Notes from Good Neighbor Meeting Highway 12 Logistics Center Project
Date: June 22nd, 2022 | 6:00pm - 7:00pm

Opening Remarks

- Andrew: Thanking participants and co-hosts for the good neighbor meeting regarding the Highway 12 Logistics Center.
- Tamuri: Discussing the importance of making changes that will fit into the city and having the community know about it. Thanking neighbors and community leaders for participating.

Joe Liviach Speaking

- Talks about legacy of Buzz Oates and the company’s policy of long asset management and stewardship through vertically integrated holdings
- Highway 12 Logistics Center Project Vitals
  - Center's architecture
    - Neutral color palette so that people do not have to look back 10 years and say this does not fit into our city
    - Center can be seen from Highway 12 so it will be maintained well
    - High quality design for a warehouse/logistic building
- Buzz Oates Credibility
  - Worked with multiple companies in biotech, warehouse, industrialization
    - Example: Ace, Amazon, FedEx, Tesla, Staples, Honeywell
- Traffic Improvements
  - Most of traffic coming off of 12 is going to either the 680 corridor or going south to 5
SUMMARY OF GOOD NEIGHBOR MEETING NOTES & COMMUNITY COMMENTS/FEEDBACK

- Conducted a truck trip study of entire bay area at 24 sites
- Improvements of the intersection of 12 and Pennsylvania
- Most of traffic is employee trips
- Factored in our improvements to show there will not be worse traffic

**Zoom/In Person Questions (Answered by Joe Liviach)**

**Question:** Developers nationwide that build things and leave what Buzz Oates will do that will be different

**A:** We are not developers that stabilize properties and sell it, we are growing a fund, how do we grow our organization and portfolio for the next 20, 30 years. Buzz Oates is staying in CA and staying in Sacramento. Buzz Oates is not going to build all at once, going to build at a pace and grow in the right way to create and build a sustainable project. This will take time

**Q:** Estimate of timeline for the project?

**A:** Initial application in Dec 2020, currently crafting and honing down draft EIR, break ground sometime in 2024

**Q:** Rachel: What about the Endangered Species Act

**A:** Fully intend to protect all endangered species on site and have a permanent conservation space onsite. Will preserve habitats for the salt marsh and local species.

**Additional Comments from Project Team:**

**Wesley Speaking**

- Financial benefits to the city and county in tax revenues, wages and benefits, economic activity generated, and impact fees
- Environmental and sustainability commitments
Andrew Speaking

- Creating many jobs in the city
- Different jobs that will be created such as order fulfillment, e-commerce, and others
  - Average workers expected to have a salary of $70,000 a year (high paying jobs)
- Logistics centers like this help with supply chain optimization
  - Strengthens economic development through network effects of industry concentration
- $100-$150 million of private capital invested into Suisun City

 Comments from Co-Hosts of the Good Neighbor Meeting

Tamuri Speaking

- Will be a great benefit for our Black and Brown communities
- Opportunities like this project that is being brought to the city that can be scary because it is new and change things, but will be beneficial for the communities it will serve

Jerry Speaking

- Solano County and Fairfield/Suisun are potential economic powerhouses. Economic development is important to improve lives of the city and county, promote entrepreneurship, and create jobs
- Understand this will be a big job, but believes in Buzz Oates due to their willingness to engage and incorporate feedback

Leo Speaking

- Mission is to strengthen Hispanic own business
- Projects like Highway 12 logistics center are important for business owners because owners depend on economically vibrant communities.
Economic development is needed to strengthen communities and strengthen local businesses.

April Speaking

- Logistics is a big industry in the cities of Fairfield and Suisun and Solano County generally. The Workforce Development Board focuses on creating a pipeline of jobs with good pay beyond minimum wage. They have had success working with the logistics industry and companies to help with training and sourcing of jobs.

Q/A Part 2:

Q: Why this particular parcel where it sits instead of the business park where there is plenty of land? (Why this location and does the rail have any impact)

A: Regional access to infrastructure such as highway 12, 680 close by, and access to rail. Businesses will relocate closer to transportation.

Q: Concern of the effect of the canal as it relates to storm water discharge and traffic impacts

A: Project cannot have greater flows than the levels for the current land use. This can be accommodated by water treatment on site or detention of the water on site for a certain amount of time before releasing any discharge.

Q: How high will the building be?

A: 20ft to 36 ft

Q: Will funds be used for specific city improvements?

