



December 18, 2020

Mr. John Kearns  
Senior Planner  
City of Suisun City  
701 Civic Center Blvd.  
Suisun City, CA 94585

Dear Mr. Kearns,

The Highway 12 Logistics Center will promote positive contributions to the Suisun City economy and greater Solano Region via new capital investment, significant creation of new jobs, traffic impact minimization, environmental impact minimization, along with the expansion and diversification of the local tax base. The Highway 12 Logistics Center is unique with direct access to rail service, a highly desired feature many logistics users are looking for in site selection.

Buzz Oates LLC will establish an entitled logistics center serving significant unmet demand for new warehousing and logistics space, which will create a competitive advantage attracting new businesses and job creation to the City of Suisun City.

The Highway 12 Logistics Center Economic Impact Analysis shows over \$500 million in annual ongoing economic impacts as well as nearly 2,500 new jobs at buildout. These impacts are in addition to the \$145 million in one-time construction impacts and 775 one-time construction jobs.

At final buildout, the Highway 12 Logistics Center will total 93 acres with 1.28 million square feet of building area. 380+ acres are permanently dedicated to environmental conservation.

The Highway 12 Logistics Center site provides a unique opportunity to create a destination regional logistics center on an underutilized site along a regional corridor: ultimately achieving its highest and best use catering to rail access-serving logistics and e-commerce users.

The Highway 12 Logistics Center site currently resides in unincorporated Solano County and within the City of Suisun City's Sphere of Influence. The attached Planned Unit Development (PUD) application seeks to annex the project into the City of Suisun City once approved by City Council.

*From the City of Suisun City's 2035 General Plan – "The City has provided land with the appropriate designations to accommodate housing needs, jobs, and commercial and civic services through 2035. The 2035 General Plan could accommodate a total population of approximately 32,400, 11,300 dwelling units, 10,900 local jobs, and 5.8 million square feet of non-residential development at buildout of the Land Use Diagram (Exhibit 3-3)."*

Suisun City's 2035 General Plan *Guiding Principles, Goals, Objectives, Policies, and Programs* applicable to the Highway 12 Logistics Center include:

- Economic Vitality* Suisun City will strive for economic vitality, providing jobs, services, revenues, and opportunities. Maintain an economic base that is fiscally balanced and provides a wide range of job opportunities. Encourage the creation of a mix of uses that sustains a tax base that will allow the City to provide public services to the residents, businesses, and visitors of the community. Strategically develop vacant, underutilized, and infill land throughout the City, and especially in the Downtown. Retain and attract new businesses to support the tax base and provide jobs and services for the community.
- Infrastructure* Suisun City will provide quality community services and sound infrastructure. Deliver public facilities and services in a timely and cost-effective manner. Ensure availability of water and sewer services to accommodate the City's continued growth and prosperity. Plan for the design and cost of future infrastructure to serve the community as it grows.
- Sustainability* Suisun City will practice economically, fiscally, and environmentally responsible municipal decision making to avoid shifting today's costs to future generations. Use sustainable development and land use practices that provide for today's residents and businesses while preserving choices for the community in the future.
- Goal LU-4* Ensure growth patterns that promote long-term economic prosperity and make efficient use of resources.
- Objective LU-4* Provide coordinated land use and public infrastructure planning in a way that increases service efficiencies, minimizes environmental impacts, and reduces ongoing costs to the City.
- Policy LU-4.1* The City will support the provision of facilities, services, or infrastructure only in areas that are planned for development. The City will not induce growth by supporting the provision of services or infrastructure in areas that are not planned for development under the General Plan.
- Policy LU-4.2* The City will only allow annexation of land that is on or adjacent to lands with available urban services.
- Policy LU-4.3* Annexation requests shall provide an analysis of infrastructure and public facilities demand, as well as the financing necessary to support planned development.
- Policy LU-4.4* Annexation requests shall provide studies requested by Solano Local Agency Formation Commission.
- Policy LU-4.7* The City will support specific plans, redevelopment plans, corridor plans, and other small area plans that promote infill development and reinvestment.

