of the local community. Detailed studies are completed indicating buying preferences of the local trade area.

7-Eleven's commitment to responsible retailing is a core business principle and part of what makes 7-Eleven a welcome and respected neighbor. More than 25 years ago, 7-Eleven set the standard for responsible retailing in the convenience industry by being the first retailer to develop and implement a comprehensive training program for the safe and legal sale of age-restricted products.

7-Eleven considers it a privilege to sell age-restricted products, such as beer and wine, and ensures that they are sold in a legal and responsible manner. 7-Eleven's proprietary Come of Age™ "awareness and personnel-training program" was originally designed to prevent the sale of alcoholic beverages to minors or intoxicated persons and to prevent on-premises consumption. This U.S. acclaimed initiative was expanded to include all age-restricted products. 7-Eleven has a very rigorous and detailed system for controlling the sale of age-restricted merchandise. 7-Eleven requires an extensive training and orientation program for all employees including:

- ◆ “Operation Alert” and “Come of Age Training” begin on the first day of work
- ◆ Clerk Affidavit - Franchisees, Managers and Sales Associates acknowledge that they understand the law and their responsibilities (required by law)
- ◆ A 7-Eleven Field Consultant:
 - Verifies use of Computer Based Training (CBT) “Come of Age” training (Monitors certification of all employees (corporate and franchisee) and requires re-certification every 12 months; enforced in the 7-Eleven agreement)
 - Visits each store twice per week (Business consultants that review and advise Franchisees on operation/training issues and responsibilities)
- ◆ 7-Eleven stores’ cash registers automatically prompt sales associates to check identification when an age-restricted product is scanned for sale and will not complete the transaction until identification is presented and age verified through the register.

7-Eleven is recognized in the convenience store industry and by many law enforcement agencies as the first major retailer to institute a formal crime-deterrence program nationwide. Store managers, their staff and franchisees receive extensive training in maintaining store security and deterring potential crimes and violence through a proprietary program called "Operation Alert." Training includes security procedures, proper store maintenance, violence-avoidance and steps to take in the event of a robbery.

Research indicates that keeping less than \$50 in the cash register deters 80 percent of potential robbers. 7-Eleven stores keep less than \$50 (\$30 at night) in the cash register. Signs in the stores reinforce this policy. All 7-Eleven stores use a time-delay cash-control system, which dispenses cash in small amounts in two- to 10-minute intervals.

7-Eleven has invested millions of dollars in a high-resolution, surveillance-camera system, including 24-hour, closed-circuit video cameras with audio capabilities; color monitors mounted in view of customers; black-and-white monitors in the back rooms; and alarm systems equipped with fixed- and remote-activator devices.

7-Eleven is a neighborhood convenience food store that sells a variety of products. The merchandising of a 7-Eleven store is based on the demographics of the nearby residents resulting in products that meet the needs of the local consumer. The store will be open every day of the week, 24 hours a day. Customers of 7-Eleven stores appreciate the ability to shop 24 hours a day, 7 days a week for the wide variety of products sold by 7-Eleven.

Thank you for consideration of this Use Permit request for a new 7-Eleven food store and gasoline station. 7-Eleven looks forward to serving the Suisun City community with this new location.

LAYOUT INFORMATION

- ROLLER GRILLS 2
- SANDWICH CASE 9
- VAULT DOORS 12
- LOW TEMP DOORS 2
- ICE MERCHANT DOORS 1
- NOVELTY CASE 1 (LG)
- BAKERY CASE 1 (LG)
- SLURPEE BARRELS 8
- GONDOLA UNITS (60" H) 36
- END CAPS (60" H) 05
- POWER WINGS (06) - NOT IN TOTAL 03
- LOW WALLS (36" H) 00
- HIGH WALLS (72" H) 00
- TOTAL 44

TOTAL SQ.FT = 4,062 SF
 SALES FLOOR AREA = 1,978 SF

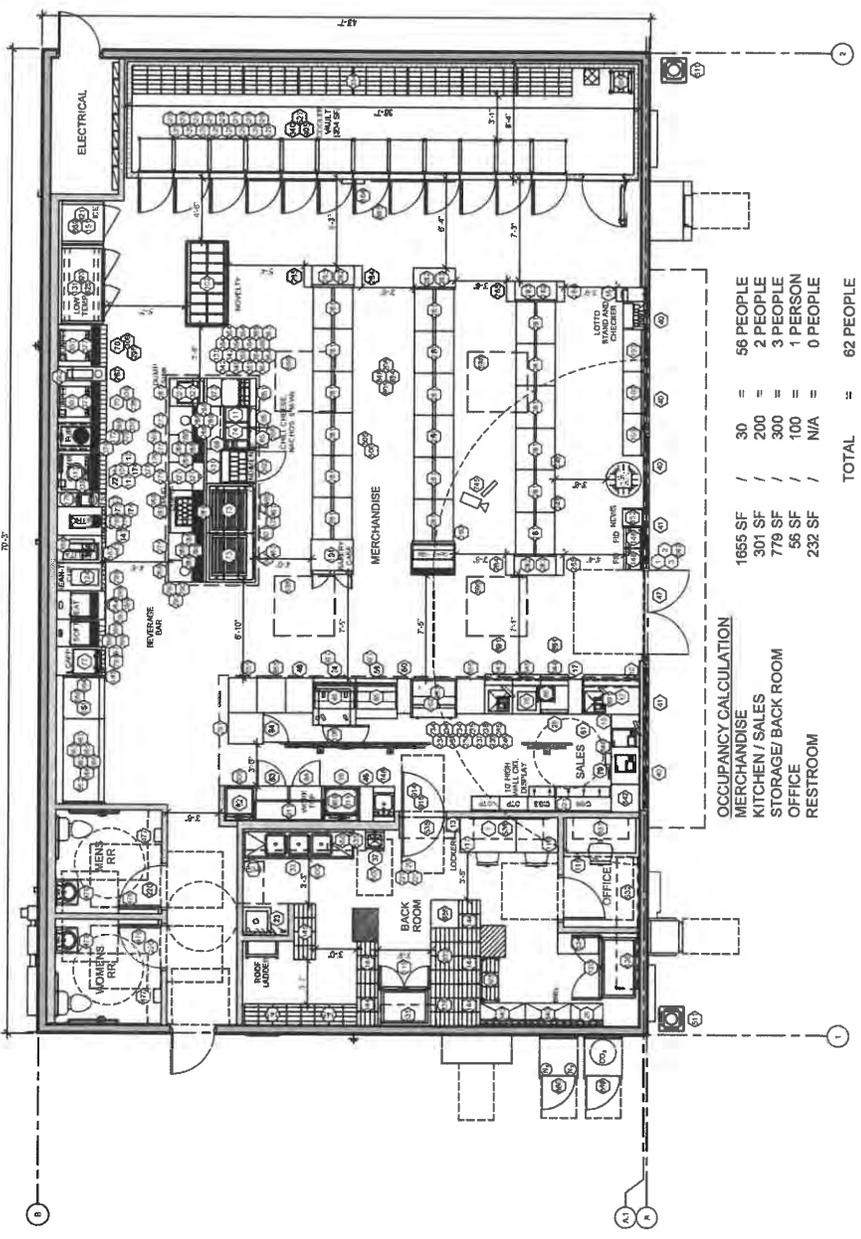
GAS: YES LIQUOR: NO
 BEER: YES WINE: YES

OCCUPANCY LOAD (>49) = 62
 TRAVEL DISTANCE (<200) = 71'
 COMMON PATH OF TRAVEL (<75) = 41'
 RESTROOMS REQUIRED = 2
 EXITS REQUIRED = 2

OVERHEAD SHELVES = 42 FT
 FLOOR SHELVES = 36 FT

WALL TYPE LEGEND

- EXTERIOR WALL
- COLUMN
- INTERIOR WALL
- PARTIAL HEIGHT WALL
- COOLER WALL



OCCUPANCY CALCULATION

MERCHANDISE	1655 SF	/	30	=	56 PEOPLE
KITCHEN / SALES	301 SF	/	200	=	2 PEOPLE
STORAGE / BACK ROOM	779 SF	/	300	=	3 PEOPLE
OFFICE	56 SF	/	100	=	1 PERSON
RESTROOM	232 SF	/	N/A	=	0 PEOPLE
TOTAL					62 PEOPLE

1044045 - SUISUN, CA - LAYOUT 01

SEC HWY 12 & WALTERS RD SCALE: 1/8"=1'-0"
 SUISUN, CA

APPROVED: YES NO
 04/09/2019

04/03/2019

TDG #19-239



DATE: 4/9/2019
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



View from Jepson Parkway

Suisun Pad

Suisun California

Vicinity Map



JOHNSON LYMAN ARCHITECTS
 1000 UNIVERSITY AVE. SUITE 2000, CA 94588
 925.433.9999
 www.johnsonlyman.com
 4000 UNIVERSITY AVENUE, SUITE 2000, CA 94588



Project Summary

Building Area	3,080 SF
7-Eleven	3,000 SF
Pad 1	2,200 SF
Pad 2	1,150 SF
Total	3,080 SF
Proposed Parking	65 stalls
Standard	3 stalls
Future EV Charging	6 stalls
Accessory	6 stalls
Total	84 stalls (7 over/1,000 SF)
Bike Parking	6 short-term bike (bike racks) (7% of parking provided) 2 long-term bike (bike lockers)

Project Team

Owner	Architect
McNellis Partners Inc. 419 W Averley Street Folsom, CA 95630 925.553.2600 Attn: John McNellis john@mcnelis.com	Johnson Lyman Architects 1375 Locust Street Suite 202 Walnut Creek, CA 94596 925.930.9690 Attn: Dave Johnson Dave@johnsonlyman.com
Civil Engineer	Landscap Architect
RAK Civil Engineers 707 Back Avenue Fairfield, CA 94535 707.433.9999 Attn: Tony Peretto tonperetto@rackengineers.com	Thomas Beck & Associates 1020 North Main Street Walnut Creek, CA 94596 925.933.2280 Attn: Rick Stover rstover@tbaak.com

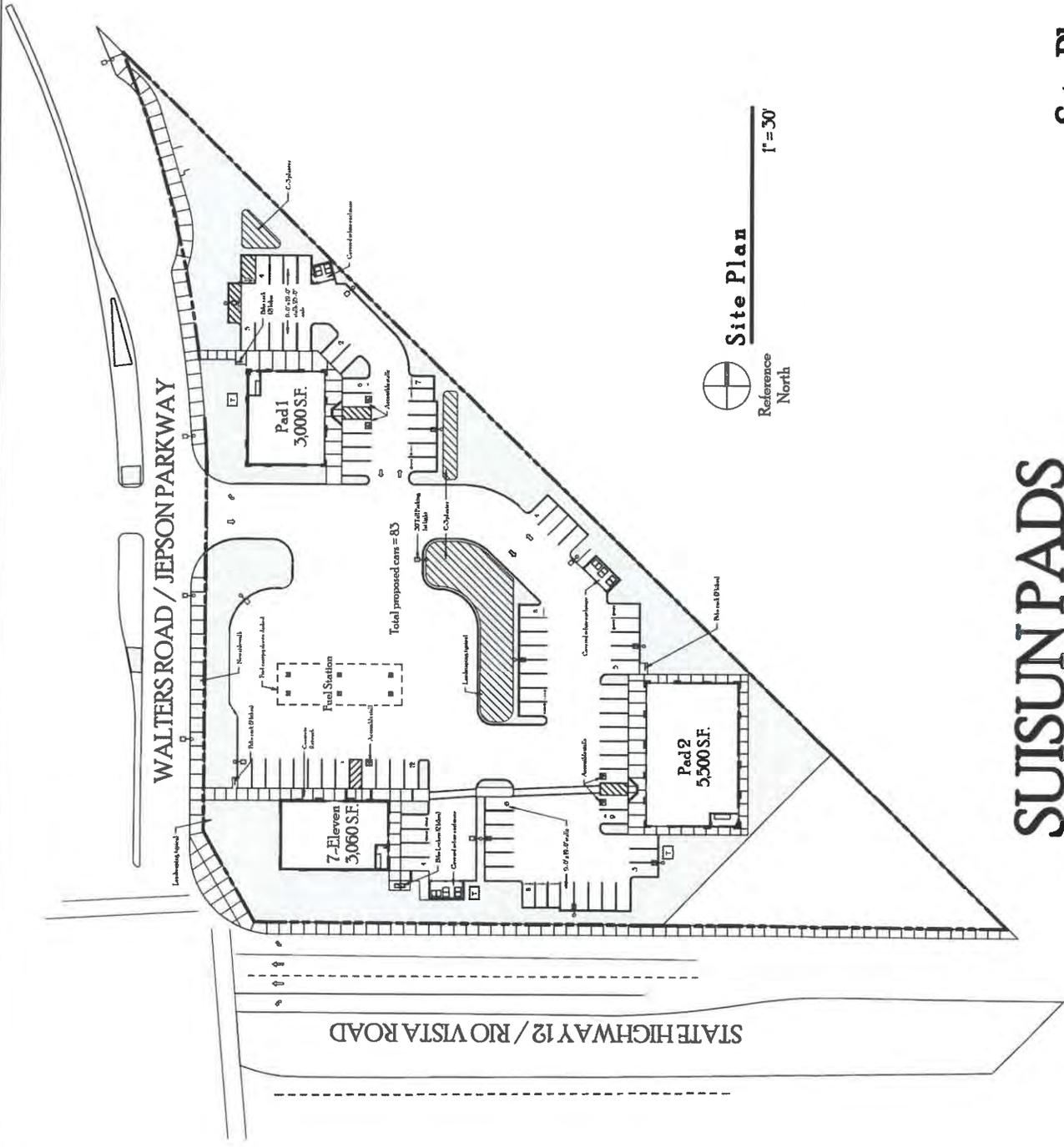
Sheet Index

A0	Cover Sheet	CI	Preliminary Grading & Utility Plan
A1	Site Plan	TR1	Fire Truck Circulation Exhibit
L1	Preliminary Landscape Plan	TR2	Fire Truck Circulation Exhibit #2
L2	Preliminary Hydromone Plan	TR3	Garbage Truck Circulation Exhibit
L3	Preliminary Plant Images	E1	Site Photometric
A2	Pad 1 Elevations		
A3	7-Eleven Elevations		
A4	Pad 2 Elevations		
CB	Colors & Materials		

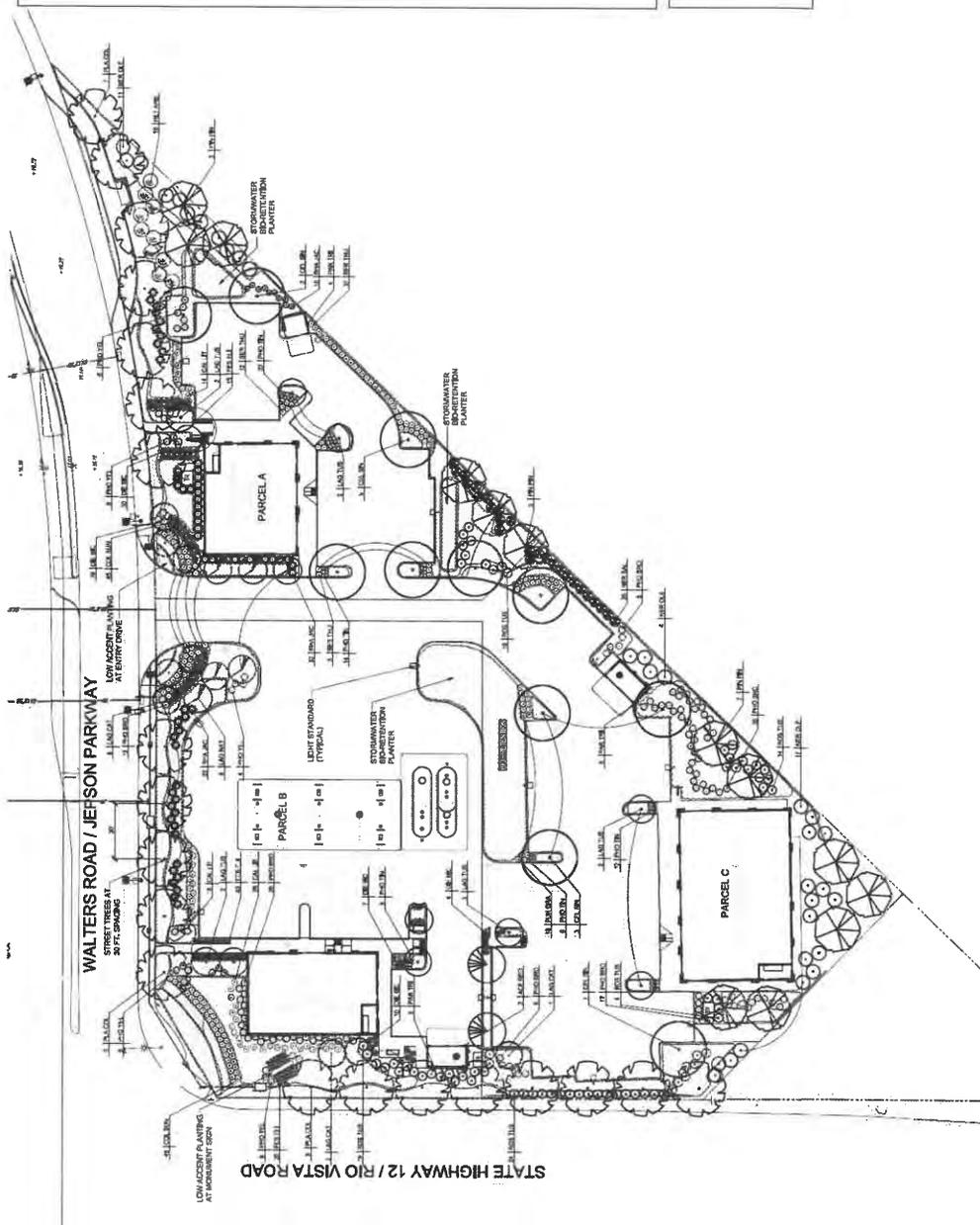
A0
10-25-19

Site Plan

SUISUN PADS
SUISUN, CA



Site Plan
Reference North
1" = 30'



PLANT MATERIALS LIST	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
TREES:					
ACE RED		ACER R. 'REDPOINT'	RED MAPLE	16 GA	MED
LAG CAT		LAGERSTROMIA CATANPA	LAGERSTROMIA	15 GA	LOW
LAG MAT		LAGERSTROMIA MATCHEZ	CRAB MYRTLE	16 GA	LOW
PLA CO		PLATANUS ICEBERG	CRAB MYRTLE	18 GA	LOW
PLA CO		PLATANUS ICEBERG 'COLUMBI'	ITALIAN STONE PINE	18 GA	LOW
SHRUBS:					
BIR THU		BERBERIS THUNBERGII	JAPANESE BARBERY	5 GA	LOW
CALL LIT		CALLISTEMON LITTLE JOHN	DWARF BOTTLEBRUSH	5 GA	LOW
COL SUN		COLEONEMA PALCHRUM 'SUNSET OOD'	BREATH-OF-HEAVEN	5 GA	MED
FESSEL		FESTUCA ELLIHAH BLUE	BLUES FESCUE	1 GA	LOW
HET ARB		HETEROMELES ARBUTIFOLIA	TOYON	5 GA	LOW
NER OLE		NERUM OLEANDER 'CASABIANCA'	WHITE OLEANDER	5 GA	LOW
PHO BRO		PHORADENDRON BRONZE BAB	DWARF FLAX	5 GA	LOW
PHO TIN		PHORADENDRON TINY TIGER	NEW ZEALAND FLAX	5 GA	LOW
PHO YEL		PHORADENDRON YELLOW WAVE	DWARF FLAX	5 GA	LOW
RHA JAC		RHAPHRASIA JACK EVANS	PRINCE OF WALES	5 GA	LOW
ROB TUS		ROSEMARINUS TUSCAN BLUE	PINK INDIAN HAWTHORN	5 GA	LOW
ROB TUS		ROSEMARINUS TUSCAN BLUE	TUSCAN ROSEMARY	5 GA	LOW
VINES:					
PAR TRI		PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GA	MED
GROUND COVER:					
ARCTOSTAPH		ARCTOSTAPHYLOS EMERALD CARPET	DWARF MANZANITA	1 GA @ 30" O.C.	LOW
HEMEROCALLIS		HEMEROCALLIS LANDSCAPE YELLOW	EVERGREEN DAYLILY	1 GA @ 24" O.C.	MED
LOMANDRA		LOMANDRA LONGIFOLIA 'SEA BREEZE'	MAT RUSH	1 GA @ 30" O.C.	LOW
ROSA 'MAGIC		ROSA 'MAGIC CARPET-RED'	CARPET ROSE	1 GA @ 30" O.C.	MED
ROSEMARINUS O. 'RENE'		ROSEMARINUS O. 'RENE'	DWARF ROSEMARY	1 GA @ 30" O.C.	LOW
ROSEMARINUS O. 'RENE'		ROSEMARINUS O. 'RENE'	BERKELEY SEDGE	1 GA, 15%	LOW
CAREX TUMALICKOLA		CAREX TUMALICKOLA	BLUE LYME GRASS	1 GA, 35%	LOW
LEYMUS CANYON PRINCE		LEYMUS CANYON PRINCE	PURPLE PINE GRASS	1 GA, 20%	LOW
PERNETIUM S. 'RUBRUM'		PERNETIUM S. 'RUBRUM'	PURPLE PINE GRASS	1 GA, 20%	LOW
PEROVSKIA ATRIPLEXIFOLIA		PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	1 GA, 5%	LOW

GENERAL NOTES:

1. ALL NEW PLANTING TO WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM. WEATHER-BASED CONTROLLER OPERATION, AND NO OVERHEAD APPLICATION.
2. ALL NEW PLANTING AREAS (EXCEPT STORMWATER TREATMENT PLANTERS) ARE TO RECEIVE A 3" LAYER OF BARK DRESSING.
3. STORMWATER TREATMENT PLANTERS ARE TO RECEIVE A 2" LAYER OF PEA GRAVEL DRESSING.
4. TOTAL NEW LANDSCAPE AREA IS 40,043 SQ. FT.
5. MORE THAN 80% OF NEW PLANTING IS LOW WATER USE MATERIAL.



REFER TO L-2 FOR HYDROZONE PLAN AND CALCS.
REFER TO L-3 FOR PLANT IMAGES.

