

CITY COUNCIL
Alma Hernandez, Mayor
Princess Washington, Mayor Pro Tem
Jenalee Dawson, Councilmember
Marlon L Osum, Councilmember
Amit Pal, Councilmember



CITY COUNCIL MEETING

A G E N D A

REGULAR MEETING OF THE SUISUN CITY COUNCIL, SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY, AND SUISUN CITY HOUSING AUTHORITY

TUESDAY, OCTOBER 1, 2024

6:30 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

MEETINGS ARE HELD IN-PERSON, PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

*MEETING ID: **883 7014 4331***

CALL IN PHONE NUMBER: (707) 438-1720

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720*

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Ord. No. – 811)

(Next City Council Res. No. 2024 – 132)

(Next Suisun City Council Acting as Successor Agency Res. No. SA2024 - 02)

(Next Housing Authority Res. No. HA2024 – 03)

CALL TO ORDER

Mayor Hernandez

ROLL CALL

Council / Board Members

PLEDGE OF ALLEGIANCE

INVOCATION

APPROVAL OF REORDERING OF AGENDA

CONFLICT OF INTEREST NOTIFICATION

(Any items on the regular meeting agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

REPORTS (Informational items only.)

1. City Manager Update - (Prebula: bprebula@suisun.com).
2. City Attorney Report - (Enright).

PUBLIC COMMENT

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Proclamations Presented at Meeting - (Hernandez: ahernandez@suisun.com):
 - a. Proclamation Proclaiming September 17 through 23, 2024 as "Constitution Week"
 - b. Proclamation Proclaiming October 6 through 12, 2024, as "National Fire Prevention Week"

COUNCIL COMMENTS

4. Council/Board Member Updates.

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

City Council

5. Council Adoption of Resolution No. 2024-___: Approving the Recreation, Parks, Marina, and Arts Commission and Staff Recommendation to Approve the Purchase of a ShowMaster Mobile Sound Stage 24' Using Park Development Funds - (Hull: jhull@suisun.com).
6. Council Adoption of Ordinance No. 810: An Ordinance of the City Council of Suisun City Repealing and Replacing Section 2.28.020 (Reserve Fire Personnel) of Chapter 2.28 (Fire Department) of Title 2 (Administration and Personnel) of the Suisun City Municipal Code with Section 2.28.020 (Volunteer Fire Personnel) - (Lopez: bllopez@suisun.com).

Joint City Council / Suisun City Council Acting as Successor Agency / Housing Authority

7. City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on July 16, 2024 – (Skinner: clerk@suisun.com).

PUBLIC HEARING

8. Public Hearing and Other Proceedings Related to Annexation No. 18 to Community Facilities District No. 2 (Municipal Services), for the Blossom Avenue Apartments. Project - (Vue: nvue@suisun.com):
 - a. Council Adoption of Resolution No. 2024-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors (Blossom Avenue Apartments); and
 - b. Council Adoption of Resolution No. 2024-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien (Blossom Avenue Apartments); and
 - c. Council Introduction and Waive Reading of Ordinance No. ___: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory (Blossom Avenue Apartments).

9. **Public Hearing for the Highway 12 Logistics Center Project:** Approval of Annexation, General Plan Amendment, Prezone, and Certification of the Environmental Impact Report (EIR) and approval of the Planned Unit Development to develop 1.28 million square feet of warehouse and logistics uses on approximately 93 acres within a 487-acre project site (Assessor's Parcel Numbers: 0032-190-190; 180; 170; 200; 260; 160; and 0032-010-390; 0032-020-100; 140; 160; and 0046-010-280; and 390):
 - a. Council Adoption of Resolution No. 2024-___: Certifying the Final Environmental Impact Report for the Highway 12 Logistics Center Project, totaling 1.28 million square feet of warehouse and logistics uses, adopting the CEQA Findings of Fact and Statement of Overriding Considerations, adopting a Mitigation Monitoring Program, and authorizing the filing of a Notice of Determination in accordance with California Environmental Quality Act; and
 - b. Council adoption of Resolution No. 2024-___: Approve General Plan Amendment No. GP 24-01, Re-Designating Approximately 10.2 Acres of APN 0032-020-100, APN 0032-190-260, and 0032-190-160 to 13.41 Acres of Commercial Mixed Use for the Highway 12 Logistics Project; and
 - c. Council Introduction and Waive Reading of Ordinance No. ___: Amending the Suisun City Zoning Map for APN 0032-010-390, 0032-190-260, 0032-190-160, and Approximately 10.21 Acres of APN 0032-020-100 to Prezone the Property to 63.7 Acres of Commercial Services and Fabricating (CSF) and 97.3 Acres of Open Space (OS) for the Highway 12 Logistics Project; and
 - d. Council Introduction and Waive Reading of Ordinance No. ___: Approving A Planned Unit Development Application to the PD 24-01, for A Warehouse and Logistics Project, Elevations and Site Plans, and Granting the Deviations to Development Standards for the Highway 12 Logistics Center Project; and
 - e. Council Adoption of Resolution No. 2024-___: A Resolution of the City Council of the City of Suisun City, to Approve and Submit an Application to the Solano County LAFCO for Annexation/Reorganization of the Highway 12 Logistics Project

GENERAL BUSINESS - NONE

REPORTS: (Informational items only)

10. Non-Discussion Items.

ADJOURNMENT

Public Access To Agenda Documents

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council/Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. To the extent feasible, the agenda packet is available for online public viewing on the City's website: <https://www.suisun.com/Government/City-Council/Agendas>

The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

Accommodations

If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or clerk@suisun.com. The City's reasonable accommodation policy is available for review on the City's website at www.suisun.com/government/city-council/, you may request an electronic copy or have a copy mailed to you. Please note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

Decorum

All participants are expected to conduct themselves with mutual respect. Conduct that disrupts meetings will be addressed in accordance with Section 54957.95 of the Government Code.

Ordinances

Ordinances are city laws contained in the Suisun City Municipal Code. Enacting a new city law or changing an existing one is a two-step process. Government Code 36934 provides, except when, after reading the title, further reading is waived by regular motion adopted by majority vote all ordinances shall be read in full either at the time of introduction or passage; provided, however, that a reading of the title or ordinance shall not be required if the title is included on the published agenda and a copy of the full ordinance is made available to the public online and in print at the meeting prior to the introduction or passage.

Certification Of Posting

Agendas for regular and special meetings are posted in accordance with the Brown Act at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:

- Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

Office of the Mayor
Suisun City, California

Proclamation



WHEREAS, the Constitution of the United States, the guardian of our liberties, is a product of reflection and choice, embodying the principles of limited government in a Republic dedicated to rule by law, not by men; and

WHEREAS, September 17, 2024, marks the two hundred thirty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this memorable anniversary, and to the patriotic exercises that will commemorate the occasion; and

WHEREAS, Public Law No. 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23 as Constitution Week.

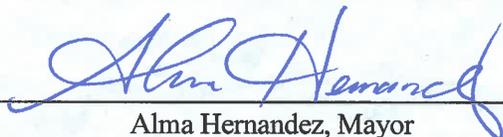
NOW, THEREFORE, I, Alma Hernandez, Mayor of the City of Suisun City do hereby proclaim September 17 through 23, 2024 as

“CONSTITUTION WEEK”

in Suisun City and urge all citizens to pay special attention during that week to our Federal Constitution and the advantage of American Citizenship.



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


Alma Hernandez, Mayor

ATTEST: 

DATE: September 17, 2024

Office of the Mayor
Suisun City, California

Proclamation



WHEREAS, the safety of the City of Suisun City residents is of the utmost importance, and fire prevention plays a crucial role in ensuring the protection of lives and property; and

WHEREAS, home fires caused 2,700 civilian deaths in the United States in 2022, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 360,000 home fires; and

WHEREAS, Fire Prevention Week 2024 emphasizes the theme, "Smoke Alarms: Make Them Work for You!", reminding the public to install alarms in key areas of their homes, such as bedrooms and hallways, and to check batteries and functionality regularly; and

WHEREAS, residents can significantly improve their safety by installing, maintaining, and regularly testing smoke alarms in their homes to ensure they are working properly; and

WHEREAS, roughly three out of five fire deaths happen in homes with either no smoke alarms or with no working smoke alarms; and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

WHEREAS, Suisun City residents should test smoke alarms at least once a month; and

WHEREAS, Suisun City first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Suisun City residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes.

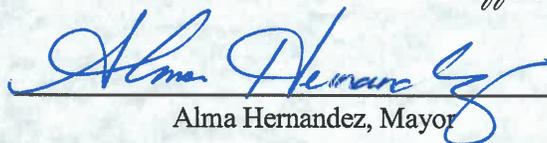
NOW, THEREFORE, I, Alma Hernandez, Mayor of the City of Suisun City, do hereby proclaim October 6-12, 2024 as:

“FIRE PREVENTION WEEK”

throughout this city and urge residents to support the many public safety activities and efforts of Suisun City’s fire and emergency services during Fire Prevention Week 2024.



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


Alma Hernandez, Mayor

ATTEST: _____

DATE: October 1, 2024

AGENDA TRANSMITTAL

MEETING DATE: October 1, 2024

AGENDA ITEM: Council Adoption of Resolution No. 2024-___: Approving the Recreation, Parks, Marina, and Arts Commission and Staff Recommendation to Approve the Purchase of a ShowMaster Mobile Sound Stage 24’ Using Park Development Funds.

FISCAL IMPACT: The purchase will be funded through Park Development Funds. There is no fiscal impact on the City’s General Fund.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: In July 2023, the City Council adopted the Parks and Facilities Master Plan, which prioritizes projects to enhance community amenities based on consultant recommendations and community input. During the January 2024 Recreation, Parks, Marina, and Arts (RPMA) Commission meeting, the commission discussed projects that could be funded through Park Development Funds, including the acquisition of a mobile stage trailer to support city events. The City Attorney confirmed that this purchase complies with the Quimby Act, allowing the use of Park Development Funds.

In April 2024, the Director of Recreation, Parks, and Marina presented the mobile stage trailer as a potential project, confirming its compliance with legal guidelines. In August 2024, staff provided the RPMA Commission with detailed options and cost estimates.

STAFF REPORT: The purchase of a mobile stage trailer will significantly enhance the City’s ability to host a wide range of public events, such as concerts, festivals, and community gatherings. Its portability allows for use in various locations throughout the City, providing flexibility for event planning and setup. The stage trailer will support the City's goal of offering high-quality, accessible recreation and cultural activities for residents.

At the September 4, 2024, RPMA Commission meeting staff presented multiple trailer options to the RPMA Commission. Commissioners voted 5-1 to recommend the purchase of ShowMaster Mobile Sound Stage 24’ to the City Council.

ShowMaster Mobile Sound Stage 24'

Model MSM2400	\$107,988.00
Add-Ons*	\$ 34,348.00
Training & Delivery	\$ 7,962.00
Grand Total	\$150,298.00

**Add-ons Include: Premium Stair Upgrade, Stage Deck Support Truss, Hydraulic Leveling/Support System, Wireless Remote Control, LED Light Support Bars, Speaker Hanging Hardware, AV Cabinet, Solar Panel, Exterior Flood Light, Compartment Light, Decorative Stage Skirt, 12’ Alum. Equipment Loading Ramp.*

STAFF RECOMMENDATION: Staff recommends that Council:

- Approve and Adopt Resolution No. 2024-___: Purchase the ShowMaster Mobile Sound Stage

- Approve RPMA Commission and Staff Recommendation to purchase the ShowMaster Mobile Sound Stage 24' using Park Development Funds.

DOCUMENTS ATTACHED:

1. Resolution No. 2024-___: Approving the Recreation, Parks, Marina, and Arts Commission and Staff Recommendation to Approve the Purchase of a ShowMaster Mobile Sound Stage 24' Using Park Development Funds.
2. ShowMaster Mobile Sound Stage Information and Price Sheet
3. ShowMaster Mobile Sound Stage 24' Quote

PREPARED BY:

Janet Hull, Acting Recreation, Parks and Marina
Director

REVIEWED BY:

Janet Hull, Acting Recreation, Parks and Marina
Director

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. [Resolution No. 2024-___: Approving RPMA and Staff Recommendation to Purchase of ShowMaster Mobile Sound Stage](#)
2. [ShowMaster Mobile Sound Stage Information and Price Sheet](#)
3. [ShowMaster Mobile Sound Stage 24' Quote](#)

RESOLUTION NO. 2024-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
APPROVING THE RECREATION, PARKS, MARINA, AND ARTS
COMMISSION AND STAFF RECOMMENDATION TO APPROVE THE PURCHASE
OF A SHOWMASTER MOBILE SOUND STAGE 24' USING PARK DEVELOPMENT
FUNDS**

WHEREAS, In July 2023, the City Council adopted the Parks and Facilities Master Plan, which prioritizes projects to enhance community amenities based on consultant recommendations and community input.; and

WHEREAS, RPMA Commission discussed projects that could be funded through Park Development Funds, including the acquisition of a mobile stage trailer to support city events, and

WHEREAS, The purchase of a mobile stage trailer will significantly enhance the City’s ability to host a wide range of public events, such as concerts, festivals, and community gatherings, and

WHEREAS, Its portability allows for use in various locations throughout the City, providing flexibility for event planning and setup, and

WHEREAS, The stage trailer will support the City's goal of offering high-quality, accessible recreation and cultural activities for residents, and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby Approve the Purchase of a ShowMaster Mobile Sound Stage 24’ using Park Development Funds.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 1st day of October 2024, by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 1st day of October 2024.