*Policy LU-4.8 The City will use performance-based standards to address important aspects of land use compatibility (air, noise, vibration, heavy truck traffic, light, and glare) without impeding mixed-use infill development.*

*Program LU-4.3 Pre-Zoning*

*The City will pre-zone land within the Sphere of Influence but outside of the City limits consistent with the 2035 General Plan prior to annexation.*

*Program LU-4.4 Municipal Services Review and Comprehensive Annexation Plan*

*The City will collaborate with Solano LAFCO to update the City's Municipal Services Review and annexation planning, consistent with the 2035 General Plan its consistent with the 2035 General Plan prior to annexation*

*Goal T-4 Provide for movement of raw materials and shipment of goods throughout the City and surrounding region.*

*Objective T-4 Increase goods movement and economic activity based on Suisun City's road, rail, and water connections, while also minimizing the negative effects of this transportation on the City's residents and businesses.*

*PolicyT-4.1 The City will support goods movement and collaborate with regional agencies and private parties to maintain and enhance goods movement corridors serving the City.*

*PolicyT-4.2 The City will manage truck traffic, freight, rail, and hazardous materials movements in a way that is protective of the public and environmental health, In collaboration with Caltrans, Solano County, the California Highway Patrol, the California Public Utilities Commission, and the Union Pacific Railroad.*

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

*Program T-4.1 Truck Routes*

*The City will maintain a list of roadways designated as truck routes. Truck traffic will be restricted in accordance with the designations.*

*Goal ED-1 Foster expansion of existing businesses and establishment of new businesses in Suisun City.*

*Objective ED-1 Meet or exceed the countywide average of taxable sales per-capita, meet or exceed the average for incorporated Solano County cities in assessed taxable property value per acre, and increase the number of business licenses maintained by the City by at least 30 percent above 2010 levels by 2035.*

*Policy ED 1.1 The City will engage with the business community when updating its economic development strategy so that growth plans of local business can be incorporated.*

*PolicyED1.2 The City will accommodate the needs of local business expansion to the greatest extent feasible, including helping to identify appropriate expansion sites and planning for needed infrastructure and facilities.*

*Policy ED 1.3 The City will maintain contact with existing businesses and seek to draw interrelated businesses as part of functional clusters that can provide synergistic benefits to new and existing operations.*

*Policy ED 1.4 In consultation with the Solano Economic Development Corporation and other organizations, the City will provide timely information to businesses to help access services and resources that may aid in expansion plans or maintaining stable operations.*

*Policy ED 1.5 The City will focus its economic development activities on businesses and employers that are suited to local advantages, such as regional rail transit, highway access, proximity to open space and recreational amenities, historic architectural and other heritage assets, and Travis Air Force Base.*

*Policy ED 1.6 The City will maintain suitable sites to support a variety of business types, including research and development, assembly, office development, and visitor serving businesses.*

*Policy ED 1.9 The City will identify creative approaches to funding and preparing “shovel ready” reuse sites or “move in ready” facilities to draw businesses that provide well-paying jobs, are suited to Suisun City’s unique assets, or contribute to clusters that improve the City’s competitiveness.*

*Program ED-1.1 Economic Strategic Plan*

*The City will develop and implement an economic strategic plan consistent with the 2035 General Plan. The 2035 General Plan provides the overarching policy guidance for the economic strategic plan, which will provide day to day guidance for the proactive work of City staff to assist with job and economic development efforts.*

*Program ED-1.2 Interagency Collaboration*

*The City will maintain cooperative working relationships with regional economic development partners, including the Solano Economic Development Corporation and*

*other appropriate regional entities, to help leverage the City's limited marketing resources.*

*Goal ED-3: Improve Suisun City's jobs-workforce balance by attracting high-quality, local employment opportunities.*

*Objective ED-3 Provide at least 0.4 total local jobs for every member of the labor force by 2035.*

*Policy ED 3.1 The City will encourage development that improves the balance between local jobs and housing, including new commercial and industrial development, homebased businesses, business incubators, and other uses that produce high quality local jobs.*

*Policy ED 3.2 The City will consider the needs and the skills of Suisun City's workforce in economic development and redevelopment activities. Targeted businesses and industries should be those which are well matched to the skills of the City's workforce.*

