

AGENDA
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JULY 26, 2011

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC11-10

1. ROLL CALL:

Chairperson Clemente
Vice-Chair Wade
Commissioner Adeva
Commissioner Harris
Commissioner Holzwarth
Commissioner Mirador
Commissioner Ramos

2. ANNOUNCEMENTS:

None

3. MINUTES:

Approval of June 28, 2011 and July 6, 2011 Planning Commission Minutes.

4. AUDIENCE COMMUNICATIONS:

This is a time for public comments for items that are not listed on this agenda. Comments should be brief. If you have an item that will require extended discussion, please request the item be scheduled on a future agenda.

5. CONTINUED PUBLIC HEARING:

For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.

- A. **A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a Preferred Land Use Alternative for the General Plan Update.**
 - **Adoption of Resolution No. PC11-___-.**

6. COMMUNICATIONS:

- A. **Staff: Follow-up Report on downtown noise concerns.**
- B. **Commissioners**
- C. **Agenda Forecast**

7. ADJOURN.

a&m/110726.pca

MINUTES
REGULAR MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JUNE 28, 2011

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC11-08

1. ROLL CALL:

Present:

Chairperson Clemente
Vice-Chair Wade
Commissioner Adeva
Commissioner Harris
Commissioner Holzwarth
Commissioner Ramos
Absent:
Commissioner Mirador

Staff Present:

April Wooden
John Kearns
Anita Skinner

2. ANNOUNCEMENTS:

None

3. MINUTES:

Commissioner Holzwarth pointed out a typo in the date of the May 10 minutes stating that it read 2010 instead of 2011. Commissioner Holzwarth moved to approve the May 10, 2011 as corrected and the June 6, 2011 Planning Commission Minutes. Commissioner Wade seconded the motion. Motion passed 4-0 with Commissioners Adeva and Ramos abstaining due to their absence at the meetings.

4. AUDIENCE COMMUNICATIONS:

Cynthia Williams stated that she wanted to make sure she would have the opportunity to comment on item 7. Chairperson Clemente assured her she would.

5. PUBLIC HEARINGS:

- A. A Resolution of the City of Suisun City Planning Commission Considering Approval of Conditional Use Permit Application No. UP 10/1-006 for the Renewal of a Use Permit for a Wireless Communication Facility at 1510 Humphrey Drive (0038-241-040). Crown Castle-Global Signal, Applicant. Rudy Ramirez, Property Owner.**

John Kearns presented the staff report. He explained that this is an application for renewal of an existing Conditional Use Permit and that one of the conditions was the permit would remain active for five years and the applicant could submit an application for renewal prior to the expiration date. Staff feels that the condition to continue to place a time limit on the permit is not necessary as the Municipal Code clearly states that the Planning Commission can revoke, modify, or extend a use permit at any time.

Chairperson Clemente opened the Public Hearing. There being no comments Chairperson Clemente closed the Public Hearing.

Rosemary Burns, with Crown Castle-Global Signal, was present to respond to Commission questions. Commissioner Harris asked about the recent Code language changing CPU's to 3 years. Mr. Kearns stated that it has been sporadically applied from 0-5 years and staff is recommending that no condition on time be placed on this renewal because it can come back to the Commission at any time should a complaint be received.

Commissioner Adeva asked about the two poles on site. Mr. Kearns explained that over the years there have been multiple applications for wireless communications at this site which has resulted in the two poles with installations by multiple companies.

Commissioner Adeva moved to approve Resolution No. PC11-08. Commissioner Holzwarth seconded the motion. Motion passed 6-0.

B. A Resolution of the City of Suisun City Planning Commission Considering Approval of Conditional Use Permit Application No. UP 10/1-007 for the Establishment of an Auto Repair Business at 605 Railroad Avenue, Unit G (0037-090-060). Raymond Tapley, Applicant. Oku Properties, Property Owner.

John Kearns presented the staff report, indicating that this application was to conduct standard automobile repair service by appointment only. He further stated that this type of business in a C-S district requires a CUP.

Chairperson Clemente opened the Public Hearing. Hearing no comments he closed the Public Hearing.

Commissioner Holzwarth moved to approve Resolution PC10-09. Commissioner Wade seconded the motion. Motion passed 6-0.

C. A Resolution of the Planning Commission of the City of Suisun City Considering Approval of Site Plan/Architectural Review Application No. AR 10/1-010 for the Construction of a Chapel and Classroom Space at 586 East Wigeon Way (0173-131-150). GRA Architecture, Applicant. The Salvation Army, Property Owner.

Mr. Kearns presented the staff report. He stated that this application was for the construction of a chapel, classrooms, courtyard, and storage adjacent to the already approved Salvation Army Kroc Center. He further stated that Phase I of the project along with the Mitigated Negative Declaration (MND) was adopted in January, 2011. This current application is Phase II. He also stated that the fencing for the courtyard would be reviewed by staff and the Police Department.

