

Office of the Mayor  
Suisun City, California

# Proclamation



**WHEREAS**, National Preparedness Month is a nationwide effort held each September which serves as a reminder that we all must take action to prepare, now and throughout the year, for the types of emergencies that could affect us where we live, work, and visit; and

**WHEREAS**, with the success of last year's theme, "*Don't Wait, Communicate. Make Your Emergency Plan Today,*" is returning this September with a continuing emphasis on preparedness for youth, older adults, and people with disabilities; and

**WHEREAS**, while many things compete for our attention and it may seem overwhelming or unimportant to get prepared, we know from experience that taking steps to prepare ahead of time can help you respond better and stay safer in an emergency; and

**WHEREAS**, the time and effort you invest now in preparing will help you and your family navigate through and recover more quickly from what may come our way at the most unexpected moment. The time to act is now, everyone should be prepared to survive for 72 hours before help arrives; and

**WHEREAS**, all residents and businesses are encouraged to develop their own emergency preparedness plan, and work together, as a team, to ensure that individuals, families, and communities are prepared for disasters and emergencies of all types; and

**WHEREAS**, the City of Suisun City is committed to ensuring the safety and security of all those living in and visiting our city.

**NOW THEREFORE** I, Pete Sanchez, Mayor of the City of Suisun City, do hereby proclaim September 2016 as:

## **“NATIONAL PREPAREDNESS MONTH”**

in the City of Suisun City, and encourage all residents to recognize the importance of preparedness for disasters and visit [www.ready.gov](http://www.ready.gov) to learn about available resources.

*In witness whereof I have hereunto set my hand and caused this seal to be affixed.*

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Pete Sanchez, Mayor

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_ September 6, 2016 \_\_\_\_\_

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## AGENDA TRANSMITTAL

**MEETING DATE:** September 6, 2016

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**CITY AGENDA ITEM:** Council Adoption of Resolution No. 2016-\_\_: Approving a Letter Supporting the Location of the KC-46A Pegasus Aerial Tanker at Travis Air Force Base (TAFB).

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**FISCAL IMPACT:** There would be no direct fiscal impact on the City, however any activity that enhances TAFB's mission will have an indirect positive impact on the City.

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**BACKGROUND:** The City Council is being asked to approve the attached letter urging the United States Air Force to locate the KC-46A Pegasus Tanker at Travis Air Force Base. The new KC-46 Pegasus tanker is the aircraft that will likely replace many of the aged KC-10 aircraft that are currently housed at Travis Air Force Base.

The United States Air Force has committed to acquiring 179 KC-46 tankers from Boeing and is currently evaluating where to deploy this next generation refueling tanker. The Air Force has already decided to locate the KC-46 at Altus AFB (Formal Training Unit), McConnell AFB (Main Operating Base 1), Pease AFB (Main Operating Base 2), and Seymour Johnson AFB (Main Operating Base 3), and is in the process of making its basing decision for the fourth main operating base. In addition to Travis, the Air Force is considering locating the KC-46 at the following bases: Dover AFB, Grand Forks AFB, Fairchild AFB, and Joint Base McGuire-Dix.

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**STAFF REPORT:** Travis is ideally suited to receive the KC-46 and should be selected by the Air Force. Referred to as the "Gateway to the Pacific", Travis is a premier Air Force installation and plays a crucial role in our national defense posture. Travis's capacity and capability also strengthens the base's candidacy for the KC-46. Travis has a long history performing active-duty refueling missions through Air Mobility Command, which is exactly what the Air Force is looking for. Additionally, Travis has the ramp space and related infrastructure to accommodate the KC-46, either as a replacement for the KC-10 or as a new mission.

Finally, as the county's largest employer, Travis Air Force Base represents a very large and important economic engine to the region. However, the Air Force has indicated its intention to ultimately retire the KC-10, which would negatively impact not only the base, but also the surrounding communities and the County as well. For these reasons, the Council is being asked join the other cities and County in approving the attached letter.

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**RECOMMENDATION:** It is recommended that the City Council adopt Resolution No. 2016-\_\_: Approving a Letter Supporting the Location of the KC-46A Pegasus Aerial Tanker at Travis Air Force Base (TAFB).

