

**CITY OF SUISUN CITY**  
**NOTICE OF INTENT TO ADOPT A**  
**FINDING OF CONSISTENCY**

Filed with:

PROJECT NAME: ADOPTION OF WATERFRONT DISTRICT SPECIFIC PLAN (WDSP)

Solano County Clerk of the Board  
675 Texas Street, Suite 6500, 6<sup>th</sup> Floor  
Fairfield, CA 94533

APPLICANT: City of Suisun City

PROJECT LOCATION: Downtown/Old Town Suisun City, including portions of the waterfront. See attached diagram, below.

**PROJECT DESCRIPTION:**

Application No. GP14-5-001 requests authorization to amend, update, and rename the 1999 Downtown Waterfront Specific Plan to the "Waterfront District Specific Plan." The project includes zoning, allowable land uses, development standards, and other guidelines applicable to the Specific Plan Area. The proposed update also expands the Specific Plan Area to include two properties north of Highway 12: a 30-acre property north of the Central County Bikeway, and an approximately 5-acre area just north of State Route 12 (SR 12) known as "Denverton Curve."

The City of Suisun City has conducted an environmental analysis of the above-described project and it has been determined to be a project that is consistent with the 2035 General Plan (SCH # 2011102046) and Environmental Impact Report (EIR) (SCH # 2011102046) certified by the City for the General Plan. Therefore, the Development Services Department proposes the City of Suisun City adopt a Finding of Consistency for this project.

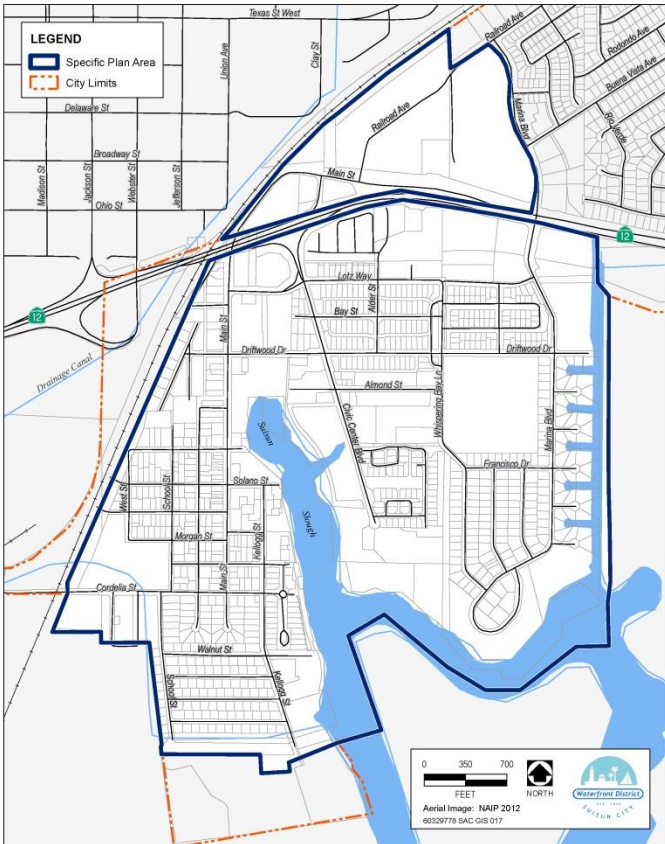
The City previously prepared and certified an Environmental Impact Report (EIR) for the 2035 General Plan, which was adopted in 2015, and which analyzed the impacts of development anticipated under the Waterfront District Specific Plan (WDSP). The 2035 General Plan and its EIR specifically contemplated the WDSP would be subject to streamlining under CEQA based on consistency with those documents. The impacts associated with the types of development proposed in the WDSP, proposed zoning and land use designations, development density, and the locations where WDSP development would occur, were previously analyzed in the 2035 General Plan EIR. After conducting a review and assessment, the Development Services Department of the City of Suisun City finds the proposed project is consistent with the adopted 2035 General Plan and its EIR.

After conducting a review and environmental assessment, the Development Services Department also finds that no substantial new evidence in the record that this project may have additional significant impacts that were not analyzed as significant adverse effects in the EIR prepared for the 2035 General Plan. Additionally, there is no substantial new evidence of potentially significant off-site impacts or cumulative impacts that were not discussed in the EIR prepared for the 2035 General Plan, and no potentially significant adverse effects peculiar to the project. Finally, there are no previously identified significant effects, which as a result of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the EIR for the 2035 General Plan.

Therefore, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, the City, as the lead

agency, intends to find that the updated WDSP is consistent with the 2035 General Plan and the EIR certified for the 2035 General Plan, and that no additional environmental review is required by CEQA.

The 2035 General Plan and its EIR are available for review at the City's website: <http://www.suisun.com/departments/development-services/planning/general-plan/>. The WDSP and its consistency analysis are also available for review at the City's website: These documents may also be reviewed in person at the City Development Services Department offices, located at 701 Civic Center Boulevard, Suisun City, CA. Please contact John Kearns at (707.421.7335) for more information.



Specific Plan Area (Project Site)

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and 5pm on Monday, October 17, 2016. Please direct comments to John Kearns, City of Suisun City Development Services Department, City Hall, 701 Civic Center Boulevard, Suisun City, CA. 94585; or by email to [jkearns@suisun.com](mailto:jkearns@suisun.com); or comments can be sent by facsimile to (707) 429-3758.

This application and this proposed environmental finding has been tentatively scheduled to be heard by the Planning Commission on September 27, 2016 at 7:00 p.m. or thereafter, and a public hearing has tentatively been scheduled before the Suisun City Council on October 18, 2016 at 7:00 p.m. These hearings will be held in the Suisun City Council Chambers located at 701 Civic Center Boulevard, Suisun City, CA. 94585. Your written and oral comments are welcomed at the hearing and will be considered in the final decision.

**ENVIRONMENTAL ANALYSIS PREPARED BY:**

Matthew Gerken, AECOM  
2020 L Street, Suite 400 Sacramento, CA 95811

**SUBMITTED BY:**

John Kearns, Associate Planner

DATE: September 24, 2016

**CITY OF SUISUN CITY DEVELOPMENT SERVICES DEPARTMENT**