Table of Contents
### City of Suisun City General Plan

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Introduction</strong></td>
<td></td>
</tr>
<tr>
<td>Purpose of the General Plan</td>
<td>1-1</td>
</tr>
<tr>
<td>Contents of the General Plan</td>
<td>1-2</td>
</tr>
<tr>
<td>Suisun City Planning Area</td>
<td>1-4</td>
</tr>
<tr>
<td>Development of the General Plan</td>
<td>1-4</td>
</tr>
<tr>
<td><strong>Chapter 1, Setting and Central Issues</strong></td>
<td></td>
</tr>
<tr>
<td>Historic Context</td>
<td>2-1</td>
</tr>
<tr>
<td>Suisun City Today</td>
<td>2-2</td>
</tr>
<tr>
<td>Local Revitalization Efforts</td>
<td>2-2</td>
</tr>
<tr>
<td>Guiding Principles</td>
<td>2-3</td>
</tr>
<tr>
<td>Central Issues</td>
<td>2-6</td>
</tr>
<tr>
<td><strong>Chapter 2, Community Character &amp; Design</strong></td>
<td></td>
</tr>
<tr>
<td>Introduction</td>
<td>2-1</td>
</tr>
<tr>
<td>Distinguishing Characteristics</td>
<td>2-2</td>
</tr>
<tr>
<td>Related General Plan Guiding Principles</td>
<td>2-4</td>
</tr>
<tr>
<td>Goals, Objectives, Policies, and Programs</td>
<td>2-5</td>
</tr>
<tr>
<td>Distinctive Design and Development</td>
<td>2-5</td>
</tr>
<tr>
<td>Key Community Gateways</td>
<td>2-9</td>
</tr>
<tr>
<td>Streetscapes</td>
<td>2-10</td>
</tr>
<tr>
<td>Opportunity Areas</td>
<td>2-13</td>
</tr>
<tr>
<td>Views and Visual Access</td>
<td>2-15</td>
</tr>
<tr>
<td>Light and Glare</td>
<td>2-19</td>
</tr>
<tr>
<td><strong>Chapter 3, Land Use</strong></td>
<td></td>
</tr>
<tr>
<td>Introduction</td>
<td>3-1</td>
</tr>
<tr>
<td>Related General Plan Guiding Principles</td>
<td>3-2</td>
</tr>
<tr>
<td>Diagrams and Standards</td>
<td>3-4</td>
</tr>
<tr>
<td>General Plan Buildout Estimates</td>
<td>3-8</td>
</tr>
<tr>
<td>Goals, Objectives, Policies, and Programs</td>
<td>3-9</td>
</tr>
<tr>
<td><strong>Chapter 4, Transportation</strong></td>
<td></td>
</tr>
<tr>
<td>Introduction</td>
<td>4-1</td>
</tr>
<tr>
<td>Related General Plan Guiding Principles</td>
<td>4-2</td>
</tr>
<tr>
<td>Diagrams and Standards</td>
<td>4-3</td>
</tr>
<tr>
<td>Roadway Classifications</td>
<td>4-4</td>
</tr>
<tr>
<td>Bikeway Classifications</td>
<td>4-9</td>
</tr>
<tr>
<td>Goals, Objectives, Policies, and Programs</td>
<td>4-15</td>
</tr>
<tr>
<td>Level of Service</td>
<td>4-15</td>
</tr>
<tr>
<td>Connectivity</td>
<td>4-19</td>
</tr>
<tr>
<td>Travel Demand Management</td>
<td>4-22</td>
</tr>
<tr>
<td>Goods Movement and Water Transportation</td>
<td>4-23</td>
</tr>
<tr>
<td>Travel Mode Choice</td>
<td>4-25</td>
</tr>
<tr>
<td>Parking and Loading</td>
<td>4-29</td>
</tr>
<tr>
<td><strong>Chapter 5, Economic Development</strong></td>
<td></td>
</tr>
<tr>
<td>Introduction</td>
<td>5-1</td>
</tr>
<tr>
<td>Related General Plan Guiding Principles</td>
<td>5-4</td>
</tr>
<tr>
<td>Goals, Objectives, Policies, and Programs</td>
<td>5-6</td>
</tr>
<tr>
<td>Local Business Development and Attraction</td>
<td>5-6</td>
</tr>
<tr>
<td>Jobs-Housing Balance</td>
<td>5-9</td>
</tr>
</tbody>
</table>
**Table of Contents**

| Economic and Fiscal Sustainability | 5-11 |
| Redvelopment and Revitalization  | 5-14 |
| Destination Tourism               | 5-17 |