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### ATTACHMENTS:

1. Resolution No. 2016-\_\_: Approving a Letter Supporting the Location of the KC-46A Pegasus Aerial Tanker at Travis Air Force Base (TAFB).
- 

**PREPARED BY:**

Ronald C. Anderson, Jr., Assistant City Manager

**REVIEWED/APPROVED BY:**

Suzanne Bragdon, City Manager

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**RESOLUTION NO. 2016-\_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
APPROVING A LETTER SUPPORTING THE LOCATION OF THE KC-46A PEGASUS  
AERIAL TANKER AT TRAVIS AIR FORCE BASE (TAFB)**

**WHEREAS**, the City Council is being asked to approve the attached letter urging the United States Air Force to locate the KC-46A Pegasus Tanker at Travis Air Force Base; and

**WHEREAS**, the new KC-46 Pegasus tanker is the aircraft that will likely replace many of the aged KC-10 aircraft that are currently housed at Travis Air Force Base; and

**WHEREAS**, Travis is ideally suited to receive the KC-46 and should be selected by the Air Force. Referred to as the “Gateway to the Pacific”, Travis is a premier Air Force installation and plays a crucial role in our national defense posture; and

**WHEREAS**, as the county’s largest employer, Travis Air Force Base represents a very large and important economic engine to the region; however, the Air Force has indicated its intention to ultimately retire the KC-10, which would negatively impact not only the base but also the surrounding communities and the County as well; and

**WHEREAS**, for these reasons, the Council is being asked to approve the attached letter to ensure the long-term viability of the base.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Suisun City hereby approves the attached letter of support for the location of the KC-46A Pegasus aerial tanker at Travis Air Force Base, and authorizes the Mayor to execute the letter on the City’s behalf.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Suisun City on the 6<sup>th</sup> day of September, 2016 by the following vote:

<b>AYES:</b>	Councilmembers:	_____
<b>NOES:</b>	Councilmembers:	_____
<b>ABSTAIN:</b>	Councilmembers:	_____
<b>ABSENT:</b>	Councilmembers:	_____

**WITNESS** my hand and the seal of said City the 6<sup>th</sup> day of September, 2016.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk

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CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor  
Lori Wilson, Mayor Pro-Tem  
Jane Day  
Mike Hudson  
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

September 7, 2016

The Honorable Deborah Lee James  
Secretary of the Air Force  
3000 Air Force Pentagon  
Washington D.C. 20350-1000

Dear Secretary James,

On behalf of the citizens of the City of Suisun City, California, we wish to offer our support for Travis Air Force Base as you consider where to locate the second active duty-led wing of KC-46A Pegasus aerial tankers.

Travis AFB is a premier Air Force installation and plays a crucial role in our national defense posture. As the *Gateway to the Pacific*, Travis has a long history with refueling missions and is extremely active in supporting Air Mobility Command missions. The 60<sup>th</sup> and 349<sup>th</sup> Air Mobility Wings at Travis have maintained a superior refueling mission capability for decades, and our hope is that Travis maintains this critical capability as the Air Force works to modernize its fleet.

Our Solano County communities take great pride in the men and women who wear the uniform, and we understand the tremendous sacrifices they and their families make in defense of our nation. The community surrounding Travis exemplifies American patriotism in supporting our Air Force personnel, and go to great lengths to help military families. The community also is engaged and has a vested interest in preserving Travis' air mobility mission. Recently, Solano County updated the Travis AFB Land Use Compatibility Plan, which precludes future construction that may encroach on the flight safety zones at Travis. Additionally, our cities in Solano County, in coordination with the Solano County Economic Development Corporation, entered into a Memorandum of Understanding that established a Leadership Committee to develop and oversee the implementation of collaborative projects that support Travis AFB in fulfilling its mission. These initiatives highlight the strong partnerships between the local community and Travis, and the community's commitment to ensuring its long-term value to our national defense. Our communities are ready, willing, and able to support new missions and we hope to welcome new Air Force personnel to our neighborhoods in the near future.

DEPARTMENTS: AREA CODE (707)

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

## **City of Suisun City Letter in Support of Travis Air Force Base KC-46A Pegasus Wing**

As the Air Force continues with installation visits to determine where to locate the KC-46A Pegasus tanker, we highly encourage you to choose Travis AFB. Its proximity to the Asia-Pacific region for future defense needs, its existing mission capability and success for refueling missions, and its valued community support to our Air Force personnel make it the most attractive candidate.

Thank you for your leadership and support of our Air Force, and we hope to welcome a new KC-46A Pegasus tanker wing to Travis in the near future.

Sincerely,

Pedro "Pete" Sanchez  
Mayor  
City of Suisun City



# AGENDA TRANSMITTAL

**MEETING DATE:** September 6, 2016

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**CITY AGENDA ITEM:** Authorizing the City Manager to Execute Contract Service Agreements Relating to the Suisun Commerce and Logistics Center Project:

- a. Council Adoption of Resolution No. 2016-\_\_: Authorizing the City Manager to Execute a Contract Services Agreement on the City's behalf with First Carbon Solutions for Services Associated with Preparation of the Environmental Impact Report (EIR) for the Suisun Commerce and Logistics Center; and
- b. Council Adoption of Resolution No. 2016-\_\_: Authorizing the City Manager to Execute Contract Services Agreements on the City's behalf with Remy, Moose, and Manley, LLP and Nossaman, LLP for Legal Services Associated with Processing Entitlements for the Suisun Commerce and Logistics Center.