April Wooden reminded the Commission of the previously approved land acquisition which allows for additional parking which will tie into the Library parking lot. She also indicated that the existing playground structure would be removed and replaced at a location near the library later in the year.

Chairperson Clemente opened the Public Hearing and hearing no comment closed the Public Hearing.

Question from the Commission included the phases of construction, whether there was actually a second story to the building, and if parking requirements were taken into consideration when Phase I was adopted. Ms. Wooden and Mr. Kearns responded to their concerns, indicating that the two phases would be one to two months apart, there was no second story, and staff was aware of Phase II at the time that parking requirements were considered.

Commissioner Harris moved to approve Resolution PC No. 10-10. Commissioner Wade seconded the motion. Motion passed 6-0.

6. GENERAL BUSINESS: Action to be taken where appropriate.

General Plan Update

Mr. Kearns stated that two workshops had been held and that staff felt they received good feedback and information to prepare the land use alternative maps. He stated that there would be a special meeting on July 6 to discuss those alternatives, following which the preferred land use alternative would be presented to the Council for approval. Once a preferred alternative is approved, staff will move forward with the EIR.

7. COMMUNICATIONS:

Staff: Report on noise concern raised at May 10, 2011 Commission meeting.

Director April Wooden presented a report responding to noise concerns that had been raised at the May 10, 2011 meeting by resident Cynthia Williams. Ms Wooden stated that staff reviewed existing CUP's for Dimitris Lounge, La Cabana, and Main Street Bar and Grill. She indicated that A & J's did not have an existing CUP.

Cynthia Williams, 704 Breakwater, presented the Commission with a packet containing a signature sheet requesting the Commission review the CUP's for violations for excessively loud music, information on California noise regulations, as well as information regarding noise regulations from several agencies and information about noise over water.

Jim Figuera, 705 Catalina, also spoke in support of the CUP review request.

The Commission discussed in length various ways sound could be reduced. April Wooden read the following:

- New windows and doors can make an astonishing difference in sound-proofing a home. They will also make the home more attractive and lower utility bills in both summer and winter by increasing the home's insulation efficiency.
- Deciduous plants with thick, fleshy leaves have been shown to be most effective in absorbing, deflecting and reflecting noise. Evergreen trees, shrubs, and ground covers can be mixed with deciduous plants to create a solid, year-round buffer. Wide bands of such plantings or a six-foot solid wall covered in vegetation and a 5-foot wide hedge in front will also absorb a lot more sound than a simple hedge. The wider the hedge, the more sound it reduces, as it is the twigs, leaves and branches that "absorb" or reflect the sound back at the source.
- There are many products on the market to reduce sound. One example is Icynene, an air-sealing insulation system that helps reduce airborne sound from penetrating a residence. The insulation reduces sound transfer through structural components such as the roof, floor, and walls.
- Creating "white noise" can also reduce unwanted sound. For example, there are outside speakers that create noise designed at frequencies that cancel out unwanted sound. A fountain that provides the sound of running water is also often effective in noise attenuation.

At the end of the discussion Ms. Wooden summarized that the new General Plan and Zoning Ordinance language should contain conditions and requirements that would be easy to enforce. She further stated that, in the short term, the City should acquire, or borrow if necessary, a decibel meter and at least get those basic readings regarding the CUP's so that if there are violations they could be addressed. She also stated that perhaps the establishments with the CUP's should retain the burden of demonstrating compliance, when renewed, by having noise levels determined. She suggested that, for example, they could hire someone to take readings the first two times they have entertainment.

Ms. Williams stated that she felt a random check of levels rather than specific would be better.

Ms. Wooden stated that staff could send a letter to the aforementioned businesses stating that we have received complaints and that anything they could do to help would avoid further steps.

The Commission concurred with the summary and sending letters.

Staff: Report on Planning Intern.

Ms. Wooden stated that Stephanie Hagar, Planning Intern, has accepted a full time position with Bay Area Economics in Berkeley.

Staff: Report on budget.

Ms. Wooden stated that the Council has passed the 2011-12 budget.

Commission Questions.

Chairperson Clemente asked about the iconic sign and Ms. Wooden stated that it was still in the works and underground utility issues were being worked on.

Commissioner Adeva asked the status of Wal-Mart. Ms. Wooden stated that mitigation with Solano Land Trust appears to have been worked out and that approval by the RWQCB was anticipated this Fall. Wal-Mart was still moving forward.

Commissioner Adeva asked about a guard rail at the bridge on Highway 12. Staff informed her that it was a Cal-Trans issue.

8. ADJOURN.

There being no further business the meeting was adjourned at 8:30 pm.

Anita Skinner, Commission Secretary

MINUTES
SPECIAL MEETING OF THE CITY OF SUISUN CITY
PLANNING COMMISSION
7:00 P.M., JULY 6, 2011

COUNCIL CHAMBERS
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CALIFORNIA 94585

Next Resolution No. PC11-11

1. ROLL CALL:

Present:

Chairperson Clemente

Vice-Chair Wade

Commissioner Adeva arrived at 7:30 pm

Commissioner Harris

Commissioner Holzwarth

Commissioner Ramos

Absent:

Commissioner Mirador

2. ANNOUNCEMENTS:

Director April Wooden explained to the Commission that we were using an old microphone system and that the system is live at all times.