SUISUN PADS

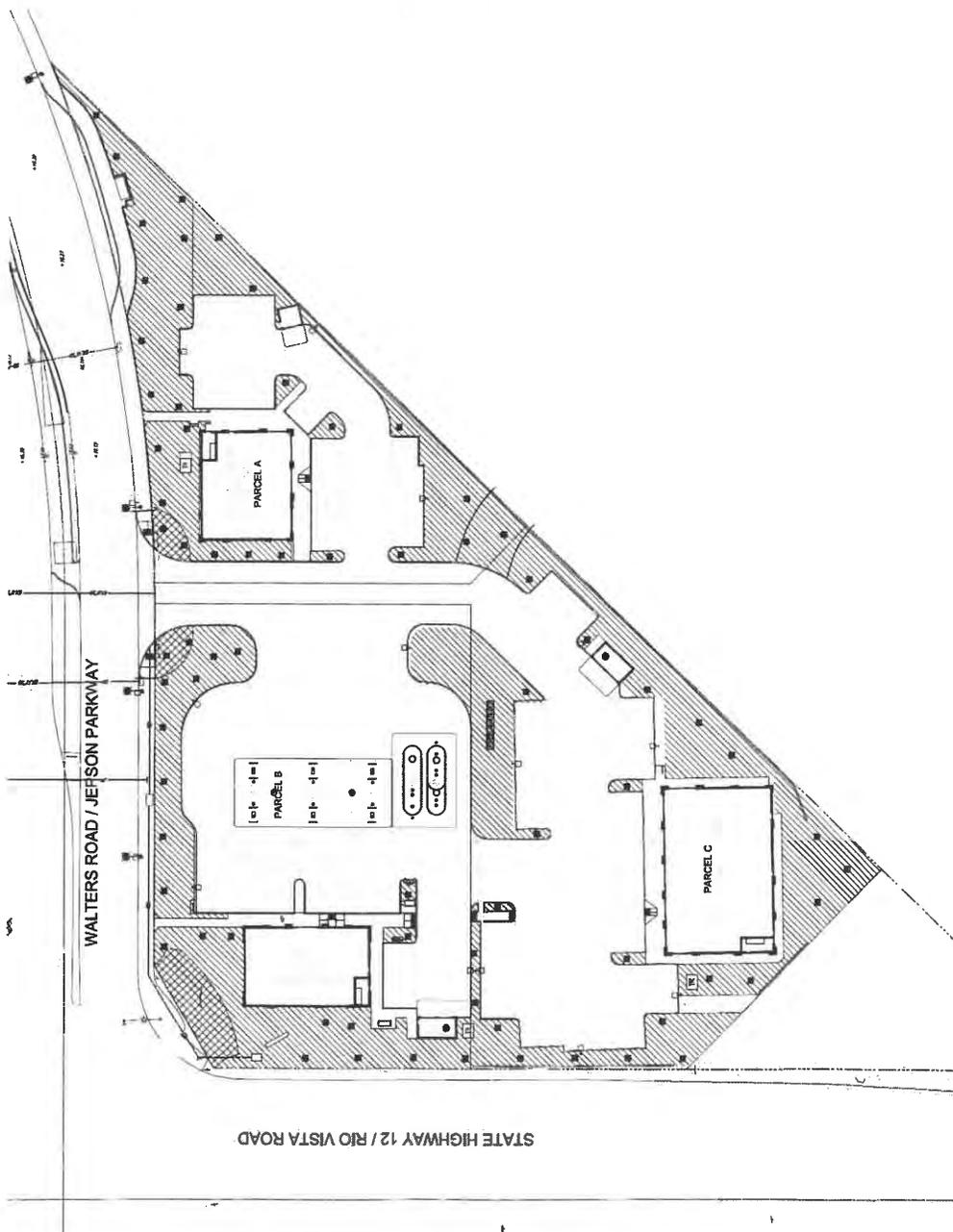
SUISUN, CA

Thomas Bank & Associates, LLP
Landscape Architects
1820 North Main Street, Suite 4
Suisun, CA 94586
Ph: 925.933.1182



JOHNSON
LYMAN
ARCHITECTS
1077 CLAYTON DRIVE, SUITE 100
SUISUN, CA 94586
WWW.JOHNSONLYMAN.COM
PH: 925.933.1182

Preliminary Landscape Plan



HYDROZONE LEGEND:

TREES (648 SF)	[Hatched pattern]
BUBBLERS - MEDIUM	[Hatched pattern]
DRIP - LOW (38,213 SF)	[Hatched pattern]
DRIP - MEDIUM (2,187 SF)	[Hatched pattern]
TOTAL: 41,048 SF	

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET₀) 40.3

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	STAFF / LANDSCAPE AREA (SF)	ESTIMATED TOTAL WATER USE (ETWD)
REGULAR LANDSCAPE AREAS:				
TREES	0.15	0.75	648	118.2
BUBBLERS - MEDIUM	0.15	0.75	38,213	709.8
DRIP - LOW	0.15	0.75	38,213	709.8
DRIP - MEDIUM	0.15	0.75	2,187	42.5
TOTALS:			79,261	1,639.3
SPECIAL LANDSCAPE AREAS:				
WATER CALCULATION:				
ETWD TOTAL:				1,639.3
MAXIMUM ALLOWED WATER ALLOWANCE (LIMIT):				2,073.0

STAFF CALCULATIONS:

REGULAR LANDSCAPE AREAS	
TOTAL ETWD	1,639.3
TOTAL HYDROZONE AREA	41,048
AVERAGE ETAF	0.399
ALL LANDSCAPE AREAS:	
TOTAL ETWD AREA	1,639.3
TOTAL HYDROZONE AREA	41,048
AVERAGE ETAF	0.399

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS AND ETAF FOR SPECIAL LANDSCAPE AREAS.



REFER TO L-3 FOR PLANT IMAGES.

SUISUN PADS
SUISUN, CA

Thomas Bank & Associates, L.L.P.
Landscape Architects
100 North Main Street, Suite 4
Suisun, CA 94588
PH: 525.533.2283



JOHNSON LYMAN ARCHITECTS
127 LOCUST ST. W. SUITE 100
SUISUN, CA 94588
WWW.JLARCHITECTS.COM
PH: 525.533.2283

TREES:



RED MAPLE



ITALIAN STONE PINE



TOYON



DWARF POMEGRANATE



MAT RUSH



HACKBERRY



JAPANESE BARBERRY



WHITE OLEANDER



PINK INDIAN HAWTHORN



RED CARPET ROSE



CRAPE MYRTLE 'CATAWBA'



DWARF BOTTLEBRUSH



DWARF OLEANDER



TUSCAN ROSEMARY



DWARF ROSEMARY



CRAPE MYRTLE 'NATCHEZ'



BREATH-OF-HEAVEN



DWARF FLAX



VINES:

BOSTON IVY



BIO-BASIN:

BERKELEY SEDGE



CRAPE MYRTLE 'TUSCARORA'



FORTNIGHT LILY



TINY TIGER NEW ZEALAND FLAX



GROUNDCOVERS:

DWARF MANZANITA



PURPLE NEEDLE GRASS



PLANE TREE



BLUE FESCUE



YELLOW WAVE DWARF FLAX

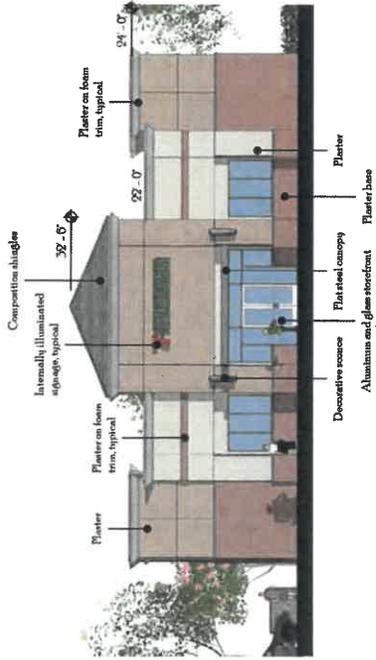


EVERGREEN DAY LILY



PURPLE FOUNTAIN GRASS





North Elevation

7-Eleven

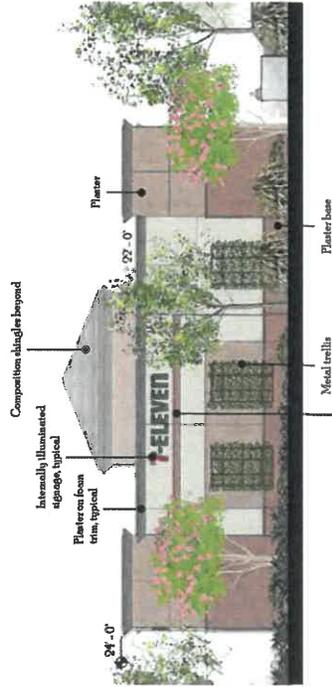
1/8" = 1'-0"



East Elevation

7-Eleven

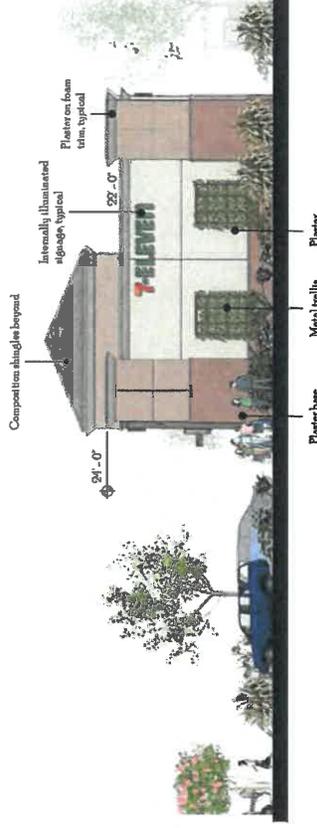
1/8" = 1'-0"



South Elevation

7-Eleven

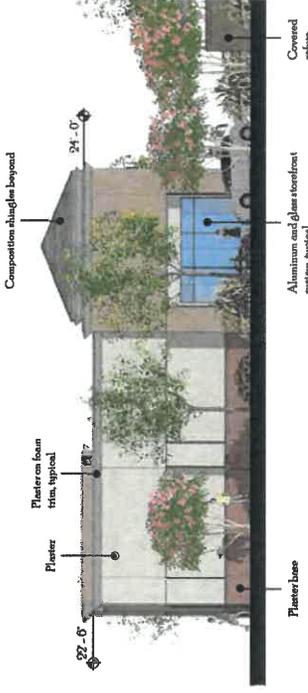
1/8" = 1'-0"



West Elevation

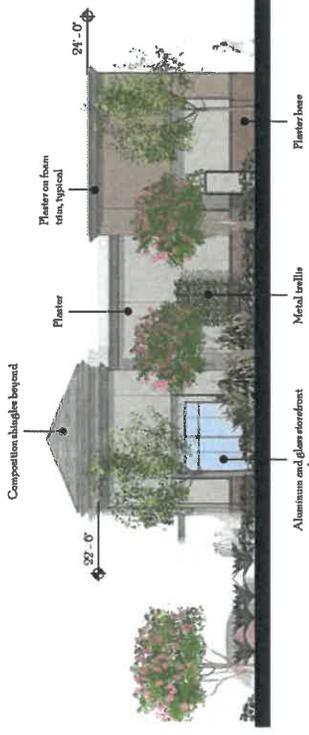
7-Eleven

1/8" = 1'-0"



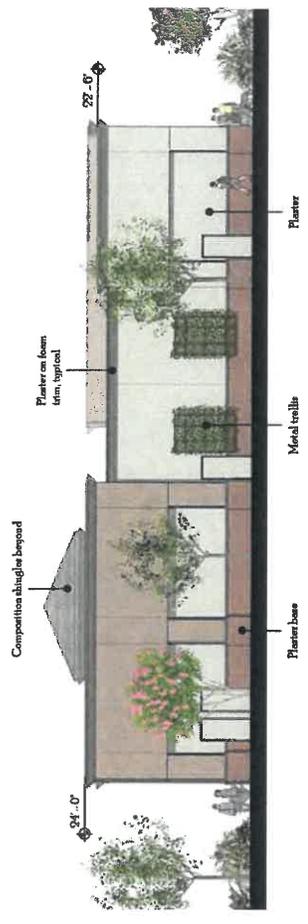
North Elevation
Pad 2

1/8" = 1'-0"



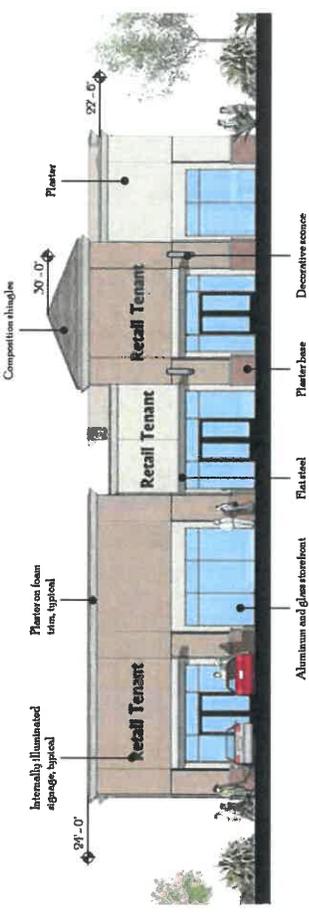
South Elevation
Pad 2

1/8" = 1'-0"



East Elevation
Pad 2

1/8" = 1'-0"



West Elevation
Pad 2

1/8" = 1'-0"



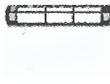
Bike Rack
Columbia Cascade
Cyclopost Circuit



Bike Locker
Columbia Cascade
Standard Cyclolocker



Parking Lot Light
Gaudco



Wall Senses
Visa Lightcap
AvatarOW1337



Plaster
Dunn Edwards DE718
Mesa Tan



Plaster
Dunn Edwards DEC740
Sandcastle



Trim
Benjamin Moore
Platinum Gray



Plaster
Dunn Edwards DEC706
Rosewood

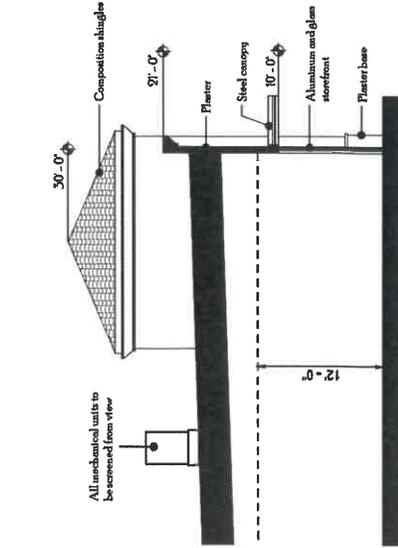


Steel Canopy
Dunn Edwards DEC797
Battleship Gray

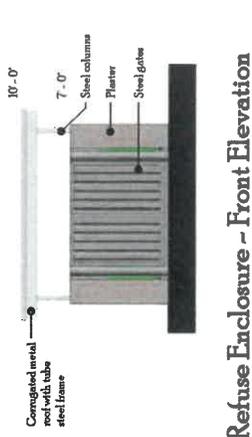
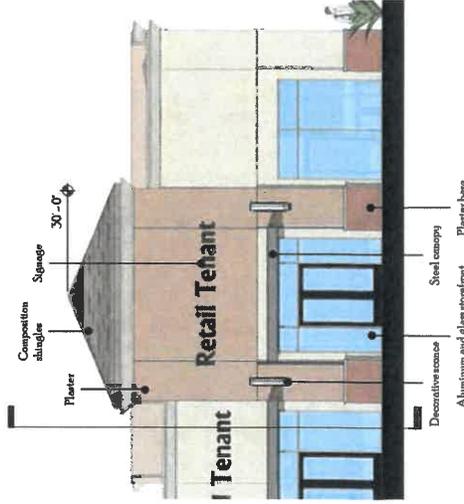


Composition Shingles
Crittallend Presidential Shake
Weathered Wood

Color & Materials



All mechanical units to be screened from view



Refuse Enclosure - Front Elevation

1/4" = 1'-0"



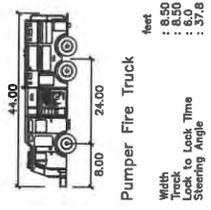
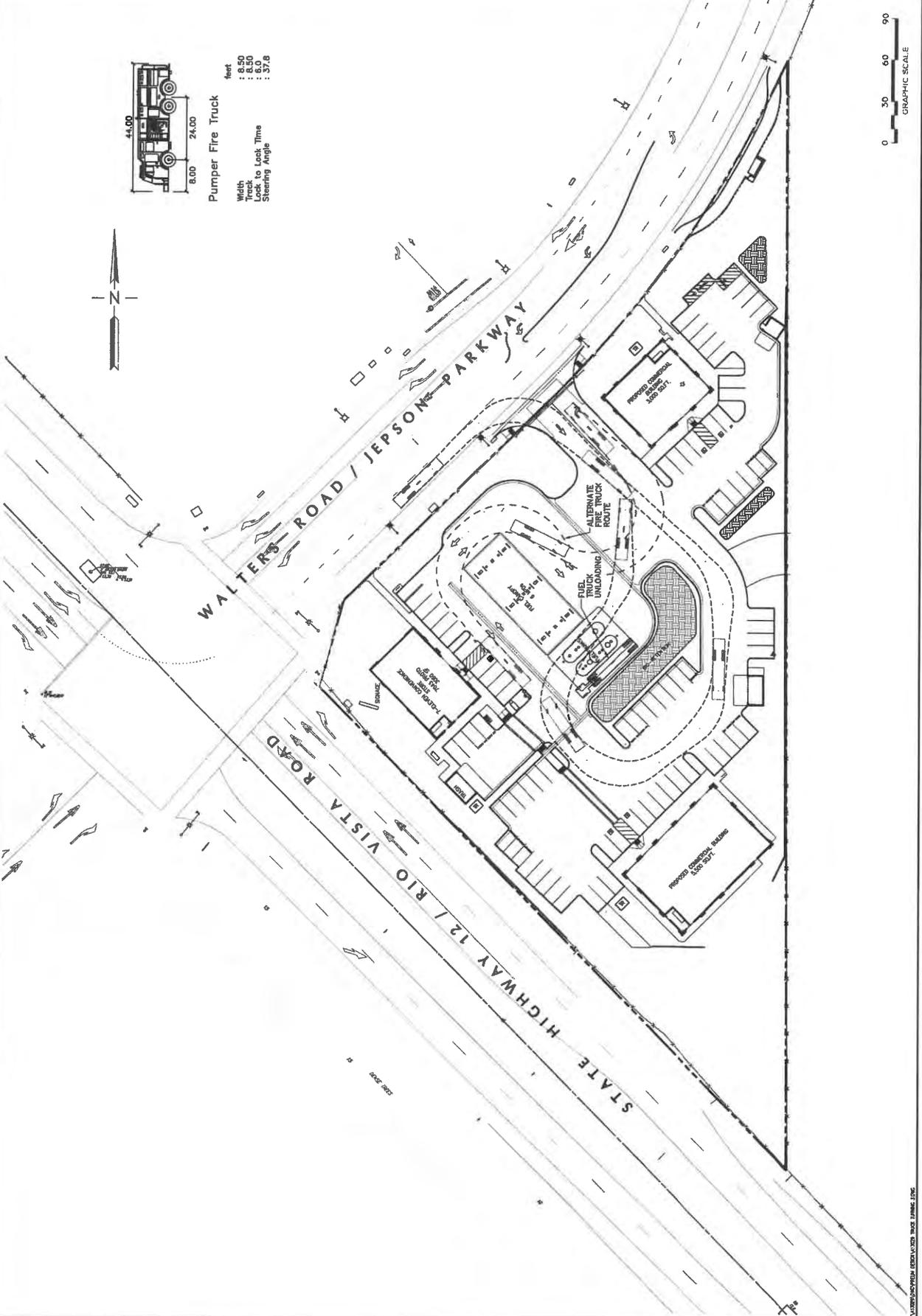
Refuse Enclosure - Side Elevation

1/4" = 1'-0"

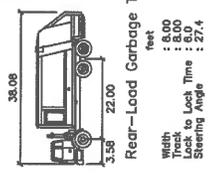
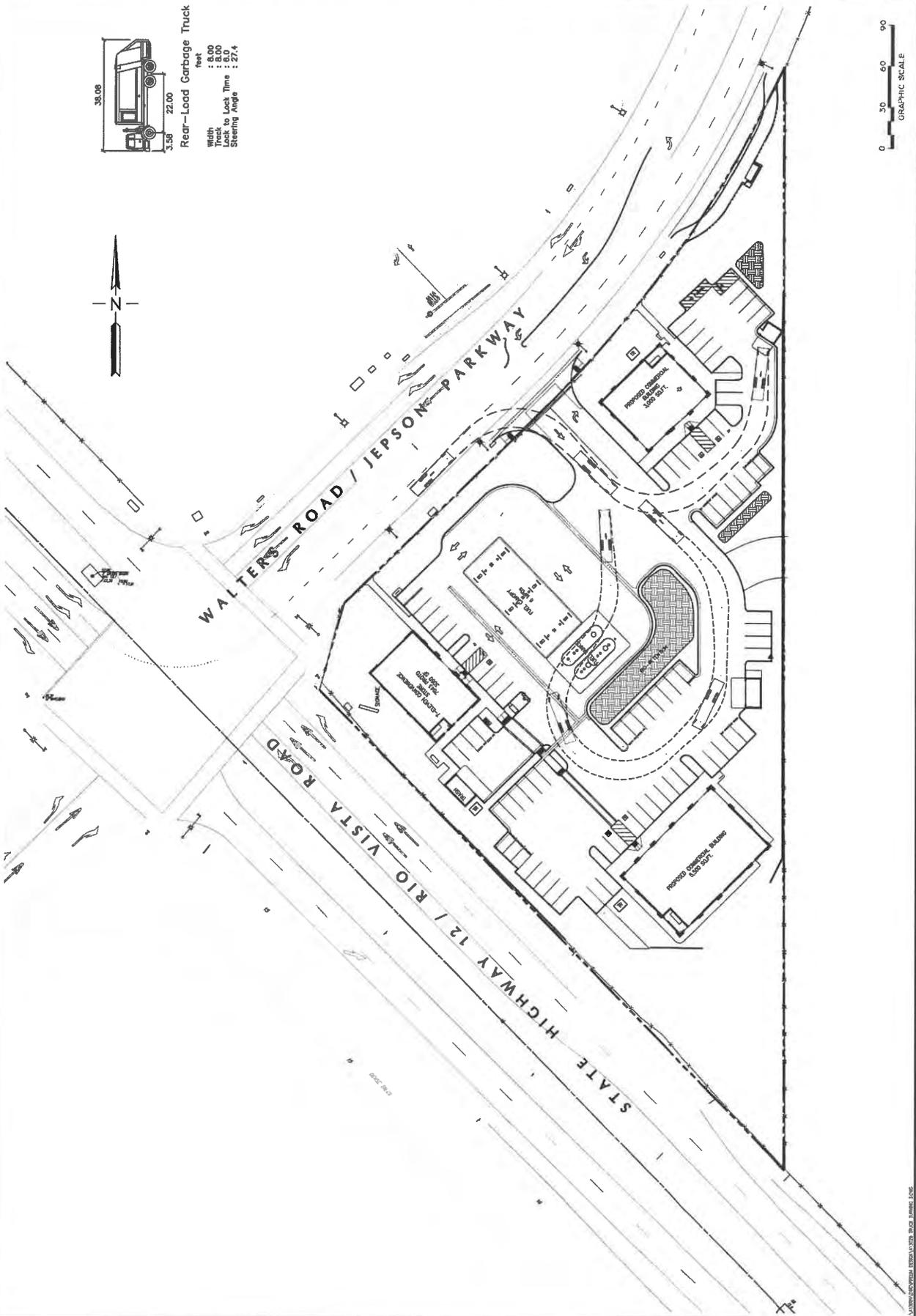
Section A/Elevation

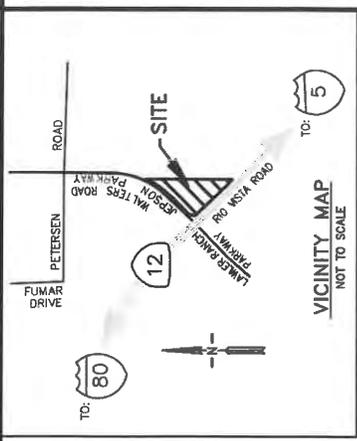
3/16" = 1'-0"

NO.	DATE	BY	CHK	DESCRIPTION
1	07/11/11	RAK		PRELIMINARY
2	07/11/11	RAK		REVISED
3	07/11/11	RAK		REVISED
4	07/11/11	RAK		REVISED
5	07/11/11	RAK		REVISED
6	07/11/11	RAK		REVISED
7	07/11/11	RAK		REVISED
8	07/11/11	RAK		REVISED
9	07/11/11	RAK		REVISED
10	07/11/11	RAK		REVISED



NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMITS
2	11/15/11	REVISED PER PERMITS
3	12/15/11	REVISED PER PERMITS
4	01/15/12	REVISED PER PERMITS
5	02/15/12	REVISED PER PERMITS
6	03/15/12	REVISED PER PERMITS
7	04/15/12	REVISED PER PERMITS
8	05/15/12	REVISED PER PERMITS
9	06/15/12	REVISED PER PERMITS
10	07/15/12	REVISED PER PERMITS
11	08/15/12	REVISED PER PERMITS
12	09/15/12	REVISED PER PERMITS
13	10/15/12	REVISED PER PERMITS
14	11/15/12	REVISED PER PERMITS
15	12/15/12	REVISED PER PERMITS
16	01/15/13	REVISED PER PERMITS
17	02/15/13	REVISED PER PERMITS
18	03/15/13	REVISED PER PERMITS
19	04/15/13	REVISED PER PERMITS
20	05/15/13	REVISED PER PERMITS
21	06/15/13	REVISED PER PERMITS
22	07/15/13	REVISED PER PERMITS
23	08/15/13	REVISED PER PERMITS
24	09/15/13	REVISED PER PERMITS
25	10/15/13	REVISED PER PERMITS
26	11/15/13	REVISED PER PERMITS
27	12/15/13	REVISED PER PERMITS
28	01/15/14	REVISED PER PERMITS
29	02/15/14	REVISED PER PERMITS
30	03/15/14	REVISED PER PERMITS
31	04/15/14	REVISED PER PERMITS
32	05/15/14	REVISED PER PERMITS
33	06/15/14	REVISED PER PERMITS
34	07/15/14	REVISED PER PERMITS
35	08/15/14	REVISED PER PERMITS
36	09/15/14	REVISED PER PERMITS
37	10/15/14	REVISED PER PERMITS
38	11/15/14	REVISED PER PERMITS
39	12/15/14	REVISED PER PERMITS
40	01/15/15	REVISED PER PERMITS
41	02/15/15	REVISED PER PERMITS
42	03/15/15	REVISED PER PERMITS
43	04/15/15	REVISED PER PERMITS
44	05/15/15	REVISED PER PERMITS
45	06/15/15	REVISED PER PERMITS
46	07/15/15	REVISED PER PERMITS
47	08/15/15	REVISED PER PERMITS
48	09/15/15	REVISED PER PERMITS
49	10/15/15	REVISED PER PERMITS
50	11/15/15	REVISED PER PERMITS
51	12/15/15	REVISED PER PERMITS
52	01/15/16	REVISED PER PERMITS
53	02/15/16	REVISED PER PERMITS
54	03/15/16	REVISED PER PERMITS
55	04/15/16	REVISED PER PERMITS
56	05/15/16	REVISED PER PERMITS
57	06/15/16	REVISED PER PERMITS
58	07/15/16	REVISED PER PERMITS
59	08/15/16	REVISED PER PERMITS
60	09/15/16	REVISED PER PERMITS
61	10/15/16	REVISED PER PERMITS
62	11/15/16	REVISED PER PERMITS
63	12/15/16	REVISED PER PERMITS
64	01/15/17	REVISED PER PERMITS
65	02/15/17	REVISED PER PERMITS
66	03/15/17	REVISED PER PERMITS
67	04/15/17	REVISED PER PERMITS
68	05/15/17	REVISED PER PERMITS
69	06/15/17	REVISED PER PERMITS
70	07/15/17	REVISED PER PERMITS
71	08/15/17	REVISED PER PERMITS
72	09/15/17	REVISED PER PERMITS
73	10/15/17	REVISED PER PERMITS
74	11/15/17	REVISED PER PERMITS
75	12/15/17	REVISED PER PERMITS
76	01/15/18	REVISED PER PERMITS
77	02/15/18	REVISED PER PERMITS
78	03/15/18	REVISED PER PERMITS
79	04/15/18	REVISED PER PERMITS
80	05/15/18	REVISED PER PERMITS
81	06/15/18	REVISED PER PERMITS
82	07/15/18	REVISED PER PERMITS
83	08/15/18	REVISED PER PERMITS
84	09/15/18	REVISED PER PERMITS
85	10/15/18	REVISED PER PERMITS
86	11/15/18	REVISED PER PERMITS
87	12/15/18	REVISED PER PERMITS
88	01/15/19	REVISED PER PERMITS
89	02/15/19	REVISED PER PERMITS
90	03/15/19	REVISED PER PERMITS
91	04/15/19	REVISED PER PERMITS
92	05/15/19	REVISED PER PERMITS
93	06/15/19	REVISED PER PERMITS
94	07/15/19	REVISED PER PERMITS
95	08/15/19	REVISED PER PERMITS
96	09/15/19	REVISED PER PERMITS
97	10/15/19	REVISED PER PERMITS
98	11/15/19	REVISED PER PERMITS
99	12/15/19	REVISED PER PERMITS
100	01/15/20	REVISED PER PERMITS





SITE INFORMATION:

OWNER:
 TRESTLE SUSUN, LLC
 419 WAVERLEY STREET
 PALO ALTO, CA 94301
 PHONE: (650) 853-3804
 EMAIL: john@trestles.com
 CONTACT: JOHN MCKELLIS

APPLICANT:
 ROBERT A. KARN & ASSOC., INC.
 707 BECK AVENUE, SUITE 333
 SAN FRANCISCO, CA 94133
 PHONE: (415) 436-8888
 EMAIL: RAK@RAKENGINEERS.COM
 CONTACT: ROBERT KARN
 TONY PERETTO

ENGINEER:
 SAME AS APPLICANT

ASSESSOR'S PARCEL NUMBER:
 0173-830-040

PROPERTY ADDRESS:
 NO SITUS ADDRESS
 SUSUN CITY, CA 94585

AREA:
 3.08± ACRES

CURRENT LAND USE:
 VACANT LAND

CURRENT ZONING:
 COMMERCIAL RETAIL (CR)

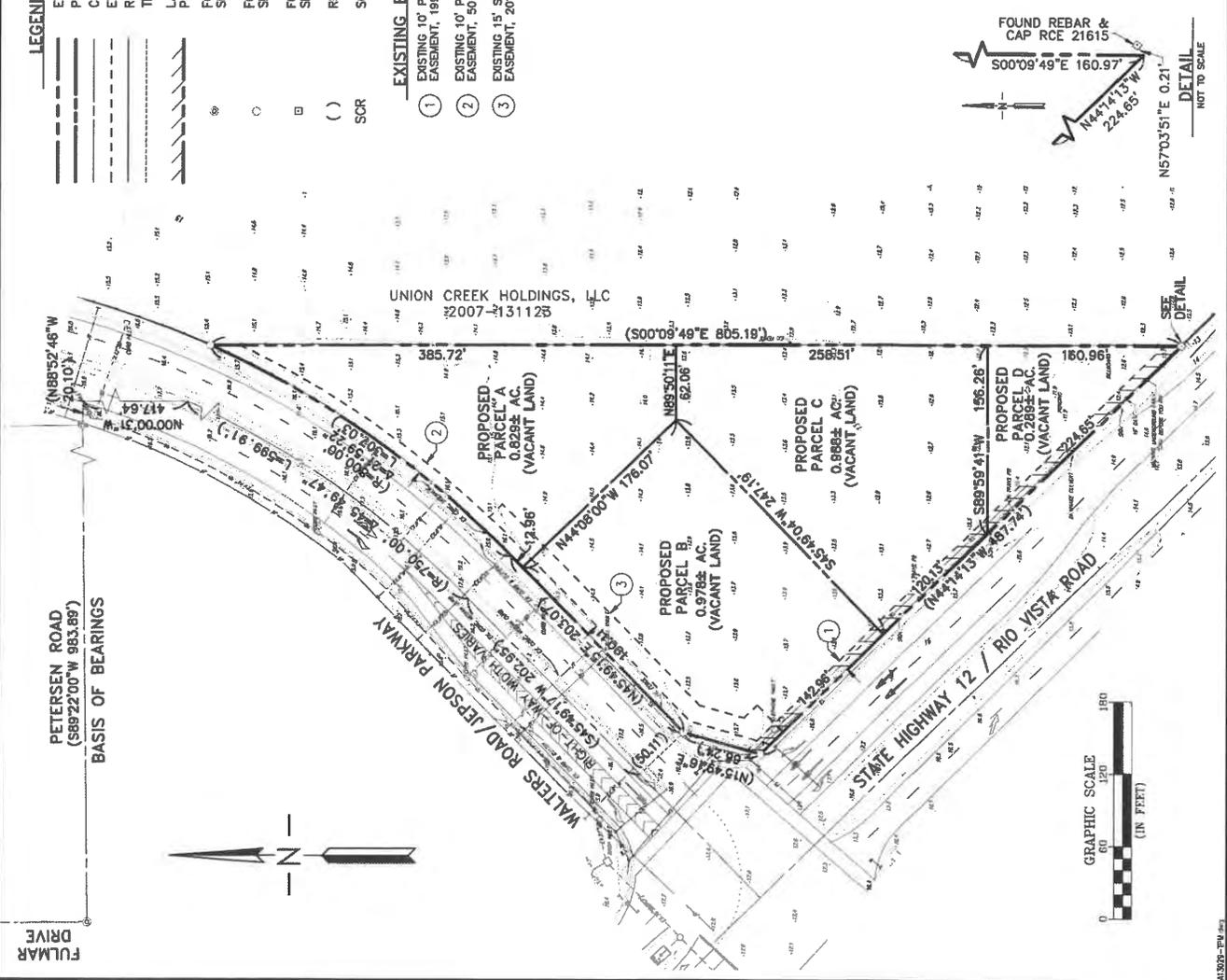
FLOOD ZONE:
 ZONE X AREA OF MINIMAL FLOOD HAZARD

FEMA NATIONAL FLOOD HAZARD MAP FOR SOLANO COUNTY, CALIFORNIA AND INCORPORATED AREAS:
 MAP NUMBER 08095C47BE, EFFECTIVE 5/1/2009

DESCRIPTION OF PROPOSAL:
 SUBDIVIDE EXISTING PARCEL 4 INTO 4 PARCELS;
 PROPOSED PARCEL A = 0.888± AC.
 PROPOSED PARCEL B = 0.978± AC.
 PROPOSED PARCEL C = 0.978± AC.
 PROPOSED PARCEL D = 0.288± AC.

- LEGEND**
- EXISTING BOUNDARY LINE
 - PROPOSED PARCEL LINE
 - CENTERLINE
 - EXISTING EASEMENT
 - RIGHT-OF-WAY LINE
 - TIE LINE
 - LACK OF ABUTTER'S RIGHTS PER 921-594, SCR
 - FOUND STANDARD CITY WELL MONUMENT SET PER 33 MAPS 89, SCR
 - FOUND REBAR & CAP, RCE 33173 SET PER 50 PM 41, SCR
 - FOUND REBAR & CAP, RCE 21615 SET PER 18 RS 40, SCR
 - RECORD PER 50 PARCEL MAPS 41
 - SOLANO COUNTY RECORDS

- EXISTING EASEMENT**
- ① EXISTING 10' PACIFIC BELL EASEMENT, 1994-51094, SCR
 - ② EXISTING 10' PUBLIC UTILITY EASEMENT, 50 PM 41
 - ③ EXISTING 15' SSWA WATERLINE EASEMENT, 2017-92351, SCR





Project No. A13029
November 19, 2019

**CLOSURE CALCULATIONS FOR A SUBDIVISION
OF PARCEL 4, BOOK 50 PARCEL MAPS PAGE 41,
SUISUN CITY, SOLANO COUNTY, CALIFORNIA**

PARCEL A (beginning at the most Northerly corner of Parcel 4)

North: 1849757.826	East: 6565044.485	
Course: S 00-09-49 E	Distance: 385.72	
North: 1849372.108	East: 6565045.586	
Course: S 89-50-11 W	Distance: 62.06	
North: 1849371.931	East: 6564983.527	
Course: N 44-08-00 W	Distance: 176.07	
North: 1849498.300	East: 6564860.924	
Course: N 45-49-15 E	Distance: 12.96	
North: 1849507.332	East: 6564870.218	
Arc Length: 307.03	Radius: 800.00	Delta: -21-59-22
Tangent: 155.43	Chord: 305.15	Ch Course: N 34-49-34 E
Course In: N 44-10-45 W	Out: S 66-10-07 E	
Ctr North: 1850081.063	East: 6564312.695	
End North: 1849757.826	East: 6565044.485	

Perimeter: 943.84

Area: 36106.47	0.83 acres
Error of Closure: 0.001	Course: N 43-46-45 W
Precision 1: 1323436.32	

PARCEL B (beginning at the Southwest corner of Parcel 4)

North: 1849302.083	East: 6564706.524
Course: N 15-49-16 E	Distance: 66.24
North: 1849365.813	East: 6564724.583
Course: N 45-49-15 E	Distance: 190.11
North: 1849498.302	East: 6564860.923
Course: S 44-08-00 E	Distance: 176.07
North: 1849371.933	East: 6564983.526
Course: S 45-49-04 W	Distance: 247.19
North: 1849199.656	East: 6564806.260
Course: N 44-14-13 W	Distance: 142.96
North: 1849302.081	East: 6564706.527

Perimeter: 822.57



Project No. A13029
November 19, 2019

CLOSURE CALCULATIONS FOR A SUBDIVISION
OF PARCEL 4, BOOK 50 PARCEL MAPS PAGE 41,
SUISUN CITY, SOLANO COUNTY, CALIFORNIA

Area: 42601.89 0.98 acres
Error of Closure: 0.004 Course: N 55-10-06 W
Precision 1: 232237.39

PARCEL C (beginning N00°09'49"W, 160.96' from the Southeast corner of Parcel 4)

North: 1849113.603 East: 6565046.324
Course: S 89-59-41 W Distance: 156.26
North: 1849113.588 East: 6564890.064
Course: N 44-14-13 W Distance: 120.13
North: 1849199.657 East: 6564806.258
Course: N 45-49-04 E Distance: 247.19
North: 1849371.934 East: 6564983.525
Course: N 89-50-11 E Distance: 62.06
North: 1849372.111 East: 6565045.585
Course: S 00-09-49 E Distance: 258.51
North: 1849113.602 East: 6565046.323

Perimeter: 844.15

Area: 43052.70 0.99 acres
Error of Closure: 0.001 Course: N 73-22-46 E
Precision 1: 566894.35

PARCEL D (beginning at the Southeast corner of Parcel 4)

North: 1848952.637 East: 6565046.784
Course: N 44-14-13 W Distance: 224.650
North: 1849113.590 East: 6564890.062
Course: N 89-59-41 E Distance: 156.260
North: 1849113.604 East: 6565046.322
Course: S 00-09-49 E Distance: 160.960
North: 1848952.645 East: 6565046.782

Perimeter: 541.870

Area: 12576.196 0.289 acres



Project No. A13029
November 19, 2019

CLOSURE CALCULATIONS FOR A SUBDIVISION
OF PARCEL 4, BOOK 50 PARCEL MAPS PAGE 41,
SUISUN CITY, SOLANO COUNTY, CALIFORNIA

Error of Closure: 0.0083
Precision 1: 65060.92

Course: S 16-13-35 E

Exhibit C
Suisun Pad
Conditions of Approval

Fairfield-Suisun Sewer District

FSSD-1 Connection fees for this project are due at the issuance of a building permit.

Fire

- F-1 Fire Department will evaluate the number and locations of hydrants during the permitting process.
- F-2 Fire Department will review and approve parking lot circulation to accommodate fire ladder truck during building permit submittal.
- F-3 Fire department approval required prior to construction of underground fueling tanks.
- F-4 The proposed commercial occupancy @5,500sq/ft will require automatic sprinkler systems, as well as the proposed 3,000 sq/ft commercial depending on occupancy.
- F-5 The proposed commercial buildings may require fire alarm notification dependent on occupancies.
- F-6 7-Eleven and proposed commercial buildings shall have key boxes for fire department access (Knox Box).
- F-7 Fire Department will review and approve carbon dioxide systems used in beverage dispensing.

General

- G-1 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.
- G-2 The use shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of Suisun City Code including but not limited to the Uniform Building Code as adopted by the City of Suisun City.
- G-3 The applicant shall participate in the Lawler Ranch Maintenance Assessment District.
- G-4 Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of December 10, 2019 and that the property owner and the applicant signatures are obtained affirming that they have read and understand the Conditions of Approval for the Tentative Parcel Map No. TM19/20-001, Architectural Review Permit No. AR19/20-001, and Conditional Use Permit No. ___CUP19/20-001 and agree to comply with the conditions.
- G-5 The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code and County Health Department guidelines as interpreted by the County Health Inspectors.
- G-6 All the proposed improvements, including landscape installation shall be completed prior to issuance of any business license or Certificate of Occupancy.

G-7 New development shall pay development impact fees set forth in Resolution 2017-02.

Planning

- P-1 A sign program is to be submitted to and approved by the Development Services Department prior to issuance of any signage permit.
- P-2 The applicant is to provide a final landscape plan for the review and approval of the Development Services Director (or his/her designee).
- P-3 Transformers, telephone switching boxes, utility poles, fire valves, trash enclosures, service areas as well as other utility or service functions shall be screened with landscape. The emphasis shall be on reducing or eliminating negative visual impacts on major public areas, high priority buildings, prominent architecture elements, and along primary roadways.
- P-4 The final color scheme and materials are to be approved by Development Services Director (or his/her designee).
- P-5 Final architectural plans, responding to any comments raised at the December 10, 2019 Planning Commission meeting, need to be submitted and approved by the Development Services Director (or his/her designee).
- P-6 A final photometric/lighting plan shall be submitted and approved by the Development Services Director (or his/her designee) before building permit issuance.
- P-7 All exterior lighting shall be downcast.
- P-8 All future uses of the retail spaces shall follow the allowable and conditionally allowable uses shown in the Commercial Retail District of the Zoning Ordinance.
- P-9 A minimum of ten percent of the total off-street parking area shall be landscaped. Landscaping shall consist of a minimum of irrigation systems, groundcover (mulch or decomposed granite), and a tree program with the approval of the development services director. Trees shall be a minimum of 15-gallon size tree. The development services director and the chief of police, in considering the landscape plans, shall review for safety and security of pedestrian movement within the parking lot. The area shall be computed by adding the areas used for access drives, aisles, stalls, maneuvering, and landscaping within that portion of the premises that is devoted to vehicular parking and circulation.
- P-10 Planter required every other row of parking stalls of at least three feet in width.
- P-11 Such planters to contain approved trees on 20-foot centers or as permitted by the standards below.
- P-12 Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide (inside dimension) where the facility adjoins a side property line, unless specifically waived by the development services director. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous, except for required access to the site or to the parking facility.
- P-13 Planters shall be separated from maneuvering and parking areas by a six-inch raised curb or equivalent barriers. The innermost two feet of each parking space (between the curb and planter, sidewalk, or bumper) may remain unpaved and planted with low groundcover to expand the planting area and reduce impervious surface area.
- P-14 Islands of a minimum area of 60 square feet shall be established at an average separation of ten continuous parking stalls. The islands shall be landscaped with groundcovers and at least one 15-gallon tree planted with each. Alternatively landscaped tree wells, of a

minimum 25 square feet, may be provided with an average separation of five continuous parking stalls.

- P-15 Property owner must submit to the City for approval and record Final Parcel Map.
- P-16 Prior to recordation of Final Parcel Map, the Final Parcel Map shall show a shared access easement along the Walters Road frontage to each of the resulting parcels.
- P-17 The “Pad 2” Building is to be moved to the West to accommodate a minimum setback of 10’.
- P-18 Construction of the project and use of the property shall be in substantial conformance with the approved plans including the project description. Any deviation will need to be submitted to the Development Services Director to determine whether further Planning Commission consideration is necessary.

Public Works

- PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.
- PW-2 The Applicant shall agree, with respect to the new public improvements on this project, to either establish a community facilities district (CFD) or annex such property to an existing community facilities district, as deemed appropriate by the Applicant and the City, for the purpose of financing the cost of providing the following public services to the project property(ies): maintenance of public street lighting, median island improvements, roadway improvements, sanitary sewer force main and storm drains. The rate and method of apportionment of special tax applicable to the property shall establish a special tax designed to offset public services per City Council Resolution 2005-70. The City shall not be obligated to issue certificates of occupancy with respect to the property until formation of the new community facilities district or annexation to an existing community facilities district is completed.
- PW-3 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-4 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.
- PW-5 The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.
- PW-6 The Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project.
- PW-7 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks.

- PW-8 Building foundations shall comply with Suisun City's Ordinance No. 729 and the most current Building Code.
- PW-9 The Applicant shall pay all Public Works fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.
- PW-10 The Applicant shall pay Suisun-Solano Water Authority (SSWA) plan check and inspection fees within 30 calendar days upon receipt of invoice from the Solano Irrigation District (SID). The invoice will be for actual expenses incurred by SSWA for providing plan checking and inspection services for the project.
- PW-11 Developer shall submit his Faithful Performance Bond and Labor & Materials Bond prior to the approval of Improvement Plans. Developer shall submit his One-Year Warranty Bond prior to the City's acceptance of the improvements. The amounts of the Faithful Performance Bond and Labor & Materials Bond shall each be 100% the cost estimate of the civil and landscape improvements, while the amount of the One-Year Warranty Bond shall be 20% of the cost estimate of the civil and landscape improvements.
- PW-12 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.
- PW-13 The Applicant shall dedicate any required right-of-way by Final Map or approved instrument prior to start of construction.
- PW-14 The Applicant shall dedicate, as required, on-site easements for new public utilities by Final Map or approved instrument prior to start of construction.
- PW-15 If not already existing, the Applicant shall dedicate ten-foot (10') minimum utility service easements along all roadways by Final map or approved instrument prior to construction.
- PW-16 Dumpsters to be used on this project shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters shall be screened from public view by a City-approved method and shall be covered at all times after work hours.
- PW-17 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- PW-18 The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.
- PW-19 A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- PW-20 Prior to start of construction, a security fence with privacy screening, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be installed and

- maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, and unusable construction material throughout the construction activity.
- PW-21 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.
- PW-22 Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.
- PW-23 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.
- PW-24 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
- PW-25 Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed. Prior to start of construction, Developer shall perform a walk-through with the Public Works Department staff and take date-stamped photos of existing conditions.
- PW-26 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.
- PW-27 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, construction and post-construction Best Management Practices (BMPS); obtaining all necessary permits for storm water discharges; entering into a Stormwater Treatment Measures Maintenance Agreement; preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facilities; and contracting with a Qualified SWPPP Practitioner (QSP) to inspect and to ensure the implementation of all elements of the Storm Water Pollution Prevention Plan (SWPPP), including non-stormwater and stormwater visual observations, sampling, and analysis and preparation of Rain Event Action Plans (REAP). As part of the improvement plans, the ponding depths, pipe sizing, time of release, and storage for the bioretention facilities shall be calculated. The project shall not introduce any ponding nuisance and shall eliminate the possibility of flooding in the bioretention facilities.
- PW-28 The fueling area shall comply with Detail SW-4 of the City's Stormwater C.3 Guidebook.
- PW-29 The proposed trash enclosures are to comply with Detail SW-3 of the City's Stormwater C.3 Guidebook. Additionally, trash enclosures serving food service facilities, the drain shall be connected to a properly sized grease removal device and/or treatment devices prior to discharging to the sanitary sewer.

- PW-30 The project shall install full capture trash devices within the proposed on-site drain inlets. These full trash capture trash devices shall be monitored and maintained by the Applicant.
- PW-31 The maximum allowable slope in landscape areas shall be 2:1, or as approved by City Engineer. Slopes steeper than the allowable slope would require the installation of retaining wall.
- PW-32 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
- PW-33 All relocated facilities shall meet state and local separation standards. Separation between proposed water and sanitary sewer pipes shall meet the latest Suisun-Solano Water Authority (SSWA) Design Standards, Standard Specifications, and Standard Drawings.
- PW-34 Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.
- PW-35 The Improvement Plans shall show the installation of any necessary street signage and pavement markings and striping along the frontage of the development. All pavement markings and striping shall be thermoplastic or as required by City Engineer.
- PW-36 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance.
- PW-37 No structures such as trees and building foundations shall be installed within easements. Civil and landscape plan sheets shall show the easements.
- PW-38 Street sweeping shall be regularly performed such that no evidence of tracking dirt shall be present on the public street.
- PW-39 Project improvements shall comply with ADA requirements.
- PW-40 The Applicant shall provide phasing schedule and traffic circulation plan for each phase. Each phase shall provide provisions for adequate fire trucking movement and access.
- PW-41 Fueling truck parking during fill up of fuel vaults shall not impede fire truck movement. The project shall provide a fire truck turning movement study for this situation.
- PW-42 The Applicant shall provide a turning movement study for commercial trucks.
- PW-43 The project shall install four (4) cobra head street lights with LED lights along the Walters Road frontage, two at the main driveway as well as on each end of the frontage for a total of four street lights. Also, the project is to comply with Caltrans' requirement for street lighting along Highway 12 frontage.
- PW-44 The project shall construct a bus turnout with a bus shelter along Walters Road, along the triangle at the north end of the parcel. Moreover, the Applicant shall dedicate to the City the necessary right-of-way for this bus turnout and bus shelter.
- PW-45 The remains of the sculpture on the Walters Road raised median island shall be salvaged and delivered to the City's corporation yard.
- PW-46 The median island noses at the proposed left turn pocket on Walters Road shall be painted yellow and reflective pavement markings installed on them. Also, the appropriate object markers complying with Caltrans standards shall be installed.
- PW-47 The left turn arrows within the proposed left turn pocket shall comply with Caltrans standards.