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**FISCAL IMPACT:** The costs associated with all three of these contracts are fully funded by the applicant (Suisun 355, LLC) through a land use processing agreement. Thus, there is no fiscal impact to the City.

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**BACKGROUND:** The City has received an application for the Suisun Commerce and Logistics Center (Project), a 355-acre industrial/commercial project located east of Walters Road and between Highway 12 and Petersen Road. Due to the significant effort and relatively unusual complexity of the project, it is necessary to assemble a project team (similar to the Walmart entitlement process) to carry the project forward in an efficient manner. Paul Junker has served as the lead for City Planning staff, however it is necessary to hire a consultant to prepare the EIR for the project, and to have specialized legal services for CEQA compliance and other land use matters.

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**STAFF REPORT:** Staff issued a request for qualifications/proposal for EIR preparation and legal services. Six proposals were received for preparation of the EIR with costs ranging between \$241,159 and \$369,620. The following firms submitted proposals, and were all generally well qualified to complete the work:

1.	Raney Planning and Management	\$332,250
2.	AECOM	\$369,620
3.	Denovo	\$241,159
4.	Michael Baker International	\$308,101
5.	AES	\$303,102
6.	First Carbon Solutions	\$319,582

Staff is recommending that First Carbon Solutions be selected to prepare the EIR as the team assigned is the same team that completed the EIR for Walmart, which is located directly across Walters Road from the Suisun Commerce and Logistics Center site. Thus, this firm is familiar with the issues that are unique to this area such as airport land use compatibility, and it has experience drafting an EIR document that successfully addresses the unique issues.

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**PREPARED BY:**

Jason D. Garben, Development Services Director

**REVIEWED/APPROVED BY:**

Suzanne Bragdon, City Manager

Nine proposals were received for legal services from the following firms:

1. Remy Moose and Manley
2. Nossaman
3. Churchwell White
4. Stoel Rives
5. Alvarez-Glasman & Colvin
6. Burke, Williams & Sorensen
7. Cota Cole
8. Best Best & Krieger
9. Gatzke Dillon & Balance

The legal services are all billed based on hourly rates, so there is no cost defined for the legal services component. Staff is recommending the legal services be bifurcated between two firms; Remy, Moose, and Manley, LLP for CEQA compliance, and Nossaman, LLP for land use and entitlement issues. Jim Moose of Remy, Moose, and Manley, LLP would head up the CEQA compliance side, and Michael Durkee of Nossaman, LLP would head the land use and entitlement end of the legal work. Mr. Moose is a leading CEQA attorney and was also part of the team that worked on the Walmart project. Mr. Durkee has vast experience negotiating and preparing Development Agreements that have resulted in successful outcomes. Staff is proposing to enter into separate contracts with both legal firms.

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**RECOMMENDATION:** It is recommended that the City Council:

1. Adopt Resolution No. 2016-\_\_: Authorizing the City Manager to Execute a Contract Services Agreement on the City's behalf with First Carbon Solutions for Services Associated with Preparation of the Environmental Impact Report (EIR) for the Suisun Commerce and Logistics Center; and
2. Adopt Resolution No. 2016-\_\_: Authorizing the City Manager to Execute Contract Services Agreements on the City's behalf with Remy, Moose, and Manley, LLP and Nossaman, LLP for Legal Services Associated with Processing Entitlements for the Suisun Commerce and Logistics Center.

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**ATTACHMENTS:**

1. Council Adoption of Resolution No. 2016-\_\_: Authorizing the City Manager to Execute a Contract Services Agreement on the City's behalf with First Carbon Solutions for Services Associated with Preparation of the Environmental Impact Report (EIR) for the Suisun Commerce and Logistics Center.
2. Council Adoption of Resolution No. 2016-\_\_: Authorizing the City Manager to Execute Contract Services Agreements on the City's behalf with Remy, Moose, and Manley, LLP and Nossaman, LLP for Legal Services Associated with Processing Entitlements for the Suisun Commerce and Logistics Center.