Anita Skinner
City Clerk

MOBILE COMMUNITY STAGING

ShowMaster
MOBILE SOUND SHELL STAGE



ShowMaster™ MOBILE SOUND SHELL COMMUNITY STAGES

Add a professional dimension to your outdoor events while saving time and man power **Century's ShowMaster Mobile Community Stages** off a mobile acoustic shell stage featuring unmatched sound, lighting and visual controls, permitting a variety of outdoor special events and performances throughout your entire community.

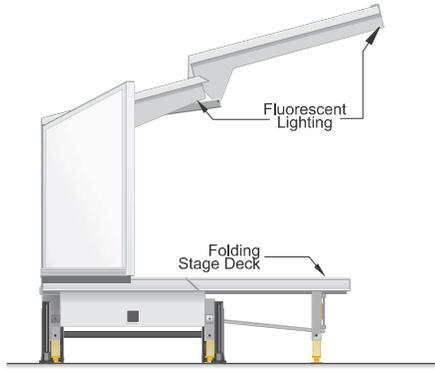
An onboard, self-contained, hydraulic actuation system permits fast, easy, one-person push-button setup for a stage that is ready to go whenever needed.

A choice of stage models permits you to select the stage size best suited to your event and performance needs.

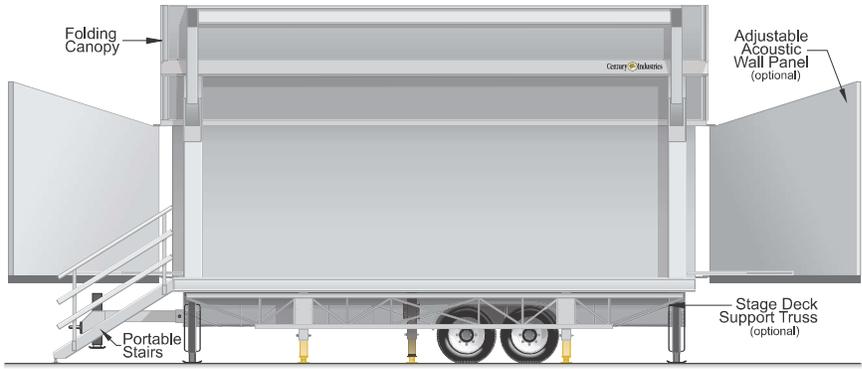
ShowMaster™ Mobile Stage Features

- **Smooth, Seamless Shell** - rugged, damage-resistant stage enclosure with an attractive professional appearance providing a visual backdrop, weather protection, sound and lighting control, plus security during between events. Acoustically active panels enhance audience experience during outdoor performances. Neutral gray interior color enhances skin tones while reducing glare. Smooth, seamless body panels are ideal for large, highly visible promotional graphics.
- **All-Weather Stage Deck** - exclusive seamless, composite Duradeck provides a sound dampened, textured surface. Folding front stage deck is the same length as the rear main deck permitting one-person setup, as no additional assembly is required to achieve the full rated stage width. Stage deck height is adjustable using the built-in leveling jacks. Neutral gray deck color remains cool in direct sun unlike black stage decks.
- **Full-Length Stage Canopy** - extends beyond the front edge of the folding stage deck and the stage sides, providing maximum coverage and weather protection for the stage area on the three crucial sides, while also positioning the stage lighting beyond the end of the stage for optimum illumination of the stage area and performers.
- **Safety Features** - ShowMaster™ stages incorporate numerous safety features including dual canopy locking systems, control safety switches, and the industry's highest independently certified wind-load capacity.

JANUARY 2024
PRICE LIST

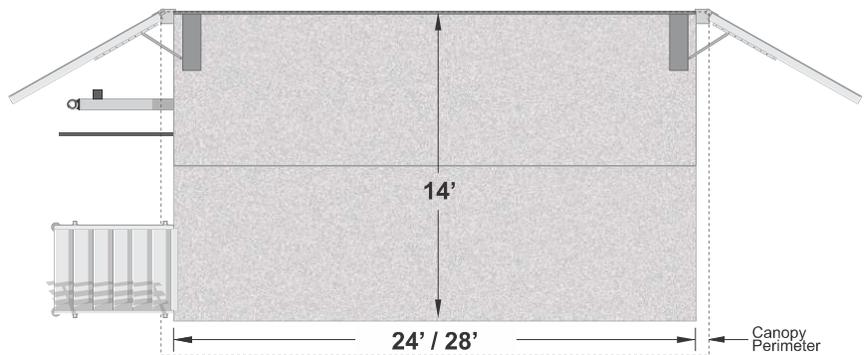


Side View



Front View

Top View



Century Industries
MSM2000 Series
ShowMaster
Mobile Sound Shell

ShowMaster™ Mobile Stage Standard Features

- **Self-contained hydraulic system** - with remote control pendant, deep-cycle batteries, and battery charger, for fast, easy, one-person set up.
- **Powered protective canopy** - extends beyond the front edge and sides of the stage for full coverage, includes automatic mechanical and hydraulic dual-safety canopy locking systems.
- **Powered stage deck** - all weather folding stage deck that is equal in length to the main rear stage deck.
- **Highway Rated Tires** - includes electric brakes on four wheels.
- **Heavy-duty tandem axle suspension** - equalizer system allows towing over curbs and rough ground.
- **Pintle towing coupler** - rugged lunette ring coupler. (ball coupler available on request)
- **Heavy-duty Tongue Jack** - mounted on trailer tongue.
- **Rugged support frame** - dual 18" deep steel-channel backbone main-frame.
- **Crank leveling/support jacks** - four (4) 25,000lb capacity, corner jacks pivot for extra ground clearance during towing and reduced cranking during setup.
- **Breaker panel** - 125 amp capacity, (3) 20 amp breakers, 50ft of 10/3 W cable, receptacles at each inside end of stage, and in mechanical compartment.
- **LED stage lighting** - two rows of linear LED lights, one row mounted at front edge of canopy, with a second row mounted at the canopy hinge-line, providing maximum stage and performer illumination.
- **Storage lockers** - two curb-side compartments with locking hardware for equipment and systems security.
- **Stairs** - (2) sets of steel stairs with enclosed ADA tread-plate treads, adjustable leveling legs, and removable safety handrails on two sides.
- **DOT required** - signal, marker lights, reflectors, and license light, with 12VDC connector cable.
- **Certified by Structural Engineer**

Model	Stage Size	Price
MSM2400	14'D x 24'L	\$107,988
MSM2800	14'D x 28'L	\$119,663

Agency:	City of Suisun	Contractor:	Century Industries
Contact Person:	Kat King	Prepared By:	Michelle McRae
Phone:	707.421.7451	Phone:	812.246.3371 x 212
Fax:		Fax:	502-246-5446
Email:	kshrader@suisun.com	Email:	michelle@centuryindustries.com

PRODUCT NAME **ShowMaster Mobile Sound Stage**
 MODEL# **MSM2400**

Quan	Description	Unit Pr	Total
1	MSM2400 BASE UNIT 14'D x 24'L	\$107,988	\$107,988
1	10208 Premium Stair Upgrade	\$ 1,465	\$1,465
1	90636 Stage Deck Support Truss	\$ 1,240	\$1,240
1	90550 Hydraulic Leveling/Support System	\$ 11,920	\$11,920
1	90551 Wireless Remote Control	\$ 2,738	\$2,738
2	42101 LED Light Support Bars, (Per Pair)	\$ 1,538	\$3,076
1	91104 Speaker Hanging Hardware, (Pair)	\$ 505	\$505
1	51110 AV Cabinet (Built-In)	\$ 5,398	\$5,398
1	91106 Solar Panel, (Qty.2) w/ #90550 Hyd. Jacks)	\$ 1,972	\$1,972
1	40028 Exterior Flood Light, (Qty.3)	\$ 762	\$762
1	40029 Compartment Light, (Pair)	\$ 458	\$458
1	56060 Decorative Stage Skirt 52', (Main Stage Deck)	\$ 2,496	\$2,496
1	90920 12' Alum. Equipment Loading Ramp	\$ 2,318	\$2,318
Qty		Subtotal A:	\$142,336

VIDEO	STAGE OPERATIONAL TRAINING VIDEO AVAILABLE @ NO CHARGE.	NC
	<i>Non U.S. travel expenses and per diem for training are not included. 1-Day On-Site: Training is available by a Factory Authorized Representative upon request.</i>	\$3,000
Qty		Subtotal B:
1	2275 Miles FOB Delivery to - CA	\$7,962
		Subtotal C:
		\$7,962

Estimated Delivery Date: is subject to change.	11/25/2025	Total (A+B+C):	\$150,298
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LIMITED WARRANTY AND REMEDY: Century warrants to the original Purchaser that those products manufactured by Century and used in the manner for which they are intended shall be free from defects in materials and workmanship for a period of one (1) year after delivery. Notwithstanding the foregoing, purchaser is responsible for return shipping for service. Items manufactured by others are subject to their respective manufacturer's warranty, if any. Century does not make any other representations or warranties, express or implied, and disclaims all other warranties including, but not limited to, any implied warranty of merchantability and warranty of fitness for a particular purpose. Purchaser agrees that Century is not liable for incidental, consequential, or special damages of any kind. EXCLUSIVE VENUE/ APPLICABLE LAW: Purchaser agrees to the exclusive venue and jurisdiction of the State and Federal Courts located in Clark County, Indiana for any action involving this Agreement or the goods which are the subject matter of the same. This Agreement shall be construed according to the laws of the State of Indiana. The parties hereto each knowingly and voluntarily agree to waive any right to a trial by jury with respect to any action involving this Agreement or its subject matter, including without limitation any manufactured goods.

***TERMS:**
25% Deposit w/ Order
 Cash or Wire Transfer Payment on Balance Due Prior to Shipping.
 No Credit Cards
 Price Does Not include any applicable Federal, State, or local taxes.
 Customer is responsible for licensing trailer and registration fees.

Approximate Production Lead Time: 14 - 18 Months

All prices are subject to change without prior notice due to currency fluctuation, fuel prices, and/or unforeseen economic circumstances.
Certificate of Origin (CO) released upon "Payment in Full" prior to Shipping.

AGENDA TRANSMITTAL

MEETING DATE: October 1, 2024

AGENDA ITEM: Council Adoption of Ordinance No. 810: An Ordinance of the City Council of Suisun City Repealing and Replacing Section 2.28.020 (Reserve Fire Personnel) of Chapter 2.28 (Fire Department) of Title 2 (Administration and Personnel) of the Suisun City Municipal Code with Section 2.28.020 (Volunteer Fire Personnel).

FISCAL IMPACT: There is no fiscal impact related to the modifications to Chapter 2.28

STRATEGIC PLAN: Provide Good Governance- Continuously improve the City's governance process.

BACKGROUND: The relevant section of the City of Suisun City's Municipal Code Section 2.28 – Fire Department, was originally adopted in 1964 and later revised in 2022. Prior to 2022, the Fire Department was staffed by Suisun City residents participating as volunteers. These volunteers would respond to the station in the event of an emergency call. At that time, there was no 24-hour staffing. With the 2022 updates, the Fire Department added 24-hour a day staffing by employing two full-time firefighters and augmenting that staffing with resident volunteers. This item was originally heard by the City Council on September 17, 2024, and continued to October 1st, 2024. A notice of public hearing, including a summary of proposed ordinance, was published as a legal notice in the Daily Republic newspaper.

STAFF REPORT: In 2023, a legal review of the Fire Department's volunteer program was conducted. The legal analysis recommended renaming the Reserve Firefighters as Volunteer Firefighters to more accurately identify their status as volunteers as opposed to Fire Department employees and to be consistent with FLSA requirements. Additional recommendations included removing stipends structured for call backs and training as well as the tiered stipend structure for different ranks within the volunteer program and replacing both of those models with the current stipend structure of a single \$70.00 payment per twelve-hour shift for all volunteers. The proposed revisions to Section 2.28.020 are intended to reflect these recommendations.

STAFF RECOMMENDATION: It is recommended that the City Council Adopt Ordinance No. 810: An Ordinance of the City Council of Suisun City Repealing and Replacing Section 2.28.020 (Reserve Fire Personnel) of Chapter 2.28 (Fire Department) of Title 2 (Administration and Personnel) of the Suisun City Municipal Code with Section 2.28.020 (Volunteer Fire Personnel).