**Chapter 6, Housing (Adopted Separately)**

**Chapter 7, Open Space and Conservation**

- Introduction ................................................................. 7-1
- Diagrams and Standards .................................................. 7-3
  - Open Space Diagram ....................................................... 7-3
- Goals, Objectives, Policies, and Programs .......................... 7-4
  - Biological Resources .................................................... 7-4
  - Suisun Marsh ................................................................. 7-13
  - Water Supply .................................................................. 7-26
  - Energy ................................................................. 7-27
  - Agriculture .................................................................... 7-30

**Chapter 8, Community Facilities and Services**

- Introduction ...................................................................... 8-1
- Goals, Objectives, Policies, and Programs .......................... 8-3
  - Overall Goal and Policies ............................................... 8-3
  - Public Safety .................................................................. 8-4
  - Parks, Trails, and Water-Oriented Recreational Facilities .. 8-5
  - Community Facilities .................................................... 8-9
  - Educational Facilities and Services ................................. 8-10
  - Utilities and Service Systems .......................................... 8-12

**Chapter 9, Public Health and Safety**

- Introduction ...................................................................... 9-1
- Relationship to Other Elements ........................................ 9-2
  - Local Hazard Mitigation Plan ......................................... 9-3
- Related General Plan Guiding Principles ............................ 9-3
  - Public Safety and Community Preparedness ..................... 9-4
  - Sustainability .............................................................. 9-4
- Goals, Objectives, Policies, and Programs .......................... 9-4
  - Public Health ............................................................ 9-4
  - Safety ........................................................................... 9-22

**Chapter 10, Glossary**
Exhibits

1-1 Suisun City Planning Area ........................................................................................................... 1-7
1-2 Downtown Waterfront .................................................................................................................. 2-2
1-3 Suisun Marsh and Potrero Hills .................................................................................................. 2-3
1-2 New Residential Development with Traditional Design Principles ............................................ 2-5
1-4 Retail Development with Shops on the Site Perimeter .................................................................. 2-6
1-5 Frontage Treatments ..................................................................................................................... 2-7
1-6 Key Community Gateways .......................................................................................................... 2-11
1-7 Street Furniture in High Pedestrian Activity Area ...................................................................... 2-13
1-8 Suisun City's Unique and Scenic Waterfront .............................................................................. 2-16
1-9 Scenic Resources .......................................................................................................................... 2-17
1-10 Attractive Lighting Consistent with the Design Character ......................................................... 2-20
1-1 Montebello Vista Park and Surrounding Neighborhoods ................................................................. 3-3
1-2 Floor Area Ratio of 1.0 .................................................................................................................... 3-4
1-3 Land Use Diagram ........................................................................................................................ 3-6
1-4 Park Integrated into Suisun City Neighborhood .......................................................................... 3-10
1-5 Downtown Suisun City in 1987 (top) and 2007 (bottom) ................................................................. 3-11
1-6 Train Station in Downtown Suisun City ......................................................................................... 3-12
1-7 Downtown Suisun City.................................................................................................................... 3-13
1-8 Opportunity Areas ......................................................................................................................... 3-15
1-9 Downtown Suisun City .................................................................................................................... 3-16
1-10 Example Project with Pedestrian Location and Orientation ....................................................... 3-19
4-1 Employment near Transit .............................................................................................................. 4-2
4-2 Suisun Station ................................................................................................................................. 4-4
4-3 State Route 12 near Downtown Suisun City .................................................................................... 4-5
4-4 Vehicular Transportation Diagram .............................................................................................. 4-7
4-5 Bicycle/Pedestrian Transportation Diagram ................................................................................. 4-11
4-6 Land Use Diversity within One-Quarter Mile .............................................................................. 4-13
4-7 City Streets and Streetscapes ....................................................................................................... 4-17
4-8 Downtown Suisun City (foreground) and Fairfield (background) ................................................... 4-20
4-9 Connectivity for Larger Commercial Projects ............................................................................. 4-21
4-10 Downtown Waterfront ................................................................................................................. 4-24
4-11 Promenade .................................................................................................................................. 4-26
4-12 Parking Placement ....................................................................................................................... 4-28
4-13 Landscaped Parking Lot with Clear Pedestrian Walkways ............................................................. 4-30
4-14 Parking Arrangements Consistent with the General Plan ........................................................... 4-32
5-1 Downtown Redevelopment Activity ............................................................................................. 5-2
5-2 Redeveloped Downtown Waterfront Area .................................................................................... 5-3
5-3 Suisun Marsh and Suisun City ....................................................................................................... 5-5
5-4 Downtown Suisun City .................................................................................................................... 5-14
5-5 Mixed-Use Redevelopment ........................................................................................................... 5-16
5-6 State Route 12, Downtown Waterfront Area, and Suisun Marsh ................................................... 5-17
5-7 Construction of McCoy Creek Trail ............................................................................................... 5-18
7-1 Suisun Marsh and Suisun City ....................................................................................................... 7-2
7-2 Open Space in Planning Area ......................................................................................................... 7-4
7-3 Open Space Diagram ...................................................................................................................... 7-5
7-4 Habitat Area Map .......................................................................................................................... 7-6
7-5 Regional Natural Resources ......................................................................................................... 7-7
7-6 Suisun Marsh .................................................................................................................................. 7-15
7-7 Historic Home in the Suisun City Historic District ...................................................................... 7-18
7-8 Historic Downtown Suisun City ..................................................................................................... 7-19
7-9 Downtown Waterfront Historic District ....................................................................................... 7-20
7-10 Geological Units .......................................................................................................................... 7-21
8-1 Lambrecht Sports Complex ............................................................................................................ 8-5
# Table of Contents