- PW-48 The project shall coordinate schedule and activities with SSWA's future water mainline project.
- PW-49 The property owner shall operate and maintain the private proposed lift station. If a parcel map is created, the Final Map shall include sufficient easements for access to the sewer facilities.
- PW-50 The proposed sanitary sewer force main is to comply with the Fairfield-Suisun Sewer District's standard specifications and details. Also, the force main shall be centered in the #2 northbound lane of Walters Road (vehicle lane closest to curb line). The Applicant shall dedicate a sanitary sewer easement for the proposed force main segments within the private parcels.
- PW-51 The project shall slurry seal the northbound #2 lane of Walters Road between Highway 12 and the proposed driveway. Also, from proposed driveway to Petersen Road, the project shall grind and provide 2" overlay in the #2 northbound lane.
- PW-52 The project shall install pedestrian barrier at the proposed driveway.
- PW-53 The sidewalks proposed to connect to the existing sidewalk along Walters Road shall be widened at the connections to address foot traffic cut-through at the corners.
- PW-54 The Applicant shall provide access easement and improvements to enable access to Parcel D. Also, the Applicant shall provide storm drain, sanitary sewer, and access easement for all three project parcels.
- PW-55 Maintenance of on-site lighting, landscaping, paving, and other on-site improvements shall be the responsibility of all project parcels. The Applicant shall form a Property Owners Association to address these responsibilities.
- PW-56 The Applicant shall arrange for the videotaping of the existing storm drain pipelines. Pipelines and catch basins that are damaged in the opinion of the City Engineer shall be repaired by the project at the satisfaction of the City Engineer.
- PW-57 The project shall protect bioretention areas by installing 4-foot tall metal fence (or other barrier acceptable to the City Engineer) around them. Metal fence shall have trash capture screening at the base.
- PW-58 The project shall install metal fence along Highway 12 and around Parcel D. Metal fence shall have trash capture screening at the base.
- PW-59 Runoff shall not drain onto the adjacent private parcels.
- PW-60 The Applicant shall provide stormwater drainage calculation per Section 4 of the City standard specifications.
- The diversion of natural drainage will be allowed only within the limits of a proposed improvement. All natural drainage must leave the improved area at its original horizontal and vertical alignment unless a special agreement, approved by the City Engineer, has been executed with adjoining property owners.
- All proposed storm drain facilities shall include provisions for future upstream development and no development shall discharge at a rate, which exceeds the capacity of the existing downstream system. In the event that the downstream storm drain system (pipes and channels) is insufficiently sized to carry the design flow, the project applicant shall prepare a storm water routing analysis, acceptable to the City Engineer. In the event that storm waters cannot be contained within acceptable public rights-of-way, the project applicant shall either replace downstream constrictions or attenuate the developed discharge through construction of detention facilities. Calculations for storm drainage design within a development as well as calculations for runoff generated by

- upstream areas within the contributing watershed shall be submitted to the City Engineer for approval.
- PW-61 The project shall connect driveway aisle to parcel east of the project site. Said connection shall be provided in this project.
- PW-62 The left turn pocket proposed in this project is considered temporary and is not acceptable for permanent application. At the time the adjacent parcel is developed and the fourth leg of the current Walters Road/Walmart t-intersection is under construction, it is understood that the left turn pocket on Walters Road into this project shall be removed by reconstructing the median island to its current/original condition. As a condition of this temporary configuration, this project shall prepare a cost estimate for reconstruction and provide 100% funding to the City for the median island reconstruction. The cost shall include engineering, construction and construction management. Prior to plan approval the developer shall provide funds to the City. The future project will be administered by the City.
- PW-63 The project shall provide accessible on-site walk path connections to all buildings.
- PW-64 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department “as-built” Improvement Plans in PDF format.

Solano Irrigation District

- SID-1 The SSWA Engineer, to the extent of existing records, will identify existing SSWA facilities within the scope of a project. Any existing stubs not needed for this development must be removed.
- A. Any extension and/or connection to the existing stubs or water main shall be in accordance with the Standard Specifications of the SSWA, and at the developer’s expense. A service lateral may not be located within a driveway approach.
- SID-2 Per the SSWA Cross-Connection Control Resolution No. 99-01, all types of commercial buildings and landscape irrigation services are required to include an approved backflow prevention assembly, at the developer’s expense. The desired location, service size and flow-rate for the backflow prevention assembly must be submitted for approval. Based on the proposed commercial use, a Reduced Pressure Principle (RPP) Assembly will be required on each of the domestic water services.
- SID-3 Per the SSWA Cross-Connection Control Resolution No. 99-01, fire protection systems are required to include an approved backflow prevention assembly, at the developer’s expense. The desired location, service size and flow-rate for the fire protection system must be submitted for approval. Based on the proposed commercial use, a Double Check-Detector Check (DCDC) Assembly will be required on each of the fire protection systems.
- SID-4 The developer is required to provide and install freeze protection for all RPBFP’s and DCDC’s at the developer’s expense.
- SID-5 At the time the Building Permit is issued, the developer will be required to pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees are determined by the size of meter requested. All domestic water services will be metered.
- SID-6 We require that the District (on behalf of SSWA) review, approve and sign all Final and/or Parcel Maps, and that SSWA review, approve and sign the Improvement Plans of this development.

- SID-7 The SSWA Plan Review Fee applies and is due upon submittal of the maps and plans for review.
- SID-8 Electronic AutoCAD files and scanned .tif images at 300 dpi (of all improvement plan sheets) are required upon the completion of the project showing “as-builts” for electronic archiving.

**CEQA Determination: Finding of Consistency
City of Suisun City
SUISUN PAD**

PROJECT DESCRIPTION

The applicant is proposing to subdivide the subject property into four parcels and develop the site into a 7-Eleven with Fuel Station and two pad buildings (3,000 and 5,500 square feet) for which the users have not yet been identified. Access will be provided from Walters Road and the applicant is proposing to construct a left-turn lane by modifying the existing median island. All appropriate utilities will be brought to the site and the site has been proven to provide adequate circulation for all vehicles including a fire truck.

The impacts associated with the types of development proposed citywide including land use designations, development density, and the locations where 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. The 2035 General Plan EIR is available for review from the City's website: <http://www.suisun.com/departments/development-services/planning/general-plan/>. The 2035 General Plan EIR may also reviewed in person at the City Development Services Department offices, located at 701 Civic Center Boulevard, Suisun City, CA.

1.1 IMPLEMENT THE 2035 GENERAL PLAN

In 2015, the City adopted a comprehensively revised General Plan. The 2035 General Plan provides an updated set of policy guidance for the overall amount, character, and location of urban development, as well as preservation and natural resource conservation, economic development, transportation, safety, public facilities and services, and housing.

For developed uses within the Commercial Retail (CR) District of the Zoning Ordinance (code), the allowable floor area ratio (FAR) is 0.25 to 1.0. As a part of preparation of the Zoning Ordinance Update, the minimum allowable FAR and the upper end of the FAR range for non-residential and mixed-development within the Zoning Ordinance Update are consistent with the General Plan land use designations. The assumed location, type, and density/intensity of development under the Zoning Code and the General Plan are the same. The proposed project helps implement both the Zoning Code and General Plan's policy direction.

1.2 ALLOWABLE LAND USE

The Zoning Map (see **Section 18.06.050 of the Zoning Code**) identifies the Commercial Mixed Use zone in certain specified areas. The CMU zone has different allowable land uses, development standards, and other guidelines.

► **Commercial Retail (CR).**

The Commercial Retail (CR) zoning district is applicable to parcels where the sale of goods and services is the primary intended use. This includes large format retail establishments, as well as smaller commercial businesses scaled to neighborhood-serving goods and services meeting the density and intensity standards defined in Section 18.20.060. The CR zone is consistent with the Commercial land use designation in the General Plan.

2 CEQA REVIEW AND FINDINGS

The City of Suisun City (“City”) is the lead agency for purposes of compliance with the requirements of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.). Pursuant to CEQA Guidelines section 15060, the City has performed a preliminary review and determined that the Zoning Ordinance Update (also known as “the project”) is subject to CEQA.

2.1 THE LAWLER MIXED USE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3.

Public Resources Code section 21083.3 provides a limited statutory exemption from CEQA (the “Statutory Exemption”) pursuant to which projects may proceed without additional CEQA analysis.

Public Resources Code Section 21083.3 (b) provides that, where a development project is consistent with the general plan of a local agency, and an environmental impact report was certified for the zoning or planning action or the general plan, the examination of environmental effects shall be limited to those that:

“...are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.”

Public Resources Code Section 21083.3(d) further defines that an effect of a project upon the environment shall not be considered peculiar to project if uniformly applied development policies or standards have been previously adopted, with a finding based upon substantial evidence that the development policies or standards will substantially mitigate the environmental effect when applied to future projects.

2.2 ADOPTION OF GENERAL PLAN AND CERTIFICATION OF GENERAL PLAN EIR

The Planning Commission hereby finds and determines that on May 5, 2015, the City Council of the City of Suisun City certified the City of Suisun City 2035 General Plan Final Environmental Impact Report (General Plan EIR, State Clearinghouse Number #2011102046, consisting of the Draft Environmental Impact Report (DEIR), revisions to the DEIR, comments on the DEIR, and responses to comments, and subsequently adopted the City of Suisun City 2035 General Plan (General Plan).

The General Plan EIR declared the City’s intent to make use of the limited statutory exemption from CEQA described in Public Resources Code Section 21083.3:¹

“The City intends to use the 2035 General Plan EIR to streamline environmental review and approval of private and public projects that are consistent with the 2035 General Plan. The City will make full use of existing streamlining provided by CEQA ...The material provided under Public Resources Code 21083.3 and CEQA Guidelines 15183 is sometimes called the ‘partial exemption.’ Under this provision, CEQA only applies to issues ‘peculiar to the site.’...CEQA Guidelines Section 15183 (f) establishes that impacts are not peculiar to the project if uniformly applied development policies or standards substantially mitigate that environmental effect. The determination of whether or not uniformly applied development policies or standards would substantially mitigate each environmental effect shall be based on substantial evidence, but not necessarily presented in an EIR... In order to maximize the value of the General Plan EIR to future

¹ City of Suisun City. 2035 General Plan EIR, page 1-2.

projects that promote the 2035 General Plan’s objectives, the City has strategically integrated the General Plan and the environmental review. The policy development process has been used to vet potential mitigation strategies. The General Plan Update process was used to investigate policies and programs that can serve as uniformly applied standards and substantially limit the scope of analysis for projects consistent with the 2035 General Plan.”

The Planning Commission determines that the Project has been adequately analyzed under the provisions of the California Environmental Quality Act (CEQA) and that no further review of the Project under CEQA is required or appropriate.

2.3 THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN

The proposed Project is consistent with the policies, development standards and designations of the General Plan and Suisun City Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined that: the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project would not substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

2.3.1 GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS

- ▶ Allowable land uses: Provides for a wide range of uses allowed by the Zoning Ordinance, including commercial businesses scaled to neighborhood-serving goods and services.
- ▶ Allowable intensity: 0.25 to 1.0 FAR
- ▶ Guidance for development standards for projects in the Commercial Retail District can be found on Table 18.20.01 of the Zoning Code.

The Zoning Ordinance also describes allowable land use, density, and development intensity. However, instead of broad policy guidance provided in the General Plan, the Zoning Ordinance provides more detailed development standards and regulations.

The Planning Commission finds and determines that the proposed building intensity of the Suisun Pad Project is consistent with the allowable uses, density, and development intensity in the General Plan.

2.4 FINDINGS RELATIVE TO EFFECTS ON THE ENVIRONMENT PECULIAR TO THE PROJECT

Public Resources Code section 21083.3 provides that since the project is consistent with the General Plan and the General Plan EIR was certified with respect to the General Plan, the application of CEQA to the approval of the project shall be limited to significant effects on the environment which are peculiar to the project (in this case Suisun Pad) and which were not addressed as significant effects in the prior General Plan EIR, or which substantial new information shows will be more significant than described in that environmental impact report.

The General Plan EIR analyzed the impacts of development anticipated under the Suisun Pad. The impacts associated with the types of development of the proposed project were previously analyzed in the General Plan EIR.

2.5 FINDINGS RELATING TO UNIFORMLY APPLIED DEVELOPMENT POLICIES

The Planning Commission finds and determines that the development standards and guidelines contained in the Zoning Code, along with the uniformly applied development policies will serve to substantially mitigate impacts of the project and, thus, the effects of the project upon the environment shall not be considered peculiar.

2.6 FINDINGS RELATING TO ENVIRONMENTAL EFFECTS

The Planning Commission hereby finds and determines, based upon substantial evidence, including the studies and uniformly applicable development policies and standards set out above, that:

- (1) there are no environmental effects peculiar to the Project that warrant further environmental examination and analysis;
- (2) there are no environmental effects of the Project were not analyzed as significant effects in the General Plan EIR;
- (3) there are no potentially significant off-site impacts and cumulative impacts that were not discussed in the General Plan EIR that may be caused by the Project; and
- (4) there are no previously identified significant effects that could have a more severe adverse impact than discussed in the General Plan EIR. (14 Cal. Code Regs. Section 15183[b])

2.7 FINDINGS UNDER SECTION 21083.3(C) OF THE PUBLIC RESOURCES CODE

As required by section 21083.3(c) of the Public Resources Code, the Planning Commission, following a public hearing, finds that all mitigation measures included in the General Plan EIR that are relevant to the Project (as set forth in more detail above) shall be undertaken.



CITY OF SUISUN CITY, 701 Civic Center Blvd., Suisun City, California 94585

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

County Clerk-Recorder
Solano County
675 Texas Street, Suite 2700
Fairfield, CA 94533-6338

Project Title: Suisun Pad

Project Location: 3.08 Acres of Vacant Land at the Northeast Intersection of Highway 12 and Walters Road.

Assessor's Parcel Number(s): 0174-830-040

Project Description: The proposed Project consists of a Convenience Market, Fueling Station, Two Pad Buildings (5,500 and 3,000 square feet) and Subdivision of the Property into Four Parcels.

Lead Agency: City of Suisun City

Lead Agency Contact Person and Phone Number: John Kearns, Senior Planner, 707 421-7337

Applicant: Trestle Suisun, LLC
419 Waverly Street
Palo Alto, CA 94301

Exemption Status:

- Ministerial
- Consistent with a Community Plan or Zoning [CEQA Guidelines §15183; PRC §21083.3]
- Emergency Project
- General Rule
- Categorical Exemption [CEQA Guidelines §15301; PRC §21084]
- Statutory Exemption



REASONS WHY THIS PROJECT IS EXEMPT:

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA. The proposed project is exempt from CEQA under CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared). This exemption applies to projects that are consistent with the General Plan. Section 15183 (i)(2) of the CEQA Guidelines defines "consistency" as "that density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan...or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning."

The project site is designated Commercial Mixed Use in the City's General Plan and zoned Commercial Retail within the Zoning Code. An EIR was prepared for the General Plan (SCH# 2011102046). The proposed project is consistent with the existing allowed development density. Based on the existing conditions on the site and project vicinity, potential impacts from traffic, ground disturbances from grading, noise, and light were found to have impacts consistent with the area's previous analyses for Commercial Mixed Use at the project site. Onsite drainage basins have been added as the project has been conditioned to comply with all local and State construction requirements.

Based on the above, the Lawler Mixed Use project would not result in any new potentially significant on- or off-site impacts and cumulative impacts that were not discussed in the General Plan EIR and environmental reviews and no aspects peculiar to the project or the project site that would result in new effects; and no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

By _____

John Kearns, Senior Planner
City of Suisun City

Date



DATE: 12/10/2019

TO: PLANNING COMMISSION

FROM: John Kearns, Senior Planner (707.421.7337, jkearns@suisun.com)

RE: Lawler Mixed Use Development Project (APN's: 0173-670-290, 300, 310, 330, and 340)

Files: PUD 18/19-001 AR18/19-001

SUMMARY

City staff received an application for a mixed use project (Lawler Mixed Use) on vacant land south of Anderson Drive, North of McCoy Creek Way and East of Lawler Center Drive. The project is proposed in the Commercial Mixed Use Zone (CMU) and is between the existing Suisun Seafood Center and a commercial development consisting of two buildings at the intersection of Anderson Drive and McCoy Creek Way. The project is comprised of 73 market rate apartments and approximately 7,200 square feet of retail space. The Planning Commission is being asked to consider making a recommendation to the City Council regarding the subject application.

Recommendation: Planning staff recommends adoption of Resolution No. PC19-___, A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of the Lawler Mixed Use Project (APN's: 0173-670-290. 300, 310, 330, and 340).

Proposed Motion: I move that the Planning Commission adopt Resolution No. PC19-___, A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of the Lawler Mixed Use Project (APN's: 0173-670-290. 300, 310, 330, and 340).

BACKGROUND/DISCUSSION

Project Overview

The proposed project is a request for a 73-room/4-story apartment complex in conjunction with approximately 7,200 square feet of retail space (two twin retail buildings consisting of 3,600 square feet each) on 2.8+ acres of vacant land. The project as submitted will include both covered and uncovered parking spaces, tenant amenities, landscaping and pedestrian access in and around the site.

This project seeks to exceed the similar luxury apartments in neighboring cities by highlighting Suisun City's environmental assets and combining them with stylish amenities and maximum convenience. The apartments will feature a welcoming entrance and enclosed lobby, a fitness center, and a secure temperature-controlled environment. Residents will also have access to elevators, which are an important feature of this project because of the tremendous convenience they provide occupants and their guests.

Regulatory Setting

In March 2017, the City Council adopted an updated Zoning Code to come into compliance with the 2035 General Plan which was adopted in May 2015. In both the General Plan and Zoning Code, the subject property was designated “Commercial Mixed Use” (formerly designated “General Commercial”). The premise behind establishment of such a land use and zoning designation was to allow for more flexibility in the development of applicable parcels.

The Project is located within the Commercial Retail Zoning District which is one of two districts found to be compatible with the Commercial Mixed Use Land Use Designation of the General Plan. A discussion of the Commercial Mixed Use Designation (General Plan) and Commercial Retail District (Zoning Code) can be found later in the staff report.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Classification
Project Site	Undeveloped land.	Commercial Mixed Use	Commercial Mixed Use
North	Undeveloped land	Commercial Mixed Use	Commercial Mixed Use
East	Two Commercial Buildings	Commercial Mixed Use	Commercial Mixed Use
South	Crescent Elementary School	Civic	Public/Quasi Public
West	Suisun Seafood Center	Commercial Mixed Use	Commercial Mixed Use

Required Permits and Regulatory Basis

Entitlements requested for the proposed Project include a Planned Unit Development (PUD) and a Site Plan/Architectural Review. The Project would retain its current zoning designation of Commercial Mixed Use as established under the Zoning Code and the PUD would further define the qualities and character of the Project. Under City regulations, a detailed Precise Development Plan is required to implement the Project’s PUD designation. In this case, the applicant has prepared and is including for Planning Commission consideration, the Precise Development Plan. The PUD and its associated plans and exhibits visibly define the character and design details of the Project and provide the City assurance regarding the ultimate form and character of the Project.

In addition to the PUD and its associated plans, the applicant is also seeking approval for Site Plan/Architectural Review. This approval ensures the project is consistent with the direction in both the 2035 General Plan, as well as the Zoning Code. Exhibits associated with the entitlements include, but are not limited to: Site Plan, Floor Plan, Landscaping Plan, Civil Plans, and Architectural Elevations. Detailed Conditions of Approval have been prepared to guide the Project

through construction. These Conditions of approval are provided as a part of Resolution PC19-__ for the proposed Project.

Permits Required after Approval

- Improvement Plans/Grading Permit for onsite and offsite improvements;
- Building Permit for construction of project and other onsite improvements; and
- Signage Plan.

ANALYSIS

General Plan Consistency

Per the Suisun City General Plan, the Commercial Mixed Use Land Use Designation “*Provides for retail and service commercial operations; research, assembly, fabrication, storage, distribution, and processing uses; professional offices; public services and facilities; and other compatible uses, such as higher-density dwelling units.*” This project provides both retail and higher-density dwelling units. Further, the proposed project meets many of the goals of the General Plan such as Economic and Fiscal Sustainability. The mixed use nature of the proposed project aligns with the guidance provided in the General Plan.

Zoning Code Consistency

Per the Zoning Code, “*The purpose of the Commercial Mixed Use (CMU) Zoning District is to allow a mix of land uses that may include commercial retail, service, or office and housing to support a variety of uses that effectively respond to changes in the market and promote economic vitality. The CMU Zoning District is intended to be comprised of predominantly retail or service uses, in combination with other secondary and complementary uses (i.e., residential, office, or civic uses).*” Although the exact users of the commercial space have not yet been identified, the expectation is the uses will be retail in nature. The proposed project appears to meet each of the development standards except for the following provisions per Section 18.22.040 “Mixing of Uses” and an exceedance of the maximum height of a building by 3’6” (from 45’ to 48’6”):

- A. Each development project must include at least 50 percent minimum retail and up to a maximum of 100 percent retail gross leasable area, where 100 percent retail is permitted only in the early phases of the project (unless part of a larger commercial mixed-use development area that will contain a varied mix of commercial uses).
- B. Each development may include up to 50 percent residential, office, and civic uses.

For these reasons, the project is required to go through a Planned Unit Development process which is discussed below.

Per Section 18.72 of the Zoning Code: “*The Planned Unit Development (PUD) permit is designed and intended to provide for the orderly development of land in conformance with the comprehensive scheme contemplated by the land use element and other elements of the general plan of the city and specific plan, where applicable. The permit would allow a flexible design approach to the establishment of a community environment equal to or better than that resulting*

from the application of the minimum standards of this title. The permit is designed and intended to accommodate various types of development, such as neighborhood and district shopping centers, professional and administrative office areas, multi-family housing developments, single-family residential developments, commercial service centers, and light industrial parks, or any other use or combination of uses which can be made appropriately a part of a planned development.” Since the proposed project application is seeking deviation from both the percentage of residential development and the maximum height allowed, it is necessary for the Planning Commission and ultimately the City Council to weigh the project’s design and overall value against the adopted standards.

Application Materials

Site Plan. This exhibit depicts the proposed overall project layout as well as project data. It also overlays information the shows turning movements for the Fire Department ladder truck as requested by City staff.

Floor Plans (and Roof Plan). These plans are comprised of floor plans for each of the four floors, as well as a roof plan (including details).

Architectural Renderings. These plans provide for color representations of the exterior treatments from each side of the proposed project.

Conceptual Grading Plan. This plan shows contours and grade elevations for both existing and proposed ground surface elevations for the project site. Those contours and grade elevations reflect the relationship with the adjacent properties; show the flow of surface stormwater; and provides the extent of grading necessary to develop the project site.

Conceptual Utility Plan. This plans provides a graphic layout of the proposed utilities and shows their relationship to each other, to other proposed improvements and to existing utilities and structures.

Preliminary Landscape Plans. These plans provide proposed choices of plant materials as well as an enlargement of certain features.