3. AUDIENCE COMMUNICATIONS:

None

4. PUBLIC HEARINGS:

For each of the following items, the public will be given an opportunity to speak. After a Staff Report, the Chair will open the Public Hearing. At that time, the applicant will be allowed to make a presentation. Members of the public will then be allowed to speak. After all have spoken, the applicant is allowed to respond to issues raised by the public, after which the Public Hearing is normally closed. Comments should be brief and to the point. The Chair reserves the right to limit repetitious or non-related comments. The public is reminded that all decisions of the Planning Commission are appealable to the City Council by filing a written Notice of Appeal with the City Clerk within ten (10) calendar days.

A. A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a Preferred Land Use Alternative for the General Plan Update.

Director April Wooden explained that staff has been working on the General Plan update and after workshops and meetings were now prepared to present to the Commission and public Land Use Alternatives for consideration and approval. She indicated that the City's planning horizon goes to out to the year 2035. She stated that the goal was not to look at land use alternatives based on the current economic status but to look far into the future as to what they City might be and form a solid path to follow. She further stated that the EIR process couldn't begin until the preferred land use alternative was approved.

John Kearns gave a presentation with the following format:

Background

Sphere of influence

Priority Development Area (PDA)

Land Use Alternatives

Public Hearing and discussion
Preferred Land Use Alternative

(The full PowerPoint presentation is attached and made part of the approved minutes.

Mr. Kearns explained that the Sphere of Influence map comes directly from LAFCO. He explained that the City Council has asked staff to reach out to an area known as Tolenas, which is an “island” that sits between Suisun City and Fairfield, to see what their interest might be regarding becoming part of Suisun City. The Tolenas residents showed no interest at this time. It is hoped that in future General Plan updates the Tolenas residents will again be approached and will be ready to be included within the City boundary.

Mr. Kearns explained the PowerPoint presentation in detail.

Chairperson Clemente opened the Public Hearing.

The following residents spoke and gave suggestions and opinions regarding the Land Use Alternatives.

Gerry Raycraft
Chris Johnson
Bob Schwartz
Marcus Johnson

After a lengthy discussion among the Commissioners the following suggestions were made:

Color code on all maps

Alternative 2 - property owner request - keep commercial

Alternative 3a - Area changed to HR keep commercial; High Density on east side keep as Single Family

Alternative 3b- no single family next to tracks; make high density

Alternative 4a - Old Crystal Middle School site – mixed use

Destination tourism to mixed use

Little housing area that is tourism make single family

Alternative 4b - North of Sunset Avenue – leave all commercial

East land outside city limits keep agriculture

Alternative 4b - east side all commercial instead

Property owners request map to be left as proposed Corner of East Tabor and Walters Road – mixed use

8.29 acres behind Post Office – all commercial

Ms. Wooden stated that 4 amendments per year to the General Plan could be done should a proposed project warrant the change.

Chairperson Clement asked to have the changes be placed on a revised map and brought back for consideration at the next meeting. He also stated that the City should consider putting up a fight to stop the new proposed train station in Fairfield.

Commissioner Holzwarth wanted to make sure that staff was taking into consideration the proposed future Hwy 12 alternate route coming into the downtown area.

Chairperson Clemente continued public hearing.

5. COMMUNICATIONS:

None

6 ADJOURN:

There being no further business the meeting was adjourned at 9:25p.m.

Anita Skinner, Commission Secretary

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AGENDA TRANSMITTAL

MEETING DATE: July 26, 2011

PLANNING COMMISSION AGENDA ITEM: CONTINUED PUBLIC HEARING: A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a Preferred Land Use Alternative for the General Plan Update.

ENVIRONMENTAL REVIEW: The action is exempt from the requirements of the California Environmental Quality Act (CEQA), under the General Rule that CEQA only applies to projects which could have an impact on the environment and the consideration of GPU land use alternatives is not a project and will not have an impact on the environment.

BACKGROUND: On July 6, 2011 the Planning Commission opened a public hearing to discuss land use alternatives for the General Plan. There were four alternatives, of which two had sub-alternatives emphasizing sustainable development in the Priority Development Area (PDA). The Commission took public comment from those in attendance before asking specific questions of staff. Staff and the commission methodically discussed each parcel identified as an "Opportunity Site" with a consensus on the appropriate land use designation necessary before moving forward. At the end of the meeting, the Commission requested the following from staff:

- Prepare and provide a revised land use alternative map that reflects the changes discussed by the Commission;
- Number each of the sites in the revised map;
- Provide information on the proposed I-80/680/12 off-ramp project (at Pennsylvania Avenue) that would connect with the downtown area;
- Follow-up with Amtrak regarding the Capital Corridor future plans regarding the Suisun/Fairfield train station.