8-2  Suisun City Marina .......................................................... 8-6  
8-3  Harbor Master Building .................................................... 8-7  
8-4  Joseph A. Nelson Community Center ................................ 8-9  
8-5  Suisun City Waterfront ..................................................... 8-10  
8-6  Suisun City Library .......................................................... 8-11  
9-1  Existing Noise Contours .................................................. 9-7  
9-2  Travis Air Force Base Noise Contours ............................... 9-9  
9-3  Community Garden ........................................................ 9-21  
9-4  FEMA Floodplain ........................................................... 9-27  
9-5  Regional Seismicity ......................................................... 9-31  
9-6  Shrink-Swell Potential ...................................................... 9-33  
9-7  Liquefaction Hazards ....................................................... 9-35  

## Tables

3-1  Land Use Designations, Allowable Land Use, Density, and Intensity ............................................. 3-5  
3-2  Land Use Change at General Plan Buildout .......................................................... 3-8  
4-1  Roadway Standards .......................................................... 4-9  
4-2  Shared Parking Usage ........................................................ 4-33  
7-1  Open Space Types and Purpose ............................................. 7-4  
9-1  Maximum Allowable Noise Exposure from Transportation Noise Sources at Noise-Sensitive Land Uses ...................................................... 9-11  
9-2  Noise Level Performance Standards for New Projects Affected By, or Including, Non-Transportation Noise Sources ........................................... 9-13  
9-3  Noise Level Performance Standards for Non-Transportation Noise Sources ................................. 9-13
Introduction

Purpose of the General Plan

The General Plan provides the basis for Suisun City’s regulation of 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. As the City’s “constitution,” the 2035 General Plan fulfills state legal requirements for long-range comprehensive planning and provides a framework for the City to exercise its land use entitlement authority, as provided under state law. The General Plan is both comprehensive and internally consistent – it addresses a broad range of topics with policies that are mutually supportive.

The General Plan is intended to be implemented over the long-term. It identifies key locations within the City where there is capacity for future growth and identifies how the City will protect, enhance, and maintain a high quality of life along with growth and development. Because the General Plan includes projections of future development capacity, it serves as a tool for the City and other service providers to plan for services, facilities, infrastructure, and environmental mitigation.

The 2035 General Plan is intended to be a decision making guide used on a daily basis. The City will rely on the General Plan when reviewing private development applications, public investments, and other important actions to ensure that they are consistent with General Plan goals. Actions taken by the City Council should help to achieve General Plan objectives. The General Plan also provides a guide for other public or private agencies or organizations that do business in the City’s Planning Area.

Beyond its regulatory function, the 2035 General Plan articulates Suisun City’s consensus vision for the future. Development of the 2035 General Plan was in part, to promote a shared understanding among decision makers, City staff, other public agency staff, property owners, developers and builders, and the general public of the
Community’s long-term goals. The General Plan addresses issues of great importance to the community, such as job creation, reinvestment, fiscal and economic sustainability, resource conservation, and the local quality of life.

The General Plan is meant to be a living document that is regularly reviewed and adjusted to remain consistent with the city’s long term vision. The City will encourage projects that support General Plan goals, adhering to the framework presented in the General Plan to manage growth and development at a fiscally and environmentally supportable pace. Some variation from the policy language may be allowed, so long as such variations further General Plan goals. As conditions and needs change, the City may consider proposed amendments to the General Plan. Some of these will be policy changes, while others may be changes to land use designations.