A: Developers cannot really dictate the specific allocation of revenues it generates for the city. The city will decide where and how they will allocate funds.

Q: Will you be willing to press the city to earmark revenues from the project for specific uses?
A: Buzz Oates does not have any control over that.

Q: What is the plan to prevent homelessness or solve the homelessness situation?

A: The best solution to homelessness at or near the project site is activity. Buzz Oates cannot directly control the current activities of the homelessness, but they continue to work to keep things secure at the site and have been working with Sheriff’s Department to address public safety concerns.

Q: Possible Infrastructure improvements on Cordelia Street at the railroad crossing?

A: That will be dictated by the traffic analysis. Buzz Oates will make whatever transportation infrastructure improvements the traffic analysis identifies, but additional improvements to Cordelia Street may be out of Buzz Oates’ hands because it is a city infrastructure issue.

Andrew Speaking: We are saving comments and questions and will get back to questions for those who provided emails. Stick around after 7 to answer more questions.

Zoom Questions Asked During HWY 12 Logistics Center Meeting:

Jocelyne: “So what does this mean with regards to increased traffic on Hwy 12 from I5 to Fairfield? Hwy 12 is already a hot mess.”

Rachelle: “We do not need more traffic congestion on hwy 12”

Chandra: “Highway 12 is already congested traffic”


Jocelyne: “Will this project include adding lanes to Hwy 12?”

Chandra: “The worst traffic especially on Buena Vista and highway 12 it’s terrible”

Rachelle: “Traffic is bad from Walters down to Beck during peak hours”
Chandra: “Also to they are building those Marina affordable Apartments by the Arco gas station that’s going to be more traffic jam”

Rachelle: “You are correct Chandra it will be hwy 12 to Walter Rd. Hwy 5 is several miles away”

Jocelyne: “Won’t there be more big rigs on 12 from I5 to the area?”

Rachelle: “It’s already 2 lanes on highway 12 on both sides. Keep in mind we are getting more traffic from Peabody, train station area. What about endangered species act?”

Jocelyne: “I disagree – I think it is naïve to believe that big rigs won’t be going to this area from I5 via Hwy 12 from Lodi to Fairfield.”

Rachelle: “This Area is in Flood Planes Areas what would be done about this?”

Jocelyne: “Should I say MORE big rigs. Hwy 12 already suffers a tremendous number of deaths.”

K Patrice Phone: “I live in Fairfield (Cordelia), I’m glad to know about this project in advance because it has an impact. Where is this project in the review process? Has it been reviewed by the Suisun City Planning Dept? Suisun City Council?”

Rachelle: “with Trucking Rigs traveling the HWY 12 now are devastating roads now. And they are not being fix now. What is the plan to maintain the roadway?”

Rachelle: “Truckers already run the stoplights on Highway 12, it’s going to add more to issues, more accidents. Population in that area?”

Jocelyne: “RD no doubt…I had a big rig run the light at 12 and Walters and a Box truck ran it right after. How we survived, I will never know.”

K Patrice: “Solano Economic Development Center has been doing work to bring corporations to Solano county for decades. Are they at the table?”

Rachelle: “How many more meetings will be held on this?”
Chandra: “The homeless population is just getting bigger and more but they leave there trash everywhere they don’t clean up and it doesn’t look good in the Suisun City.”

Jocelyne: “and the fires…”

Rachelle: “true. What about flood areas? In both sites it floods, basically it’s marsh land”

K Patrice: “First I’m hearing of this project, and I like what I’m hearing and see a net positive for neighboring Fairfield and Solano residents but I still have concerns and want to see more detail surrounding road, infrastructure and traffic impact reports and solutions”

Jocelyne: ”Me too”

Rachelle: “Will the floor be opened up to the public to speak about it? What about the gas lines that go to T.A.F.B.? P.G. & E. lines?”

Jocelyne: “Can you please repeat the questions?”

Rachelle: “Why not use buildings that are vacant?”

Chandra: “Right”

Rachelle: “With a low lying area, where will all of the fill come from to build up the area? Will it be tested for hazardous material?”

Rachelle: “Where will you relocate the homeless?”

NOON P: “I agree! Why not use buildings that are vacant?”

Rachelle: “The homeless will be pushed out to residential and other business area.”

Rachelle: “Maybe Fairfield/Suisun should talk to Sonoma County, they set up a camp at the fairground to house them in pallet tents, given out houses, and dumpsters to throw their trash away.”