The Chairperson then continued the public hearing to the July 26, 2011 regular meeting.

STAFF REPORT: Staff has prepared a revised land use alternative that reflects Commission direction as follows:

| Site Number | Location | Proposed Designation |
|--------------------|--|-----------------------------|
| 1 | Former Gentry Project site west of city limits | Mixed-Use |
| 2 | Former Crystal Middle School site north of Cordelia Road | Medium-Density Residential |
| 3 | West of Main Street and east of Union Pacific Railroad | Mixed-use |
| 4 | Directly north and south of SR 12 in the downtown | Mixed-Use |
| 5 | Northwest corner of Marina Boulevard and SR 12 | Mixed-Use |
| 6 | North of SR 12 and east of Marina Boulevard | Mixed-Use |
| 7 | Southwest corner of SR 12 and Marina Boulevard | Mixed-Use |

PREPARED BY:

John Kearns, Associate Planner

REVIEWED/APPROVED BY:

April Wooden, Community Development Director

| | | |
|----|--|---------------------------|
| 8 | Southeast corner of SR 12 and Marina Boulevard | Single-Family Residential |
| 9 | South of Whispering Bay Lane and South of Civic Center Boulevard | Destination Tourism |
| 10 | South of the Delta Cove subdivision | Destination Tourism |
| 11 | East of Sunset Avenue and south of Railroad Avenue | Commercial |
| 12 | Northeast and southeast corners of Sunset Avenue/Grizzly Island Road and SR 12 | Commercial |
| 13 | Southeast corner of East Tabor Avenue and Walters Road | Mixed-Use |
| 14 | East of Petersen Ranch Subdivision | Open Space |
| 15 | Directly north and south of Petersen Road east of Walters Road | Commercial |
| 16 | South of Petersen Road and east of Walters Road | Destination Tourism |
| 17 | South of Petersen Road and east of Walters Road | Open Space |
| 18 | South of Petersen Road and east of Walters Road | Mitigation Bank |

In response to the Commission’s concern regarding the proposed off-ramp that is proposed to connect to the downtown in the future, staff has discussed the project with the Solano Transportation Authority (STA) staff. The off-ramp is part of the I-80/680/12 Intersection Project for which a Draft Environmental Impact Report was prepared in August 2010. The proposed project would include either an interchange or frontage road leading to a new overcrossing over the existing railroad tracks into downtown Suisun City. Once over the railroad tracks, a controlled stop will be created leading either to Spring Street or Sacramento Street. According to STA staff, the Final Environmental Impact Report will be completed by the end of the year.

Staff has contacted the Capital Corridor Joint Powers Authority regarding future plans for the Suisun/Fairfield train station. Staff has stressed the importance of maintaining the existing train station for the benefit of current riders, as well as its importance to the future development of the City’s Priority Development Area (PDA) and the downtown.

If the Commission adopts the attached resolution recommending City Council approval of a preferred land use alternative, staff would request that the item be agendaized for City Council consideration at the regular City Council meeting of August 16th. Upon City Council direction regarding a preferred alternative, staff and consultant will begin the environmental review process.

Note: Staff would like to clarify that the General Plan designation for the Downtown Waterfront Specific Plan area is proposed to remain the same (Downtown Waterfront-“DW”), but for purposes of environmental review specific land use categories would be considered.

STAFF RECOMMENDATION: Adopt Resolution No. PC11-__: A Resolution of the Planning Commission of the City of Suisun City Recommending City Council Approval of a Preferred Land Use Alternative for the General Plan Update.

ATTACHMENTS:

1. Resolution No. PC11-____
2. Revised Land Use Alternative Per 7/6/11 Commission Direction
3. I-80/680/SR 12 Intersection project plans

RESOLUTION NO. PC 11-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN
CITY RECOMMENDING CITY COUNCIL APPROVAL OF A PROPOSED
PREFERRED LAND USE ALTERNATIVE FOR THE GENERAL PLAN UPDATE**

WHEREAS, the Suisun City General Plan Update project (“GPU”) was initiated with a public meeting on June 2, 2010; and,

WHEREAS, meetings to solicit public comment on GPU land use were held on May 10, 2011 at a regular Planning Commission meeting and on May 12, 2011 at a public meeting held at the Suisun City library; and

WHEREAS, the City and its consultants have developed land use alternatives for consideration by the public, city staff, and the Planning Commission; and

WHEREAS, pursuant to California Government Code section 65090, the Planning Commission held a duly noticed public hearing on the GPU land use alternatives on July 6, 2011; and

WHEREAS, the Planning Commission has received certain evidence on July 6, 2011 and July 26, 2011 and hereby recommends that the City Council approve the proposed preferred land use alternative identified on Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED THAT from the facts and testimony presented, the Planning Commission has determined that the approval of the proposed preferred land use alternative is consistent with the Guiding Principles discussed by the City Council at its August 17, 2010 meeting and will not be detrimental to property or improvements in the City or to the public health, safety, or general welfare, and is consistent with good planning practice.