Consistency with the General Plan

State law places the General Plan atop the hierarchy of land use planning regulations. The General Plan provides a governing basis for all other plans and planning documents of the City and all codes, ordinances, and policies of the City related to land use change, transportation, environmental resources, infrastructure, and other related topics. Several local ordinances and other City plans must conform to General Plan policy direction and work to implement the General Plan.

Cities and counties must make a “consistency” finding with the general plan for any subdivision map, zoning action, public facility plans, and other functions of local government. Court decisions have concluded that these “consistency” determinations cannot be made if the local jurisdiction does not have a legally adequate general plan. In effect, local governments cannot issue development permits or perform many vital public functions without a legally adequate general plan.

In accordance with State law, the City may adopt specific plans for properties within the boundaries of the Planning Area. All property owners in a specific plan are encouraged to participate in the specific planning process. If properly designed and implemented, a specific plan, as set forth in California Government Code, is a helpful tool for providing a transition between Citywide goals and policies contained in the 2030 General Plan and subsequent entitlement requests (e.g., tentative maps, conditional use permits).

Collaboration with other Agencies

Regional governmental agencies, such as the Association of Bay Area Governments (ABAG), Bay Area Air Quality Management District (BAAQMD), and the Metropolitan Transportation Commission (MTC), and Solano Transportation Agency (STA), have been established in recognition of the fact that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues, such as air and water quality, transportation, affordable housing, and habitat conservation have resulted in the adoption of regional plans. The policies adopted by Suisun City will be affected by these plans, and will in turn have effects on these other plans.

The 2035 General Plan and the accompanying General Plan EIR both make reference to laws, plans, and regulations administered by other public agencies. In many instances, the City’s policies are specifically designed to achieve consistency with regulations of another public agency. In other cases, the City commits to seeking input from other agencies on issues that may arise over the course of implementing the 2035 General Plan. Unless otherwise specified, any reference to “consulting with” or “coordinating
with other agencies in no way delegates the City's responsibility for land use entitlement or lead agency responsibilities for managing land use change.

Contents of the General Plan

This General Plan is a fully integrated policy and California Environmental Quality Act (CEQA) document that combines policy guidance and environmental impact analysis and mitigation into a single, consistent document presented in three volumes:

Volume 1) The Policy Plan contains summary level background information and general plan goals, objectives, policies, and programs.

Volume 2) Technical Background Reports summarize the environmental, regulatory, and relevant policy setting.

Volume 3) Environmental Impact Report includes thresholds of significance, environmental analyses, significance determinations, and other required CEQA components.

The Policy Plan

The Policy Plan (Volume 1) includes goals, objectives, policies, and programs that comprehensively guide development and conservation efforts in Suisun City through 2035.

- **Goals** articulate the desired future state or express community values;
- **Objectives** specify interim steps toward achieving a goal; normally, objectives measurable (though not necessarily quantified);
- **Policies** are specific statements that guide decision-making for the City in managing land use change, prioritizing public investments, mitigating environmental effects, and other related actions;
- **Programs** (or “implementation programs”) are proactive activities designed to implement General Plan polices.

General Plan Elements

State law requires that general plans cover seven mandatory elements: land use, circulation, housing, conservation, open space, noise, and safety. Cities or counties can combine mandatory topics in single elements and include optional elements to address issues of particular local interest.

Volume 1 of this General Plan addresses open space and conservation in a single element and noise and safety in the Public Health and Safety Element. Optional elements address community character and design, economic development, and community facilities. General Plan chapters include:

1. Setting, Central Issues, and Guiding Principles
2. Community Character and Design Element
3. Land Use Element
4. Transportation Element
5. Economic Development Element
6. Housing Element
7. Open Space and Conservation Element
8. Community Facilities Element
9. Public Health and Safety Element
10. Glossary

Technical Background Reports

The Technical Background Reports (Volume 2) provide an inventory of existing conditions, a summary of relevant regulatory requirements, and an analysis of trends that are important to the development of City policy.

The Technical Background Reports represent a detailed and comprehensive understanding of existing conditions in the Suisun City area. This information was compiled and analyzed at the beginning of the General Plan Update process to educate and inform the public and policy makers on key issues, challenges, trends, and opportunities. The information derived through preparation of these reports is an important foundation for the City’s goals, objectives, policies, and programs.

Technical Background Reports address:
1. Air Quality
2. Biological Resources
3. Cultural Resources
4. Geology and Soils
5. Greenhouse Gases and Climate Change
6. Hazards and Hazardous Materials
7. Hydrology and Water Quality
8. Local Economy and Demographics
9. Noise
10. Transportation
11. Community Facilities and Services
12. Land Use

Environmental Impact Report

The Environmental Impact Report (Volume 3) includes environmental analysis and reporting of impacts attributable to buildout of the 2035 General Plan. In law and in practice, the environmental analysis is an integral part of the local planning, development review, and decision making process.