DOCUMENTS ATTACHED:

1. Ordinance No. 810: An Ordinance of the City Council of Suisun City Repealing and Replacing Section 2.28.020
-

PREPARED BY:

Brad Lopez, Fire Chief

REVIEWED BY:
APPROVED BY:

Brad L. Lopez, Fire Chief
Bret Prebula, City Manager

ATTACHMENTS:

1. [Ordinance No. 810: Repealing and Replacing Section 2.28.020](#)

1 **SECTION 4. CERTIFICATION.** The City Clerk shall certify the adoption of this
2 ordinance and shall cause the same to be posted and codified in the manner required by law.

3 **PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council
4 of the City of Suisun City, California, on this _____ day of _____ 2024.

5 _____
6
7 Alma Hernandez, Mayor

8 ATTEST:

9 _____
10
11 City Clerk

12 APPROVED AS TO FORM
13 AND LEGAL CONTENT:

14 _____
15 Richards Watson Gershon

16
17 **CERTIFICATION**

18 I, _____, City Clerk of the City of Suisun City, do hereby certify that the
19 above and foregoing ordinance was introduced at a regular meeting of the said City Council
20 held on September 17, 2024, and passed and adopted at a regular meeting of said City Council
21 held on October 1, 2024, by the following vote:

22 **AYES:** Councilmembers: _____
23 **NOES:** Councilmembers: _____
24 **ABSENT:** Councilmembers: _____
25 **ABSTAIN:** Councilmembers: _____

26 **WITNESS** my hand and the seal of said City this _____ day of _____
27 _____ 2024.

28 _____
Anita Skinner, City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 1, 2024

AGENDA ITEM: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on July 16, 2024.

FISCAL IMPACT: None

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: Pursuant to Government Code 40801, the City Clerk shall keep an accurate record of the proceedings of the City Council meetings. City Council minutes are prepared in a manner consistent with the intent of the Government Code. Minutes provide a record of when and where the meeting took place, type of meeting, and report any action taken, including the vote of each member of the City Council.

STAFF REPORT: The minutes of the meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on July 16, 2024, are submitted for your approval.

STAFF RECOMMENDATION: City Council/Successor Agency/Housing Authority Approval of the Minutes of the Meetings of the Suisun City Council, Suisun City Council Acting as Successor Agency, and Housing Authority held on July 16, 2024.

DOCUMENTS ATTACHED:

1. Minutes - July 16, 2024, Special Meeting of the City Council
 2. Minutes - July 16, 2024, Regular Meeting of the City Council-Successor Agency-Housing Authority
-

PREPARED BY:	Anita Skinner, City Clerk
REVIEWED BY:	Bret Prebula, City Manager
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. [Minutes - July 16, 2024, Special Meeting of the City Council](#)
2. [Minutes - July 16, 2024, Regular Meeting of the City Council-Successor Agency-Housing Authority](#)

CITY COUNCIL
Alma Hernandez, Mayor
Princess Washington, Mayor Pro Tem
Jenalee Dawson, Councilmember
Marlon L Osum, Councilmember
Amit Pal, Councilmember



CITY COUNCIL MEETING

MINUTES
SPECIAL MEETING OF THE CITY COUNCIL
OF THE CITY OF SUISUN CITY
TUESDAY, JULY 16, 2024
4:00 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

IN-PERSON MEETING

PUBLIC COMMENT WILL BE RECEIVED AT THE CITY COUNCIL MEETING IN PERSON AT 7:00 P.M.

CALL TO ORDER

Mayor Hernandez called the meeting to order at 4:10pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Osum, Pal, Washington

ABSENT: None

CONFLICT OF INTEREST NOTIFICATION None

(Any items on the closed session agenda that might be a conflict of interest to any Councilmembers should be identified at this time.)

CLOSED SESSION

Pursuant to California Government Code Section 54950 the Suisun City Council will hold a Closed Session for the Purpose of:

1. **PERSONNEL MATTERS**

A Closed Session will be held, Pursuant to Government Code Sections 54957(b)(1) and 54954.5(e), to consider the position of City Attorney.

RECESS TO CLOSED SESSION (City Manager Conference Room, City Hall)

CONVENE OPEN SESSION

PUBLIC COMMENT CLOSED SESSION RECEIVED AT 7:00 P.M. NONE

(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the comment period.)

RECESS TO CLOSED SESSION

CLOSED SESSION

Pursuant to California Government Code Section 54950 the Suisun City Council will hold a Closed Session for the Purpose of:

2. PERSONNEL MATTERS

A Closed Session will be held, Pursuant to Government Code Sections 54957(b)(1) and 54954.5(e), to conduct an employee performance evaluation for the position of City Manager.

CONVENE OPEN SESSION

There were no report outs from Closed Session.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:21pm.

Anita Skinner, City Clerk

CITY COUNCIL
Alma Hernandez, Mayor
Princess Washington, Mayor Pro Tem
Jenalee Dawson, Councilmember
Marlon L Osum, Councilmember
Amit Pal, Councilmember



CITY COUNCIL MEETING

MINUTES

**REGULAR MEETING OF THE SUISUN CITY COUNCIL,
SUISUN CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY,
AND SUISUN CITY HOUSING AUTHORITY
TUESDAY, JULY 16, 2024**

7:30 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

**7:30 P.M.
(OR IMMEDIATELY FOLLOWING THE SPECIAL MEETING)**

MEETINGS ARE HELD IN-PERSON, PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

MEETING ID: 837 2692 8493

CALL IN PHONE NUMBER: (707) 438-1720

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 PM), VIA WEBSITE, OR ZOOM CALL IN PHONE NUMBER (707) 438-1720*

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Ord. No. – 809)

(Next City Council Res. No. 2024 – 98)

(Next Suisun City Council Acting as Successor Agency Res. No. SA2024 - 02)

(Next Housing Authority Res. No. HA2024 – 02)

Closed Session and special meeting ended at 8:21pm with no reportable items from closed session.

CALL TO ORDER

Mayor Hernandez called the meeting to order at 8:29pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Osum, Pal, Washington

ABSENT: None

PLEDGE OF ALLEGIANCE

Council Member Pal led the Pledge.

INVOCATION

City Clerk Skinner gave the Invocation.

APPROVAL OF REORDERING OF AGENDA as presented

Motion by Council Member Dawson and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington

NOES: None

ABSENT: None

CONFLICT OF INTEREST NOTIFICATION

(Any items on the regular meeting agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

Council Member Dawson has a conflict with Item #9.

REPORTS (Informational items only.)

- 1. City Manager Update - (Prebula: bprebula@suisun.com).
Reported on upcoming Town Hall meetings beginning on 7/31 with different departments.

Fire Chief Lopez presented a report on the 4th of July on fire incidents, fireworks enforcement and challenges and improvements for next year.

After a brief discussion there was Council consensus to bring back late fall a discussion and review of the safe/sane fireworks ordinance.

PUBLIC COMMENT

Michelle Chavez thanked the Fire Department for quick response to a fire close to her home; look forward to having this item agendized.

- 2. City Attorney Report - (Taylor/Andrews).
None

PUBLIC COMMENT

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

George Guynn commented on fireworks going off til midnight; other cities use of drones for enforcement; raise citation fees.

Steve Olry suggested the city cancel the 4th of July; staff evaluation and cuts.

Vice Mayor Washington left meeting at 9:01pm due to an emergency.

Simone Smith commented on a petition and letters that was presented to council on 8/8/23 regarding Prosperity Park; they did not want this park; as a community want to sit and talk to staff about the park; huge homeless problem in the area; no follow up.

Donna LeBlanc commented about the late meeting start time; pine needles along sidewalk especially in the Heritage Park area; suggested maybe someone on light duty could rake them into the street the day before street sweeper.

Chuck Toona commented on the Clean Team work done the past Sunday; couch is still there for two years; officer drove right by illegally parked vehicle while they were out; McCoy Creek is overcome with weeds.

Council Member Dawson left dais at 9:15pm and returned at 9:17pm.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Presentation of Proclamation Proclaiming August 6, 2024, as "National Night Out" - (Hernandez: ahernandez@suisun.com).

Mayor Hernandez read proclamation which was presented to Chief Aaron Roth by Council Member Pal.

Chief Roth, thanked council; partnering with RPM for event to be held at Heritage Park 5-8pm; 8 neighborhood events throughout the community.

4. Proclamation Not Presented - (Hernandez: ahernandez@suisun.com):
 - a. Proclamation Celebrating 70 Years of Marriage for Mr. and Mrs. Robinson.

Mayor Hernandez summarized the proclamation which was not presented this evening. Robinson anniversary is 8/1.

COUNCIL COMMENTS

5. Council/Board Member Updates.

Council Member Pal asked Mr. Prebula to explain what the process is with the tax measure and if there is additional information that will be going out to the public if council could review it first; recommendation to stream line the Code Enforcement Ad Hoc to dissolve and bring it back to council; referenced newspaper article and that he and his family support Travis AFB; great Jazz Festival.

Council Member Dawson commented that along with the jazz festival there is also music on Saturday evenings; thanked staff for their work in removing the RV from the 30-acre site and how will the city navigate with the homeless moving forward with the new legislature.

Council Member Osum commented on the establishment of an economic board and how soon it could be created.

Mayor Hernandez attended the 4th of July briefing and thanked the supporting agencies; special shout out to RPM for putting together a great event; Solano Transportation Authority parking structure is due to be completed in September; Suisun Solano Water Authority addressed the water contaminant issue; there is a vacancy on the RPMA Commission and information can be found on the city website.

Mr. Prebula replied to questions on Measure S, staff can no longer promote Measure S nor can Council; general funds are not used for Measure S; any groups out there are not city supported; consultant hired for the Economic Development Ad Hoc has started the process; September there will be a community wide meeting with the consultant; come back to council in late fall for a discussion of the need for a board; (economic development plan).

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

City Council

6. Council Adoption of Resolution No. 2024-98: Identifying the Terms and Conditions for Fire Department Response Away from their Official Duty Station and Assigned to an Emergency Incident - (Lopez: bllopez@suisun.com).
7. Council Adoption of Resolution No. 2024-99: Authorizing Payment in the Amount of \$41,850.26 to Riverview International Trucks, LLC. for Repairs and Annual Testing - (Lopez: bllopez@suisun.com).
8. Council Adoption of Resolution No. 2024-100: Amending the Class Specifications for Public Safety Dispatcher I/II and Senior Public Safety Dispatcher, and to Establish a Class Specification for the Public Safety Dispatch / Police Records Supervisor - (Penland: cpenland@suisun.com).
9. Council Adoption of Resolution No. 2024-101: Amending the Citywide Salary Schedule to Provide a 19% Base Wage Adjustment to the Classifications and Incumbent Employees of the Public Safety Dispatcher I/II, Senior Public Safety Dispatcher, Public Safety Dispatch/Police Records Supervisor, and Police Support Services Manager Classifications - (Penland: cpenland@suisun.com).
10. Council Adoption of Resolution No. 2024-102: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for Fiscal Year 2024-25 - (Deol: Ideol@suisun.com).

Joint City Council/Suisun City Council Acting as Successor Agency

11. Council/Agency Approval of June 2024 Accounts Payable and Payroll Warrants - (Deol: Ideol@suisun.com).

PUBLIC COMMENT

George Guynn

Item 7

Commented that if the fire truck has to do ambulance calls it will not last long; need to consider residents paying their own ambulance bill.

Item 9

Commented the 19% is over the top; need to renegotiate this item.

Item 11

\$6m payroll need to be trimmed down and reduce some of those numbers.

Steve Olry

Item 9

Wish council would discuss so public knows what is going on

Item 11

Over \$6mil just for payroll and hopes a decent explanation is coming.

On-line

Donna LeBlanc

Item #9

19% is not something that should be approved when we are trying to pass Measure S

Item #11

check #153666 City of Fairfield for \$42656; check #153705, #153770, #153832 all to SID would like an explanation as to what they were for.

Michelle Chavez

Item #9 asked if the 19% included benefits; will this be paid out of Measure S and will this make us more financially crippled.

Motion by Council Member Dawson to approve Consent Calendar Items 6, 7, 8, 10, 11 and seconded by Council Member Pal. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal

NOES: None

ABSENT: Washington (emergency)

Council Member Dawson left dais at 9:57pm due to conflict of interest.

Item #9

Mr. Prebula along with Chief Roth responded to questions explaining Suisun City dispatchers are the lowest paid in Solano County.

Motion by Council Member Pal to approve Consent Calendar Item #9 and seconded by Mayor Hernandez. Motion passed by the following vote:

AYES: Hernandez, Osum, Pal

NOES: None

ABSENT: Washington (emergency), Dawson (conflict)

Council Member Dawson returned at 10:04pm.

Motion by Council Member Pal to continue meeting past 10pm and seconded by Council Member Dawson. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal

NOES: None

ABSENT: Washington (emergency)

PUBLIC HEARING

- 12. Council Consideration and Introduction of Ordinance No. 809: An Ordinance of the City Council of the City of Suisun City, California, Amending Various Sections of the Title 18 (Zoning) of the Suisun City Code - (Bermudez: jbermudez@suisun.com).