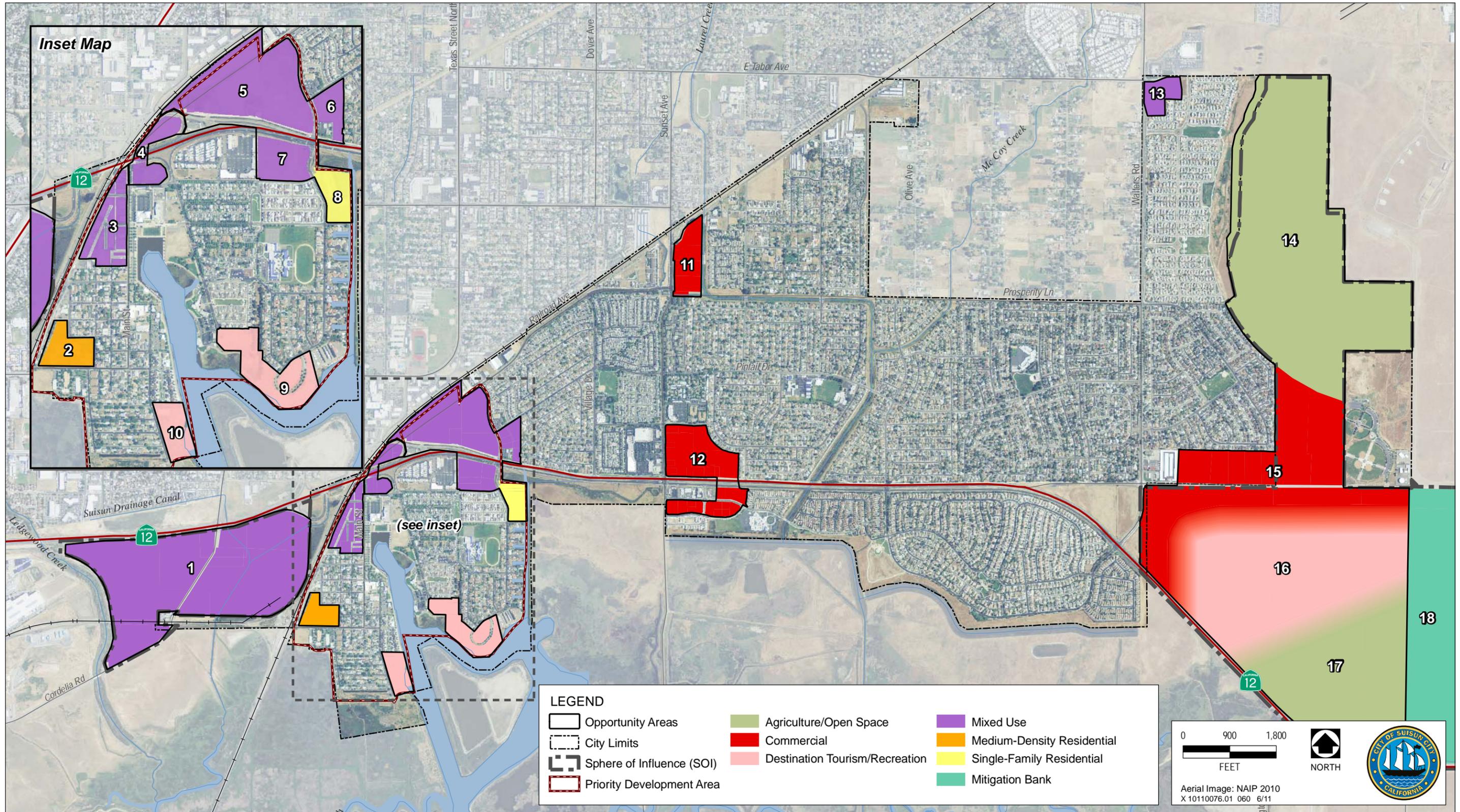
BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION recommends that the City Council adopt a resolution approving the proposed preferred land use alternative, Exhibit A, for use in the further development of the GPU, including a Notice of Preparation for an Environmental Impact Report analyzing environmental impacts of the proposed preferred land use alternative.

The foregoing motion was made by Commissioner _____ and seconded by Commissioner _____ and carried by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