Defined as a “project” under CEQA, the general plan adoption process is subject to environmental analysis and disclosure. The General Plan Update process has provided the City with the opportunity to respond to changes in the State’s CEQA statutes, CEQA Guidelines, and relevant and applicable CEQA case law.
The City conducted policy development and environmental analysis for the General Plan as a part of a single cohesive process. The City considered narrative policy, programs, and policy diagrams that could feasibly reduce or avoid environmental impacts. The 2035 General Plan provides guidance and sets standards for several areas of environmental review for other “projects” undertaken by local governments and the private sector. These policies and programs are identified in the Policy Plan (Volume 1). Detailed information related to the environmental analytical methods and impact analysis is included in Volume 3.

The Planning Area

The General Plan goals, objectives, policies, and programs apply to all lands within the current City limits and projects that propose annexation to the City of Suisun City. For the purpose of the 2035 General Plan, the City’s policies are focused on areas within the City limits and the City’s Sphere of Influence (SOI). The SOI represents the future probable physical boundary and service area of the City. The City’s jurisdictional limits and SOI represents the “Planning Area” for the 2035 General Plan (see Exhibit 1-1).

As noted elsewhere, the 2035 General Plan included compilation and analysis of a large amount of data related to existing conditions. For certain topics, such as air pollution and regional economic trends, the scope of analysis supporting the General Plan is more extensive than the City’s Planning Area.

Development of the General Plan

The City initiated this comprehensive General Plan Update in 2010 to achieve a number of important community objectives. The General Plan required revisions to better address the emerging consensus vision of the community. Various updates were also necessary to address changes in the legislative, regulatory, and economic environment. The City wanted to draft a legally defensible General Plan and environmental analysis that provides clear and concise policy language to unambiguously guide decisions on projects, plans, and public investments between present and 2035.

In this updated General Plan, the City also wanted to take advantage of the state-of-the-art in policy planning and environmental analysis. The City recognized that advanced land use and environmental modeling tools, combined with a strategic and interdisciplinary approach to integrated planning and CEQA analysis can provide substantial long-term benefits to the City, its residents, and local businesses. The integration of policy development with environmental analysis can enhance the feasibility of projects that implement the General Plan, reduce up-front and ongoing mitigation costs, improve environmental performance, provide environmental streamlining for projects consistent with the General Plan, reduce administrative costs, and enhance predictability in the development process.

Input from the public and decision makers was collected throughout each phase of the General Plan Update. In June of 2010, the City conducted a public workshop, which involved both the Council and Planning Commission, to discuss policy issues and priorities for the General Plan Update. The City conducted a public workshop with the

---

1 Changes to the City’s SOI and annexations are considered through separate processes, subject to approval by a separate agency known as the Solano Local Agency Formation Commission (LAFCo). However, the General Plan (including the environmental analysis) will be used to support changes to SOIs or annexation requests.
Based on input from the Planning Commission, City Council, and the public, the City prepared a set of Guiding Principles for the General Plan Update (please see Chapter 1 of the General Plan Volume 1). The Guiding Principles represent shared community values. The City Council reviewed the Guiding Principles on August 17\textsuperscript{th}, 2010, and directed staff to use this document to guide development of the draft General Plan.

The Guiding Principles, along with key findings from the Technical Background Reports were used to create land use and circulation alternatives for the General Plan. The discussion and deliberation related to these land use and circulation alternatives led to the selection of a preferred alternative for the General Plan, which provided direction for drafting of the General Plan itself.

A Technical Advisory Committee was assembled to review and provide feedback on issues related to the General Plan and environmental analysis. The Technical Advisory Committee included representation from the Association of Bay Area Governments, the Fairfield-Suisun Sewer District, the Suisun Resource Conservation District, Solano Irrigation District, Solano Transportation Authority, Solano County Water Agency, San Francisco Bay Conservation and Development Commission, Solano LAFCO, the City of Fairfield, Solano Community College District, the US Fish & Wildlife Service, Fairfield-Suisun School District, Solano County, and various City department representatives.

The Technical Advisory Committee conducted a series of meetings in 2010 to review the Technical Background Reports and discuss the relationship between existing physical and regulatory conditions and policy development in the General Plan.

The City conducted a public scoping meeting to define environmental issues of focus for the CEQA analysis of the General Plan. Public workshops and hearings allowed decision makers and the general public to review and provide input on the draft and final General Plan documents.
I N T R O D U C T I O N

Source: AECOM 2011

Exhibit 1-1

Suisun City Planning Area