*Policy ED 3.3 The City will place greater emphasis on attracting skilled production businesses that match the skills of Suisun City's workforce.*

*Policy ED 3.4 The City's economic development strategy will target industries that provide viable career ladders for local workers, from entry level through management positions.*

*Policy ED 3.5 The City will leverage existing work force training and job referral services provided by other agencies to help match job opportunities with local workers.*

*Program ED-3.1 Job Resources*

*The City will maintain and disseminate at City Hall current contact information for the major job training and referral agencies, including the State Employment Development Department, regional workforce development organizations, local colleges, and private agencies.*

*Program ED-3.2 Workforce Development*

*The City will explore funding sources and partnerships with workforce agencies to conduct a survey of the commuter workforce in Suisun City. This survey could help determine what skills and experience levels can be marketed to prospective employers. The City could use secondary sources of data, also, to promote local job skills and recruit employers.*

*Goal ED-4 Enhance the City's long-term fiscal sustainability.*

*Objective ED-4 Expand the local revenue base, while managing up-front and ongoing costs associated with new and existing development.*



- Policy ED 4.1 The City's economic development program should prioritize businesses that accommodate more efficient infrastructure and services, including transit supportive development, and that help to create a strong property and sales tax base for the community.*
- Policy ED 4.5 As a part of the approval process, the City will consider the fiscal impacts of proposed projects and may allow deferral of development impact fees until later in the entitlement process for projects that meet the City's economic development objectives.*
- Policy ED 5.4 The City will encourage development on vacant and underutilized properties within ½ mile of the Suisun Depot of at least 35 employees per acre, 50 residents per acre, or 44 persons + employees per acre.*
- Policy ED 5.5 The City will streamline permitting and assist with creating "shovel ready" and "move in" ready sites and facilities in infill locations, to the greatest extent feasible.*

Buildout of the Highway 12 Logistics Center site must not only be strategic in planning for the present, but ultimately the future. The developer expects to invest significant capital in the City of Suisun City spanning the course of multiple decades, which will result in significant employment opportunities for the community.

Unlike many developers, the developer of the Highway 12 Logistics Center is a vertically integrated company that entitles property, vertically constructs buildings, finds high quality tenants for building use, and manages buildings as long-term investments. The long-view focus of assets means the developer makes decisions based on improving the quality of properties, and that quality passes directly to developer's investors and tenants. This approach creates a long-term commitment to the City of Suisun City and its residents. The developer is a long-term partner in every community they invest in.

The developer will build the project in multiple phases; optimizing the buildout to meet current and future market demands, minimizing traffic impacts, minimizing environmental impacts, and maximizing community benefits by not overbuilding all at once.

We look forward to working with the City on this endeavor to create lasting community benefits.

All the best,

Joe Livaich  
Senior Project Manager, Land Planning & Development  
Buzz Oates Construction, Inc.



# CITY OF SUISUN CITY

## COMMUNITY DEVELOPMENT DEPARTMENT



### ENVIRONMENTAL QUESTIONNAIRE INSTRUCTIONS FOR PART I OF INITIAL STUDY

#### GENERAL COMMENTS

The attached form (Part 1 of Initial Study) is required to be completed and submitted with all permit applications in Suisun City. The purpose of the form is to aid Planning Staff in evaluating a projects compliance with the California Environmental Quality Act (CEQA).

The form should be filled out as completely and accurately as possible. Completed disclosure of environmental data is in the best interest of the applicant in that it avoids uncertainty with respect to CEQA compliance.

After an application is filed, the project along with the completed Part 1 of Initial Study is review by a staff planner. If the project is very minor in nature and it can be determined that it will not effect the environment in accord with CEQA the project is exempted.

If the project does not qualify for an exemption from CEQA requirements then either a Negative Declaration or an EIR will be required. The basic issue in determining which document is needed is whether or not the environmental impacts created by the project can be mitigated by amending the project. If they can be mitigated then a Negative Declaration is the appropriate document; if they cannot be mitigated an EIR must be prepared.