Senior Planner John Kearns presented the report.

Mayor Hernandez opened the Public Hearing.

Steve Olry asked what gets protected going forward; what can neighbor do to neighbor.

George Guynn commented his neighbor has several sheds, and it is a waste of time to have rules that are not going to be enforced.

There being no further comments Mayor Hernandez closed the Public Hearing.

There was further council discussion and questions answered by Mr. Kearns.

Motion by Council Member Dawson to introduce Ordinance No. 809 and seconded by Council Member Osum. Motion passed by the following vote:

- AYES:** Dawson, Hernandez, Osum, Pal
- NOES:** None
- ABSENT:** Washington (emergency)

GENERAL BUSINESS - NONE

REPORTS: (Informational items only)

- 13. Non-Discussion Items.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:24pm.

Anita Skinner, City Clerk

AGENDA TRANSMITTAL

MEETING DATE: October 1, 2024

AGENDA ITEM: Public Hearing and Other Proceedings Related to Annexation No. 18 to Community Facilities District No. 2 (Municipal Services), for the Blossom Avenue Apartments. Project:

- a. Council Adoption of Resolution No. 2024-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors (Blossom Avenue Apartments); and
 - b. Council Adoption of Resolution No. 2024-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien (Blossom Avenue Apartments); and
 - c. Council Introduction and Waive Reading of Ordinance No. ___: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory (Blossom Avenue Apartments).
-

FISCAL IMPACT: There would be an impact to the General Fund from this item. The annexation of the Blossom Avenue Apartments Project into Community Facilities District No. 2 meets the fiscal criteria as established by Resolution No. 2005-69 Cost Recovery Policy for New Development, dated October 4, 2005. Community Facilities District No. 2 is intended to offset Municipal Service costs, including administrative costs, thereby reducing the negative fiscal impact of new development on the City's General Fund. Once annexed into CFD#2, the Blossom Avenue Apartments Project will begin to contribute funds towards Public Safety Services such as police and fire. If the annexation does not occur the costs for the additional Safety Services necessary to support the new apartment complex would be borne by the General Fund.

STRATEGIC PLAN: Provide Good Governance and Ensure Public Safety.

BACKGROUND: As part of the Blossom Avenue Apartments Project's Conditions of Approval, the developer is required to mitigate the impact on City Municipal Services due to the new development. In accordance with the development conditions imposed on development projects, the landowner is annexing into Community Facility District No. 2 to offset municipal service costs for police, fire, paramedics, landscaping, and storm drain maintenance.

The first step in the annexation process, the Resolution of Intention was brought before Council and approved at the August 20, 2024, Council Meeting.

STAFF REPORT: The next steps in the legislative process for the annexation of the Blossom Avenue Apartments Project into Community Facility District No. 2 include conducting the Public Hearing and the waiving of the first reading of the Ordinance associated with this annexation. The final step involves the Ordinance coming back to Council for Council's approval at the October 15, 2024, meeting.

STAFF RECOMMENDATION: It is recommended that the City Council:

- a. Adopt Resolution No. 2024-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors (Blossom Avenue Apartments); and
- b. Adopt Resolution No. 2024-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien (Blossom Avenue Apartments); and
- c. Introduce and Waive Reading of Ordinance No. ___: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory (Blossom Avenue Apartments).

DOCUMENTS ATTACHED:

1. Council Resolution No. 2024-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors (Blossom Avenue Apartments); and
2. Council Resolution No. 2024-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien (Blossom Avenue Apartments); and
3. Council Introduction and Waive Reading of Ordinance No. ___: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory (Blossom Avenue Apartments).
4. District Boundary Map.
5. PowerPoint Presentation.

PREPARED BY:

Amanda Dum, Management Analyst II

REVIEWED BY:

Nouae Vue, Public Works Director

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution No. 2024-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors (Blossom Avenue Apartments).
2. Resolution No. 2024-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien (Blossom Avenue Apartments).
3. Introduction and Waive Reading of Ordinance No. ___: An Ordinance Levying Special Tax Within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory (Blossom Avenue Apartments).
4. District Boundary Map.
5. PowerPoint Presentation

RESOLUTION NO. 2024-

**A RESOLUTION SUBMITTING ANNEXATION OF TERRITORY AND
LEVY OF SPECIAL TAXES TO QUALIFIED ELECTORS**

Annexation No. 18 (Blossom Avenue Apartments)

RESOLVED by the City Council (the “Council”) of the City of Suisun City (the “City”), County of Solano, State of California, that:

WHEREAS, this Council, acting as legislative body of the City of Suisun City’s Community Facilities District No. 2 (Municipal Services) (the “CFD”) has adopted “A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein” (the “Resolution of Intention to Annex”) stating its intention to annex certain territory (the “Annexation Territory”) to the CFD pursuant to the Mello Roos Community Facilities Act of 1982, Sections 53311 and following of the California Government Code (the “Act”);

WHEREAS, a copy of the Resolution of Intention to Annex, incorporating a description and map of the proposed boundaries of the Annexation Territory and stating the services (the “Services”) to be provided and the rate and method of apportionment of the special tax (the “Special Taxes”) to be levied within the Annexation Territory to pay for the Services, is on file with the City Clerk and the provisions thereof are fully incorporated herein by this reference as if fully set forth herein;

WHEREAS, on the date hereof, this Council held a noticed public hearing as required by the Act and the Resolution of Intention to Annex relative to the proposed annexation of the Annexation Territory to the CFD and the levy of special taxes in the Annexation Territory;

WHEREAS, at such hearing all interested persons desiring to be heard on all matters pertaining to the annexation of the Annexation Territory to the CFD and the levy of the Special Taxes within the Annexation Territory were heard and a full and fair hearing was held;

WHEREAS, prior to the time fixed for the hearing, written protests had not been filed against the proposed annexation of the Annexation Territory to the CFD by (i) 50% of more of the registered voters, or six registered voters, whichever is more, residing in the existing CFD, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the Annexation Territory, (iii) owners of one-half or more of the area of land in the CFD not exempt from special taxes or (iv) owners of one-half or more of the area of land in the Annexation Territory not exempt from special taxes; and

WHEREAS, the Annexation Map of the captioned annexation has been filed with the City Clerk and recorded in the Solano County Recorder’s Office on September 17, 2024, in Book 27 at Page 6 of Maps of Assessment and Community Facilities Districts as Document Number 202400040904 which map shows the Annexation Territory.

NOW, THEREFORE, IT IS HEREBY ORDERED, as follows:

1. Prior Proceedings. All prior proceedings taken by this Council with respect to the CFD and the proposed annexation of the Annexation Territory thereto have been duly considered and are hereby determined to be valid and in conformity with the Act, and the CFD has been validly established pursuant to the Act.

2. Prior Resolutions. The provisions of the Resolution of Intention to Annex and Resolution No. 2005-89, entitled “A Resolution of the Suisun City Council Forming Community Facilities District No. 2 (Municipal Services)” (the “Resolution of Formation”), previously adopted by this Council for the CFD, are by this reference incorporated herein, as if fully set forth herein.

3. Voter Approval. Pursuant to the provisions of the Act, the propositions of (i) the annexation of the Annexation Territory and (ii) the levy of the Special Taxes within the Annexation Territory shall be submitted to the voters of the Annexation Territory at an election called therefor as hereinafter provided.

4. Electors Determined. This Council hereby finds that fewer than 12 persons have been registered to vote within the Annexation Territory for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Council for the purposes of these annexation proceedings. Accordingly, and pursuant to the Act, this Council finds that for purposes of these proceedings the qualified electors are the landowners within the Annexation Territory and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in the Annexation Territory.

5. Applicable Laws. Pursuant the Act, the election shall be conducted by mail ballot under Section 4000 of the California Elections Code, provided, however, that for purposes of setting the date for the election, Sections 53326 and 53327 of the Act shall govern.

6. Special Election Called. On Tuesday, October 1, 2024, in in the City Hall, Council Chambers, 701 Civic Center Boulevard, Suisun City, California, a special election is hereby called to consider the measure described in the ballot referred to below. This Council hereby further finds that the provision of the Act requiring a minimum of 90 days to elapse before said election is for the protection of voters, that the voters have waived such requirement and the date for the election herein specified is established accordingly.

Under Section 50075.1 of the Government Code, the following accountability provisions shall apply to the special taxes: (a) the provision and/or acquisition of the Services and the incidental costs thereof, all as defined in the Resolution of Intention to Annex and the Resolution of Formation, shall constitute the specific single purpose; (b) the proceeds shall be applied only to the specific purposes identified in (a) above; (c) there shall be created special account(s) or funds(s) into which the proceeds shall be deposited; and (d) there shall be caused to be prepared an annual audit and report of the CFD.

7. Election Official. The City Clerk is hereby appointed as the election official to conduct the election and shall cause to be provided to each landowner in the Annexation Territory a ballot substantially in the form of Exhibit A hereto (the “Ballot”), which form is hereby approved. The City Clerk shall accept mailed or hand delivered Ballots of the qualified electors received prior to 6:30 o'clock p.m. on the date fixed above for the election.

8. **Effective.** This resolution shall take effect upon its adoption.

* * * * *

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 1st day of October 2024, by the following vote.

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 1st day of October 2024.

 Anita Skinner
 City Clerk

EXHIBIT A
CITY OF SUISUN CITY
Community Facilities District No. 2
(Municipal Services)

Annexation No. 18 (Blossom Avenue Apartments)

OFFICIAL BALLOT
SPECIAL TAX ANNEXATION ELECTION

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Suisun City no later than 6:30 p.m. on Tuesday, October 1, 2024, either by mail or in person. The City Clerk’s office is located at 701 Civic Center Boulevard, Suisun City, California 94585.

To vote, mark a cross (X) on the voting line after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Suisun City and obtain another.

The amount of money to be raised annually by the levy of the special tax on the property to be annexed to Community Facilities District No. 2 (Municipal Services) is \$71,315.20 in 2024/25 dollars and the rate and duration of the tax to be levied is as set forth in the rate and method of apportionment of special tax for Community Facilities District No. 2 (Municipal Services).

BALLOT MEASURE NO. 1: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the “CFD”), be authorized to annex Annexation No. 18 (Blossom Avenue Apartments) to the CFD, as such territory is described in “A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors” adopted by the City Council of the City of Suisun City on October 1, 2024? The effectiveness of this Ballot Measure No. 1 is contingent upon the passage of Ballot Measure No. 2.*

YES: _____

NO: _____

BALLOT MEASURE NO. 2: *Shall the City of Suisun City, by and for its Community Facilities District No. 2 (Municipal Services) (the “CFD”), be authorized to levy special taxes within the territory proposed for annexation to the CFD according to the rate and method of apportionment specified in the Resolution of the City Council entitled “A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein,” adopted by the City Council of the City of Suisun City on August 20, 2024? The effectiveness of this Ballot Measure No. 2 is contingent upon the passage of Ballot Measure No. 1.*

YES: _____

NO: _____

By execution in the space provided below, you also confirm your written waiver of the time limit pertaining to the conduct of the election and any requirement for analysis and arguments with respect to the ballot measure.

Assessor Parcel No(s): 0037-130-010

Acres: 9.09

Number of Votes: 10

FLT SUISUN-PARKWAYS LLC

By:

Name:

Its: _____

RESOLUTION NO. 2024-

**A RESOLUTION DECLARING RESULTS OF SPECIAL ANNEXATION
ELECTION, DETERMINING VALIDITY OF PRIOR PROCEEDINGS,
AND DIRECTING RECORDING OF AMENDED NOTICE OF SPECIAL
TAX LIEN**

Annexation No. 18 (Blossom Avenue Apartments)

RESOLVED by the City Council (the “Council”) of the City of Suisun City (the “City”), County of Solano, State of California, that:

WHEREAS, in proceedings heretofore conducted by the Council pursuant to the Mello-Roos Community Facilities Act of 1982 (the “Act”), this Council has heretofore adopted a resolution calling a special election of the qualified landowner electors in the territory of land (the “Annexation Territory”) proposed to be annexed to Community Facilities District No. 2 (Municipal Services) (the “CFD”);

WHEREAS, pursuant to the terms of the resolution of the City Council entitled “A Resolution Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors” (the “Election Resolution”) adopted by the City Council on this date, which is hereby incorporated herein by this reference, the special election has been held and the City Clerk has filed a Canvass of Votes Cast in Special Election (the “Canvass”), a copy of which is attached hereto as Exhibit A; and,

WHEREAS, this Council has reviewed the Canvass and hereby approves it.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. Issue Presented. The issues presented at the special election were (i) the annexation of the Annexation Territory to the CFD and (ii) the levy of a special tax within the Annexation Territory.

2. Measure Approved. Pursuant to the Canvass, the issues presented at the special election were approved by the landowners of the Annexation Territory by more than two-thirds of the votes received at the special election.

3. Annexation Completed. Pursuant to the voter approval, the Annexation Territory is hereby declared to be fully annexed to and part of the CFD with full legal effect.