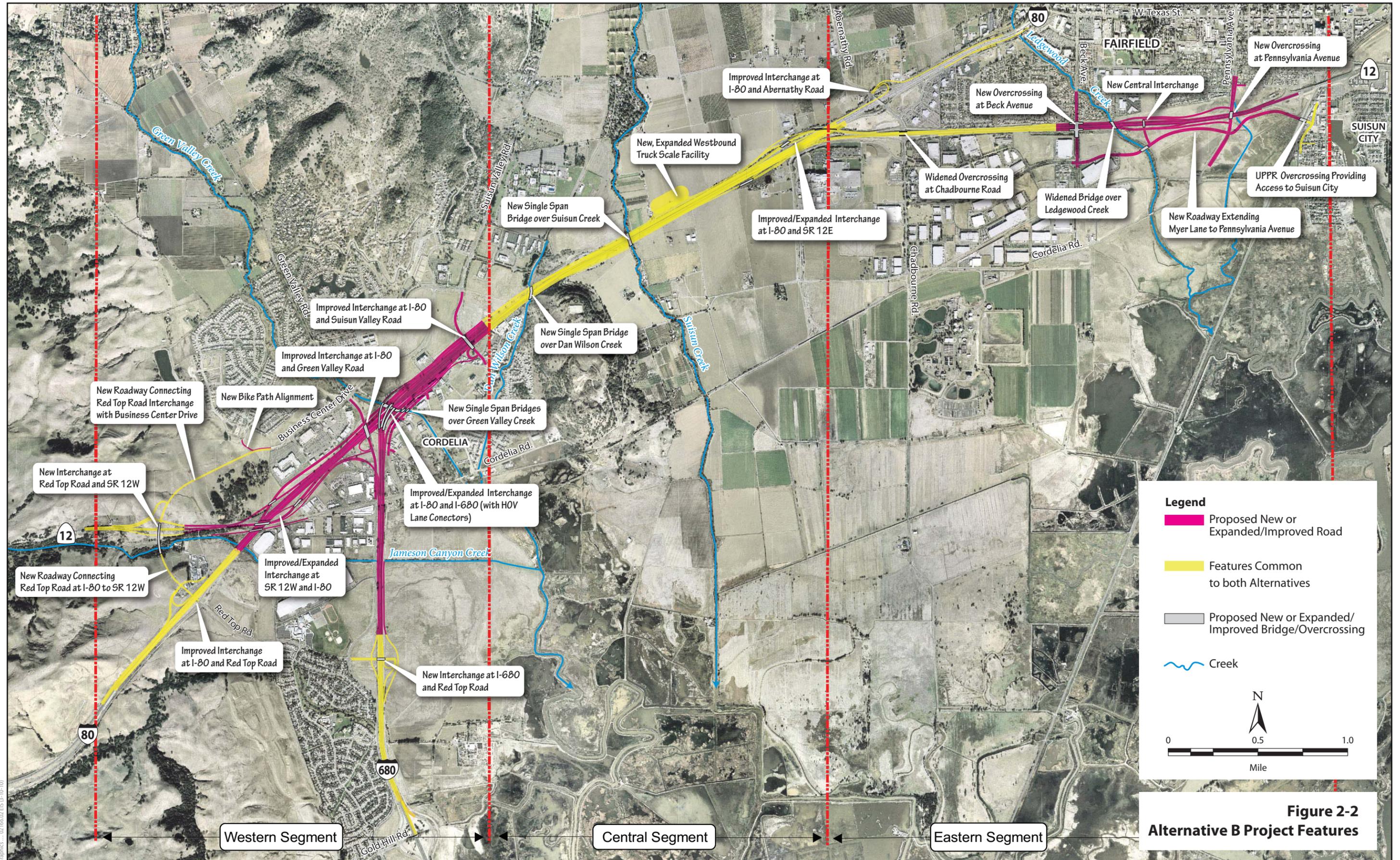
WITNESS my hand and the seal of said City this 26th day of July 2011.