#### NEGATIVE DECLARATIONS

Are prepared and processed by Planning Staff and receive either local review or are sent through the State Clearinghouse. These projects which are of state or regional concern must be circulated through the State Clearinghouse and are subject to a review and comment period of thirty (30) days. All other Negative Declarations are subject to a local review and comment period of ten (10) days.

#### ENVIRONMENTAL IMPACT REPORTS (EIR's)

Are required whenever it can be demonstrated that the project may have a significant effect on the environment or when there is serious controversy concerning the environmental effects of a project. EIR's are prepared by independent private consulting firms hired by the City through a selection process. The consultant works for the City but is paid by the applicant through a written agreement. The cost is dependent on the scope of the work required.

<b>For Office Use</b> <b>Suisun City Community Development</b> <b>Department</b> <b>Application Number or Title</b>

**Information Required of Applicants as Part I of Initial Study  
Environmental Impacts**

The following information is required of the applicant for all projects that require a permit and which the Community Development Department determines are subject to review pursuant to the California Environmental Quality Act (CEQA). Completed disclosure of environmental data is required and is in the best interest of the applicant to avoid uncertainty as to compliance with CEQA.

NOTE: This information must relate to the underlying or potential development in all cases as describe in Section I.A and B below. Answers may be continued under Section V or on additional sheets.

**I. PROJECT DESCRIPTION AND PURPOSE:**

(Fully describe the nature of the proposed project and the purpose of this request, including the ultimate use of the property which makes this application necessary. Attach additional sheet or continue under Section V if necessary.)

**A. Project description:**

The Highway 12 Logistics Center will total 93 acres with 1.28 million square feet of building area. 389 acres are permanently dedicated to environmental conservation. The Highway 12 Logistics Center consists of Solano County APNs 032-010-390, 032-190-160/-260, 032-020-100/-140/-160 (Annexation Property); & APNs 032-190-170/-180/-190/-200, 046-010-280/-390 (Environmental Conservation Property).

The Highway 12 Logistics Center site provides a unique opportunity to create a destination regional logistics center on an underutilized site along a regional corridor; ultimately achieving its highest and best use catering to rail access-serving logistics and e-commerce users.

**B. Ultimate purpose beyond present application:**

Project entitlements will occur under the City of Suisun City Planned Unit Development ordinance. The project will develop over time in increments that are not defined at this time. Under the PUD entitlement, individual projects will apply for Site Plan and Architectural Review Approval under SCMC Chapter 18.68.

**II. PROJECT DETAILS:**

**A. Environmental Setting:**

Describe the project site and surrounding properties as they presently exist; including information on unique features, soil stability, plants and animals and cultural, historical or scenic aspects.



1. Project site:

The site is in a mixed commercial/residential corridor near the Cities of Suisun City and Fairfield; and is adjoined to the north by Highway 12 and farther to the north by single-family residences; to the east by rail tracks and farther to the east by commercial and residential development in the Suisun City area; to the south by undeveloped marsh land; and to the west by a mixture of undeveloped land and commercial development.

A brief description of the dominant soil type present on the subject property is presented in the table below:

Soil Association	Areas of Occurrence	Landform Groups	Potential Soil Hazards Characterization/Hydric status
Sycamore silty clay loam	Around the San Francisco Bay and other tidal flats of California.	Near sea level in level basins and tidal flats with branched meandering channels that are flushed by sea water and varying amounts of fresh water; formed in alluvium dominantly from sedimentary rocks.	Moderate. These soils are somewhat poorly drained with slow infiltration rates. These soils are classified as being partially hydric.
Aviso silty clay loam	Northern Solano Valley; Southern Sacramento Valley	Basin rims and basins. Formed in fine-textured alluvium from mixed igneous and sedimentary rock sources.	High. These soils are poorly drained with very slow infiltration rates. These soils are classified as hydric.
Pescadero silty clay loam	West side of the Sacramento and San Joaquin Valleys	Basins; formed in alluvium from sedimentary rocks.	Moderate. These soils are somewhat poorly drained with very slow infiltration rates. These soils are partially hydric.
Joice muck	Suisun Marsh	Flat salt water marshes; formed from hydrophytic plant remains and mixed alluvium.	High. These soils are very poorly drained with very slow infiltration rates. These soils are classified as hydric.