Based upon the analysis of the materials provided for the proposed Project, a review of the goals and intent of the General Plan and Zoning Code and the analysis provided herein, the project is consistent with the purpose and intent of the Commercial Retail District and all applicable requirements of the Suisun City Code.

Next Steps

Following Planning Commission action, the project will be required to go before both the Solano County Airport Land Use Commission (ALUC), as well as the Suisun City Council before entitlements are considered secured. The City Council is the final decision making body relative to entitlements.

Travis Air Force LUCP

Adoption of a PUD is considered a zoning action and, therefore, must be reviewed by the Solano County Airport Land Use Commission (ALUC) for consistency with the Travis Air Force Base Land Use Compatibility Plan (LUCP). City staff is confident that the ALUC will find the project consistent with the LUCP given the proposed Project and associated PUD is consistent with the Suisun City General Plan and Suisun City Zoning Code and both have been found to be consistent with the Travis AFB LUCP. The Project will be presented to the Solano County ALUC following the Planning Commission's review of the Project and prior to City Council consideration of the Project. The date for ALUC review is tentatively scheduled for January 9, 2020.

City Council

Due to the request for a Planned Unit Development Permit/Precise Development Plan, the City Council is required to consider the development application. As stated previously, the City Council cannot consider the item until both the Planning Commission and ALUC have done so.

CEQA Review

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA. The proposed project is exempt from CEQA under CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared). This exemption applies to projects that are consistent with the General Plan. Section 15183 (i)(2) of the CEQA Guidelines defines "consistency" as "that density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan...or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning."

The subject property is designated Commercial Mixed Use (CMU) in the City's General Plan and Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046) and staff has reviewed the proposed action for consistency with the existing allowed development, as described under the CEQA Guidelines. The undeveloped site is currently surrounded by existing development to the east and west, vacant land to the north, and Crescent Elementary School to the south. Onsite drainage areas have been designed with the submittal and the project has been conditioned to comply with all local and State construction requirements.

Based on the information above, the project would not result in any new potentially significant on- or off-site impacts which includes: cumulative impacts that were not discussed in the General Plan EIR and environmental reviews; no aspects peculiar to the project or the parcel that would result in new effects, no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

Proposed Findings for Planning Commission Consideration

In order for the Planning Commission to recommend approval of the subject PUD/Precise Development Plan the Planning Commission must affirm specific findings. Resolution PC 19-__ provides specific findings related to analysis of the Project under the California Environmental Quality Act (CEQA) and the approval of the Planned Unit Development Permit and Precise Development Plan. See below for specific findings:

- 1) Pursuant to Government Code section 65454, the proposed Project is consistent with the goals, objectives, general land uses, programs and policies of the General Plan and Suisun City Zoning Code. The Project will provide infill development, at an allowable intensity, that will support the City.
- 2) The proposed Project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as it has been reviewed by all applicable departments and agencies and has been conditioned to comply with all Federal, State, and local standards.
- 3) The proposed Project is consistent with City standards and has been designed to integrate with the surrounding community. The project will provide sufficient parking, infrastructure, landscaping, and amenities to serve future residents.

Planning Commission Options

The Planning Commission has several options in considering this application. Actions that the Planning Commission may take within this project review include:

- Recommend the City Council approve the project subject to the submitted application and the proposed Conditions of Approval;
- Recommend the City Council approve the project with modifications to either the project submittal or the proposed Conditions of Approval;
- Recommend the City Council disapprove the submitted application;
- Continue the item for further discussion.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

DISTRIBUTION

Internal

- PC Distribution
- City Manager Greg Folsom
- Senior Planner John Kearns
- Assistant Planner Joann Martinez

External

- City Website <https://www.suisun.com/planning-commission/>

ATTACHMENTS

1. PC 19-___; A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of the Lawler Mixed Use Project (APN's: 0173-670-290, 300, 310, 330, and 340).
 - A. Project Description
 - B. Project Plans
 - C. Conditions of Approval
 - D. Finding of Conformity

RESOLUTION NO. PC 19-

**A RESOLUTION OF THE CITY OF SUISUN CITY PLANNING COMMISSION
RECOMMENDING CITY COUNCIL APPROVAL OF THE LAWLER MIXED USE
PROJECT (APN'S: 0173-670-290. 300, 310, 330, AND 340).**

WHEREAS, Ashria, LLC. (hereinafter referred to as Applicant) filed an application with the City of Suisun City for a Planned Unit Development Permit, Precise Development Plan, and Site Plan/Architectural Review for a 73-unit apartment complex and 7,200 square feet of retail space (hereinafter referred to as Project) located North of McCoy Creek Way, East of Lawler Center Drive and South of Anderson Drive (Assessor's Parcel Numbers: 0173-670-290. 300, 310, 330, and 340); and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this development plan; and

WHEREAS, the Planning Commission is required to review and make a recommendation to the City Council for final action on this Project; and

WHEREAS, the Planning Commission of the City of Suisun City did conduct on December 10, 2019 a properly noticed public hearing pursuant to Government Code Section 65090 and has considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY does hereby make the following findings and recommendations.

- A. The Planning Commission recommends that, based on the following findings, the City Council determine that the Project has been adequately analyzed under the provisions of the California Environmental Quality Act (CEQA) and that no further review of the Project under CEQA is required or appropriate.

Finding. The proposed Project is consistent with the policies, development standards and designations of the General Plan and Suisun City Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined that: the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project would not substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

- B. The Planning Commission recommends that, based on the following findings, the City Council approve the Lawler Mixed Use Planned Unit Development Permit, Precise Development Plan, and Site Plan/Architectural Review as depicted on plans and exhibits provided as Exhibits A and B of this Resolution and subject to Conditions of Approval provided as Exhibit C of this Resolution.

Findings:

- 1. That the establishment, maintenance or operation of a use or building applied for are in conformity to the General Plan for the City with regard to circulation, population

densities and distribution, design, and/or other aspects of the General Plan considered by the Development Services Director to be pertinent;

2. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided;
3. That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
4. That the proposed use conforms with all relevant federal, state, and local laws and regulations.
5. The resulting project will not adversely impact existing or planned uses of the properties.
6. The proposal is consistent with the Suisun City General Plan.
7. The proposed Project is consistent with the policies, development standards and designations of the General Plan and the Suisun City Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined: that the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project would not substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required (Exhibit D).

The forgoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

WITNESS my hand and the seal of said City this 10th day of December 2019.

Joann Martinez, Commission Secretary

Exhibit A: Project Description, Submitted by ACE Design LLC

Exhibit B: Planned Unit Development and Site Plan/Architectural Review Exhibits

Exhibit C: Lawler Mixed Use Project Conditions of Approval

Exhibit D: Finding of Conformity

May 4, 2019

John Kerns
City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94586

Re: Lawler Residences, Suisun City, CA

Dear Mr. Kearns,

Lawler Mixed-Use will be located on the corner of Lawler and Anderson Drive. After this property has remained vacant for decades, the proposed project will introduce 73-unit high-quality residential apartments accompanied by 7200 SF of upscale commercial buildings posed to attract commercial uses that will serve the Suisun community and beyond.

Lawler Mixed-Use will be the first high-quality luxury apartment complex to be introduced in Suisun City. This project seeks to exceed the similar luxury apartments in neighboring cities by highlighting Suisun's environmental assets and combining them with stylish amenities and maximum convenience. The apartments will feature a welcoming entrance and enclosed lobby, a fitness center, and a secure temperature-controlled environment. Residents will also have access to elevators, which are an important and expensive feature of this project because of the tremendous convenience they provide occupants and their guests.

The project will feature a four-story residential building and two 3600 SF retail buildings on a 2.81-acre lot¹ accompanied by 153 parking spaces. The 73 apartments are comprised of 25 one-bedroom, 40 two-bedroom, and 8 three-bedroom luxury apartments with floor plans ranging from one-bedroom, one-bathroom to three-bedroom, two-bathroom. These units will be 660 SF to 1260 SF and will rent for \$1800 to \$2350, a new market price point for Suisun City. The commercial buildings on either side of the main entrance to the apartments will create immediate easy access from these residential units to the commercial space.

Mixed use projects have gained popularity and redefined the way buildings are designed in many urban cities throughout the country. Projects like Lawler Mixed-Use capitalize on the desire to reduce expenses and increase social interaction by providing common facilities for both residential and commercial use. In highly urbanized cities, commercial, residential, and parking facilities are stacked on top of each other. This style, though efficient in land use, is much more expensive than can be born in a suburban area such as Suisun City's.

Lawler's residential units, though an integral and economically vital component of this project, are physically stepped back by approximately 15 feet to avoid the construction pitfalls of placing midrise residential above commercial uses like restaurants. Lawler's unique integration

¹ Commercial Mixed-Use Zoning Code §18.20.030 - residential density of 25.8 (du/ac) is compliant with requiring "10 to 40 dwelling units per gross acreage".

of commercial and residential units is a more suitable and economically attainable alternative for the Fairfield-Suisun market.

This project is 48'6" at its highest point. The four-story residential building was designed to provide residents on the third and fourth floors with rich views of the Suisun wildlife amongst a backdrop of Mt. Diablo's silhouette. The views are considered a marketing attraction for this project. The provision of elevators is considered an uncompromising advantage over the competition. Elevators are expensive to build and to maintain, as such, the number of units and floors were designed to absorb this cost.

Additionally, a few architectural features are added to the top of the parapet that are necessary to cover the roof top mechanical equipment and the solar panels. This project will be equipped with the latest technology in lighting, heating, and cooling systems that are environmentally friendly and will significantly benefit the residents. The finalized plans will also relocate the storm drain easement from its current location to the eastern portion of the property within the project parking lot.

The project will have onsite management and leasing office, which will manage and maintain the building and the grounds. However, this Project will also join the Lawler Ranch Lighting and Landscape Maintenance District.

This developer has been involved in the development of commercial centers for the past two decades commencing with Chevron and Popeyes on Anderson Drive followed by the Grey Hawk Mixed-Use subdivision. The developer has taken a tiered strategy to deliver increasingly higher quality residential projects toed with commercial units to boost the area's marginal commercial success and to evolve the city over time.

The McCoy Creek Mixed-Use Apartments was constructed in 2018 as another component of the development projects that aim to push the outer limit of the market in Suisun. This 10-units high-quality mixed-use apartment project is fully occupied and has established a new rent benchmark in the multi-unit residential market in Suisun City. The success of this Project hints the viability of high-end mixed-use projects in Suisun City.

Lawler Mixed Use is designed to elevate the new market price point that is crucial to the economic viability of larger luxury developments in Suisun. Initially, the absorption of these units as well as the commercial units will be slow – an expense that can be very burdensome to the project – however, we understand that the city shares the importance of achieving the socio-economic goals that accompany this project for the City as a whole.

Lawler Mixed-Use will diversify the housing options and income levels in Suisun City and fill a long-existing void. The attraction of the higher income families that choose the remedy the lack of upper scale apartments, making Suisun a prime option for high-income Bay Area migrants and Travis Airforce Base families. As the population density and housing demand increases in the Bay Area, the cost of living along with the scarcity of options are pushing residents toward Solano County. Ultimately, Lawler will put Suisun City in equal footing with

more prestigious residences in the neighboring cities. High income levels would be able to better support the local businesses and elevate Suisun's profile within the region.

In addition, the residential units are toeing 7200 SF of commercial space.² The commercial space will be constructed concurrently with the residential units and are open to all allowable uses in the CMU zone. While the ratio of commercial space versus residential can be the subject of discussion, it is noteworthy to emphasize the stated purpose of the CMU zoning code, which is to provide retail and services that "effectively respond to changes in the market and promote economic viability."³ This proposal does just that. It infuses high end commercial space into Lawler Commercial Center by leveraging the market demand for housing.

Commercial developments in Lawler commercial have proven to be very slow-coming over the years. The proposed project attempts to accelerate commercial development two elegant commercial buildings that capitalize on the influx of residents and high-visibility to bolster commercial appeal. The allowed uses for these buildings will be typical of those required for the mixed zoning code and complement existing businesses. As a result, apartments and commercial tenants will be a significant contribution to local businesses and expand the economic base in the area.

We believe that Lawler Mixed-Use will be an overall benefit for both the residential and commercial markets. This project will also mark the beginning of an exciting new era for Suisun City.

² Commercial Mixed-Use Zoning Code §18.22 requires minimum of 50% of the site reserved for retail use. Expected minimum square footage of retail = 15,409 SF.

³ Commercial Mixed-Use Zoning Code §18.22.010

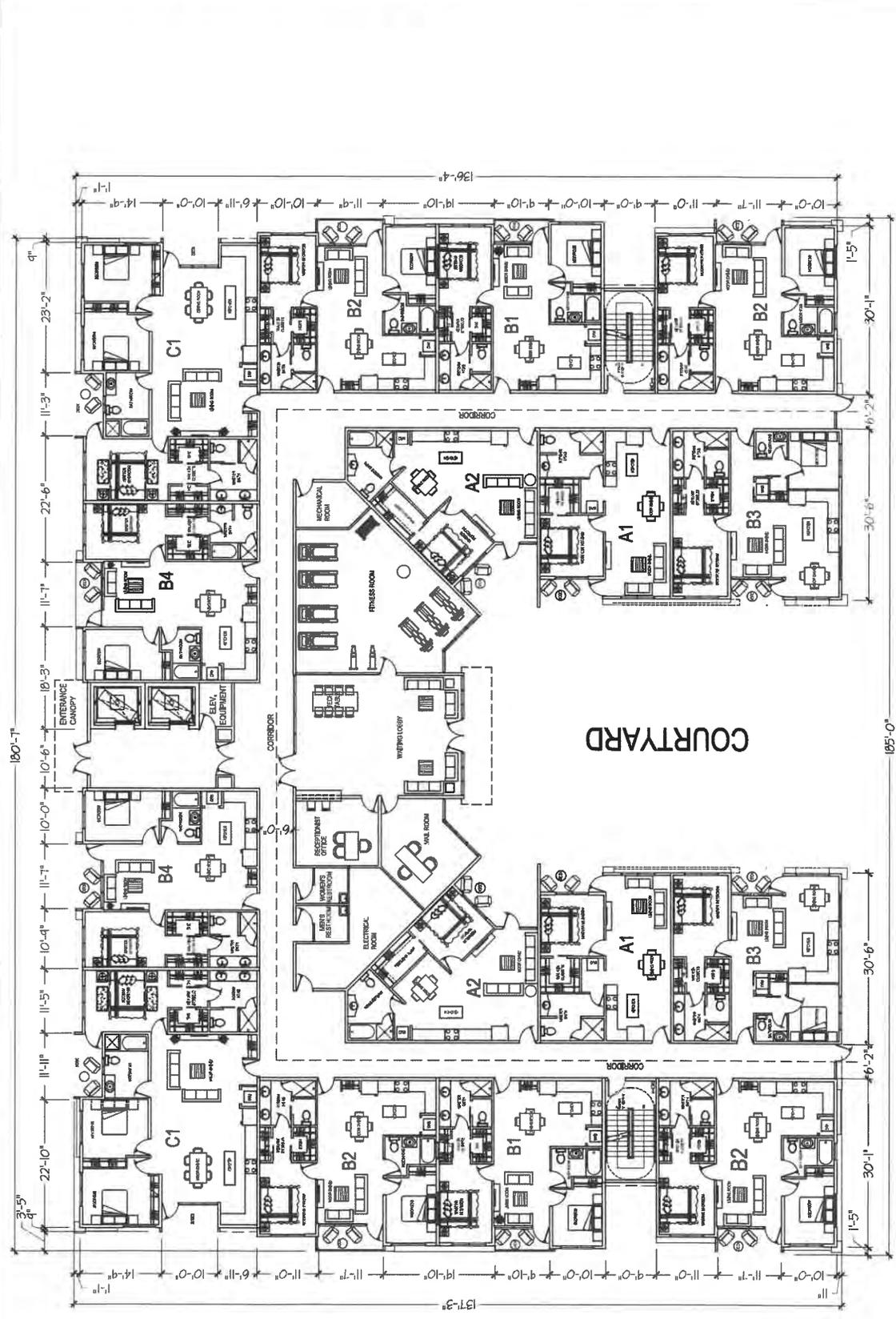


NO.	REVISIONS	DATE

ACE Design LLC
 7455 Arroyo Crossing, Suite 200
 LAS VEGAS, NEVADA 89113
 Phone: (702) 396-5113, Fax: (702) 444-8155
 Land Planning + Civil Engineering + Architectural Design + Structural Engineering

FIRST FLOOR PLAN
APARTMENTS
LAWLER RESIDENCES
 CITY OF SUISSON, CA

PROJECT: []
 DATE: 02/12/2010
 DRAWN BY: BKX
 CHECKED BY: BSG
A1.1.0
SHEET
2 OF 13



1 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

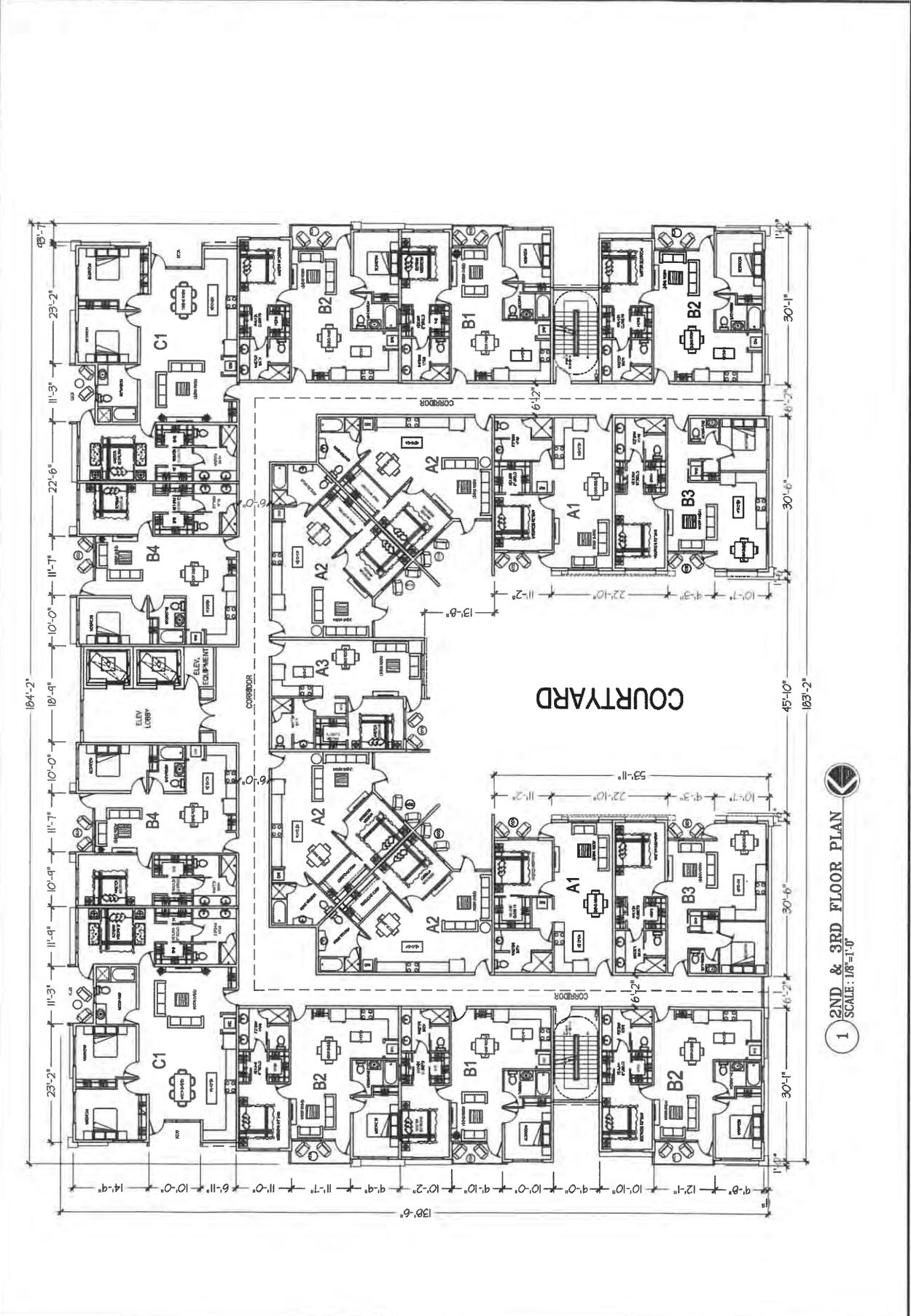
DATE	REVISION	DESCRIPTION

ACE Design LLC
 7455 Arroyo Crossing, Suite 220
 LAS VEGAS, NEVADA 89113
 Phone: (702) 396-5111 Fax: (702) 446-8155
 Land Planning • Civil Engineering • Architectural Design • Structural Engineering

2ND & 3RD FLOOR PLAN
APARTMENTS
LAWLER RESIDENCES
 CITY OF SUISSON, CA



DATE: 02/15/2019
 DRAWN BY: RK
 CHECK BY: MG
A1.2.0
 SHEET
 3 OF 13



1 2ND & 3RD FLOOR PLAN
 SCALE: 1/8"=1'-0"

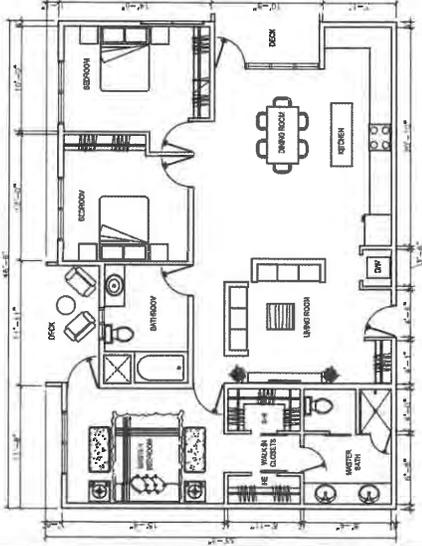
REVISIONS	DATE

ACE Design LLC
 7455 Arroyo Crossing, Suite 20
 LAS VEGAS, NEVADA 89113
 Phone: (702) 396-5113, Fax: (702) 444-1555
 Land Planning + Civil Engineering + Architectural Design + Structural Engineering

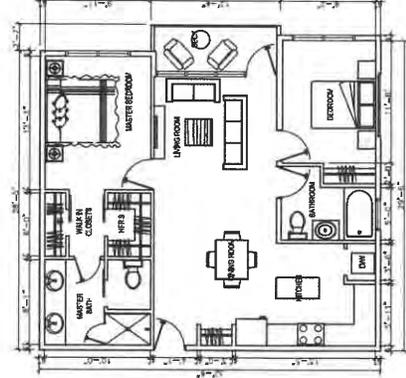
DWELLING ENLARGED DIMENSIONED PLANS
APARTMENTS
LAWLER RESIDENCES
CITY OF SUISUN, CA



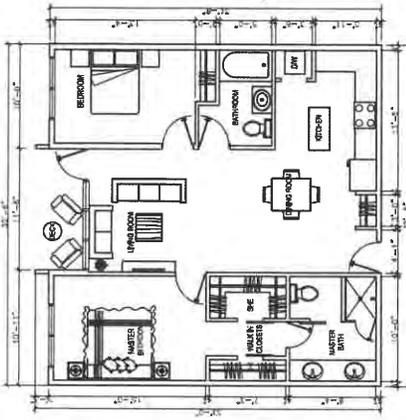
DATE: 11/17/2019
 DRAWN BY: RJC
 CHECKED BY: RJC
A1.4.3
SHEET
5 OF 13



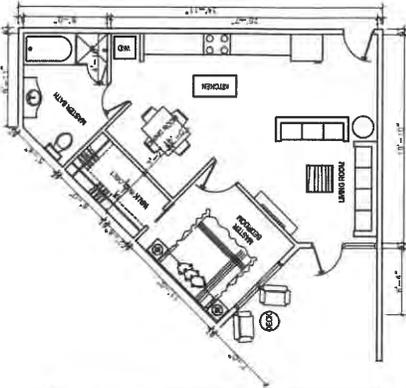
1 ENLARGE DWELLING PLAN -C1
 SCALE : 3/16"=1'-0" (THREE BEDROOM TWO BATHROOM)