4. Authority to Levy Special Taxes. Pursuant to the voter approval, this Council may levy special taxes in the territory in the Annexation Territory according to the rate and method of apportionment specified in the Resolution of this Council entitled “A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein,” adopted on August 20, 2024.

5. Prior Proceedings. It is hereby found that all prior proceedings and actions taken by this Council pursuant to the CFD and the Annexation Territory were valid and in conformity with the Act.

6. Amendment to Notice of Lien. Within 15 days of the date of this Resolution, the City Clerk shall execute and cause to be recorded in the office of the County Recorder of the County of Solano an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

7. Effective. This resolution shall take effect upon its adoption.

* * * * *

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 1st day of October 2024, by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 1st day of October 2024.

Anita Skinner
City Clerk

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY LEVYING SPECIAL TAX WITHIN CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), INCLUDING CERTAIN ANNEXATION TERRITORY

Annexation No. 18 (Blossom Avenue Apartments)

WHEREAS, the City of Suisun City (the “City”) has conducted proceedings pursuant to the Mello-Roos Community Facilities Act, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”) to establish “City of Suisun City Community Facilities District No. 2 (Municipal Services)” (the “CFD”) for the purpose of financing certain municipal services (the “Services”) as provided in the Act; and

WHEREAS, the rate and method of apportionment of special tax for the CFD (the “Original Rate and Method”) is set forth in Exhibit A to City Council Resolution 2005-89, which was adopted on November 15, 2005 (the “Resolution of Formation”); and

WHEREAS, the City has conducted proceedings to annex territory into the CFD and, in connection therewith, approved supplements to the Original Rate and Method (as supplemented, the “Rate and Method”);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY as follows:

SECTION ONE: By the passage of this Ordinance, pursuant to the Act, the Council hereby authorizes and levies the Special Tax within the CFD, including all territory annexed into the CFD prior to the date hereof, at the rate and in accordance with method set forth in the Rate and Method, which rate and method are by this reference incorporated herein. The Special Tax has previously been levied in the original territory of the CFD beginning in fiscal year 2006-07 pursuant to Ordinance No. 684, passed and adopted by the City Council on December 6, 2005, and the Special Tax is hereby levied commencing in fiscal year 2024-25 in the territory annexed to the CFD subsequent to formation of the CFD, and in each fiscal year thereafter to pay for the Services for the CFD and all costs of administering the CFD.

The City Council hereby ratifies the levy of special taxes within the CFD pursuant to the Act, at the rate and in accordance with the Rate and Method, in fiscal years 2006-07 through 2024-25.

SECTION TWO: The City Manager or designee, or an employee or consultant of the City, is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the CFD, including all territory annexed to the CFD prior to the date hereof, in the manner and as provided in the Rate and Method.

SECTION THREE: Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation, the Rate and Method and the applicable provisions of the Act. In no event shall the Special Tax be levied on any parcel within the CFD in excess of the maximum Special Tax specified in the Rate and Method.

SECTION FOUR: All of the collections of the Special Tax shall be used as provided in the Act and in the Resolution of Formation, including, but not limited to, the payment of costs of the Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the Special Tax.

SECTION FIVE: The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the Council may provide for other appropriate methods of collection by resolution(s) of the Council. The City Manager of the City (or the City Manager's designee) is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Solano in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of the County of Solano for fiscal year 2024-25 and for each fiscal year thereafter, as set forth above, until no longer required to pay for the Services or until otherwise terminated by the City.

SECTION SIX: If for any reason any portion of this Ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel within the CFD, including all territory annexed to the CFD prior to the date hereof, by a court of competent jurisdiction, the balance of this Ordinance and the application of the Special Tax to the remaining parcels within the CFD, including all territory annexed to the CFD prior to the date hereof, shall not be affected.

SECTION SEVEN: The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published immediately after its passage at least once in a newspaper of general circulation circulated in the City.

SECTION EIGHT: This Council affirms the provisions of Ordinance No. 684 except to the extent any terms of such Ordinance are inconsistent with the provisions of this Ordinance, in which case the terms of this Ordinance shall govern.

SECTION NINE: This Ordinance shall become effective (30) days following its passage and adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation in the City of Suisun City, County of Solano.

* * * * *

INTRODUCED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 1st day of October 2024, by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this 1st day of October 2024.

Anita Skinner
City Clerk

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 15th day of October 2024, by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this 15th day of October 2024.

Anita Skinner
City Clerk

Annexation Map No. 18 of City of Suisun City Community Facilities District No. 2 (Municipal Services)

COUNTY OF SOLANO
STATE OF CALIFORNIA



REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA," FILED THE 27TH DAY OF OCTOBER, 2005, AT THE HOUR OF IN BOOK 23 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SOLANO, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

1. FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SUISUN CITY THIS ____ DAY OF _____, 20__.

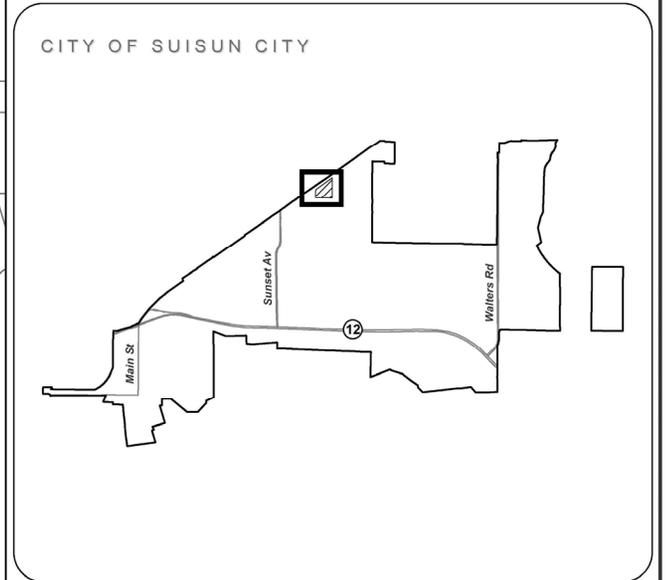
CITY CLERK _____

2. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 18 TO CITY OF SUISUN CITY COMMUNITY FACILITIES DISTRICT NO. 2 (MUNICIPAL SERVICES), COUNTY OF SOLANO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY, AT A MEETING THEREOF, HELD ON THE ____ DAY OF _____, 20__ BY ITS RESOLUTION NO. ____.

CITY CLERK _____

3. FILED THIS ____ DAY OF _____, 20__, AT THE HOUR OF ____ O'CLOCK ____ M., IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA.

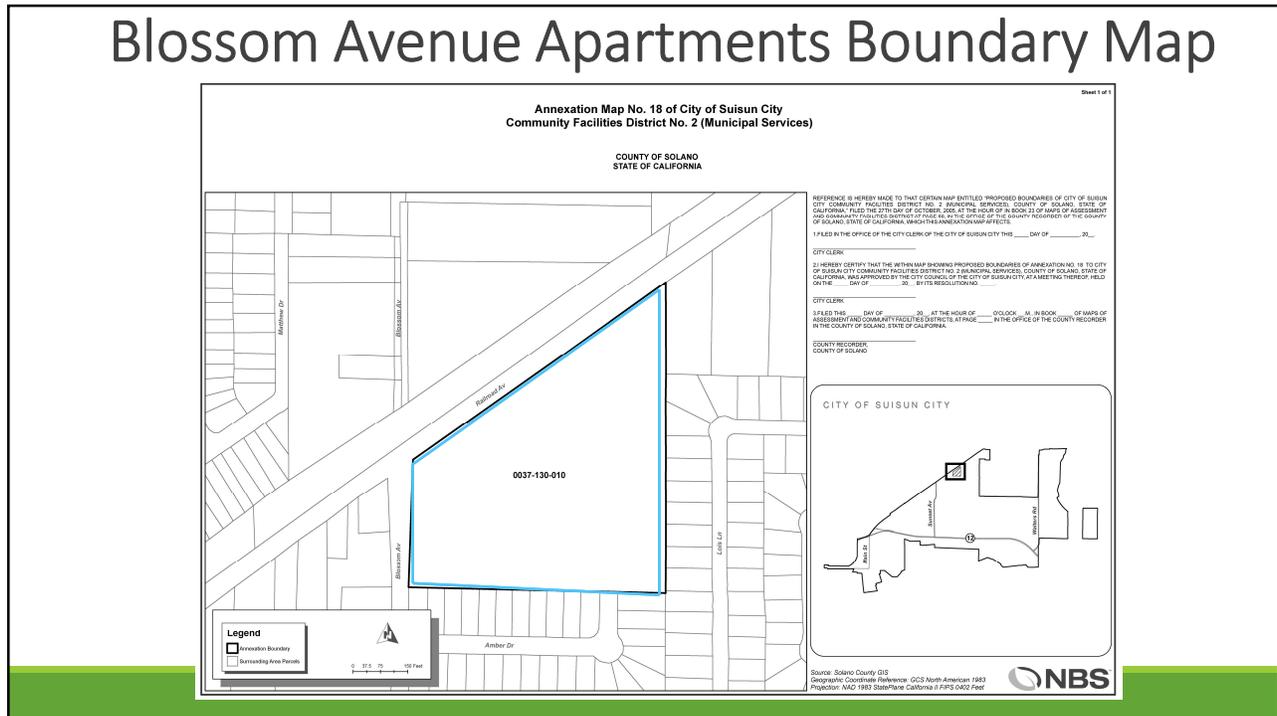
COUNTY RECORDER _____
COUNTY OF SOLANO



Source: Solano County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet



Blossom Avenue Apartments Boundary Map



3

Staff Recommendations

It is recommended that the City Council (1) open the Public Hearing, (2) receive public comment, if any, (3) close the Public Hearing, and (4) conduct the special landowner election, and (5) adopt/introduce the following:

1. Council Resolution No. 2024-___: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors (Blossom Avenue Apartments); and
2. Council Resolution No. 2024-___: Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien (Blossom Avenue Apartments); and
3. Council Introduction and Waive Reading of Ordinance No. 2024-___: An Ordinance of the City Council of the City of Suisun City Levying Special Tax Within City of Suisun City Community Facilities District No. 2 (Municipal Services), Including Certain Annexation Territory (Blossom Avenue Apartments).

4

Questions?

BLOSSOM AVENUE APARTMENTS ANNEXATION – PUBLIC HEARING MEETING

AGENDA TRANSMITTAL

MEETING DATE: October 1, 2024

AGENDA ITEM: Public Hearing for the Highway 12 Logistics Center Project: Approval of Annexation, General Plan Amendment, Prezone, and Certification of the Environmental Impact Report (EIR) and approval of the Planned Unit Development to develop 1.28 million square feet of warehouse and logistics uses on approximately 93 acres within a 487-acre project site (Assessor’s Parcel Numbers: 0032-190-190; 180; 200; 260; 160; and 0032-010-390; 0032-020-100; 140; 160; and 0046-010-280; and 390):

- a. Council Adoption of Resolution No. 2024-__ : Certifying the Final Environmental Impact Report for the Highway 12 Logistics Center Project, totaling 1.28 million square feet of warehouse and logistics uses, adopting the CEQA Findings of Fact and Statement of Overriding Considerations, adopting a Mitigation Monitoring Program, and authorizing the filing of a Notice of Determination in accordance with California Environmental Quality Act; and
- b. Council adoption of Resolution No. 2024-__ : Approve General Plan Amendment No. GP 24-01, Re-Designating Approximately 10.2 Acres of APN 0032-020-100, APN 0032-190-260, and 0032-190-160 to 13.41 Acres of Commercial Mixed Use for the Highway 12 Logistics Project; and
- c. Council Introduction and Waive Reading of Ordinance No. __ : Amending the Suisun City Zoning Map for APN 0032-010-390, 0032-190-260, 0032-190-160, and Approximately 10.21 Acres of APN 0032-020-100 to Prezone the Property to 63.7 Acres of Commercial Services and Fabricating (CSF) and 97.3 Acres of Open Space (OS) for the Highway 12 Logistics Project; and
- d. Council Introduction and Waive Reading of Ordinance No. __ : Approving A Planned Unit Development Application to the PD 24-01, for A Warehouse and Logistics Project, Elevations and Site Plans, and Granting the Deviations to Development Standards for the Highway 12 Logistics Center Project; and
- e. Council Adoption of Resolution No. 2024-__ : A Resolution of the City Council of the City of Suisun City, to Approve and Submit an Application to the Solano County LAFCO for Annexation/Reorganization of the Highway 12 Logistics Project

FISCAL IMPACT: The completed proposed Project is expected to generate over \$1.8 million in fiscal revenues and \$635,000 in fiscal expenses to the City’s General Fund, creating an annual surplus of \$1.2 million. That translates into an annual surplus of approximately \$941 per 1,000 building square feet within the Project at full buildout. The annual surplus will occur incrementally over a period of time as the project is built out in phases.

STRATEGIC PLAN: Provide Good Governance and Develop Sustainable Economy.