2. Surrounding properties: \_\_\_\_\_

Direction	Property(description); APN/Address; Site Use (NAICS code)
North	Highway 12; single-family residences;
East	Rail tracks; single-family residences and commercial properties
South	Undeveloped land
West	Undeveloped land; commercial/retail development

There are two (2) commercial businesses operating roughly in the central portion of the subject property, near the intersection of Pennsylvania Avenue and the railroad tracks running east-west.

Kings of Auto/U-Haul, located at 1001 S. Pennsylvania Avenue consists of an auto repair shop and a U-Haul rental shop (NAICS 811111/532120). The commercial business immediately to the south of 1001 S. Pennsylvania Avenue is currently occupied by Nor Cal Concrete, a concrete contractor.

**B. Existing Conditions:**

1. Project area (sq. ft. or acres): 482
2. Existing use of land: Agricultural grazing
3. Number and type of existing structures: \_\_\_\_\_
  - a. Residential \_\_\_\_\_
  - b. Commercial \_\_\_\_\_
  - c. Other \_\_\_\_\_
4. Number and type of existing trees: \_\_\_\_\_
5. Describe surrounding land use:  
North \_\_\_\_\_  
South \_\_\_\_\_  
East \_\_\_\_\_  
West \_\_\_\_\_

North of Highway 12

The City of Fairfield southern city limits are directly across Highway 12 north of the Project Site. Existing uses include single-family residences, office, and light industrial uses. A vacant lot across Highway 12 to the north runs the entirety of the northern Project Site boundary.

West of Ledgewood Creek

Ledgewood Creek borders the Project Site to the west and runs south to the Suisun Marsh. Industrial warehouse and office uses exist further west past Ledgewood Creek.

South of Cordelia Road

Railroad tracks bisect the Project Site on the southern end. Two commercial businesses operate in the southern portion of the subject property, near the intersection of Pennsylvania Avenue and the railroad tracks running east-west. Kings of Auto/U-Haul, located at 1001 S. Pennsylvania Avenue consists of an auto repair shop and a U-Haul rental shop (NAICS 811111/532120). The commercial business immediately to the south of 1001 S. Pennsylvania Avenue is currently occupied by Nor Cal Concrete, a concrete contractor. Undeveloped marsh land dominates the landscape moving further south.

East of Pennsylvania Avenue

Vacant marsh land exists to the east of the Project Site with railroad tracks running north to south moving further east. Downtown Suisun City and the Suisun City waterfront are across the railroad tracks moving further east.

**C. Proposed Changes to Project Site:**

**1. Changes in site contours and vegetation, which will result from any grading:**

The Project Site is currently open grassland with a constant slope of approximately 1 to 2 percent gradient from north to south. The proposed uses include relatively large floor plate buildings on flat pads, parking, truck maneuvering area, and landscaping. Consequently, changes to site contours will be minimal. Existing vegetation will be removed and replaced with buildings, paved surfaces, and landscaping in the developed areas (approximately 93 acres) and retained in the permanent open space areas (approximately 389 acres).

**2. Number, size and type of trees to be removed:**

No Trees will be removed.

**3. Number and type of existing structures to be removed:**

No structures other than existing fencing will be removed.

**4. Type of fencing or visual screening proposed:**

Property boundary demarcation will occur through wire mesh fencing in the Light Industrial PUD zone. Such fencing may be topped by barbed wire stands where building users require such security measures. Trash enclosures and permanent outdoor materials storage shall be screened by solid walls constructed of masonry or concrete. Such wall may be incorporated in the structure of the primary building, or stand-alone structures separate from the building.

**5. Access to project site:**

Street access to the Project Site will be provided at four occurrences along Pennsylvania Avenue, and three along Cordelia Road.

**6. Proposed method of water supply:**

Suisun-Solano Water Authority (SSWA).

**7. Proposed method of hazardous material disposal:**

None.