RESOLUTION NO. 2016 - \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT SERVICES  
AGREEMENT ON THE CITY’S BEHALF WITH FIRST CARBON SOLUTIONS FOR  
SERVICES ASSOCIATED WITH PREPARATION OF THE ENVIRONMENTAL  
IMPACT REPORT (EIR) FOR THE SUISUN COMMERCE AND LOGISTICS CENTER**

**WHEREAS**, in November 2015, Suisun 355, LLC entered into a Land Use Processing Agreement associated with the Suisun Commerce and Logistics Center project proposal; and

**WHEREAS**, as Suisun 355, LLC agreed to pay all costs incurred by City employees action on the City’s behalf with responsibility for review and processing of the project, including the City’s cost of retaining independent contractors and consultants to assist in the processing of the application; and

**WHEREAS**, it is necessary to hire a consultant to prepare an Environmental Impact Report (EIR) to move forward in processing the application; and

**WHEREAS**, the City issued request proposals from qualified firms to prepare an EIR; and

**WHEREAS**, the City received proposals from six responsive and responsible professional firms; and

**WHEREAS**, City staff has interviewed four of the most qualified respondents; and

**WHEREAS**, First Carbon Solutions was selected as the most qualified firm for the City, primarily due to their understanding of the unique issues associated with the project.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Suisun City hereby authorizes the City Manager execute a Contract Services Agreement on behalf of the City with First Carbon Solutions to prepare and EIR in amount not to exceed \$319,582.

**PASSED AND ADOPTED** by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 6<sup>th</sup> of September 2016, by the following vote:

- AYES:** COUNCILMEMBERS \_\_\_\_\_
- NOES:** COUNCILMEMBERS \_\_\_\_\_
- ABSTAIN:** COUNCILMEMBERS \_\_\_\_\_
- ABSENT:** COUNCILMEMBERS \_\_\_\_\_

**WITNESS** my hand and the seal of the City of Suisun City this 6<sup>th</sup> of September 2016.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk

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RESOLUTION NO. 2016 - \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY  
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT SERVICES  
AGREEMENTS ON THE CITY’S BEHALF WITH REMY, MOOSE,  
AND MANLEY, LLP AND NOSSAMAN, LLP FOR LEGAL SERVICES  
ASSOCIATED WITH PROCESSING ENTITLEMENTS FOR THE  
SUISUN COMMERCE AND LOGISTICS CENTER**

**WHEREAS**, in November 2015, Suisun 355, LLC entered into a Land Use Processing Agreement associated with the Suisun Commerce and Logistics Center project proposal; and

**WHEREAS**, as Suisun 355, LLC agreed to pay all costs incurred by City employees action on the City’s behalf with responsibility for review and processing of the project, including the City’s cost of retaining independent contractors and consultants (including attorneys) to assist in the processing of the application; and

**WHEREAS**, it is necessary to hire specialized legal counsel to ensure CEQA guidelines are followed and provide guidance to the City on complicated land use and entitlement matters; and

**WHEREAS**, the City requested proposals from qualified firms to provide such legal services; and

**WHEREAS**, the City received proposals from nine responsive and responsible professional firms; and

**WHEREAS**, City staff interviewed three of the most qualified respondents and determined the legal work should be bifurcated between two firms due to the strengths in certain areas of each firm; and

**WHEREAS**, Remy, Moose, and Manley, LLP was selected as the most qualified firm for the City related to CEQA matters, and Nossaman LLP was selected as the most qualified firm for land use and entitlement matters.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Suisun City hereby authorizes the City Manager execute Contract Services Agreements on behalf of the City with Remy, Moose, and Manley, LLP and Nossaman, LLP for legal services associated with the Suisun Commerce and Logistics Center.

**PASSED AND ADOPTED** by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 6<sup>th</sup> of September 2016, by the following vote:

<b>AYES:</b>	COUNCILMEMBERS	_____
<b>NOES:</b>	COUNCILMEMBERS	_____
<b>ABSTAIN:</b>	COUNCILMEMBERS	_____
<b>ABSENT:</b>	COUNCILMEMBERS	_____

**WITNESS** my hand and the seal of the City of Suisun City this 6<sup>th</sup> of September 2016.

\_\_\_\_\_  
Linda Hobson, CMC  
City Clerk

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## AGENDA TRANSMITTAL

**MEETING DATE:** September 6, 2016

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**CITY AGENDA ITEM:** Preliminary Review of Suisun Commerce and Logistics Center for Special Planning Area Consistency.

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**FISCAL IMPACT:** As a preliminary review with no formal action by the City Council, there is no fiscal impact associated with this item.

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**BACKGROUND:** The City has received an application for the Suisun Commerce and Logistics Center (Project), a 355-acre project located east of Walters Road and between Highway 12 and Petersen Road. This area is designated as Special Planning Area in the General Plan, and staff is seeking Council input on whether the proposed project meets the City Council's expectations for this location.

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**STAFF REPORT:**

**Project Description**

The Project is located adjacent to the incorporated limits of Suisun City within an area designated as Special Planning Area (SPA) within the City of Suisun City General Plan. The SPA sections of the General Plan describe both the general expectations for development on this site and the process for reviewing project applications. This report evaluates the proposed project and the project review process for consistency with the General Plan SPA provisions.

