Opening Remarks

- Andrew: Thanking participants and co-hosts for the good neighbor meeting regarding the Highway 12 Logistics Center.

- Tamuri Richardson: Thanking community leaders for coming out to the meeting because this is important to the city. Great to see elected officials coming out to listen and learn on behalf of their communities.

Joe Liviach Speaking

- Lasting legacy of Buzz Oates company
  - Buzz Oates does more than just build, they achieve title and manage assets and look for potential companies for the land

- Suisun Logistics Center Project Vitals
- Architecture
- Credibility of Buzz Oates
- Traffic Improvements that will be identified and analyzed in the draft EIR
  Not trying to impact the Travis base and worsen traffic

Q: what are the star signs on the map

A: Those are potential additional points of improvements

Wesley Speaking

- Financial benefits to the city and county-taxes, jobs, impact fees, wages, etc.
- Tax benefits to the school district and library
- Environmental and sustainability benefits
- Financial benefits for local economy
Andrew Speaking

- Why are the numbers significant to Suisun city?
- According to the city manager, there is a structural deficit of $3,458,900. Facing a 3.4 million annual deficit.
- Although this project will not cover the deficit, both Suisun and Highway 12 Centers will help cover a significant portion of the deficit.
- Since the pandemic there have been many disruptions to supply chains affecting many communities. Solano County can help ease the disruption.
- Supply chain optimization strengthens local, regional, and global supply chains.
- Suisun Logistics Center will invest $200-$250 million of private capital into Suisun City.
- The project is trying to attract multimillion-dollar companies to come to Suisun City and Solano County instead of Sacramento, the Central Valley, or elsewhere.

Jared Speaking

- Going to be interested to see how the project will turnout.

Tamuri Speaking

- Looking forward to seeing what companies will come into the community. There is some uncertainty about exactly who will come, but we must maintain openness. For growth, we need to look through a bigger lens to see that adding companies to Suisun City will create something that can continue to build on itself. This can create growth opportunities for small business owners. Excited to see how this partnership will mesh with the community and work with community organizations and stakeholders. There are many beautiful businesses that deserve lots of business in Suisun City and Solano County, but there is currently not enough foot traffic and customers here for them. Adding this project will help support them.
Leo Speaking:

- Thank you to everyone for coming. In his role as the President of the Solano Hispanic Chamber of Commerce, he is a volunteer. He does not get paid, and he is happy that there are people here taking the time to listen to the presentation. Suisun city needs revenue and its citizens need well-paying jobs in order to support business owners and the community.

Tim Speaking

- The Napa Solano Small Business Development Center is all about supporting small businesses anyway they can either help them start or strengthen them. Excited to learn more about the project and to have the opportunity to spread awareness about economic development. Thank you for being here

April Speaking

- The Solano County Workforce Development Board helps bring opportunities to a diverse group of communities and provide skills for community members to find jobs. Workforce development can help so that our citizens can attain jobs in their community. Appreciates the chance to learn more about this project and the jobs it can create.

Supervisor Speaking

- Is disappointed with the Solano County Workforce Development Board and Fairfield Suisun Chamber of Commerce in being called co-hosts because he thinks the word co-host connotes an endorsement. Noted that he was told many times during this meeting that the co-hosts are here to spread awareness and provide information to residents. Said that people and organizations should take Solano County economic health into consideration. Does not hate the project, but take some factors into consideration such as the Travis Air Force base and economic health of Solano.
Questions/Answer Time:

Q: Travis air force is not so happy with the project and are going to listen to them?

A: We want to have a conversation with the air force base. We are not trying to impair their work, and we want to have discussions with them, but we have yet to have a formal conversation and hear their concerns.

Q: Will the people who work here be able to live here?

A: Since the people are making $70,000 a year, they will likely be able to afford a home here.

Q: Are there going to be more opportunities for public hearings?

A: Yes, there will be. This is the very first one. There will be opportunities to have further discussion at the planning commission and city council.

Q: Are there future partnership collaborations with the City of Suisun?

A: Absolutely. As long as there is available land for future projects, we are welcome to the opportunity. We are fortunate to be growing in 2022. We invest in a lot of time and money in communities throughout California and will continue to do so.

Q: What businesses will do well surrounding the center?

A: Retail, food establishments, etc. (any service) that will support people going to and from work. We also welcome the opportunity to engage with the Travis Air Force Base and their concerns. The city has a partnership and ongoing discussion with the Air Force.

Q: Are the numbers on the board (the economic estimates) true or not? I understand Buzz Oates thinks they will make money off of this.

A: The numbers came from a third party economic analysis firm that specializes in producing financial projections for cities throughout the nation. Will not disagree with you that the projections may not be hit, but this is something we are taking a risk on and
will be using private capital. Buzz Oates designed this project trying to meet market demand in the city. Buzz Oates is trying to get companies to relocate here without jeopardizing other sites Buzz Oates has or is developing. Suisun City needs revenue generation to pay for its police dept, fire dept, schools, libraries, etc.