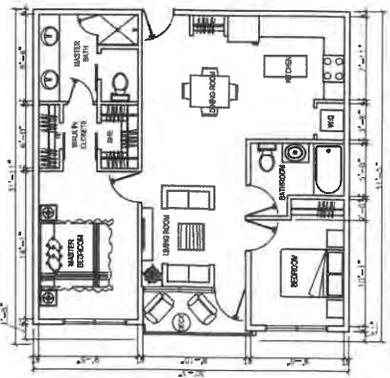
3 ENLARGE DWELLING PLAN -P2
 SCALE : 3/16"=1'-0" (TWO BEDROOM TWO BATHROOM)



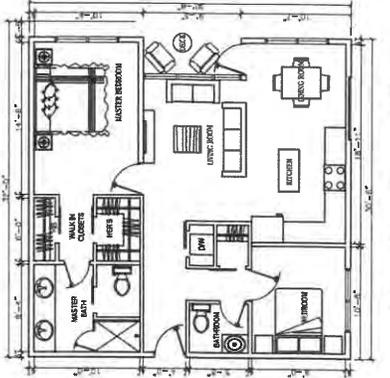
5 ENLARGE DWELLING PLAN -B4
 SCALE : 3/16"=1'-0" (TWO BEDROOM TWO BATHROOM)



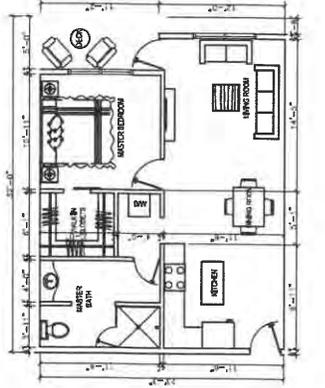
7 ENLARGE DWELLING PLAN -A2
 SCALE : 3/16"=1'-0" (ONE BEDROOM ONE BATHROOM)



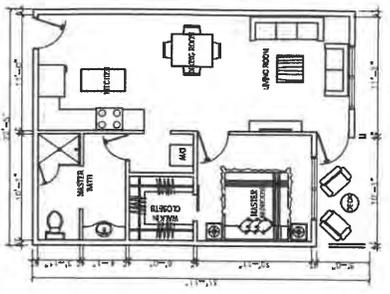
2 ENLARGE DWELLING PLAN -B1
 SCALE : 3/16"=1'-0" (TWO BEDROOM TWO BATHROOM)



4 ENLARGE DWELLING PLAN -B3
 SCALE : 3/16"=1'-0" (TWO BEDROOM TWO BATHROOM)



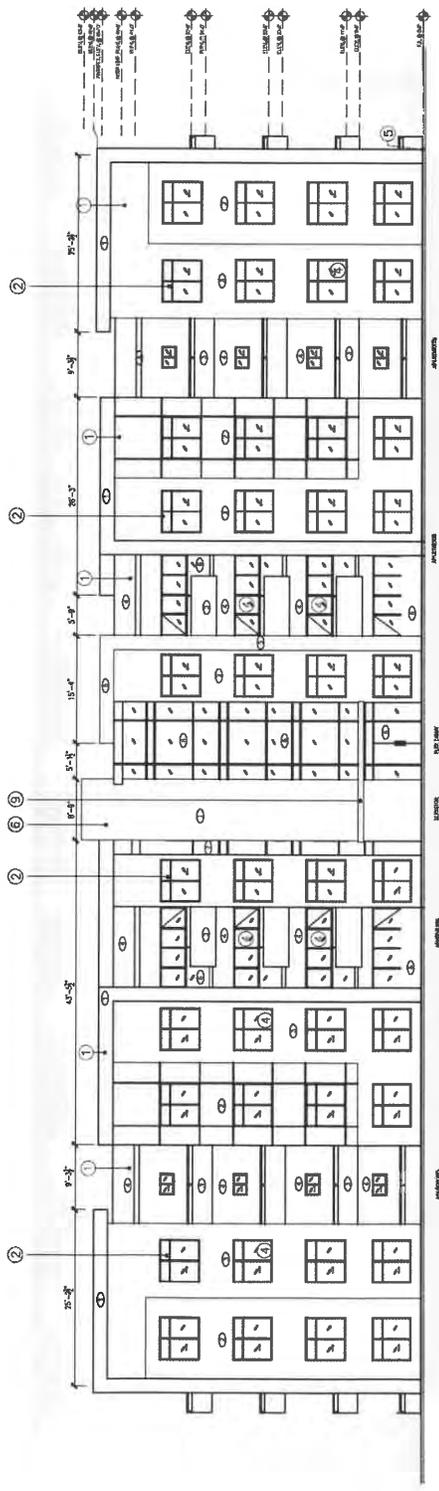
6 ENLARGE DWELLING PLAN -A1
 SCALE : 3/16"=1'-0" (ONE BEDROOM ONE BATHROOM)



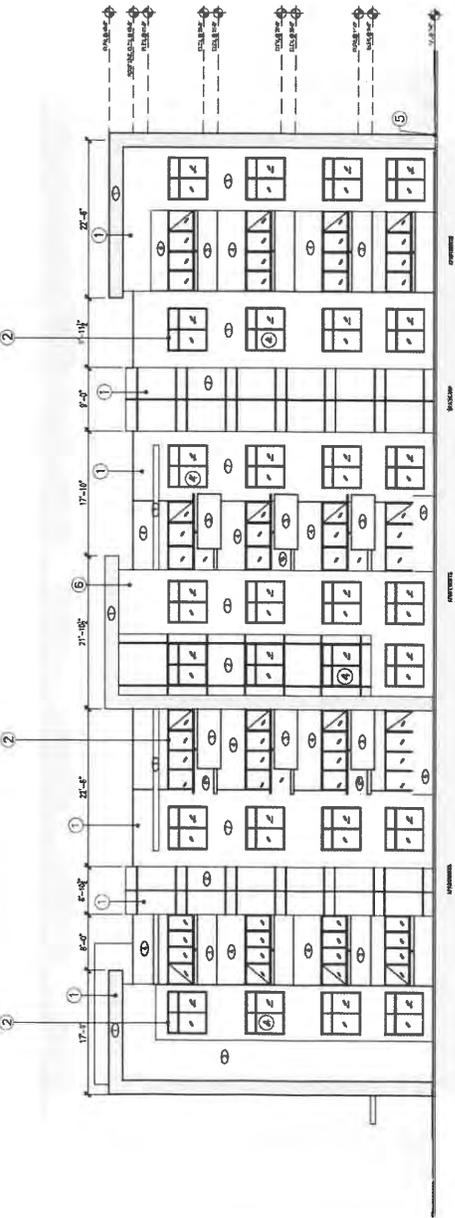
8 ENLARGE DWELLING PLAN -A3
 SCALE : 3/16"=1'-0" (ONE BEDROOM ONE BATHROOM)



- KEY NOTES:**
1. TO VIEW OVER STORIES OF 5, 6, 7, 8 AND 9, SEE PLANETS DRAWING AND THE NUMBER OF STORIES 2. FLOOR FINISH SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
 2. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
 3. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
 4. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
 5. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
 6. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
 7. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.



1 FRONT ELEVATION (EAST)
 SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION (SOUTH)
 SCALE: 1/8"=1'-0"

- EXTERIOR FINISH KEY**
1. STUCCO: BENJAMIN MOORE "DEEP SPACE 2125-20"
 2. STUCCO: BENJAMIN MOORE "SHADOW GRAY 2125-40"
 3. STUCCO: BENJAMIN MOORE "SEATTLE GRAY 2130-70"
 4. STUCCO: BENJAMIN MOORE "HILLSIDE GREEN 495"
 5. FIBER CEMENT SIDING: PAINTED - BENJAMIN MOORE "LOG CABIN 2163-10"
 6. GLASS: CLEAR ANODIZED COATING
 7. STUCCO: BENJAMIN MOORE "166 ORANGE ICE"

- KEY NOTES:**
1. EXTERIOR WALLS: "STUCCO" GEMENT PLASTER, COLOR AND TEXTURE TO MATCH THE EXTERIOR FINISH INDEX ABOVE.
 2. BUSINESS SIGN SHALL BE INSTALLED OVER THE FINISHED STUCCO. PROVIDE LETTERS TO BE ILLUMINATED BY A SEPARATE LIGHT SOURCE. SUBMIT FINISHES TO PLANNING FOR APPROVAL PRIOR TO ORDER/INSTALLATION.
 3. EXTERIOR WALLS: "FIBER CEMENT SIDING" OR EQUIVALENT. COLOR SELECTION BY OWNER.
 4. THE ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
 5. WEAP SPOKES 3/4" MINIMUM ABOVE FINISH GRADE (2" ABOVE PAVED AREAS).
 6. THE ADDRESS NUMBERS SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED BY A DEDICATED LIGHT SOURCE.

REVISIONS	DATE

ACE Design LLC
 1024 Port Point Road, Suite 1044
 Folsom, CA 95630
 Phone: (707) 396-6113, Fax: (707) 446-8155
 License: Professional Engineer - Structural Engineering

EXTERIOR RETAIL ELEVATIONS
 APARTMENTS
 LAWLER RESIDENCES
 CITY OF SUSUN, CA

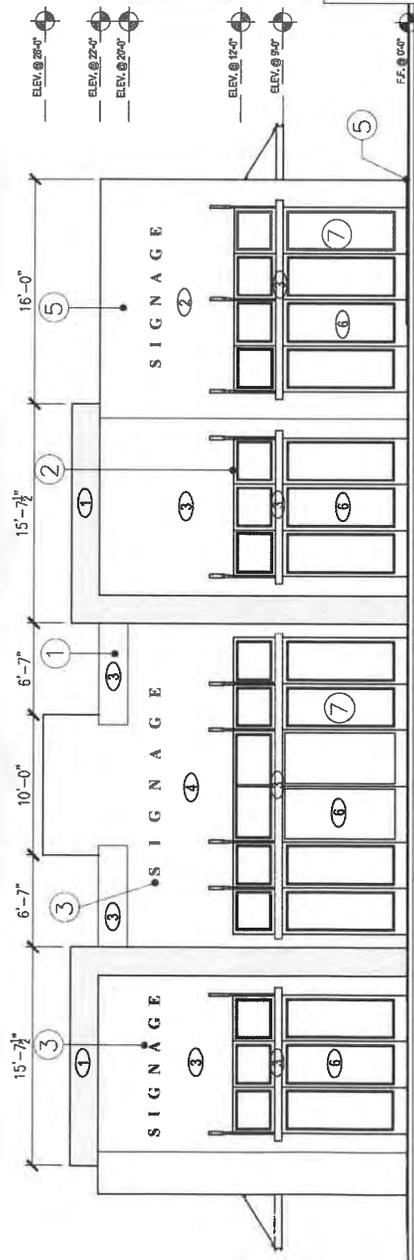


A2.3.0
 SHEET
 10 OF 13

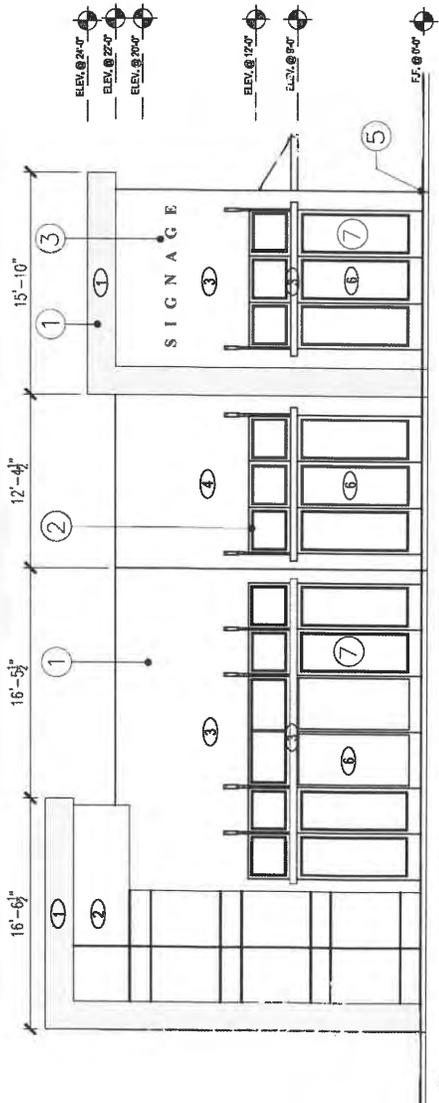
- KEY NOTES:**
- ALL EXTERIOR FINISHES SHALL BE 1/4" MINIMUM THICK UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK GYPSUM BOARD OR 1/2" THICK CONCRETE OR 1/2" THICK CMU UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK GYPSUM BOARD OR 1/2" THICK CONCRETE OR 1/2" THICK CMU UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK GYPSUM BOARD OR 1/2" THICK CONCRETE OR 1/2" THICK CMU UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK GYPSUM BOARD OR 1/2" THICK CONCRETE OR 1/2" THICK CMU UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK GYPSUM BOARD OR 1/2" THICK CONCRETE OR 1/2" THICK CMU UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK GYPSUM BOARD OR 1/2" THICK CONCRETE OR 1/2" THICK CMU UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR FINISHES SHALL BE INSTALLED OVER A 1/2" THICK GYPSUM BOARD OR 1/2" THICK CONCRETE OR 1/2" THICK CMU UNLESS OTHERWISE NOTED.

- EXTERIOR FINISH KEY**
- STUCCO: BENJAMIN MOORE "DEEP SPACE 2125-20"
 - STUCCO: BENJAMIN MOORE "SHADOW GRAY 2125-40"
 - STUCCO: BENJAMIN MOORE "SEATTLE GRAY 2130-70"
 - STUCCO: BENJAMIN MOORE "HILLSIDE GREEN 495"
 - FIBER CEMENT SIDING: PAINTED - BENJAMIN MOORE "LOG CABIN 2163-10"
 - GLASS: CLEAR ANODIZED COATING

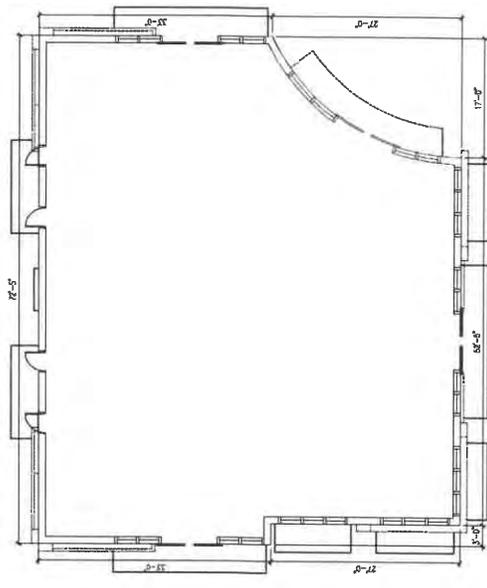
- KEY NOTES:**
- EXTERIOR WALLS: "STUCCO" COBALT PLASTER, COLOR AND TEXTURE TO MATCH THE EXTERIOR FINISH KEY.
 - TRANS: COBALT PLASTER FINISH OVER 2x4 FOAM SHAPES, COLOR TO MATCH WALLS.
 - BUSINESS SIGN SHALL BE INSTALLED OVER THE FINISHED STUCCO. PROVIDE LETTERS 1/4" MINIMUM ABOVE FINISH GRADE (2" ABOVE FINISHED AREAS).
 - WINDOWS: 1/2" MINIMUM ABOVE FINISH GRADE (2" ABOVE FINISHED AREAS).
 - WINDOWS: 1/2" MINIMUM ABOVE FINISH GRADE (2" ABOVE FINISHED AREAS).
 - WINDOWS: 1/2" MINIMUM ABOVE FINISH GRADE (2" ABOVE FINISHED AREAS).
 - WINDOWS: 1/2" MINIMUM ABOVE FINISH GRADE (2" ABOVE FINISHED AREAS).
 - WINDOWS: 1/2" MINIMUM ABOVE FINISH GRADE (2" ABOVE FINISHED AREAS).



1 FRONT ELEVATION (WEST)
 SCALE: 1/4"=1'-0"



2 LEFT ELEVATION (NORTH)
 SCALE: 1/4"=1'-0"



A RETAIL BUILDING PLAN (SHELL)
 SCALE: 1/8"=1'-0"

REVISIONS	DATE

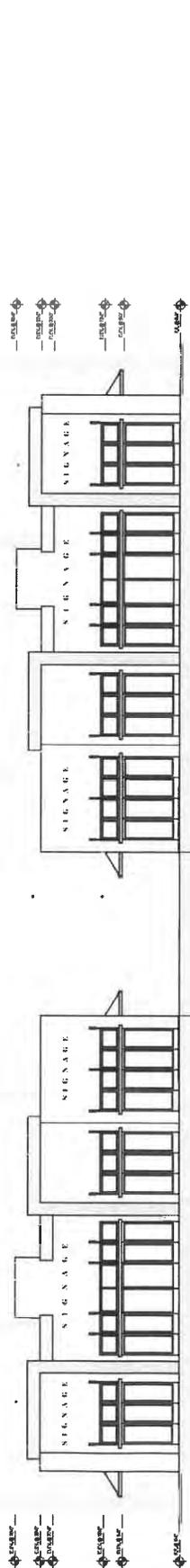
ACE Design LLC
 1024 Iron Point Road, Suite 1046
 Fremont, CA 94530
 Phone: (702) 396-5113, Fax: (702) 444-8155
 Land Planning • Civil Engineering • Architectural Design • Structural Engineering

EXTERIOR COMBINED ELEVATIONS
APARTMENTS
LAWLER RESIDENCES
CITY OF SUISUN, CA

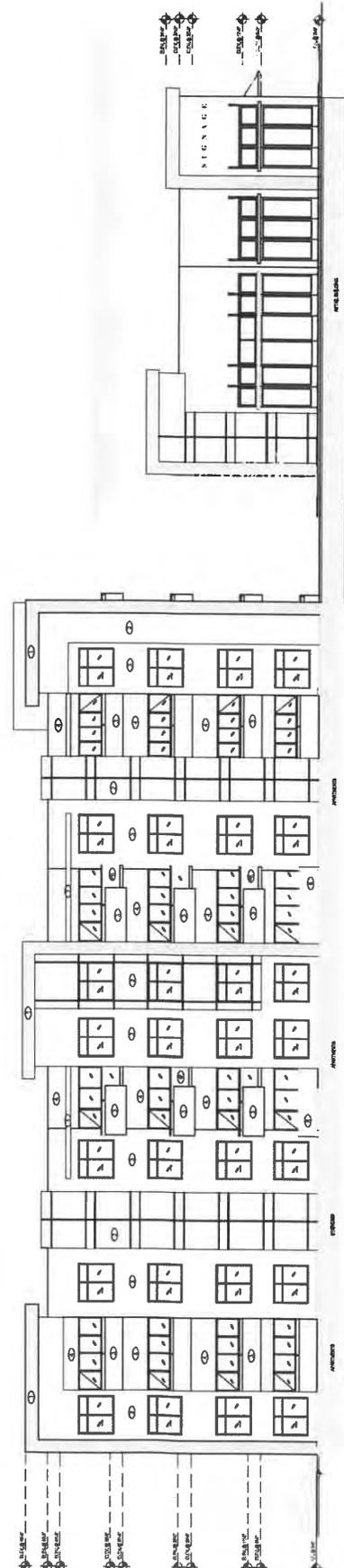


DATE: 03/29/2018
 DWG. BY: RMC
 CHECK BY: MCG

A2.4.0
SHEET
11 OF 13



1 RETAIL AREA (NORTH)
 SCALE: 1/8"=1'-0"



2 APARTMENT & RETAIL AREA (NORTH)
 SCALE: 1/8"=1'-0"

REVISIONS	DATE

ACE Design LLC
 1024 Iron Point Road, Suite 1046
 Phoenix, CA 95430
 Phone: (702) 964-5113, Fax: (702) 446-8155
 Land Planning & Civil Engineering & Architectural Design & Drafting

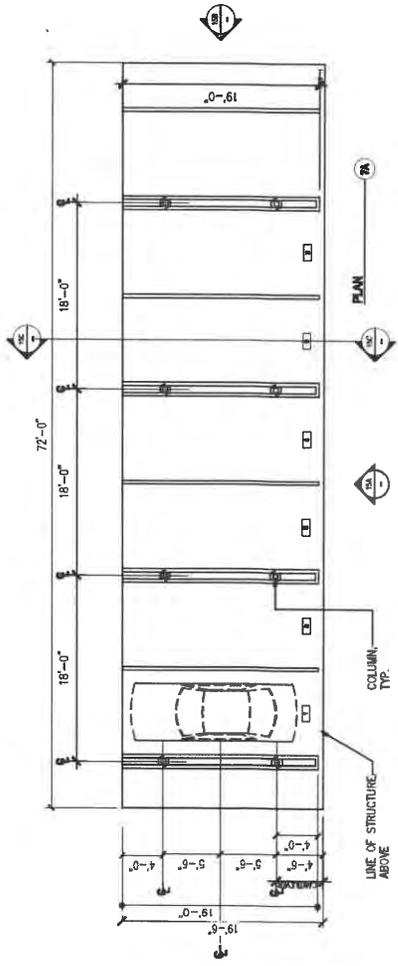
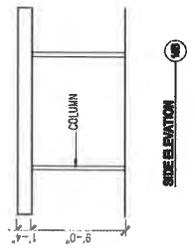
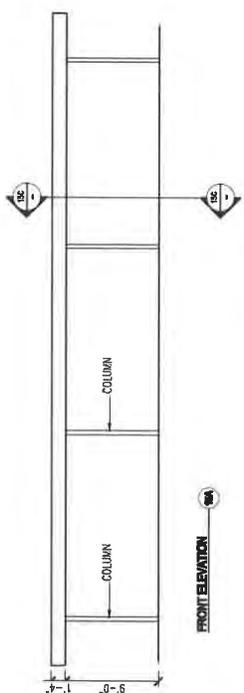
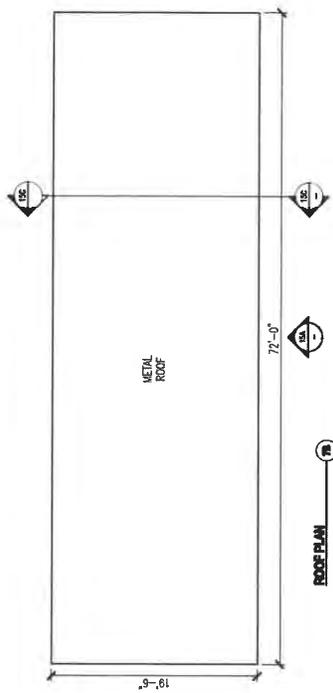
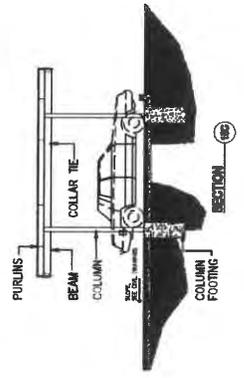


CARPORT DETAILS
 APARTMENTS
 LAWLER RESIDENCES
 CITY OF SUSUN, CA



DATE: 03/20/2010
 JOB: APARTMENTS
 PROJECT: LAWLER RESIDENCES
 CITY OF SUSUN, CA

A2.5.0
 SHEET
 12 OF 13



NOTE:
 CITY OF SUSUN STANDARDS:
 THE CARPORT STRUCTURES SHALL BE ARCHITECTURALLY INTEGRATED WITH THE BUILDING AND SHALL BE DESIGNED BY THE PLANNING DIRECTOR. BUILDING MATERIALS AND COLORS SHALL BE CONSISTENT WITH THE PRIMARY STRUCTURE.