BACKGROUND:
Project Description

Buzz Oates Construction, Inc. (Applicant) submitted a planning entitlement application in 2021 seeking the development of 1.28 million square feet of warehouse and logistics uses, and managed open space. All the buildings would be similar in size ranging from approximately 170,000 to 187,000 square feet

and range in height from 44 to 47 feet. Access to the project for passenger vehicles will be provided at separate driveway access points off both Pennsylvania Avenue and Cordelia Street. Approximately 487 acres as shown in Attachment 1, Project Boundary Map is the Project site. However, only approximately 161 acres is proposed to be annexed to the city for development purposes. Within the 161-acre annexation area approximately 93 acres would be developed as warehouse and logistics uses. The balance of the 161-acre annexation area would be in managed open space.

The additional Project acreage (487-161=326-acres) in adjacent lands south of Cordelia Road will not be annexed but would remain in managed open space within the unincorporated County as mitigation for biological impacts resulting from the project development. The southern portion of the project site is within the Primary Management Area of the Suisun Marsh Protection Plan and a small portion of the southwestern extremity of the project site is within the Secondary Management Area of the Suisun Marsh Protection Plan.

The Project is bordered by Highway 12 to the north, a drainage channel (Ledgewood Creek) and warehouse development to the west, Cordelia Street, and vacant open space to the south, and vacant open space east of Pennsylvania Avenue. To the south, the project site meets the Suisun Marsh. The project site is primarily used as grazing land and undeveloped open space. Cattle graze throughout the northern portion of the project site.

Entitlements

Several entitlements are requested as part of this project. Provided below is a brief overview of each entitlement. Project site development would require various external agency permits and other types of approvals with a purview over air quality, biological resources, water quality, public services and utilities, and other topics.

Annexation

Except for 6.4 acres in the northeast corner of the Project Boundary already in Suisun City, all the land is in unincorporated area of Solano County. State law allows for annexation/reorganization of property so long as the property is within the City's SOI. The portion of the project site north of the California Northern Railroad tracks and Cordelia Road is within the City of Suisun City Sphere of Influence (SOI). Another approximately 5 acres outside of the project site is also within the City's Sphere of Influence and would be proposed for annexation along with public rights-of-way. The proposed annexation requires future actions by the Solano County Local Agency Formation Commission (LAFCO).

General Plan Consistency

Upon annexation of the project area to the City of Suisun City the current Suisun City General Plan designations shall apply. The project site is designated as "Commercial Mixed Use" (north of the California Northern Railroad) and "Agriculture and Open Space" south of the railroad and east of Pennsylvania Avenue within the General Plan. Per the Land Use Element of the General Plan, Commercial Mixed Use "Provides for retail and service commercial operations; research, assembly, fabrication, storage, distribution, and processing uses; professional offices; public services and facilities; and other compatible uses, such as higher-density dwelling units." The majority of the proposed project development is consistent with the Suisun City General Plan and with the proposed addition of 13.14 acres to the CMU designation, the plan is entirely consistent. Attachment 2 illustrates the existing and the proposed General Plan designations.

Prezoning

An unincorporated property within the City's sphere of influence may be prezoned for the purpose of determining the zoning that will apply to the property. The initiation and the procedures for the

prezoning shall be the same procedures that govern the rezoning of property within the City. The area of the project site proposed for development would be prezoned as Commercial Services and Fabricating (CSF) as part of the annexation process. Attachment 3 illustrates the proposed Prezoning designations.

Planned Unit Development

Development of the Project and any approved alternatives will be regulated by the Highway 12 Logistics Center Planned Unit Development, (PUD), which establishes the land use, zoning, development standards and regulations for the development of the site.

Planning Commission Hearing/Recommendation

The Suisun City Planning Commission held a public hearing on July 9, 2024, to consider the proposed project. Staff and public review of the Draft Environmental Impact Report resulted in identification of a “reduced footprint alternative” that yields less environmental impacts. The reduced footprint alternative would develop 529,708 square feet of warehouse and logistics uses on 53 acres (referred to as the ‘Development Area’), and the remainder would be Managed Open Space. The Development Services Staff and applicant concurred on a recommendation to the Planning Commission to recommend approval of a “reduced footprint alternative”. The Reduced Footprint Alternative would result in fewer impacts than the original proposed Project, while still meeting the project objectives.

However, in the course of public input and discussion by Commissioners, the Commission determined to recommend to the City Council approval of the original development proposal (1.28 million square feet of warehouse and logistics uses). The summary of the Planning Commission decision is provided in the Staff Report section below.

STAFF REPORT:

General Plan Amendment

The City of Suisun City General Plan serves as the guiding land use document for the City of Suisun City. Staff has analyzed the proposed General Plan Amendment and found the request consistent with the policies of the Suisun City General Plan. Below is a review of the key goals and objectives which the project will help implement.

Policy LU-4.2 The City will only allow annexation of land that is on or adjacent to lands with available urban services.

The Project is adjacent to the City limits and is designated as CMU for development. The Project will extend urban services as required.

Policy LU-4.3 Annexation requests shall provide an analysis of infrastructure and public facilities demand, as well as the financing necessary to support planned development.

As part of the Annexation, an analysis has been prepared to determine the Project impacts to infrastructure and public facilities and will identify the necessary improvements and funding.

Policy LU-4.4 Annexation requests shall provide studies requested by Solano Local Agency Formation Commission.

The Developer will meet with the Solano County LAFCo and determine the studies to be prepared and the format and detail necessary to evaluate the Project for annexation.

Policy T-1.1 The City will review and condition developments to maintain level of service E or better during peak travel periods, as feasible.

The Developer will work with the City Engineer to convert vehicle miles traveled (VMT) to a level of

service so that the Project can demonstrate that it will comply with this General Plan policy.

Policy T-1.9 The City will require new roads, intersections, and access points to be designed in accordance with City standards and avoid introducing any hazardous conditions. The Project will identify appropriate required road improvements and access points to avoid impacts and meet City standards.

Policy T-2.3 New developments shall be highly connected internally and connected with adjacent developed areas. The Project has been designed to include vehicle and pedestrian connections internally between each building as well as to the main intersection at Pennsylvania Avenue. Vehicle traffic internally is channeled along drive aisles that access the parking core and the entries to each building.

Policy T-3.5 The City's Traffic Impact Fee Program will be designed to provide incentives for new developments that are located and designed to reduce vehicular travel demand. The Project traffic study and analysis evaluated and proposed appropriate traffic designs and mitigations to reduce vehicular traffic demand.

Policy T-3.6 New developments that would accommodate 100 full- or part-time employees or more are required to incorporate feasible travel demand management strategies, such as contributions to transit/bike/pedestrian improvements; flextime and telecommuting; a carpool program; parking management, cash out, and pricing; or other measures, as appropriate, to reduce travel demand. The Project is expected to generate approximately 528 full and/or part time jobs (Highway 12 Logistic Center Fiscal Impact Analysis, Table C-1) and will participate in feasible travel demand management strategies as required by the City.

The City will restrict truck traffic to designated routes, which include: SR 12, Main Street, Cordelia Street, Railroad Avenue, Lotz Way, Walters Road, Peterson Road, and Civic Center Boulevard. Trucks may go by direct route to and from restricted streets, where required for the purpose of making pickups and deliveries of goods, but are otherwise restricted to designated routes.

The truck traffic will utilize the designated City truck traffic routes State Route 12 via Pennsylvania Avenue to access the Project. Truck access will be from two driveway accesses off Pennsylvania Avenue and one driveway access off Cordelia Road to minimize conflicts with vehicle traffic and to provide enough truck stacking to minimize impacts to the public streets.

Policy T-7.1 Parking shall be located and designed to facilitate convenient pedestrian access to and from buildings, trails, sidewalks, and transit stops. The Project has been designed to provide pedestrian walkways internally between each building when feasible, well as along the west side of Pennsylvania Avenue. This will allow pedestrians to access pedestrian sidewalks and transit stops along the west side of Pennsylvania Avenue.

Policy T-7.4 The City supports shared parking between multiple uses to the extent possible, and will provide incentives for property owners to share underused off-street parking. The Project will utilize shared parking to provide the required parking, if it is determined that there is underused off-street parking, the Developer will work with the City to identify the number of parking spaces available.

Policy T-7.7 Unless unusual circumstances warrant, the City discourages construction of new surface parking spaces in amounts greater than required by City standards.

The Project will provide parking spaces as required by the City per the standards based on development of each building.

Policy T-7.8 New developments shall break up and distribute any proposed surface parking and shall provide adequate landscaping to achieve at least 50 percent shading of parking areas at maturity. The surface parking for the Project has been designed with landscape planting islands to support tree planting which will achieve the 50 percent shading of auto parking areas at maturity.

Policy ED-1.6 The City will maintain suitable sites to support a variety of business types, including research and development, assembly, office development, and visitor-serving businesses. The Project has been designated as Commercial Mixed Use in the Suisun City 2035 General Plan (Attachment 2) and is planned to include a variety of warehouse, research, distribution, manufacturing, assembly, with associated office uses to support the main function of the businesses.

Policy ED-3.1 The City will encourage development that improves the balance between local jobs and housing, including new commercial and industrial development, home-based businesses, business incubators, and other uses that produce high-quality local jobs. The Project will provide for new industrial development in the City which could attract new business to locate and will generate 528 new jobs for the City and the region.

Policy ED-4.3 The City will maintain a development impact fee program that requires new development to pay a fair share of the cost of City services and facilities required to serve such development. The City and Developer(s) will determine a mechanism for fair share costs of identified impacts associated with the development of the Project.

Planned Unit Development (PUD)

Development of the Project and any approved alternatives will be regulated by the Highway 12 Logistics Center Planned Unit Development, (PUD), which establishes the land use, zoning, development standards and regulations for the development of the site. The development regulations contained in the PUD address the unique characteristics of the Project and surrounding properties. A primary function of the PUD document and EIR is to reduce the need for future discretionary entitlement processes and environmental review. Accordingly, the potential environmental impacts associated with the development of the project are fully analyzed at the project level in the EIR in accordance with CEQA, which means, future development and planned uses consistent with the DEIR should not require additional environmental review. The City of Suisun City will administer the PUD and related documents consistent with the provisions of Suisun City Municipal Code Title 18- Zoning Code Chapter 18.72 establishes specific procedures for adoption and administration of the PUD. The Highway 12 Logistics PUD, can be found in Attachment 4, of this staff report.

Fiscal Impact

The City of Suisun City (City) commissioned the Goodwin Consulting Group to prepare the Highway 12 Logistics Center Fiscal Impact Analysis (November 7, 2023) (Attachment 6). This report summarizes methodologies and assumptions that may be used to evaluate recurring fiscal impacts to the City associated with providing services to the proposed Highway 12 Logistics Center project area related to the City's General Fund through a city-wide Community Facilities District (CFD). In 2005, Suisun City established citywide services Community Facilities District (CFD) No. 2 to fund additional expenses associated with providing municipal services to new developments within the incorporated City area. These General Fund services include public safety (police, fire, and paramedic) and parks, open space, and storm drainage maintenance. Annual special taxes are levied on and collected from

residential dwelling units and non-residential buildings within the boundaries of the CFD. FY 2022-23 annual special tax rates were \$949.80 per 1,000 building square feet for non-residential structures. It is assumed that the Project will annex into CFD No. 2 and will generate annual special tax revenues to help offset the costs of providing a variety of City services to the Project.

Other funds that are supported by development fees and user charges (e.g., enterprise funds), state resources (e.g., school districts), or a specific allocation of property taxes (e.g., mosquito abatement districts) are not included in this analysis. The area being analyzed in the fiscal impact study includes only that portion of the Project being considered for annexation.

It should be noted that the fiscal impact (both revenues and expenditures) is related to the square footage of buildings built and occupied. Since the rate of construction and occupancy is a function of market and other factors it is understood that the increase in net revenues available to the Citywide Community Facilities District will occur over a period of years and not immediately upon approval of the project

Conditions of Approval

As with all discretionary entitlement approvals, staff has prepared recommended conditions of approval for the consideration of the Planning Commission. These conditions are a culmination of work from the Fire Department, Development Services Department, and Public Works Department. Additionally, the Solano Irrigation District (SID) and Fairfield Suisun Sewer District (FSSD) have also provided conditions of approval. The conditions can be found in Attachment 6 of this staff report. The Project's developer has reviewed and agreed to the conditions of approval.

Travis Airport Land Use Compatibility Plan (ALUCP)

The project site is within Zone D of the Travis Airport Land Use Compatibility Plan (ALUCP), which has few restrictions on land use or development. However, the project was required to demonstrate consistency with ALUCP provisions related to any proposed commercial scale solar facilities and bird strike hazards. The project EIR summarizes how the project proposes consistency with the ALUCP. The Solano County Airport Land Use Commission determined that the project is consistent with the Travis AFB Land Use Compatibility Plan (LUCP) on September 12, 2024 with the following condition: "The Land Manager, established to manage and maintain the Managed Open Space Area, shall communicate and consult with the TAFB BASH Team regarding the maintenance of wildlife attractants and changes to the existing habitat in the managed open space area."