**Q:** Are both projects tied together, or can we advance one over another?

**A:** Both projects are running independently. We are taking the risk of spending money to develop plans and conducting separate Environmental Impact Reports without knowing whether one or both will be approved.

**Q:** On Zoom there are many questions about biological resources, water resources, air resources, transportation, etc.

**A:** An EIR (Environmental Impact report) is being prepared and we hope to release it later in the summer that will answer many questions about water resources, biological resources, air resources, and transportation among other things.

**Q:** How will you deal with neighbors in the area of the project? (Is concerned because he lives next to the project and does not want a big building blocking his backyard or the noise impacts)

**A:** Not in a position to say that there will not be impacts, but we will listen and accommodate through mitigations for noise impacts and glare among other things.

**Q:** Question about water drainage at the project site and if it could overwhelm the canals with excessive flows.

**A:** We cannot have water flows greater than predevelopment and will have to appropriately mitigate.

**Q:** A suggestion for the next meeting is to preemptively circulate an agenda for meeting for the residents (along with more proactive outreach and educating people)

**A:** We are happy to engage with residents and will provide our emails for further follow up.
Q: Will there be many office buildings in the project or is its primary purpose to be warehouses?

A: It primarily comprised of warehouse space. There will be ancillary office space potentially available for the tenants of the warehouse space.

Q: Will AI displace low paying jobs?

A: AI is an interesting technology because it does create displacement, but it also creates other opportunities such as design and implementation. AI is helping create more wealth which is essential to societal progress and human flourishing. The jobs and economic activities associated with AI will generate funds for the city and county that can be used for more job training and support.

Q: Is this the last meeting or will there be any more? Will we have access to the materials in the meeting?

A: Yes, everyone who provided an email will receive the Power Point.

Q: What is the smallest space Buzz Oates leases out? Was hoping to encourage small or micro businesses to lease out spaces. It is great for big companies to come in but was also hoping for small businesses to occupy and lease out spaces.

A: Typically, 1,000 square feet.

Q: Is the project required to have solar panel codes because there has been recent legislation that new homes need solar panels? In addition, how many will there be because there has been a study done that solar panels affect birds, especially their flight path?

A: All commercial buildings are required to generate 60% of the energy they need from solar panels according to California building codes. This project will comply with all applicable codes. If we are creating issues for birds, then we will take appropriate mitigating measures. However, as part of our Environmental Impact Report, we have been analyzing the installation of solar panels and this has not indicated that it will have a negative impact on birds.
Q: Can you namedrop companies that could potentially be leasing out spaces at this project?

A: Cannot yet name drop any companies, but we can show what companies Buzz Oates has worked with such as Hood, UC Davis, ACE, Honeywell, Tesla, Amazon.

**Zoom Questions Asked During Suisun Logistics Center Meeting:**

**Jocelyne:** “Again with the Hwy 12 issue – is it going to become a 4 lane road all the way to Lodi?”

**Rachelle:** “Do you plan on holding more meetings on this? What about noise pollution to the residents that back Petersen Road? So…all of the people who purchased their homes for views of the Greenbelt? Now that view will be blocked by buildings”

**Jocelyne:** “That does not address the danger of adding additional big rigs on a hwy that isn't designed for that amount of heavy traffic between Walters and Lodi.”

**Rachelle:** “Thanks Rose, don’t worry I will email as well. We need more people to speak up”

**Rose:** “I agree. I can’t. not a public speaker…at all”

**Rachelle:** “What about the fuel lines that are piped in that go directly to T.A.F.B.?”

**Donna:** “Can’t be “probably” a new turn lane—it’s going to be a MUST have a new lane for turning”

**Rachelle:** “How will the impact the value of the houses?”

**Donna:** “Will the tax revenues be yearly?”

**Spencer:** “How are you going to address light pollution to nearby residents?”
SUMMARY OF GOOD NEIGHBOR MEETING NOTES & COMMUNITY COMMENTS/FEEDBACK

Donna: “Have you thought about the potential sea level rise in the future, and how will you build for the future to insure your buildings will be sustainable should flooding occur?”

Jocelyne: “What will the impact of all the additional Big Rig traffic on Rio Vista?”

Rachelle: “What type of materials will be stored in these buildings, wine, clothing, general merchandise, etc.?”

Jocelyne: “What is Travis AFB’s perspective on this project?”