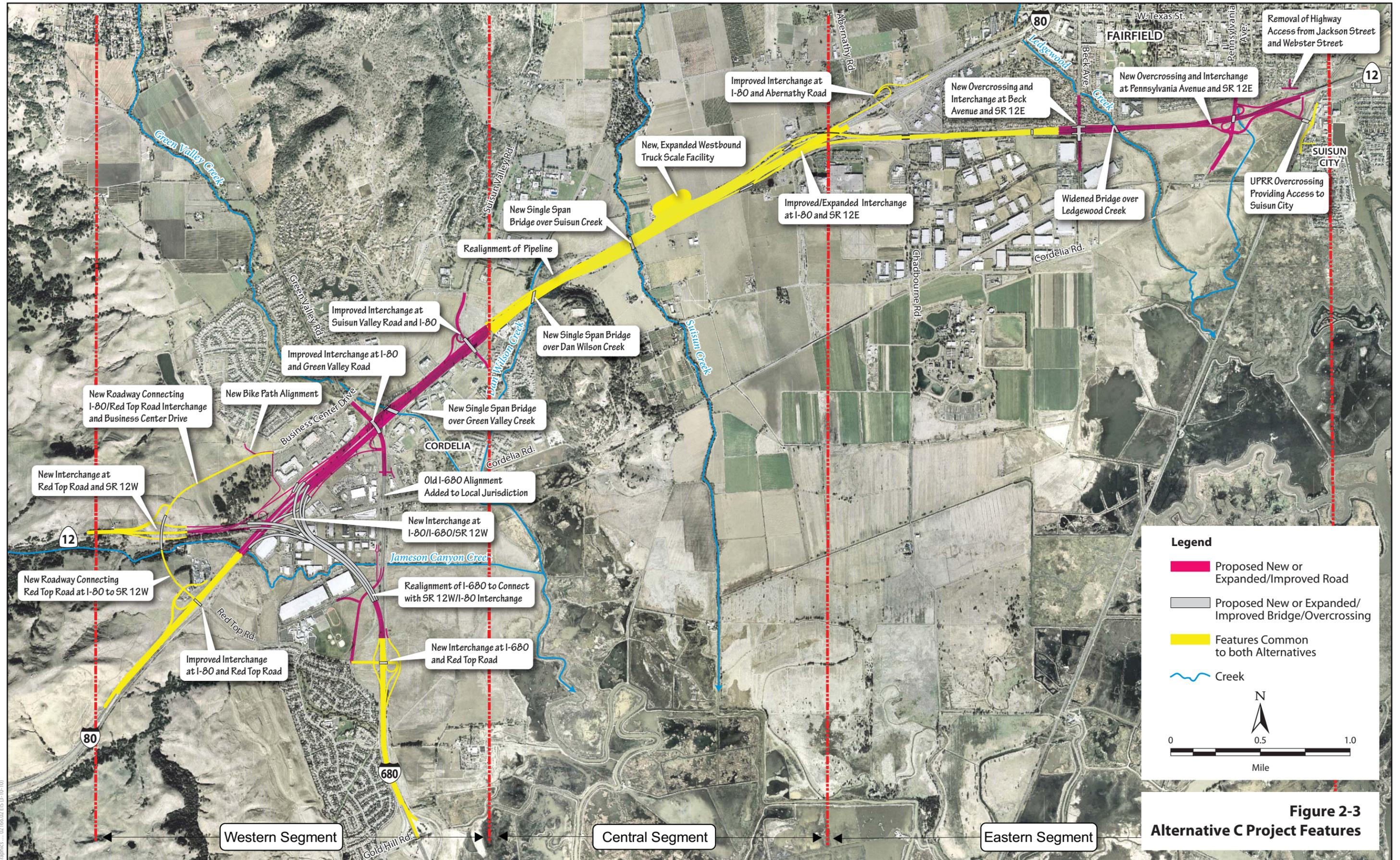
Anita Skinner, Commission Secretary

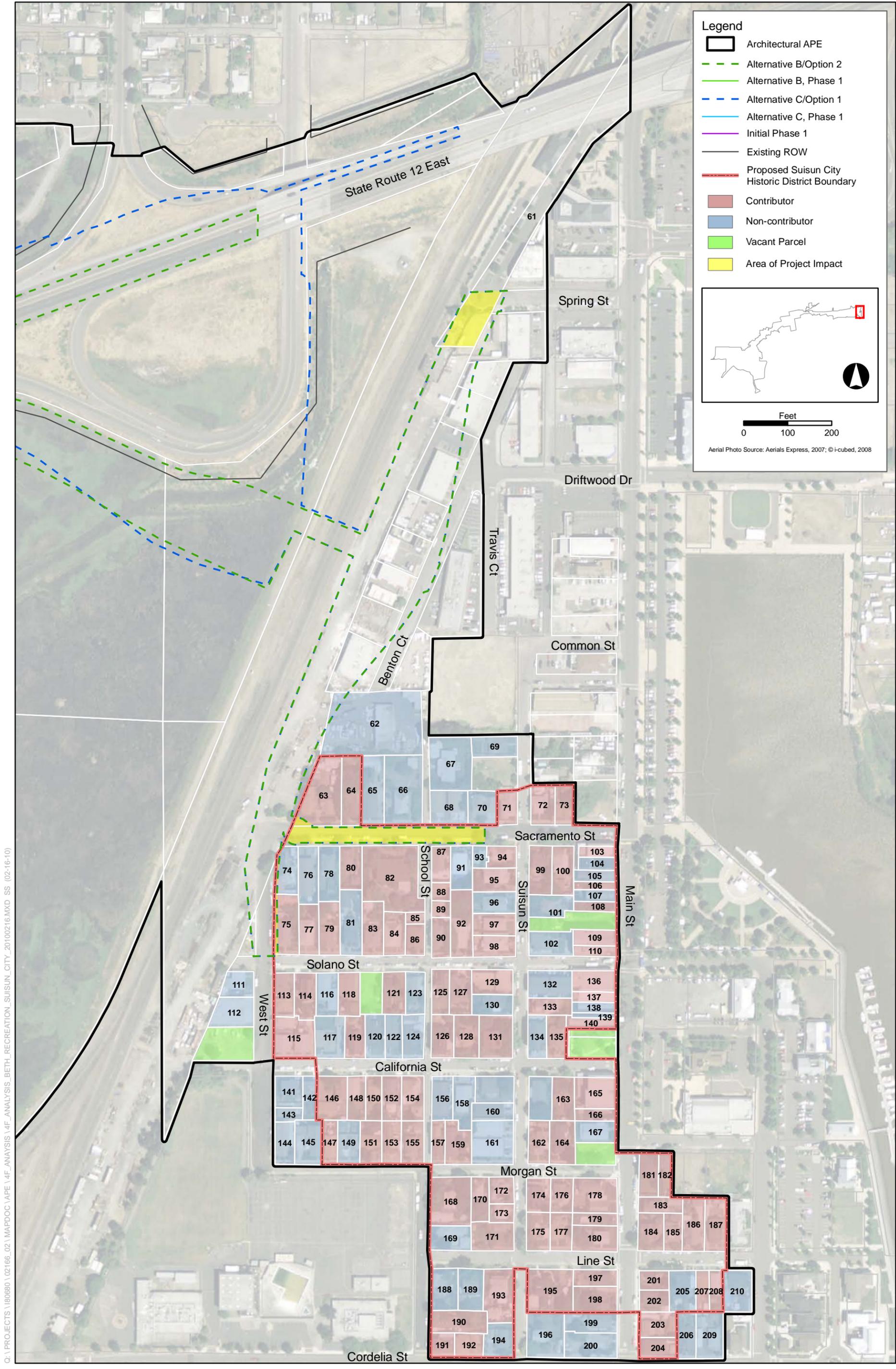


Source: Suisun City 2011, AECOM 2011

Planning Commission Alternative







Q:\PROJECTS\180680\02166_02\MAPDOC\APE\4E_ANALYSIS\4F_ANALYSIS_SUISUN_CITY_20100216.MXD SS (02-16-10)

Legend

- Architectural APE
- Alternative B/Option 2
- Alternative B, Phase 1
- Alternative C/Option 1
- Alternative C, Phase 1
- Initial Phase 1
- Existing ROW
- Proposed Suisun City Historic District Boundary
- Contributor
- Non-contributor
- Vacant Parcel
- Area of Project Impact

Feet

0 100 200

Aerial Photo Source: Aerials Express, 2007; © I-cubed, 2008

Figure 3.1.8-3
Suisun City Historic District



TO: Planning Commission

FROM: April Wooden, Community Development Director

DATE: July 20, 2011

SUBJECT: Attached correspondence and update

Attached please find letters that were sent to each entertainment venue in downtown Suisun City in response to the complaint that was made to the Commission by Cynthia Williams and Jim Figuera.

The intent of the letters is to inform the entertainment venues of the complaint and to encourage the operators to voluntarily address the sound level, especially regarding bass frequencies, in order to resolve the noise issue experienced by these two residents.

Staff also organized a meeting with Public Works and the Police Department to discuss operational requirements for the purchase, use, and maintenance of a decibel meter. Staff is developing a proposal for consideration by the City Manager.

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Mike Hudson, Mayor Pro-Tem
Jane Day
Sam Derting
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585

Incorporated October 9, 1868

July 12, 2011

Re: Noise/Vibration Complaints received by Planning Commission

To whom this may concern,

At the May 10, 2011 Planning Commission meeting, two residents of the Harbor Park neighborhood, during public comment, informed the Planning Commission of their complaints regarding excessive noise and vibration which they believe is generated regularly from night-time establishments along Main Street. At that meeting, the Planning Commission directed staff to study the issue and provide a report to the Planning Commission the following month. On June 28, 2011 staff