**8. Period of construction and/or anticipated phasing:**

Buildout of the Highway 12 Logistics Center will occur over a multi-year period and be dependent on market conditions.

**D. Residential Project:**

Yes \_\_\_\_\_

No   X  

Mixed \_\_\_\_\_

(If "NO". proceed to Item E.)

- |  |   |
|--|---|
| <p>1. Number of dwelling units proposed:</p> <p>One Family _____</p> <p>Two Family _____</p> <p>Multi-family _____</p> <p>Condominium _____</p> <p>TOTAL _____</p> | <p>2. Number of proposed dwelling units with:</p> <p>One Bedroom _____</p> <p>Two Bedrooms _____</p> <p>Three Bedrooms _____</p> <p>Four or more Bedrooms _____</p> |
|--|---|

E. Commercial, Industrial, Agricultural or Other Nonresidential Project  
 Yes   X   No \_\_\_\_\_ Mixed \_\_\_\_\_

(If "NO", proceed to Section III.)

1. Total number of square feet of floor area: 1,276,237
2. Hours of operations: 24 Months of Operation: Continuous
3. Expected maximum number of people/customers using facilities: TBD
4. Expected maximum number of employees: Per shift: TBD All shifts: TBD
5. Number of parking spaces proposed: 2,024
6. Nature of noise generation, if any: TBD
7. Nature of odors emitted, if any: N/A
8. Type of loading/unloading facilities: Grade-level and Raised-Dock doors
9. Number of stories:   1   Maximum height:   60'4"
10. Type of exterior lighting proposed:  
  
 Street lighting, parking lot lighting, pedestrian way lighting, interior lighted building signage, interior and front lighted landmark and directory signage, interior lighted (LED) security lighting, and architectural lighting. Lights shall be placed to direct and control glare. Obtrusive light, light trespass, and poorly directed up lighting shall not be permitted.
11. Lot Coverage: Building coverage: 31.49%  
 Surfaced area: 45.42%  
 Landscaped or open: 27.47%

III. Necessary Permits For This Project:

(List below all other permits you will need during the development of this project. Indicate if application for necessary permit has been made.)

F. Federal agencies (for example: Corps. of Eng.):

US Army Corps of Engineers – Clean Water Act Section 404 permit

G. State and Regional agencies (for example, BCDC, Air Pollution Control District):

State of CA Regional Water Quality Control Board – Section 401(B) Water Quality Certification

CA Department of Fish and Wildlife - Section 1602 Streambed Alteration Agreement

H. Other Local agencies (including County agencies, special district, cities, etc.)

Solano County – Tax Sharing Agreement

Solano County Airport Land Use Commission (review required, but no permit will be issued)

Solano County Local Agency Formation Commission (requires approval of reorganization of municipal and district boundaries)

City of Suisun City, City Council (requires approval of General Plan Amendment, rezone, and Planned Unit Development)

City of Suisun City, Planning Commission

IV. ENVIRONMENTAL CHECKLIST:

Indicate the following items applicable to the project or its effects. Discuss in Section V below all items checked “Yes” or “Maybe” (attach additional sheets as necessary).

	Yes	No	Maybe
A. Change in existing natural features including any bays, tidelands, beaches, lakes, hills or vegetation.	_X_	_____	_____
B. Change in scenic views or vistas from existing residential areas, public lands, or roads	_X_	_____	_____
C. Change in pattern or character of general area of project.	_X_	_____	_____
D. Generate significant amounts of solid waste or litter.	_____	_X_	_____
E. Change in dust, ash, smoke, fumes or odors in vicinity.	_____	_X_	_____
F. Change in ocean, bay, lake, stream or ground water; quality or quantity, velocity, flow or alteration of existing drainage patterns.	_X_	_____	_____