Rachelle: “I would like to hear the answer to that”

Jocelyne: “Is anyone in leadership at Travie AFB on this zoom call? Shout out. I am guessing he is retired USAF (unclear who is being mentioned here)”

Donna: “Employee hiring: Will you give local Fairfield/Suisun residents higher preference on hiring. If you know, would you be willing to put that into the written formal proposal to the City of Suisun? For example 25%-30% of hires will be strictly for Suisun residents. Will you provide company sponsored educational scholarships for employees to be able to advance in your company”

Jocelyne: “Just going to put this out here…money is something, but it isn’t everything. Quality of life is also a thing.”

Chandra: “So true”

Rachelle: “How many trucks are estimated that will be on the road at any given 24 hour given time, what is the impact?”

Donna: “What types of Community Involvement do you foresee for Suisun? Volunteers, scholarships to students, improvements to our city in a beautification sense?”

Rachelle: “What is the total amount of bays on each building?”

Chandra: “My land of lakes what’s in Suisun City to shop for”
Katrina: "Wish we could see them (not sure if referencing the presenters (who should have been visible) or the lakes in the earlier comment)"

Jocelyne: "I could support if 1) TAFB is on board, 2) the terrible issue that is Hwy 12 from I80-I5 is addressed, and 3) The cost of living doesn't increase so much that more middle class Solano County residents cannot purchase homes and live where they work. And D) Rents don't increase so much that folks who have spent their lifetimes in Solano County are forced to leave. It is nearly impossible to find affordable rentals locally."

Spencer: "Have you considered the air pollution to residents?"

Jocelyne: "Rents are outrageous. I paid $1500 for a 600 MIL unit. A smaller unit is renting in Dixon for $2000/mo"

Donna: "The plans give the heights of the buildings planned—but I’m not sure if I understand what “42’ clear height” actually means"

Spencer: "(from semi trucks going in and out of the area)"

Rachelle: "I have talked to several people in the area, they purchased their homes for the view, they didn’t buy a house here to look out at a wall of buildings and more trucks."

Donna: "There is a website that lists all the projects in process or coming to Suisun in the future if anyone would like to check it out: https://solanofuturo.com/suisun/suisun-logistics-center/"

Spencer: "We used to live near an Amazon Warehouse"

Donna: "That link is direct to the project we are currently discussing…for all the projects coming in Suisun it's https://solanofuturo.com/suisun/"

Rachelle: "SB we should have the Department of Fish and Game included on this"

Jocelyne: "IF there are traffic concerns??????"

Rachelle: "Is there Environmental Impact Reports available?"

Chandra: "There’s a lot of traffic concerns"

Jocelyne: "+++++ current speaker"
Rachelle: "When there was a fire about two years ago close to T.A.F.B. they evacuated the personal from the south gate, it took several hours to clear that out, if another fire was to happen again a facility like that will increase traffic flow and take longer to evacuate the area, highway 12 will look like highway 80 traffic”

NOON P: “Environmental impacts are things that will change forever. Suisun City means Where the West Wind Blow. With big structures located in the open space, these will create new wind patterns/directions (it can block wind, or even create a stronger wind path). The open space is home to many wildlifes, skunks, raccoon, turkey, salamander, etc.”

Spencer: “If there is an increase in bugs/insects due to light pollution, then there could be a domino effect that could increase bird populations which will affect for safe take-off and landings at Travis AFB.”

Rachelle: “This is true, when we moved here back in the early 2000s along the fence line on the south side of Petersen road there were signs that stated, “The Tiger Salamander is protected by the endangered species act of 1973 as amended. Violators are subject to fines and imprisonment.”

James: “Can someone put a microphone on those asking audience questions, so we can hear better?”

Donna: “Does Buzz Oates OWN the property already? Will you pay the property taxes-or be exempt?”

Rachelle: “Good question. Should study the area in the rainy season. Can’t hear him. Thank you to the person speaking right now! I’m not against growth, I am against losing my beautiful view behind my property. Can’t hear him clearly”

Chandra: “We can’t hear him”

Spencer: “Why choose a location close to residential areas? There will be more growth for warehouses further away from the populations. The current location has lots of limiting factors.”

Rachelle: “Put the mic on him”

Donna: “So of O”

Rachelle: “Is this meeting going to be public record? Along with the zoom comments?”

Donna: “So if I’m understanding--Buzz Oates will build the buildings and then contract those buildings to companies…If that is true, will the City of Suisun have any say in
what types of companies are located in the buildings? Will the “private investors” be the $$ public knowledge?”

Rachelle: “Will we more notification on the meetings? This one we got maybe a week ago”

Chandra: “Question how do you have these meetings?”

Spencer: “How will construction minimize dust kick ups?”

James: “Thank you for using Zoom so we can all attend”

Rachelle: “After talking to several neighbors, the notification on this meeting was not received, they probably thought it was junk mail”

Donna: “Can we get “virtual fried chicken” for the next Zoom meeting please. Enjoy your evening …looking forward to future conversations.”

Sheila Rose: What impact reports have been done on traffic, noise, etc.,? Can you provide the Environmental Impact Report also please?