Environmental Review

The EIR is a required informational document under the California Environmental Quality Act (CEQA) that describes the environmental effects of the project, identifies ways to minimize the significance of the adverse impacts, responds to comments made during the public comment period, and discusses reasonable alternatives to the project that modify the environmental impacts. Certification of an EIR does not automatically approve the project. Certification means that the EIR was completed in compliance with CEQA, that the agency has reviewed and considered the EIR, and the EIR reflects the agency's independent judgement and analysis. Approval of the Highway 12 project is a separate action.

The Project EIR was prepared to provide adequate review of the project and its effects on the environment as a supplementary tool to help frame the decision-making process on the project. The EIR to be considered at this public hearing includes the Final EIR (FEIR), which incorporates by reference the DEIR. The DEIR contains the analysis on the environmental impacts, the recommended mitigation measures to decrease adverse impacts of the project and the environmental alternatives to the project. The FEIR includes the written comments received during the 45-day public review period. The FEIR also includes the responses to those comments, and other clarifications or corrections to the DEIR.

Comments received from the public on the DEIR are included in the FEIR document.

The City of Suisun City is the Lead Agency for this Environmental Impact Report. Pursuant to Sections 15060(d) and 15082 of the CEQA Guidelines, the City issued a Notice of Preparation (NOP) for the original proposed project on April 1, 2021, and reissued the NOP on May 14, 2021. The scoping period began on Friday, May 14, 2021, and extended through June 14, 2021. The City held a public scoping meeting at a regular Planning Commission meeting on April 13, 2021. The NOP was submitted to the State Clearinghouse web portal of the Governor's Office of Planning and Research and was posted on the City's website for public review and to accept comments for a 30-day period through June 14, 2021. In preparing the Draft EIR, the City considered comments submitted in response to the NOP and offered at the public scoping meeting. Appendix A of the Draft EIR includes comments received on the NOP.

The City filed a Notice of Completion, published a Notice of Availability, and the Draft EIR was circulated for a 45-day public review period beginning on August 31, 2023 and concluding on October 17, 2023, during which agencies and organizations and the public submitted comments and input. After the close of the public review period, the City prepared a Final EIR including copies of comments submitted on the Draft EIR, responses to the comments, and minor changes to the text of the Draft EIR.

The Final EIR was released on July 1, 2024. The Final EIR consists of the Draft EIR; Comments and Responses to Comments on the Draft EIR; Errata to the Draft EIR; and a Mitigation Monitoring and Reporting Program, dated June 28, 2024.

As required by CEQA Guidelines Section 15088(b), public agencies that commented on the Draft EIR are provided at least 10 days to review the proposed responses prior to the date for consideration of the Final EIR for certification. The City sent responses to comments from responsible agencies to those commenting agencies on June 28, 2024. The City also sent responses to comments to all organizations and individuals that commented on the Draft EIR, in addition to responsible and trustee agencies.

Summary of Impacts

There are different levels of impacts identified in an EIR, including the following:

- Significant unavoidable
- Significant that can be mitigated
- Less than significant
- No impact

If an impact is shown to be significant and unavoidable, then the City, in this case, the City Council, must adopt a Statement of Overriding Considerations, which is a statement that the ultimate benefits of the project outweigh its environmental impacts.

Significant Impacts Identified in the EIR

The EIR determined that the project would or could possibly cause significant impacts in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions & Energy
- Hazards
- Noise

- Circulation

Some of the potentially significant environmental impacts of the proposed project would be reduced to a less than significant level with the implementation of mitigation measures identified in the EIR (Attachment 1) and Mitigation Monitoring and Reporting Program (within Attachment 1). Mitigation measures will be incorporated into the Conditions of Approval for each individual development project and will be monitored by staff throughout the construction phase. The EIR also includes analysis of cumulative impacts, which considers approved and pending projects located outside of the project area. As defined by CEQA, cumulative impacts refer to two or more individual effects, which when combined, are considerable or which compound or increase other environmental impacts. All of the information regarding the significant impacts in the above-mentioned sections of the Hwy 12 Logistics EIR is summarized in the Executive Summary of the EIR (Attachment 1), Table 1.1 – Summary of Significant Impacts and Mitigation Measures (p. 1-7). The full discussion can be found in the individual sections of the EIR

Significant and Unavoidable Impacts

A significant and unavoidable impact is an impact that cannot be mitigated to a less than significant level if the project is implemented as it is proposed. The Project EIR identifies the following areas where, after the implementation of mitigation measures, the project may still result in impacts that cannot be mitigated to a less than significant level:

- Effects on Scenic Vistas
- Substantial New Light and Glare and Skyglow Effects
- Conflict with or Obstruct Implementation of the Applicable Air Quality Plan
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard.
- Greenhouse Gas Emissions & Energy
- Temporary, Short-term Exposure of Sensitive Receptors to Construction Noise.

All of the information regarding the significant impacts in the above-mentioned sections of the Hwy 12 Logistics EIR is summarized in the Executive Summary of the EIR (Attachment 7), Table 1.1 – Summary of Significant Impacts and Mitigation Measures (p. 1-7). The full discussion can be found in the individual sections of the EIR. The EIR included analysis and mitigation measures of the proposed project (1.28 million square feet of warehouse and logistics use) and is therefore allows approval of the proposed project by the City of Suisun City, and so that Solano Local Agency Formation Commission (LAFCO) may rely on the analysis and mitigation when considering the proposed project.

Planning Commission Recommendation

The Suisun City Planning Commission held a public hearing on July 9, 2024, to consider the proposed project (1.28 million square feet of warehouse and logistics uses). The Development Services Staff and applicant concurred on a recommendation to the Planning Commission to recommend approval of a “reduced footprint alternative” that would develop 529,708 square feet of warehouse and logistics uses on 53 acres (referred to as the ‘Development Area’), and the remainder would be Managed Open Space.

The Reduced Footprint Alternative proposed a General Plan amendment, annexation, and pre-zoning of approximately 161 acres of land into the City of Suisun City (referred to as the ‘Annexation Area’). Upon annexation, the proposed Development Area would be zoned Commercial Services & Fabricating (CFS), and the remaining Annexation Area would be zoned Open Space (OS) or would be within roadway rights-of-way. The Commercial Services & Fabricating zoning would accommodate light manufacturing, research and development, warehousing, and accessory office space. The Open Space zoning would allow agriculture, resource protection and restoration, and resource-related recreation.

However, in the course of public input and discussion by Commissioners, the Commission determined to recommend to the City Council to approval of the original development proposal (1.28 million square feet of warehouse and logistics uses).

The following comments were made by Commissioners:

- Unavoidable significant impacts with both the original and alternative project.
- Not a good idea to choose a lesser project when the Army Corps of Engineers may impose further restrictions on the project.
- Rather go with the holistic project knowing the unavoidable impacts and knowing the conversation with the Army Corps would lead to a middle ground with the preservation of wetlands.
- Not clear on the position of the Army Corps of Engineers on both projects.
- Maintaining the original plan would be beneficial for businesses, higher revenue and employment.
- Clarification on the entire original project (1.2 million square feet) to have no reduced footprints.

Chairperson Enault clarified why the full project is more feasible than the alternative project with the following remarks:

- Alternative 2 (Reduced Footprint Alternative) would:
 - o substantially reduce the financial benefit that the City would gain.
 - o reduce a significant amount of jobs that the City would have.
- Reduction in frontage improvements that could be attained as a whole project to benefit holistically for frontage and aesthetics improvements for the City.
- There are still mitigation measures in play for biological resources that would be able to mitigate those resources at the project for reserving them or creating them elsewhere.

The Planning Commission approved a motion to adopt Resolution (PC 24-04), thereby recommending that the City Council consider approval of the original proposed Highway 12 Logistics Center and revise the CEQA Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Program, and related documentation to reflect the original proposed project of up 1.28 million square feet of building square footage instead of the reduced footprint alternative.

The Planning Commission approved a motion to approve the remainder of the Resolutions along with an amendment with the additional conditions to the Planned Unit Development Resolution to add double row of trees along Highway 12, increase landscape along Pennsylvania Avenue to not have trees conflict with the public utility easements, add another sign along Cordelia avenue consistent with the one along Highway 12 and pushback basin to allow room for a consistent row of landscaping along Pennsylvania Avenue.

STAFF RECOMMENDATION:

1. Adopt Resolution No. CC 2024-__: thereby the City Council certifies the Final Environmental Impact Report for the Highway 12 Logistics Center Project, a warehouse and logistics center totaling 1.28 million square feet, adopt the CEQA Findings of Fact and Statement of Overriding Considerations, adopt a Mitigation Monitoring Program, and authorize the filing of a Notice of Determination in accordance with California Environmental Quality Act.
2. Adopt Resolution No. 2024-__: thereby the City Council approves an Amendment to the City of Suisun City General Plan.
3. Council Introduction and Waive Reading of Ordinance No. __: Approving the Prezoning for the Highway 12 Logistics Center Project in preparation of future annexation by the Solano County

Local Area Formation Commission.

4. Council Introduction and Waive Reading of Ordinance No. ____: Approving the Highway 12 Logistics Center Planned Unit Development.
5. Adopt Resolution No. 2024-__: Authorizing the initiation of annexation for approximately 161 acres of unincorporated area of Solano County.

DOCUMENTS ATTACHED:

1. Resolution No. 2024-__: Certifying the Final Environmental Impact Report for the Highway 12 Logistics Center Project, totaling 1.28 million square feet of warehouse and logistics uses, adopting the CEQA Findings of Fact and Statement of Overriding Considerations, adopting a Mitigation Monitoring Program, and authorizing the filing of a Notice of Determination in accordance with California Environmental Quality Act

(Due to size the Exhibits and Appendix's for Resolutions are attached via links below)

Exhibit A - Draft Highway 12 Logistics Center Environmental Impact Report dated August 2023 SCH#2021110026:

https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/planning/documents/hwy12_logistics_publicreviewdrafter_body-1.pdf

i. Appendix A: Notice of Preparation (NOP) and NOP Comment Letters:

https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-a-notice-of-preparation-and-responses_1.pdf

ii. Appendix B: Air Quality and Greenhouse Gas Emissions:

https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-b-air-quality-and-ghg-emissions_1.pdf

iii. Appendix C: Biological Resources:

https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-c-biological-resources_1.pdf

iv. Appendix D: Drainage Master Plan:

https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-d-drainage-master-plan_1.pdf

v. Appendix E: Noise:

https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-e-noise_1.pdf

vi. Appendix F: Water Supply Assessment:

https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-f-water-supply-assessment_1.pdf

Exhibit B - Findings of Fact and Statement of Overriding Considerations for Highway 12 Logistics Center Project (September, 2024)

https://www.suisun.com/files/sharedassets/suisuncity/v/1/government/clerk/exhibit-c_hwy-12-logistics-center-eir_findingsoc_09-18-2024.pdf

Exhibit C - Final Highway 12 Logistics Center Environmental Impact Report including Response to Comments and Mitigation Monitoring and Reporting Program (MMRP) (SCH# 2021110026), dated September, 2024:

https://www.suisun.com/files/sharedassets/suisuncity/v/1/government/clerk/city-of-suisun-city-highway-12-logistics-center-final-eir_09-2024.pdf

i. Appendix A: Wildlife Hazard Assessment:

<https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-a-wildlife-hazard-assessment.pdf>

ii. Appendix B: Groundwater Soil and Gas Investigations:

<https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-b-groundwater-and-soil-gas-investigation.pdf>

iii. Appendix C: Level of Service Analysis:

<https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-c-level-of-service-analysis.pdf>

iv. Appendix D: Highway 12 Logistics Center Planned Unit Development (PUD):

<https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-d-highway-12-logistics-planned-unit-development.pdf>

v. Appendix E: Mitigation Monitoring and Reporting Program:

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/attachment/2880732/Attachment_1__Exhibit_A_city-of-suisun-city-highway-12-logistics-center-mmrp_09-2024.pdf

2. Resolution No. 2024-__: Approve General Plan Amendment No. GP 24-01, Re-Designating Approximately 10.2 Acres of APN 0032-020-100, APN 0032-190-260, and 0032-190-160 to 13.41 Acres of Commercial Mixed Use for the Highway 12 Logistics Project
Exhibit A- General Plan Diagram (Exhibit attached to Resolution)

3. Ordinance No. __: Amending the Suisun City Zoning Map for APN 0032-010-390, 0032-190-260, 0032-190-160, and Approximately 10.21 Acres of APN 0032-020-100 to Prezone the Property to 63.7 Acres of Commercial Services and Fabricating (CSF) and 97.3 Acres of Open Space (OS) for the Highway 12 Logistics Project

Exhibit A – Prezoning Planned Unit Development List of Properties by APN (Exhibit attached to Resolution)

Exhibit B – Conditions of Approval (Exhibit attached to Resolution)

4. Ordinance No. __: Approving A Planned Unit Development Application to the PD 24-01, for a Warehouse and Logistics Project, Elevations and Site Plans, and Granting the Deviations to Development Standards for the Highway 12 Logistics Center Project

Exhibit A-Highway 12 Logistics Center Planned Unit Development (PUD) March 3, 2023:

<https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/appendix-d-highway-12-logistics-planned-unit-development.pdf>

5. Resolution No. 2024-__: A Resolution of the City Council of the City of Suisun City, to Approve and Submit an Application to the Solano County LAFCO for Annexation/Reorganization of the Highway 12 Logistics Project.