CARPORT PARKING
 SCALE: 3/16" = 1'-0"

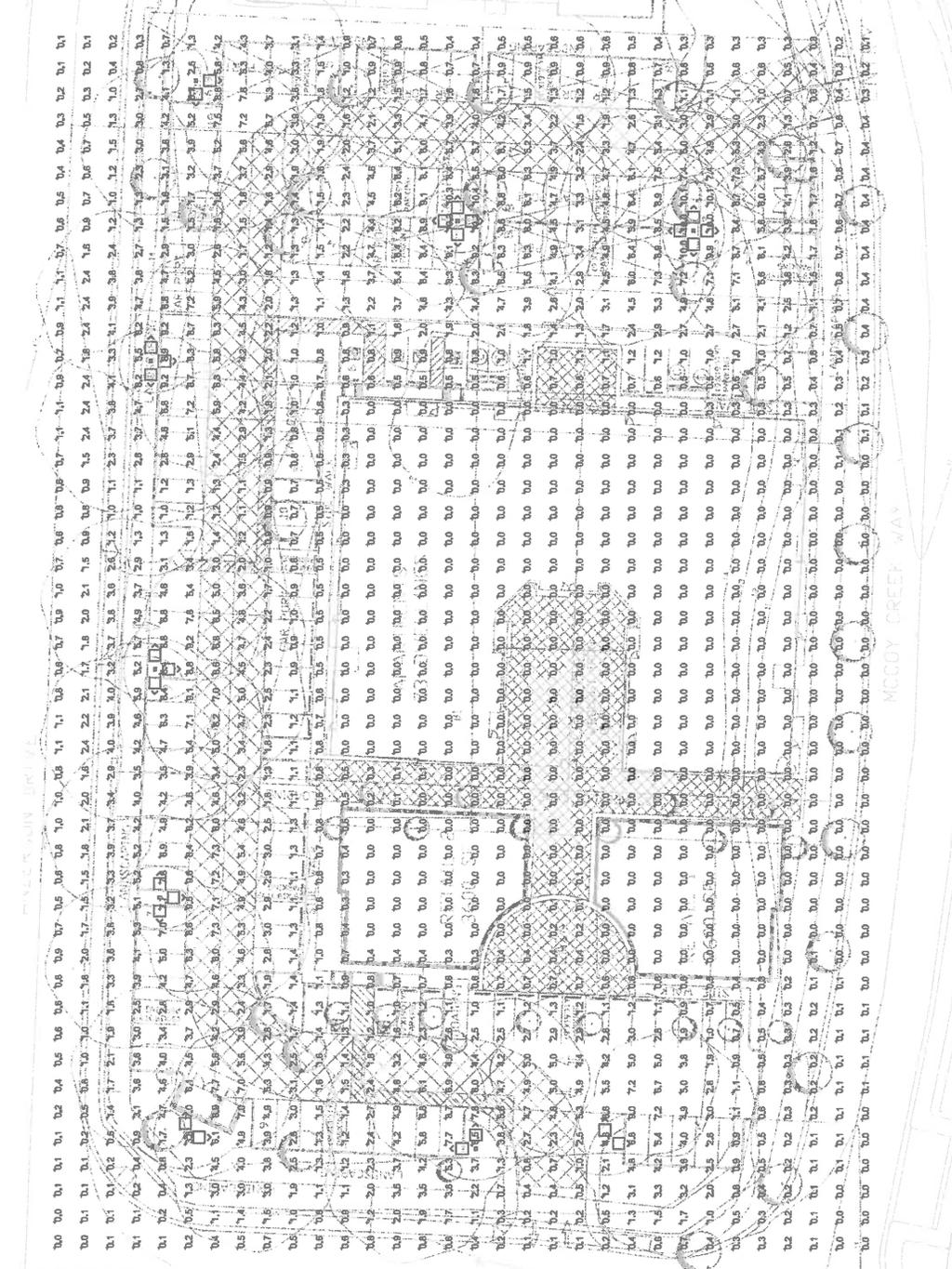
REVISION	DATE

ACE Design LLC
 6233 Dean Martin Drive, Suite B
 LAS VEGAS, NEVADA 89118
 Phone: (702) 395-5114, Fax: (702) 444-8155
 Land Surveying • Civil Engineering • Architectural Design • Structural Engineering

PHOTOMETRIC PLAN
APARTMENTS
LAWYER RESIDENCES, CA
 CITY OF SUISUN, CA

PROJECT: _____
 TITLE: _____
 DATE: _____
 DRAWN BY: _____
 CHECK BY: _____

E-1
HC CONSULTING ENGINEERS INC.
 Member: CA 91963
 5344 Clair Street
 T1 990.506.2588 Email: hcin@hceinc.com



PHOTOMETRIC PLAN
 SCALE 1" = 20'-0"

PHOTOMETRY PLAN KEY NOTES

- ◊ NOT USED
- ◊ FUTURE MONITORING REPORT 24'-0"

STATISTICS	Symbol	Area	Min	Max	Avg	Unit
Calc Zone #1	+	1.23e	0.00	32.72	7.74	fc/ft ²

LUMINAIRE SCHEDULE	Symbol	Level	Qty	Coordinate	Description	Lamp	File	Location	LP	Notes
1	□	1	1	100, 100	MALAGA SQUARE	LED	100, 100	100, 100	100	100
2	□	2	1	100, 100	100, 100	100, 100	100, 100	100, 100	100	100

REVISIONS:	
REVISION ISSUE	
DATED	

ACE Design LLC
 7455 Arroyo Crossing, Suite 220
 Las Vegas, Nevada 89113
 Phone: (702) 396-5113, Fax: (702) 446-8155
 Land Planning • Civil Engineering • Mechanical Design • Structural Engineering



CONCEPTUAL GRADING PLAN
 APARTMENTS
 LAWLER RESIDENCES
 SUISSON, CA



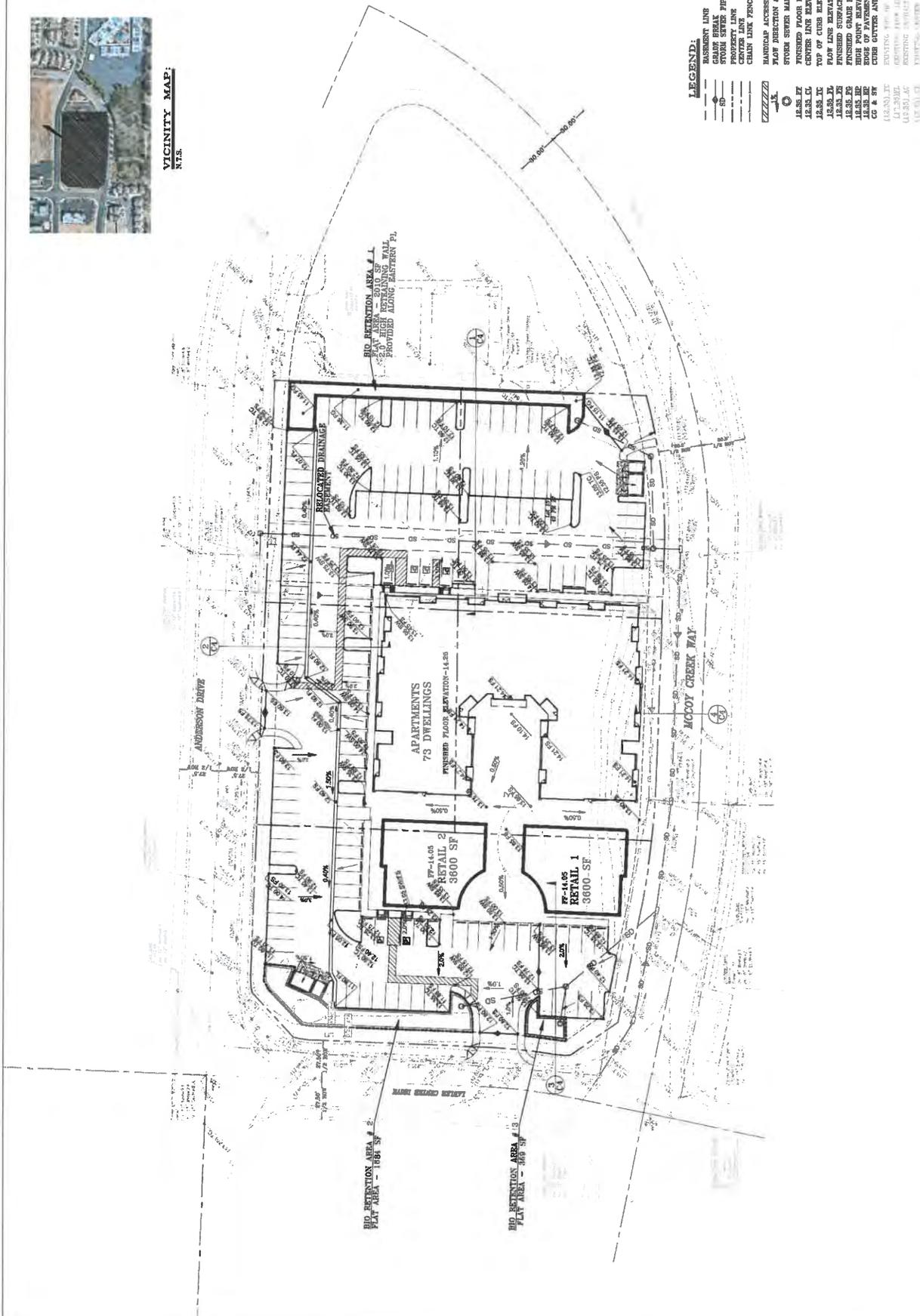
DATE: 08/26/2019
 JOB: 18-04
 DWG BY: BSS
 CHK BY: BS

C1
 SHEET
 1 OF 4



VICINITY MAP:
 N.T.S.

- LEGEND:**
- BASEMENT FLOOR ELEVATION
 - GROUND FLOOR ELEVATION
 - STORM SEWER PIPE
 - SANITARY PIPE
 - CENTER LINE
 - CHAIN LINK FENCE
 - HANDICAP ACCESSIBLE DRIVE
 - FLOW DIRECTION & PERCENT
 - STORM SEWER MANHOLE
 - FINISHED FLOOR ELEVATION
 - CENTER LINE ELEVATION
 - TOP OF CURB ELEVATION
 - FLOW LINE ELEVATION
 - FINISHED GRADE ELEVATION
 - HIGH POINT ELEVATION
 - EDGE OF PAVEMENT ELEVATION
 - CURB TOP ELEVATION
 - EXISTING: FINISHED GRADE ELEVATION
 - EXISTING: CENTER LINE ELEVATION
 - EXISTING: PAVED LINE ELEVATION
 - EXISTING: INTERSECTION



REVISIONS	DATE

ACE Design LLC
 7455 Arroyo Crossing, Suite 220
 Las Vegas, Nevada 89113
 Phone: (702) 396-6113, Fax: (702) 446-8155
 Land Planning • Civil Engineering • Architectural Design • Structural Engineering

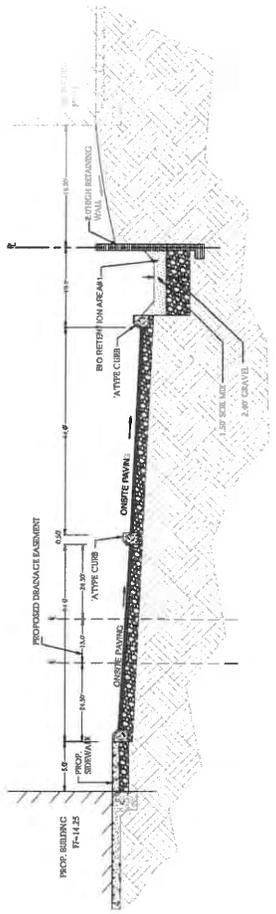


GRADING PLAN (SECTIONS)
APARTMENTS
LAWLER RESIDENCES
SUISUN, CA

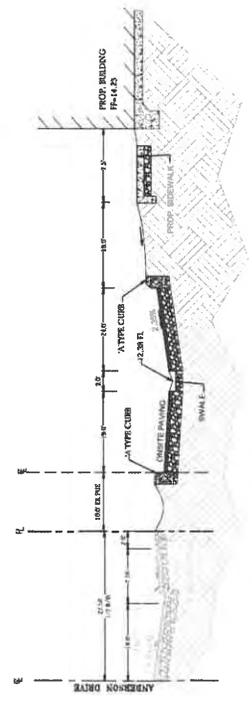


DATE: 02/17/2018
 JOB: 18-06
 DRAWN BY: JES
 CHECKED BY: JES

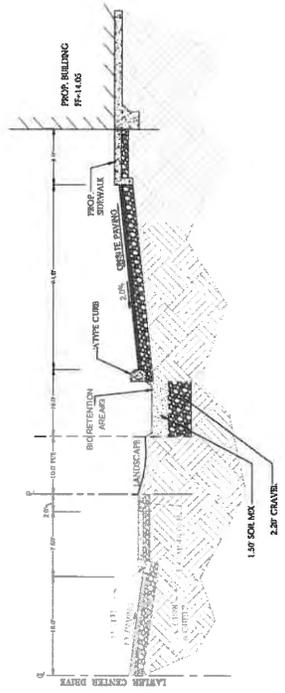
C4
 SHEET
 4 OF 4



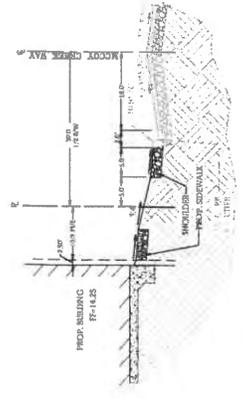
1 SECTION AT EASTERN PROPERTY LINE
 NTS



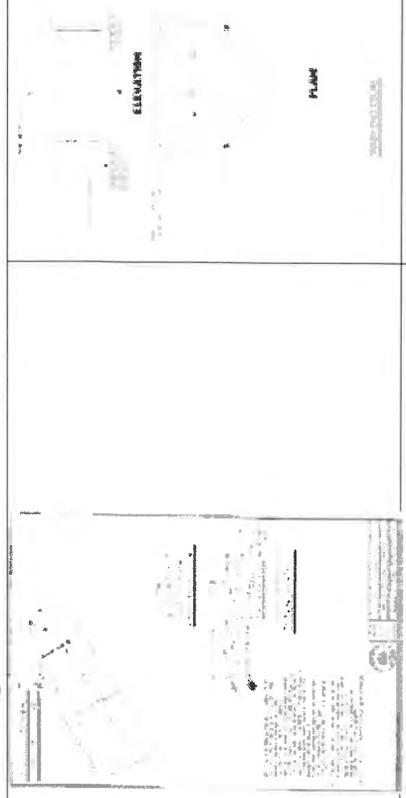
2 SECTION AT NORTHERN PROPERTY LINE
 NTS



3 SECTION AT WESTERN PROPERTY LINE
 NTS



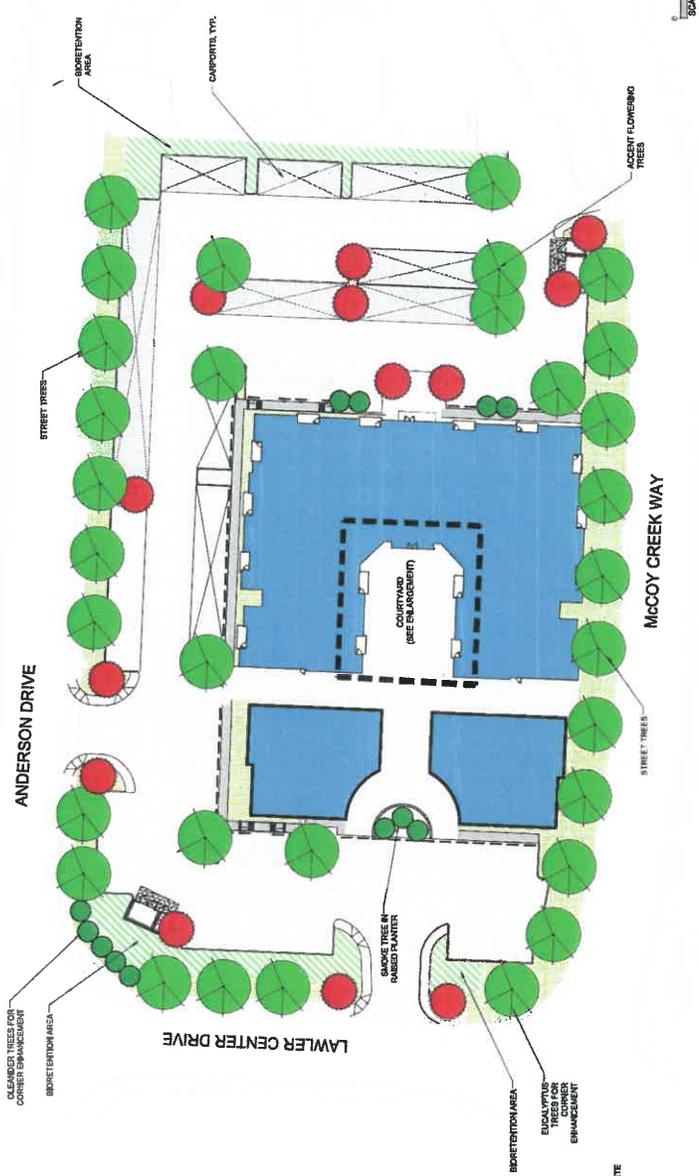
4 SECTION AT SOUTHERN PROPERTY LINE
 NTS



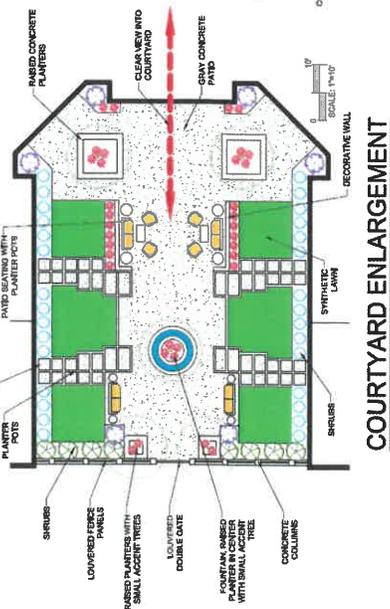
CURB, GUTTER AND SIDEWALK DETAIL
 NTS

LAWLER MIX-USE APARTMENTS

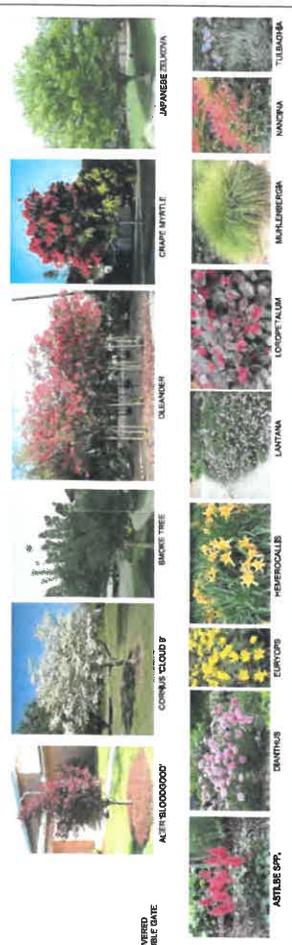
SUISUN, CALIFORNIA



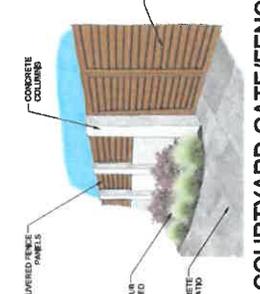
PLANT LEGEND			
SYM	BOTANICAL/COMMON NAME	SIZE	QTY
	STREET TREES	15 GAL	13
	LANDSCAPE TREES FOR CORNER ENHANCEMENT	24" BOX	12
	COURTYARD TREES (SEE ENLARGEMENT)	15 GAL	33
	ZELKOVA SERATA VILAGE GREEN-JAPANESE ZELKOVA	15 GAL	1
	COURTYARD TREES	15 GAL	2
	CORNUS 'L' OLD P-WHITE FLOWERING DOGWOOD	15 GAL	1
	ACER 'L' OODOOD-ALOODOOD JAPANESE MAPLE	15 GAL	1
	ASTILE SPT.	1 GAL	1
	DAUNTIUS SPT.	1 GAL	1
	HEMIFODALIS SPT./DAN LILY	1 GAL	1
	LOOPT' ALUM 'VILAGE GREEN-JAPANESE FLOWER	3 GAL	1
	MULHBERGIA 'REDBERRY' GRASS	4 GAL	1
	PERIFODALIS SPT.	1 GAL	1
	TULANDRIA 'SILVER LACE' WAXED SOCIETY GARLIC	1 GAL	1



COURTYARD ENLARGEMENT



COURTYARD GATE/FENCE



LANDSCAPE ARCHITECTURE
 1000 S. MAIN ST. SUITE 100
 SHERMAN, CA 94590
 PHONE: 916.338.3217 WWW.MSLA.COM

PRELIMINARY LANDSCAPE PLAN

SEPTEMBER 12, 2018

SHEET	L1
TOTAL	1



Exhibit C
Lawler Mixed Use
Conditions of Approval

Fairfield-Suisun Sewer District

FSSD-1 Connection fees for this project are due at the issuance of a building permit.

Fire

- F-1 Fire Department will evaluate the number and locations of hydrants during the permitting process.
- F-2 Fire Department will review and approve parking lot circulation to accommodate fire ladder truck during building permit submittal.
- F-3 The proposed apartment dwelling will require automatic sprinkler systems, including the exterior decks, as well as the proposed retail 1 and retail 2 (occupancy dependent).
- F-4 The proposed apartment dwelling will require fire alarm notification, as well as the proposed retail 1 and retail 2 (occupancy dependent).
- F-5 The proposed apartment dwelling, retail 1, and retail 2 shall have key boxes for fire department access (Knox Box).
- F-6 The elevators in the proposed apartment dwelling shall meet minimum standards regarding operation, maintenance, and fire service keys.
- F-7 The proposed apartment dwelling shall have standpipes installed at each of the stairwells for firefighting and rescue purposes.

General

- G-1 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.
- G-2 The use shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of Suisun City Code including but not limited to the Uniform Building Code as adopted by the City of Suisun City.
- G-3 The applicant shall participate in the Lawler Ranch Maintenance Assessment District.
- G-4 Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of December 10, 2019 and that the property owner and the applicant signatures are obtained affirming that they have read and understand the Conditions of Approval for Planned Unit Development No. PUD18/19-001 and Site Plan/Architectural Review No. AR18/19-001 and agree to comply with the conditions.
- G-5 The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code and County Health Department guidelines as interpreted by the County Health Inspectors.

- G-6 All the proposed improvements, including landscape installation shall be completed prior to issuance of any business license or Certificate of Occupancy.
- G-7 New development shall pay development impact fees set forth in Resolution 2017-02.

Planning

- P-1 A sign program is to be submitted to and approved by the Development Services Department prior to issuance of any signage permit.
- P-2 The applicant is to provide a final landscape plan for the review and approval of the Development Services Director (or his/her designee).
- P-3 Transformers, telephone switching boxes, utility poles, fire valves, trash enclosures, service areas as well as other utility or service functions shall be screened with landscape. The emphasis shall be on reducing or eliminating negative visual impacts on major public areas, high priority buildings, prominent architecture elements, and along primary roadways.
- P-4 The final color scheme to be approved by Development Services Director (or his/her designee).
- P-5 Final architectural plans, responding to any comments raised at the _____ Planning Commission meeting, need to be submitted and approved by the Development Services Director (or his/her designee).
- P-6 A final photometric/lighting plan shall be submitted and approved by the Development Services Director (or his/her designee) before building permit issuance.
- P-7 All exterior lighting shall be downcast.
- P-8 All future uses of the retail spaces shall follow the allowable and conditionally allowable uses shown in the Commercial Mixed Use District of the Zoning Ordinance.
- P-9 A minimum of ten percent of the total off-street parking area shall be landscaped. Landscaping shall consist of a minimum of irrigation systems, groundcover (mulch or decomposed granite), and a tree program with the approval of the development services director. Trees shall be a minimum of 15-gallon size tree. The development services director and the chief of police, in considering the landscape plans, shall review for safety and security of pedestrian movement within the parking lot. The area shall be computed by adding the areas used for access drives, aisles, stalls, maneuvering, and landscaping within that portion of the premises that is devoted to vehicular parking and circulation.
- P-10 Planter required every other row of parking stalls of at least three feet in width.
- P-11 Such planters to contain approved trees on 20-foot centers or as permitted by the standards below.
- P-12 Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide (inside dimension) where the facility adjoins a side property line, unless specifically waived by the development services director. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous, except for required access to the site or to the parking facility.
- P-13 Planters shall be separated from maneuvering and parking areas by a six-inch raised curb or equivalent barriers. The innermost two feet of each parking space (between the curb and planter, sidewalk, or bumper) may remain unpaved and planted with low groundcover to expand the planting area and reduce impervious surface area.
- P-14 Islands of a minimum area of 60 square feet shall be established at an average separation of ten continuous parking stalls. The islands shall be landscaped with groundcovers and at least one 15-gallon tree planted with each. Alternatively landscaped tree wells, of a

minimum 25 square feet, may be provided with an average separation of five continuous parking stalls.