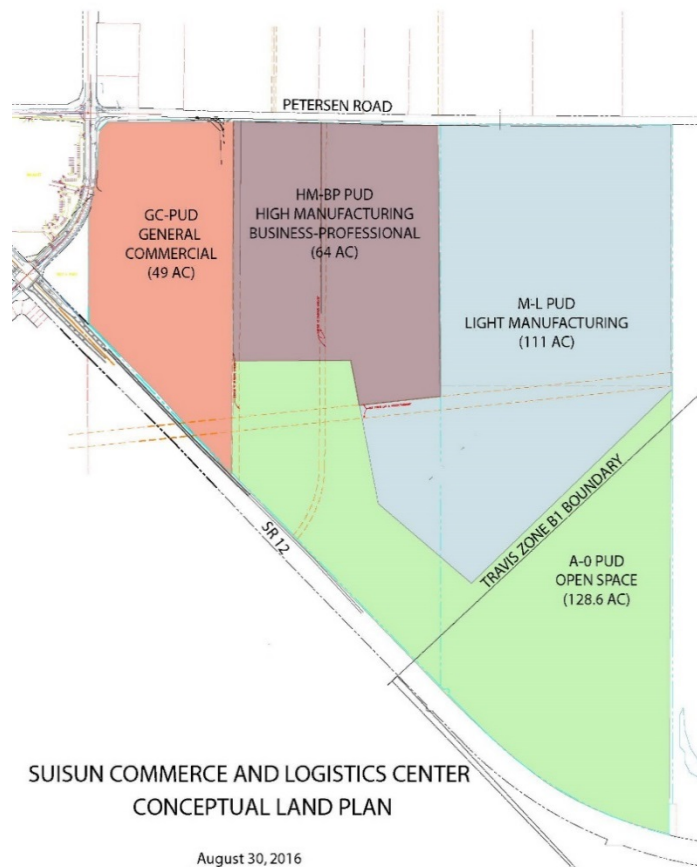
The Project would include approximately 353 acres, comprised of the following proposed designations: 49 acres commercial, 64 acres of High Manufacturing/Business Park, 111 acres of Light Manufacturing, and 129 acres of Open Space. This set of land use designations would allow a broad range of potential uses that include conventional light industrial and warehousing, assembly and manufacturing, research and development, office and retail uses.

As the largest undeveloped parcel within Suisun City, the SPA represents a key site for Suisun City. In order to assure that development in the SPA meets the expectations of the City, the applicant and City staff are preparing an approach that would phase in development and would adjust regulations based on the success of previous development phases.

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**PREPARED BY:**  
**REVIEWED BY:**  
**APPROVED BY:**

Paul Junker, Senior Project Advisor  
Jason Garben, Development Services Director  
Suzanne Bragdon, City Manager



### **Special Planning Area Consistency Review**

The primary purpose of this discussion item is to determine whether the City Council considers the proposed Project to be consistent with the SPA provisions of the General Plan. Listed below are the guidelines provided in the General Plan that establish the City’s expectations for the SPA and staff’s evaluation of whether the proposed project is consistent with the SPA. For guidelines marked “May Be Consistent,” the Project has the potential to be consistent, but cannot be assured at this time. Staff will discuss the basis for these determinations within its presentation to the City Council.

- I. Promote development that enhances existing opportunities and builds on community vision and goals.
  - a. Encourage development that takes advantage of the Suisun Marsh, such as lodging and tourism activities. **May Be Consistent**
  - b. Encourage development that takes advantage of traffic on Highway 12 and Jepson Parkway, resulting in spending by non-residents, such as a travel center or other transportation-related or visitor-serving uses. **Consistent**
  - c. Encourage development that assists Travis AFB, such as providing a travel center for truckers serving the Base. **Consistent**
  - d. Encourage development that provides job creation. **Consistent**
  - e. Encourage development of commercial and professional uses that support the nearby residential neighborhoods. **May Be Consistent**



- f. Consider the balance of land uses in the City at the time of proposed development and encourage development that addresses uses that are lacking. **Consistent**

II. Foster development that benefits the City over the long term.

- a. Demonstrate that proposed development either provides significant on-going revenue generation or provides other positive quantifiable benefits to the City. **Consistent**
- b. Design future development that enhances the City's gateway, creating a sense of "arrival." **Consistent**
- c. Focus efforts on developing retail opportunities that bring sales tax revenue and address retail leakage. **May Be Consistent**

III. Protect Travis AFB and its mission, while encouraging development that benefits the Base.

- a. Demonstrate that proposed uses and physical development are likely to sustain the Base's mission and minimize negative impacts. **Consistent**
- b. Design development to be consistent with the Travis Airport Land Use Compatibility Plan. **Consistent**
- c. Design development that meets all security requirements of the Base. **Consistent**