prepared an oral report which included a summary of the existing entertainment establishments operating during the evening and night-time hours and the terms of the relevant conditional use permits (CUP's). In addition, basic information regarding sound and its properties, especially how sound waves carry over water, was provided to the Planning Commission.

At the conclusion of the June 28 meeting, the Planning Commission directed staff to contact each entertainment establishment in the downtown to inform the owner/operator of the complaints that were made. The Planning Commission believes that the complaints can be remedied if each establishment lowers the magnitude of bass and low frequency noise. Additionally, each establishment is required to ensure that its operation conforms to all adopted conditions of approval in the CUP, as well as all applicable city ordinances.

The Planning Commission also asked staff to request that the City purchase or procure sound testing equipment and to conduct evaluations to determine that the entertainment uses are in compliance with all terms of the CUP's. Staff has met with the City Manager regarding this acquisition and testing.

Please undertake a self-monitoring to ensure that your operation is consistent with the terms of the CUP. Keep bass and low frequency noise at levels that do not travel across the water and ensure that if any sound can be heard outside the building, it does not exceed the decibel levels stated in the CUP.
Noise/Vibration Complaint page 2.

The City is here to work with you to ensure that our mixed-use downtown provides vibrant entertainment without negatively impacting our residents. We will be following up to evaluate your response this letter and to work with you to find easy ways to mitigate noise and vibration impacts.

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
REDEVELOPMENT AGENCY 421-7309 FAX 421-7366

Please do not hesitate to contact the Planning Department at (707) 421-7335 to discuss this letter or to ask questions.

Sincerely,

April Wooden
Community Development Director

Mailed to:
Ramses Solis
325 Main Street
Suisun City, CA 94585

Demetrius Mance
700 Main Street Suite 106
Suisun City, CA 94585

Soo Kun Song
627 Main Street
Suisun City, CA 94585

Jerome Nichols
605 Main Street
Suisun City, CA 94585