- |  |              |              |              |
|--|--------------|--------------|--------------|
| G. Change in existing noise or vibration levels in the vicinity.   | _____        | _____        | <u>  X  </u> |
| H. Use or disposal of materials potentially hazardous to man or wildlife, such as toxic substances, flammables or explosives.                        | _____        | <u>  X  </u> | _____        |
| I. Change in demand for public services (police, fire, water, sewer, etc.), beyond those presently available on site or proposed in the near future. | <u>  X  </u> | _____        | _____        |
| J. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).   | _____        | <u>  X  </u> | _____        |
| K. Change in use of or access to an existing recreational area or navigable stream.  | _____        | _____        | <u>  X  </u> |
| L. Change in traffic on immediate road system or vehicular noise.  | <u>  X  </u> | _____        | _____        |
| M. Removal of agricultural or grazing lands from Production.   | <u>  X  </u> | _____        | _____        |
| N. Construction within a flood plain.  | <u>  X  </u> | _____        | _____        |

**ADDITIONAL INFORMATION OR COMMENTS REGARDING POSSIBLE ADVERSE ENVIRONMENTAL EFFECTS OF THIS PROJECT**

**Change in existing natural features including any bays, tidelands, beaches, lakes, hills or vegetation.**

The proposed plan will change approximately 93 acres of existing bay plain grasslands to a high cube warehouse industrial use. However, the nature of the urban uses is such that major contour modification will not be necessary, nor will existing trees be removed. The increased surface coverage will concentrate the flow of surface waters in a manner that requires water quality control features to be included in the project design.

**Change in scenic views or vistas from existing residential areas, public lands, or roads**

The existing vista is open bay plain with housing and commercial uses in the distance as one approaches from the east and west on SR 12. As one approaches the Project Site from the west along SR 12 through the existing urbanized lands in the City of Suisun City one views housing and commercial uses to the east. This will be modified in the relatively short distance (around one-half mile) in which one passes the Project Site, beyond which the open vista will remain.

**Change in pattern or character of general area of project.**

The general area of the Project Site will be converted from open grassland to warehouse and potentially manufacturing uses. Approximately 81% of the Project Site will remain in permanent open space.



**Change in ocean, bay, lake, stream or ground water; quality or quantity, velocity, flow or alteration of existing drainage patterns.**

The increase in paved surfaces and roof tops in the proposed project have the potential to increase the velocity and flow, and to negatively affect the quality of ground water flowing toward the bay. The surface water will be managed on site to mitigate the flow and to treat water quality prior to discharge from the site.

**Use or disposal of materials potentially hazardous to man or wildlife, such as toxic substances, flammables or explosives.**

No proposed use is anticipated to generate use or disposal of potentially hazardous materials in the vicinity. However, the manufacturing uses permitted in the Project Site have the potential to use such materials. Such uses will be managed under existing regulations to mitigate the potential for hazard materials discharge events.

**Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).**

The proposed use will affect the location where fossil fuels are used, for example, truck traffic. However, the proposed use may not be a net increase in fuel use given that the trucks are on the road. The location may actually reduce some fuel use if the proposed use enable truckers to shorten certain trips. Overall, additional fossil fuels will be required to operate the proposed uses on this site.

**Change in traffic on immediate road system or vehicular noise.**

The proposed project will increase the volume of truck and automobile traffic on the roads in the vicinity of the Project Site. Existing truck traffic along SR 12 will be drawn south along Pennsylvania Avenue to enter the Project Site on Pennsylvania Avenue.

**Removal of agricultural or grazing lands from Production.**

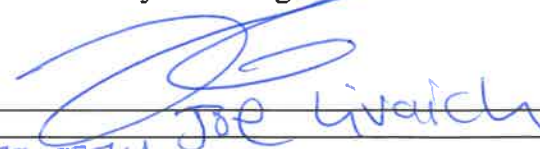
Approximately 93 acres will be converted to urban use and no longer available for grazing use. It is noted that the soil types in the Project Site are very poor quality for agricultural use.

**Construction within a flood plain.**

Approximately 93 acres.

**VI. VERIFICATION OF INFORMATION:**

I hereby certify that the statements provided above, special studies as provided and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature:   
Printed Name: Joe Livaich  
Phone: 916-379-8874 Date Filed: 12/18/20  
Mailing Address: 555 Capital Mall, Ste-400 Carls Ct 95814  
E-mail Address: joe.livaich@buzznotes.com

For Office Use

VII. STAFF REVIEW:

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_