IV. Identify infrastructure needed to serve development anticipated through 2035.

- a. Design site access and internal circulation as part of initial development. **Consistent**
- b. Design infrastructure, such as water system, sewer system, and stormwater system as part of initial development. **Consistent**

V. Plan development with sensitivity to environmental resources.

- a. Encourage uses that are not only compatible with, but enhanced by the environmental resources on site. **Not Consistent**
- b. Encourage clustering of development to minimize environmental impacts. **Consistent**
- c. Encourage on-site mitigation, where possible. **Consistent**

VI. Streamline the development application and entitlement review process.

- a. Provide clear and complete information regarding the entire application and entitlement process, including impact fees and other costs. **Consistent**
- b. Provide help to developer in negotiating the LAFCO annexation process. **Consistent**
- c. Serve as the liaison between the City's various departments and Special Planning Area developer/s. **Consistent**
- d. Foster an open and objective dialogue with Special Planning Area developer/s regarding City's interests and development requirements. **Consistent**

**Review Process for Development Applications within the SPA**

In addition to the Guidelines that describe the expected form of development in the SPA, General Plan Program LU-4.5 describes the process by which development applications will be reviewed. The full text of Program LU-4.5 is provided as Attachment 1 of this report. In brief, staff has reviewed the review procedures established for the SPA and found current activities to fully comply with the requirements of Program LU-4.5.

Aside from meeting the specific requirements for project review as defined in the General Plan, staff has pursued an expedited project review process that attempts to meet the developer’s stated goal of beginning construction of an initial phase of development by July 2017. In order to expedite the project review process, staff is working concurrently on various aspects of the development review process that are often completed in sequence. The table below describes a typical development review process and the process that is underway for the Suisun Commerce and Logistics project.

<b>Typical Project Review Process</b>	<b>Suisun Logistics Review Process</b>
<p><u>Phase 1: Policy Planning</u></p> <ul style="list-style-type: none"> <li>• General Plan Amendment</li> <li>• Zoning PUD Document</li> <li>• Major Infrastructure Phasing and Financing</li> <li>• Development Agreement</li> <li>• CEQA Analysis</li> <li>• Travis LUCP Consistency Determination</li> <li>• Annexation</li> </ul> <p><u>Phase 2: Project Design Entitlements</u></p> <ul style="list-style-type: none"> <li>• Tentative Map approval</li> <li>• Detailed site plan and architectural review</li> <li>• Detailed infrastructure planning and design</li> <li>• Detailed Conditions of Approval</li> </ul> <p><u>Phase 3: Prior to Construction</u></p> <ul style="list-style-type: none"> <li>• Completion of financing mechanisms</li> <li>• Recordation of Final Map</li> <li>• Review and approval of infrastructure construction documents</li> <li>• Review and approval of construction plans for site and buildings</li> </ul>	<p>All efforts are being pursued concurrently.</p> <p>Weekly working meetings with applicant team and City staff are ongoing.</p> <p>Applicants and City staff are preparing Project PUD document that defines character of development.</p> <p>ALUC/Travis LUCP coordination has been initiated.</p> <p>Process for phasing development to protect City’s interests is being prepared/refined.</p> <p>Public Works has begun infrastructure review and has secured supplemental staff to assist with project review.</p> <p>CEQA process has been initiated – NOP/Scoping is complete and CEQA consultant has been selected.</p> <p>Supplemental legal support has been selected to assist with Development Agreement, CEQA review and financing mechanisms</p>

**Anticipated Review Project Schedule**

Staff and the applicant team continue to work toward a goal of construction commencing for Phase 1 development of the project by July 2017. Given the complexity of the Project, it is unlikely this date can be met, but the combined project team will continue to expedite the Project review with the goal of initiating construction in 2017.

Major efforts and milestones in the Project review process are noted below. This is a very brief

overview of a complex review process. Staff has held several meetings with the Economic Development Ad Hoc Committee to solicit preliminary input and guidance and will continue such meetings throughout the Project review. Staff also anticipates periodic Council briefings and work sessions to ensure that the Project is meeting the City Council's expectations. It should be noted that while staff is committed to and has taken many actions to expedite the Project review, there are numerous factors outside of staff's control that could substantially affect the schedule of this Project review.