- P-15 A lot merger application is to be submitted to and approved by the Development Services Director and City Engineer prior to issuance of any permit for the site.
- P-16 Construction of the project and use of the property shall be in substantial conformance with the approved plans including the project description. Any deviation will need to be submitted to the Development Services Director to determine whether further Planning Commission consideration is necessary.
- P-17 All future users of the retail spaces must comply with the allowable and conditionally allowable uses of the Commercial Mixed Use Zoning District.

Public Works

- PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.
- PW-2 The Applicant shall agree, with respect to the new public improvements on this project, to either establish a community facilities district (CFD) or annex such property to an existing community facilities district, as deemed appropriate by the Applicant and the City, for the purpose of financing the cost of providing the following public services to the project property(ies): maintenance of public street lighting, sanitary sewer, storm drains and public infrastructure. The rate and method of apportionment of special tax applicable to the property shall establish a special tax designed to offset public services per City Council Resolution 2005-70. The City shall not be obligated to issue certificates of occupancy with respect to the property until formation of the new community facilities district or annexation to an existing community facilities district is completed.
- PW-3 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-4 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.
- PW-5 The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.
- PW-6 The Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project.
- PW-7 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks.
- PW-8 Building foundations shall comply with Suisun City's Ordinance No. 729 and the most current Building Code.

- PW-9 The Applicant shall pay all Public Works fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.
- PW-10 The Applicant shall pay Suisun-Solano Water Authority (SSWA) plan check and inspection fees within 30 calendar days upon receipt of invoice from the Solano Irrigation District (SID). The invoice will be for actual expenses incurred by SSWA for providing plan checking and inspection services for the project.
- PW-11 Developer shall submit his Faithful Performance Bond and Labor & Materials Bond prior to the approval of Improvement Plans. Developer shall submit his One-Year Warranty Bond prior to the City's acceptance of the improvements. The amounts of the Faithful Performance Bond and Labor & Materials Bond shall each be 100% the cost estimate of the civil and landscape improvements, while the amount of the One-Year Warranty Bond shall be 20% of the cost estimate of the civil and landscape improvements.
- PW-12 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.
- PW-13 The Applicant shall dedicate any required right-of-way by Final Map or approved instrument prior to start of construction.
- PW-14 The Applicant shall dedicate, as required, on-site easements for new public utilities by Final Map or approved instrument prior to start of construction.
- PW-15 If not already existing, the Applicant shall dedicate ten-foot (10') minimum utility service easements along all roadways by Final map or approved instrument prior to construction.
- PW-16 Dumpsters to be used on this project shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters shall be screened from public view by a City-approved method and shall be covered at all times after work hours.
- PW-17 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- PW-18 The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.
- PW-19 A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- PW-20 Prior to start of construction, a security fence with privacy screening, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be installed and maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, and unusable construction material throughout the construction activity.

- PW-21 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.
- PW-22 Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.
- PW-23 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.
- PW-24 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
- PW-25 Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed. Prior to start of construction, Developer shall perform a walk-through with the Public Works Department staff and take date-stamped photos of existing conditions.
- PW-26 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.
- PW-27 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, construction and post-construction Best Management Practices (BMPS); obtaining all necessary permits for storm water discharges; entering into a Stormwater Treatment Measures Maintenance Agreement; preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facilities; and contracting with a Qualified SWPPP Practitioner (QSP) to inspect and to ensure the implementation of all elements of the Storm Water Pollution Prevention Plan (SWPPP), including non-stormwater and stormwater visual observations, sampling, and analysis and preparation of Rain Event Action Plans (REAP). As part of the improvement plans, the ponding depths, pipe sizing, time of release, and storage for the bioretention facilities shall be calculated. The project shall not introduce any ponding nuisance and shall eliminate the possibility of flooding in the bioretention facilities.
- PW-28 The proposed trash enclosures are to comply with Detail SW-3 of the City's Stormwater C.3 Guidebook. Additionally, trash enclosures serving food service facilities, the drain shall be connected to a properly sized grease removal device and/or treatment devices prior to discharging to the sanitary sewer.
- PW-29 The project shall install full capture trash devices within the proposed on-site drain inlets. These full trash capture trash devices shall be monitored and maintained by the Applicant.
- PW-30 The maximum allowable slope in landscape areas shall be 2:1, or as approved by City Engineer. Slopes steeper than the allowable slope would require the installation of retaining wall.

- PW-31 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
- PW-32 All relocated facilities shall meet state and local separation standards. Separation between proposed water and sanitary sewer pipes shall meet the latest Suisun-Solano Water Authority (SSWA) Design Standards, Standard Specifications, and Standard Drawings.
- PW-33 Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.
- PW-34 The Applicant shall provide phasing schedule and traffic circulation plan for each phase of the project. Each phase shall provide provisions for adequate fire trucking movement and access
- PW-35 The Applicant shall provide a turning movement study for commercial trucks.
- PW-36 Street sweeping shall be regularly performed such that no evidence of tracking dirt shall be present on the public street.
- PW-37 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance.
- PW-38 Project improvements shall comply with ADA requirements.
- PW-39 The project shall provide accessible on-site walk path connections to all buildings.
- PW-40 The project shall replace the curb ramp at the northeast corner of McCoy Creek Way and Lawler Center Drive, as well as the curb ramp at the southeast corner of Anderson Drive and Lawler Center Drive, with ADA-complaint curb ramps.
- PW-41 The Improvement Plans shall show the installation of any necessary street signage and pavement markings and striping along the frontage of the development. All pavement markings and striping shall be thermoplastic or as required by City Engineer. At the minimum, the project shall remove and replace the pavement markings and striping on segments of Lawler Center and Anderson Drive fronting the project site.
- PW-42 The project shall provide on-site directional and wayfinding signs to guide shoppers to the commercial parking lot/spaces.
- PW-43 Each project driveway shall be controlled by STOP signs, bars and legends.
- PW-44 The proposed driveway on McCoy Creek Way shall be a shared driveway with the parcel abutting the project site. The Applicant shall secure a shared driveway easement from the Property Owner of said parcel. The project shall provide a raised median at this shared driveway to channelize incoming and outgoing vehicles.
- PW-45 The proposed driveway on Lawler Center Drive shall be centered/aligned with the existing driveway on the other side of the street.
- PW-46 No structures such as trees and building foundations shall be installed within easements. Civil and landscape plan sheets shall show the easements.
- PW-47 Trees shall not be planted within bioretention areas.
- PW-48 The project shall protect bioretention areas by installing 4-foot tall metal fence (or other barrier acceptable to the City Engineer) around them. Metal fence shall have trash capture screening at the base.
- PW-49 The project shall provide a photometric analysis for on-site courtyards and parking lots as well as for the public street segments fronting the project site. The project shall

comply with the City standards for illumination, and shall install, at the minimum, three cobra head street light with LED lights along McCoy Creek Way and two along Lawler Center Drive.

- PW-50 Runoff shall not drain onto the adjacent private parcels.
- PW-51 The Applicant shall dedicate to the City a storm drain easement for the existing north-south public storm drain that the Applicant is proposing to be relocated within the project site. Moreover, the Applicant shall provide the City with the legal description and plat map of the existing storm drain easement for the abandonment of the easement. Said documents shall be prepared by a Professional Land Surveyor.
- PW-52 The Applicant shall arrange for the videotaping of the existing north-south storm drain pipeline fronting the project site on McCoy Creek Way. If the pipeline segment and catch basins are damaged in the opinion of the City Engineer, the project shall repair or replace the facilities to the satisfaction of the City Engineer
- PW-53 The Applicant shall provide stormwater drainage calculation per Section 4 of the City standard specifications.
The diversion of natural drainage will be allowed only within the limits of a proposed improvement. All natural drainage must leave the improved area at its original horizontal and vertical alignment unless a special agreement, approved by the City Engineer, has been executed with adjoining property owners.
All proposed storm drain facilities shall include provisions for future upstream development and no development shall discharge at a rate, which exceeds the capacity of the existing downstream system. In the event that the downstream storm drain system (pipes and channels) is insufficiently sized to carry the design flow, the project applicant shall prepare a storm water routing analysis, acceptable to the City Engineer. In the event that storm waters cannot be contained within acceptable public rights-of-way, the project applicant shall either replace downstream constrictions or attenuate the developed discharge through construction of detention facilities. Calculations for storm drainage design within a development as well as calculations for runoff generated by upstream areas within the contributing watershed shall be submitted to the City Engineer for approval.
The north-south storm drain within the project site as well as the existing north-south storm drain segment on McCoy Creek Way that fronts the project site shall be analyzed, and upsized as necessary to convey peak flow rates.
- PW-54 With the exception of the north-south public storm drain within the parcel, all new on-site storm drain pipelines and facilities shall be private and maintained by the Property Owners Association. Property Owners shall be responsible for the maintenance of private storm drains up to the public catch basins located within the public streets.
- PW-55 The on-site sanitary sewer pipelines and facilities shall be private and maintained by the Property Owners Association. Property Owners shall be responsible for the maintenance of the private sanitary sewers up to the street side cleanouts, which are to be installed at the back of public sidewalk.
- PW-56 The sanitary sewer connection by the southeast corner of the project site shall be to the existing sanitary sewer manhole on McCoy Creek Way.
- PW-57 Maintenance of on-site lighting, landscaping, paving, utilities and other on-site improvements shall be the responsibility of all project parcels. The Applicant shall form a Property Owners Association to address these responsibilities.

- PW-58 The project shall slurry the north half of McCoy Creek Way from Lawler Ranch Parkway to the extension of the project site's easterly property line.
- PW-59 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department "as-built" Improvement Plans in PDF format.

Solano Irrigation District

- SID-1 The SSWA Engineer, to the extent of existing records, will identify existing SSWA facilities within the scope of a project. Per the Lawler Ranch Commercial improvement plans, there are currently 8- inch water mains located on Anderson Drive, Lawler Center Drive and McCoy Creek Way with two (2) stubs to each of the current parcels. The existing stubs should be used for this development. Any existing stubs not needed for this development must be removed.
- A. Any extension and/or connection to the existing stubs or water main shall be in accordance with the Standard Specifications of the SSWA, and at the developer's expense. A service lateral may not be located within a driveway approach.
- SID-2 Per the SSWA Cross-Connection Control Resolution No. 99-01, all types of commercial buildings and landscape irrigation services are required to include an approved backflow prevention assembly, at the developer's expense. The desired location, service size and flow-rate for the backflow prevention assembly must be submitted for approval. Based on the proposed commercial use, a Reduced Pressure Principle (RPP) Assembly will be required on each of the domestic water services.
- SID-3 Per the SSWA Cross-Connection Control Resolution No. 99-01, fire protection systems are required to include an approved backflow prevention assembly, at the developer's expense. The desired location, service size and flow-rate for the fire protection system must be submitted for approval. Based on the proposed commercial use, a Double Check-Detector Check (DCDC) Assembly will be required on each of the fire protection systems.
- SID-4 The developer is required to provide and install freeze protection for all RPBFP's and DCDC's at the developer's expense.
- SID-5 At the time the Building Permit is issued, the developer will be required to pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees are determined by the size of meter requested. All domestic water services will be metered.
- SID-6 We require that the District (on behalf of SSWA) review, approve and sign all Final and/or Parcel Maps, and that SSWA review, approve and sign the Improvement Plans of this development.
- SID-7 The SSWA Plan Review Fee applies and is due upon submittal of the maps and plans for review.
- SID-8 Electronic AutoCAD files and scanned .tif images at 300 dpi (of all improvement plan sheets) are required upon the completion of the project showing "as-builts" for electronic archiving.

**CEQA Determination: Finding of Consistency
City of Suisun City
Lawler Mixed Use**

PROJECT DESCRIPTION

The proposed project is a request for a 73-room/4-story apartment complex in conjunction with approximately 7,200 square feet of retail space (two twin retail buildings consisting of 3,600 square feet each) on 2.8+ acres of vacant land. The project as submitted will include both covered and uncovered parking spaces, tenant amenities, landscaping and pedestrian access in and around the site. This project seeks to exceed the similar luxury apartments in neighboring cities by highlighting Suisun City's environmental assets and combining them with stylish amenities and maximum convenience. The apartments will feature a welcoming entrance and enclosed lobby, a fitness center, and a secure temperature-controlled environment. Residents will also have access to elevators, which are an important feature of this project because of the tremendous convenience they provide occupants and their guests.

The impacts associated with the types of development proposed citywide including land use designations, development density, and the locations where 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. The 2035 General Plan EIR is available for review from the City's website: <http://www.suisun.com/departments/development-services/planning/general-plan/>. The 2035 General Plan EIR may also be reviewed in person at the City Development Services Department offices, located at 701 Civic Center Boulevard, Suisun City, CA.

1.1 IMPLEMENT THE 2035 GENERAL PLAN

In 2015, the City adopted a comprehensively revised General Plan. The 2035 General Plan provides an updated set of policy guidance for the overall amount, character, and location of urban development, as well as preservation and natural resource conservation, economic development, transportation, safety, public facilities and services, and housing.

For developed uses within the Commercial Mixed Use (CMU) District of the Zoning Ordinance (code), the allowable floor area ratio (FAR) is 0.25 to 1.0. As a part of preparation of the Zoning Ordinance Update, the minimum allowable FAR and the upper end of the FAR range for non-residential and mixed-development within the Zoning Ordinance Update are consistent with the General Plan land use designations. The assumed location, type, and density/intensity of development under the Zoning Code and the General Plan are the same. The proposed project helps implement both the Zoning Code and General Plan's policy direction.

1.2 ALLOWABLE LAND USE

The Zoning Map (see **Section 18.06.050 of the Zoning Code**) identifies the Commercial Mixed Use zone in certain specified areas. The CMU zone has different allowable land uses, development standards, and other guidelines.

► **Commercial Mixed Use (CMU).**

The Commercial Mixed Use (CMU) zoning district is applicable to parcels where a variety of commercial uses are desired as the primary use, with residential uses permitted as a secondary use. Commercial and other nonresidential uses in this zone may be within the 0.25 – 1.0 floor area ratio range, with residential uses to be developed within the 10-40 dwelling units per acre range. Residential uses are not required on any given parcel, but if included, must be above or behind ground floor

commercial uses in this zone. All uses must meet development standards, as defined in Section 18.32. The CMU zone is consistent with the Mixed Use land use designation in the General Plan.

2 CEQA REVIEW AND FINDINGS

The City of Suisun City (“City”) is the lead agency for purposes of compliance with the requirements of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.). Pursuant to CEQA Guidelines section 15060, the City has performed a preliminary review and determined that the Zoning Ordinance Update (also known as “the project”) is subject to CEQA.

2.1 THE LAWLER MIXED USE IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3.

Public Resources Code section 21083.3 provides a limited statutory exemption from CEQA (the “Statutory Exemption”) pursuant to which projects may proceed without additional CEQA analysis.

Public Resources Code Section 21083.3 (b) provides that, where a development project is consistent with the general plan of a local agency, and an environmental impact report was certified for the zoning or planning action or the general plan, the examination of environmental effects shall be limited to those that:

“...are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.”

Public Resources Code Section 21083.3(d) further defines that an effect of a project upon the environment shall not be considered peculiar to project if uniformly applied development policies or standards have been previously adopted, with a finding based upon substantial evidence that the development policies or standards will substantially mitigate the environmental effect when applied to future projects.

2.2 ADOPTION OF GENERAL PLAN AND CERTIFICATION OF GENERAL PLAN EIR

The Planning Commission hereby finds and determines that on May 5, 2015, the City Council of the City of Suisun City certified the City of Suisun City 2035 General Plan Final Environmental Impact Report (General Plan EIR, State Clearinghouse Number #2011102046, consisting of the Draft Environmental Impact Report (DEIR), revisions to the DEIR, comments on the DEIR, and responses to comments, and subsequently adopted the City of Suisun City 2035 General Plan (General Plan).

The General Plan EIR declared the City’s intent to make use of the limited statutory exemption from CEQA described in Public Resources Code Section 21083.3:¹

“The City intends to use the 2035 General Plan EIR to streamline environmental review and approval of private and public projects that are consistent with the 2035 General Plan. The City will make full use of existing streamlining provided by CEQA ...The material provided under Public Resources Code 21083.3 and CEQA Guidelines 15183 is sometimes called the ‘partial exemption.’ Under this provision, CEQA only applies to issues ‘peculiar to the site.’...CEQA Guidelines Section 15183 (f) establishes that impacts are not peculiar to the project if uniformly applied development policies or standards substantially mitigate that environmental effect. The

¹ City of Suisun City. 2035 General Plan EIR, page 1-2.

determination of whether or not uniformly applied development policies or standards would substantially mitigate each environmental effect shall be based on substantial evidence, but not necessarily presented in an EIR... In order to maximize the value of the General Plan EIR to future projects that promote the 2035 General Plan’s objectives, the City has strategically integrated the General Plan and the environmental review. The policy development process has been used to vet potential mitigation strategies. The General Plan Update process was used to investigate policies and programs that can serve as uniformly applied standards and substantially limit the scope of analysis for projects consistent with the 2035 General Plan.”

The Planning Commission recommends that, based on the following findings, the City Council determine that the Project has been adequately analyzed under the provisions of the California Environmental Quality Act (CEQA) and that no further review of the Project under CEQA is required or appropriate.

2.3 THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN

The proposed Project is consistent with the policies, development standards and designations of the General Plan and Suisun City Zoning Code. An Environmental Impact Report was prepared for the General Plan (SCH# 2011102046). Analysis of the Project has determined that: the Project would not result in any new potentially significant impacts that were not discussed in the General Plan EIR; no aspects peculiar to the project or the parcel would result in new effects; and, the Project would not substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

2.3.1 GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS

- ▶ Allowable land uses: Provides for a wide range of uses allowed by the Zoning Ordinance, including “horizontal” (same site) and “vertical” (same building) mixed retail, commercial service, professional office, public services and facilities; research, assembly, fabrication; low-, medium-, and higher-density dwelling units; and other compatible uses.
- ▶ Allowable density: 10 to 45 units per gross acre
- ▶ Allowable intensity: 0.25 to 1.0 FAR
- ▶ Guidance for mixed-use projects: Mixed-use projects may use FAR to regulate intensity of combined residential and nonresidential sites or may use the FAR and density (units per acre) separately for the nonresidential and residential portions of the project.

The Zoning Ordinance also describes allowable land use, density, and development intensity. However, instead of broad policy guidance provided in the General Plan, the Zoning Ordinance provides more detailed development standards and regulations.

The Planning Commission finds and determines that the proposed building intensity of the Lawler Mixed Use District is consistent with the allowable uses, density, and development intensity in the General Plan.

2.4 FINDINGS RELATIVE TO EFFECTS ON THE ENVIRONMENT PECULIAR TO THE PROJECT

Public Resources Code section 21083.3 provides that since the project is consistent with the General Plan and the General Plan EIR was certified with respect to the General Plan, the application of CEQA to the approval of the project shall be limited to significant effects on the environment which are peculiar to the project (in this case the Lawler Mixed Use Project) and which were not addressed as significant effects in the prior General Plan EIR, or which substantial new information shows will be more significant than described in that environmental impact report.

The General Plan EIR analyzed the impacts of development anticipated under the Lawler Mixed Use Project. The impacts associated with the types of development of the proposed project were previously analyzed in the General Plan EIR.

2.5 FINDINGS RELATING TO UNIFORMLY APPLIED DEVELOPMENT POLICIES

The Planning Commission finds and determines that the development standards and guidelines contained in the Zoning Ordinance Update, along with the uniformly applied development policies will serve to substantially mitigate impacts of the project and, thus, the effects of the project upon the environment shall not be considered peculiar.

2.6 FINDINGS RELATING TO ENVIRONMENTAL EFFECTS

The Planning Commission hereby finds and determines, based upon substantial evidence, including the studies and uniformly applicable development policies and standards set out above, that:

- (1) there are no environmental effects peculiar to the Project that warrant further environmental examination and analysis;
- (2) there are no environmental effects of the Project were not analyzed as significant effects in the General Plan EIR;
- (3) there are no potentially significant off-site impacts and cumulative impacts that were not discussed in the General Plan EIR that may be caused by the Project; and
- (4) there are no previously identified significant effects that could have a more severe adverse impact than discussed in the General Plan EIR. (14 Cal. Code Regs. Section 15183[b])

2.7 FINDINGS UNDER SECTION 21083.3(C) OF THE PUBLIC RESOURCES CODE

As required by section 21083.3(c) of the Public Resources Code, the Planning Commission, following a public hearing, finds that all mitigation measures included in the General Plan EIR that are relevant to the Lawler Mixed Use Project (as set forth in more detail above) shall be undertaken.



CITY OF SUISUN CITY, 701 Civic Center Blvd., Suisun City, California 94585

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

County Clerk-Recorder
Solano County
675 Texas Street, Suite 2700
Fairfield, CA 94533-6338

Project Title: Lawler Mixed Use

Project Location: 2.81 Acres of Vacant Land South of Anderson Drive, East of Lawler Center Drive, and North of McCoy Creek Way.

Assessor's Parcel Number(s): 0173-670-290, 300, 310, 330, and 340.

Project Description: The proposed Project consists of a 73-unit apartment complex and approximately 7,200 square feet of retail in the Commercial Mixed Use Zoning District.

Lead Agency: City of Suisun City

Lead Agency Contact Person and Phone Number: John Kearns, Senior Planner, 707 421-7337

Applicant: Ashria LLC
9700 Village Center Drive Ste. 120
Granite Bay, CA 95746

Exemption Status:

- Ministerial
- Consistent with a Community Plan or Zoning [CEQA Guidelines §15183; PRC §21083.3]
- Emergency Project
- General Rule
- Categorical Exemption [CEQA Guidelines §15301; PRC §21084]
- Statutory Exemption



REASONS WHY THIS PROJECT IS EXEMPT:

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA. The proposed project is exempt from CEQA under CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared). This exemption applies to projects that are consistent with the General Plan. Section 15183 (i)(2) of the CEQA Guidelines defines "consistency" as "that density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan...or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning."

The project site is designated Commercial Mixed Use in the City's General Plan and zoned Commercial Mixed Use within the Zoning Code. An EIR was prepared for the General Plan (SCH# 2011102046). The proposed project is consistent with the existing allowed development density. Based on the existing conditions on the site and project vicinity, potential impacts from traffic, ground disturbances from grading, noise, and light were found to have impacts consistent with the area's previous analyses for Commercial Mixed Use at the project site. Onsite drainage basins have been added as the project has been conditioned to comply with all local and State construction requirements.

Based on the above, the Lawler Mixed Use project would not result in any new potentially significant on- or off-site impacts and cumulative impacts that were not discussed in the General Plan EIR and environmental reviews and no aspects peculiar to the project or the project site that would result in new effects; and no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

By _____

John Kearns, Senior Planner
City of Suisun City

Date