Major entitlements for this project would include:

- General Plan Amendment
- Zoning – PUD Document
- Site Plan and Architecture Review for Phase 1
- Development Agreement
- Annexation

Preliminary Phase 1 Plans (Initial 75 acres of Light Industrial) – Sep. 2016

Draft PUD document, anticipate Council study session – Oct. 2016

Draft Development Agreement – Oct. 2016 through Feb. 2017

Infrastructure Analysis – Aug. 2016 through Dec. 2016

Release of Public Review Draft EIR – Feb./Mar. 2017

Airport Land Use Commission Determination – Apr. 2017

Planning Commission Public Hearing – May 2017

City Council Hearing, formal action on entitlements – Jun. 2017

LAFCo Annexation Hearing – Jul. 2017

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**RECOMMENDATION:** It is recommended that the City Council provide comments and direction to staff on whether the proposed Project and staff's approach to processing are consistent with the General Plan SPA guidelines and Council's expectations.

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**ATTACHMENTS:**

1. Program LU-4.5 Special Panning Area Comprehensive Suitability Analysis and Planning.

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### **Program LU-4.5 Special Planning Area Comprehensive Suitability Analysis and Planning**

The following provisions from the City of Suisun City General Plan describe the process for review of development within the Special Planning Area.

#### **Program LU-4.5**

The City will collaborate with landowners and responsible and trustee agencies on comprehensive planning for the Special Planning Area in the eastern portion of the City's Planning Area.

This planning process will occur through the following steps:

- Analyze and survey on-site constraints;
- Provide a conceptual map and a narrative description of basic project objectives, consistent with the 2035 General Plan;
- Prepare a basic land use and circulation plan framework that implements the 2035 General Plan;
- Conduct detailed site analysis, master planning, and infrastructure and service finance plans;
- Identify and provide planning response to each major constraint affecting this portion of the Planning Area;
- Publish required studies to support LAFCO actions;
- Identify and mitigate Special Planning Area impacts consistent with the 2035 General Plan through up-front planning and, as necessary, follow-on mitigation and monitoring; and
- Prepare and certify/adopt plans and environmental documents in support of Special Planning Area development.

Long-term planning could be in the form of one or more Specific Plans, one or more master plans, or another mechanism approved by the City. Suitability analysis and planning for this area shall address key opportunities and constraints, including but not limited to:

- Truck traffic, including Travis Air Force Base traffic;
- Access management along Peterson Road and State Route 12;
- Parking management and public transit planning, particularly for Lambrecht Sports Park and other recreational facilities proposed in Special Planning Area 1;
- Planning to identify, survey, avoid, and mitigate biological resources impacts consistent with the City's Open Space and Conservation Element;
- Coordinated drainage/wetlands/bike and pedestrian planning that takes advantages of opportunities to preserve drainages, while also adjacent multi-use trails;
- Travis Air Force Base land use compatibility planning and opportunities for mutually beneficial biological resources mitigation planning in areas near Travis Air Force Base;
- Fiscal and economic impact analysis with a coordinated development phasing plan; and
- Coordinated public services and infrastructure planning involving the City and other relevant services agencies, consistent with City and LAFCO policies.

During preparation of the 2035 General Plan, the City has coordinated with LAFCO and other responsible agencies. For certain impact areas, much of the required LAFCO analysis may have been addressed in the analysis and planning that has supported the 2035 General Plan Update. In other areas, more detailed on-site analysis may be needed.

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## AGENDA TRANSMITTAL

**MEETING DATE:** September 6, 2016

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**SUCCESSOR AGENCY AGENDA ITEM:** Receiving and Accepting an Amended Recognized Obligation Payment Schedule 16/17B (ROPS) for the Period of January 1, 2017 through June 30, 2017.

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**FISCAL IMPACT:** None. All obligations listed are, or will be, included in the FY 2016-17 Annual Budget.

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**BACKGROUND:** A component of the law that dissolved the former redevelopment agency requires that the Successor Agency prepare a ROPS and submit it to the Oversight Board. Pursuant to Health and Safety Code §34179.7(o)(1), enacted by SB 107 in the Fall of 2015, commencing with the ROPS covering the period from July 1, 2016 to June 30, 2017 and thereafter, Successor Agencies are to submit an Oversight Board approved annual ROPS to the State Department of Finance (DOF) and the County Auditor-Controller by February 1, 2016, and each February 1 thereafter. Thus, the ROPS will be prepared only once per year as opposed to every six months as has been the case since the dissolution laws were enacted.

Pursuant to HSC § 34177.7 (o) (1) (E), once per Recognized Obligation Payment Schedule period, and no later than October 1, a successor agency may submit one amendment to the Recognized Obligation Payment Schedule approved by the department pursuant to this subdivision, if the oversight board makes a finding that a revision is necessary for the payment of approved enforceable obligations during the second one-half of the Recognized Obligation Payment Schedule period, which shall be defined as January 1 to June 30, inclusive.

The following provides an overview of deadlines and process associated with the Amended ROPS:

Amended ROPS Submittal Deadline – October 1, 2016, is the deadline to submit an Amended ROPS covering the period of January 1, 2017 through June 30, 2017.

Amended ROPS Submittal/Approval Process – The Successor Agency must submit the Amended ROPS to the County Auditor-Controller, County Administrative Officer, and DOF at the same time as the ROPS is submitted to the Oversight Board.

Amended ROPS Form – The DOF has provided the form for this Amended ROPS period.

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**STAFF REPORT:** It is necessary to amend the 2016-17 ROPS due to repairs to the Marina facility. Pursuant to the State of California Department of Boating and Waterways Loan agreement associated with the Marina, when rental income and fees from the marina operations are insufficient to cover the costs, the former RDA, and therefore the Successor Agency is responsible for making up the shortfall. Several emergency repairs totaling approximately \$157,200 have been or are necessary, and form the basis for the amendment to the 2016-17 ROPS. The nature of the repairs and a brief description of each repair is provided in Attachment 1.

Staff recommends that the Successor Agency receive and accept the Amended ROPS, and direct staff to forward it to the Oversight Board to continue with the process.

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**PREPARED BY:**

Jason Garben, Development Services Director

**REVIEWED/APPROVED BY:**

Suzanne Bragdon, Executive Director

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**RECOMMENDATION:** It is recommended that the Successor Agency receive and accept an Amended Recognized Obligation Payment Schedule (ROPS) for the Period of January 1, 2017 to June 30, 2017.

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**ATTACHMENTS:**

1. Marina Repair Summary.
2. Amended ROPS 16/17B (January 1, 2017 through June 30, 2017).



ATTACHMENT NO. 1

Suisun City Marina Repair Summary			
Item	Date	Cost	Description
Fuel System Repair	March-16	\$34,567.17	The 20 plus year old fueling system suffered a catastrophic failure that caused fuel to leak inside of a transition sump which also houses electrical wires. The conduit surrounding the wires inside of the sump had also failed, which created an extremely hazardous situation. Due to the dangerous condition of the fueling system, the system was shut down on February 24, 2016. The fuel system became operational June 2016.
Scribble Fuel Control System	July-16	\$19,800	The Gas Boy Fuel distribution system was no longer operational and could no longer be supported for repair. The Scribble Fuel System was purchased to operate the fuel system and allows for 24 hour dispensing. Completed September 2016
Wink Enterprises, INC	August-16	\$2,000	To upgrade to the Scribble Fuel system, the network capability needed to be upgraded as well. Multi mode fiber 6 count was required to allow the fuel system to operate from the Harbor Master's Office. Completed August 2016
Signal Solutions	August-16	\$2,932.60	Connection of the Multi mode fiber 6 count terminal ends for the SC connectors. Provide all necessary patch cords, bases, and series analyzers. Completed August 2016
Go Keyless	August-16	\$9,032.78	To provide a safe and secure environment at the Suisun Marina, card key locks have been purchased and installed to all access points of the marina dock system. This system works in concert with the Suisun City Police Department's lock system, giving them access as needed in response to health and safety issues.
Henderson Marine	October-16	\$13,900	OSHA requires ring buoys with at least 90 feet of line shall be provided and readily available for emergency rescue operations. Distance between ring buoys shall not exceed 200 feet. Replacement of existing ring buoys and installation of additional buoys to meet expected standard.
William Ford Plumbing	December-16	\$75,000	The current fire suppression is aged and will not longer hold the water pressure needed to fight a fire. The scope of work consists of 2000 feet of fire suppression piping hung alongside the west side dock and 1700 feet of fire suppression piping hung alongside the east side dock. The current fire plugs and valves will remain and are operational.

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**Amended Recognized Obligation Payment Schedule (ROPS 16-17B) - Summary**

Filed for the January 1, 2017 through June 30, 2017 Period

**Successor Agency:** Suisun City  
**County:** Solano

	ROPS 16-17B Authorized Amounts	ROPS 16-17B Requested Adjustments	ROPS 16-17B Amended Total
<b>A Enforceable Obligations Funded as Follows (B+C+D):</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	\$ 1,921,338	\$ 152,700	\$ 2,074,038
F RPTTF	1,796,338	152,700	1,949,038
G Administrative RPTTF	125,000	-	125,000
<b>H Current Period Enforceable Obligations (A+E):</b>	\$ 1,921,338	\$ 152,700	\$ 2,074,038

Certification of Oversight Board Chairman:  
Pursuant to Section 34177 (o) of the Health and Safety  
code, I hereby certify that the above is a true and accurate  
Recognized Obligation Payment Schedule for the above  
named successor agency.

\_\_\_\_\_  
Name Title  
/s/ \_\_\_\_\_  
Signature Date