5a. Exhibit A- Proposed Annexation Attachment (Exhibit attached to Resolution).

6. Highway 12 Logistics Center Fiscal Impact Analysis - Final Draft Report

PREPARED BY:

Jim Bermudez, Development Services Director

REVIEWED BY:

Bret Prebula, City Manager

APPROVED BY:

Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution Certifying the Final Impact Report for the Highway 12 Logistics Center Project.docx

2. Resolution Approving General Plan Amendments for Commercial Mixed Use for the Highway 12

Logistics Project.docx

3. Ordinance Amending Suisun City Zoning Map.docx

4. Ordinance Approving PUD Application for a Warehouse and Logistics Project.docx

5. Resolution Approving and Submitting an Application to the Solano County LAFCO..docx

5a. Exhibit A - Annexation Attachments.pdf

6. Highway 12 Logistics Center Fiscal Impact Analysis - Final Draft Report

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE HIGHWAY 12 LOGISTICS CENTER PROJECT, TOTALING 1.28 MILLION SQUARE FEET OF WAREHOUSE AND LOGISTICS USES, ADOPTING THE CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING PROGRAM, AND AUTHORIZING THE FILING OF A NOTICE OF DETERMINATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the Planning Department, on May 14, 2021, issued a Notice of Preparation (NOP) for the Environment Impact Report for the Highway 12 Logistics Center Project ("Project") and released the NOP for the required 30-day public review/comment period which began on May 14, 2021 and concluded on June 14, 2021 in accordance with Section 15082 of the CEQA Guidelines during which time the City of Suisun City received both agency and public comments; and

WHEREAS, the Planning Department conducted a public scoping meeting concerning the proposed-project scope and content of the Draft Environmental Impact Report for the Highway 12 Logistics Center Project ("Draft EIR") on April 13, 2021 in accordance with Section 15082 of the CEQA Guidelines; and

WHEREAS, a Draft Environmental Impact Report for the Highway 12 Logistics Center Project ("Draft EIR") was prepared for the Project in accordance with Public Resources Code Section 21000 et seq. and CEQA Guidelines Section 15000 et seq.; and

WHEREAS, upon completion of the Draft EIR, the Planning Department provided a Notice of Completion (NOC) to the State Clearinghouse (OPR) on August 31, 2023 notifying the State of the availability of the Highway 12 Logistics Center Project Draft EIR for its 45-day public review/comment period and in accordance with Section 15085 of the CEQA Guidelines; and

WHEREAS, a Draft EIR was prepared for the Project in accordance with Public Resources Code Section 21000 et seq. and CEQA Guidelines Section 15000 et seq.; and

WHEREAS, the Planning Department distributed copies of the Draft EIR to the public agencies which have jurisdiction by law with respect to the project and to other interested persons and agencies and sought the comments of such person and agencies; and

WHEREAS, notice inviting comments on the Draft EIR was given in compliance with CEQA Guidelines Section 15085; and

WHEREAS, the Draft EIR for the Highway 12 Logistics Center Project was circulated to the public, responsible agencies and other interested parties as required by CEQA Guidelines §15087 and §15105(a) for a period of not less than 45 days commencing on August 31, 2023,

and concluding on October 17, 2023, and which said notice and project Draft EIR was posted at the Suisun City Hall Community Development Department; the Suisun City Public Library; and, the City of Suisun City website; and

WHEREAS, the Planning Department distributed copies of the Draft EIR to the public agencies which have jurisdiction by law with respect to the Project and to other interested persons and agencies and sought the comments of such person and agencies; and

WHEREAS, public comments were also invited and accepted during a City of Suisun City Planning Commission meeting held on July 9, 2024. At the conclusion of the 45-day public review/comment period, the Planning Department received sixteen (16) public comment letters; and

WHEREAS, the Planning Department prepared a proposed Final EIR for the Highway 12 Logistics Center Project in accordance with CEQA Guidelines, which includes responses to each of the sixteen (16) public comment letters which the Response to Comments for the Final EIR was provided to each public agency commenter at least 10 days prior to the July 9, 2024 Planning Commission meeting in accordance with CEQA Guidelines Section 15088; and

WHEREAS, the proposed Final EIR included introductory text explaining that City staff and the project applicant were jointly recommending approval of EIR Alternative 2 (the Reduced Footprint Alternative) in lieu of the original Project due to the reduced level of environmental impacts associated with Alternative 2; and

WHEREAS, the Staff Report for the July 9, 2024, Planning Commission meeting included, as Attachment 6, a November 27, 2023, document entitled, *Highway 12 Logistics Center Fiscal Impact Analysis: Final Draft Report* prepared by the Goodwin Consulting Group (“Goodwin Fiscal Study”); and

WHEREAS, the Goodwin Fiscal Study compared the fiscal benefits of the original Project and Alternative 2, showing that the Project would generate a net annual fiscal surplus of \$1,200,835, while Alternative 2 would generate a net annual surplus of only \$499,000; and

WHEREAS, the Goodwin Fiscal Study stated that the net fiscal surplus generated by the Project “may be crucial to the City, allowing it to encourage development of various housing products with a balance of affordable and market-rate units, which could produce fiscal deficits and offset this Project’s surplus to some extent”; and

WHEREAS, the primary driver behind Alternative 2 was the reduction of the severity of impacts of the Project on biological resources; and

WHEREAS, the Project, through mitigation measures, could reduce all biological resource impacts to less than significant levels; and

WHEREAS, the Planning Commission of the City of Suisun City independently reviewed and analyzed the documents that constituted the proposed Final EIR prepared for the Project, the City Staff report pertaining to the Final EIR documents, and all evidence received at

the duly noticed July 9, 2024, Public Hearing on the Project prior to recommending that the City Council take positive action on this project ; and

WHEREAS, during its deliberations, the Planning Commission concluded that, notwithstanding the Staff's recommendation in favor of Alternative 2, the Commission, acting in its purely advisory capacity, conceptually found Alternative 2 to be infeasible due to its greatly reduced fiscal benefits compared with those of the Project; and

WHEREAS, the Planning Commission, for this reason, rejected the Staff's recommendation and voted to recommend that the City Council approve the full Project instead; and

WHEREAS, the Planning Commission, in making this recommendation, acknowledged that the draft resolutions and CEQA Findings put before the Commission by City staff all assumed recommendations favoring Alternative 2, and would need to be modified prior to transmission to the City Council; and

WHEREAS, City staff has modified those documents, and has also updated the proposed Final EIR to exclude statements indicating that Alternative 2 was the preferred Alternative; and

WHEREAS, the Highway 12 Logistics Center Project Final EIR, as modified after the Planning Commission meeting of July 9, 2024, consists of the following documents, included as Exhibits to this Resolution, as follows:

Exhibit A - Highway 12 Logistics Center Environmental Impact Report; dated August 2023 SCH# 2021110026

Exhibit B - Findings of Fact and Statement of Overriding Considerations, dated June 28, 2024

Exhibit C - Highway 12 Logistics Center Final Environmental Impact Report including Response to Comments and Mitigation Monitoring and Reporting Program (MMRP) (SCH# 2021110026), dated June 28, 2024.

WHEREAS, the Final EIR identified certain significant and potentially significant adverse effects on the environment caused by the Project; and

WHEREAS, it is the intent of the City Council that the mitigation measures contained in the EIR are implementation measures, unless otherwise modified by City action, for the development of the Project; and

WHEREAS, the City is required by CEQA to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects; and

WHEREAS, the City Council desires, in accordance with CEQA, to declare that, despite the occurrence of significant environmental effects that cannot be substantially lessened or

avoided through the adoption of feasible mitigation measures or feasible alternatives, there exist certain overriding economic, legal, social, technological and other considerations for approving the Project that the City Council has determined outweigh the occurrence of those impacts.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City certify the Final EIR for the Highway 12 Logistics Center Project as follows:

Section 1. The City Council finds that of the proposed Project, as opposed to any of the three project alternatives analyzed in the Highway 12 Logistics Center EIR (Draft EIR, p. 6-2), is the preferred Project.

Section 2. The City Council certifies that the Final EIR has been completed in accordance with CEQA and the CEQA Guidelines. The Final EIR consists of the Draft EIR, including Appendices (Exhibit A) and Response to Comments and Mitigation Monitoring and Reporting Program (MMRP) for the Final Environmental Impact Report, including Appendices (Exhibit C), and all documents incorporated by reference in these documents.

Section 3. The City Council hereby certifies that it has independently reviewed and considered the information and analysis contained in the Final EIR before making the findings attached hereto, adopting the mitigation monitoring and reporting program as set forth in the Final EIR.

Section 4. The City Council finds, pursuant to Public Resources Code Section 21081 and CEQA Guidelines Section 15091, that all feasible mitigation measures described in the EIR, unless specifically modified by City action, will become binding upon the City and affected landowners and their assigns or successors in interest when the City Council approves the Project. The City Council's findings in this regard are set forth in the Findings of Fact and Statement of Overriding Considerations attached hereto as Exhibit B.

Section 5. The City Council finds that, with the exception of one mitigation measure (4.6-1n) identified in Exhibit C, the mitigation measures described in the Final EIR are feasible and the City Council hereby binds itself, all landowners within the Project area, and their assigns and successors in interest to implement those adopted measures (not including Mitigation Measure 4.6-1n). These findings are not merely informational, but constitute a binding set of obligations that will come into effect if and when the City approves the Project. The actual implementation of the mitigation measures hereby adopted shall occur by having them included as conditions of approval to the City Council Resolution approving the General Plan Amendment; the City Council Resolution approving the Planned Unit Development, an Ordinance of the City Council adopting the Pre-zoning; an Ordinance of the City Council adopting Planned Unit Development; and, any subsequent discretionary entitlements granted within the Highway 12 Logistics Center Project area.

Section 6. In order to comply with Public Resources Code Section 21080.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program as set forth in

the Final EIR, except as modified to delete Mitigation Measure 4.6-1n and to reflect the impacts of the Project rather than the Reduced Footprint Alternative. If the Mitigation Monitoring and Reporting Program includes a mitigation measure that is different than that adopted by the City Council, or incorrectly references a mitigation measure that has been modified by the City Council, City staff is authorized to correct the reference to the mitigation measure so that it accurately reflects that which was adopted by the City Council. The program is designed to ensure that, during project implementation, the City, affected landowners, their assigns and successors in interest, and any other responsible parties comply with the feasible mitigation measures identified below. The Mitigation Monitoring and Reporting Program identifies for each mitigation measure, the party responsible for implementation.

Section 7. The adoption of all feasible mitigation measures will not substantially lessen or avoid all significant adverse environmental effects caused by the Project. The City Council hereby finds that those effects are acceptable for reasons set forth in the statement of overriding considerations, prepared pursuant to CEQA Guidelines Section 15093 and attached hereto as Exhibit B. City Council find that each of the overriding considerations set forth within Exhibit B constitutes a separate and independent basis for finding that the benefits of the project outweigh the unavoidable adverse environmental effects, and warrants approval of the Project.

Section 8. The EIR sets forth environmental impacts that would be significant or potentially significant in the absence of mitigation measures. As to each such impact, the City Council hereby finds either that (1) changes or alterations required or incorporated into the Project substantially lessen or avoid the significant or potentially significant environmental impacts; or (2) specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

Section 9. The City Council finds that the Project is consistent with the City of Suisun City General Plan, upon approval of the proposed Amendment to the General Plan and is the best way to implement the goals and policies of the General Plan.

Section 10. The City Council recognizes that the Final EIR contains additions, clarifications, modifications and other changes in response to comments on the Draft EIR and finds that these changes and additional information contained in the Final EIR do not constitute significant new information that requires revisions to the EIR. There is no substantial evidence tending to show that the changes result in any new significant environmental impact not already evaluated or that there is any substantial increase in the severity of any environmental impact previously identified.

Section 11. The City Council, in compliance with Public Resources Code Section 21152 and CEQA Guidelines Section 15094, directs the Development Services Director to prepare a Notice of Determination (NOD) concerning Certification of the Highway 12 Logistics Center Project EIR, and within five (5) days of City Council approval, file the NOD with the Placer County Clerk for posting along with the required Solano County

and California Department of Fish and Wildlife fees, which are the financial responsibility of the Applicant.

Section 12. The documents and other materials constituting the administrative record of the proceedings upon which the City Council's Decision is based are located at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of Suisun City held on Tuesday the 1st day of October 2024 by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 1st day of October 2024.

Anita Skinner, City Clerk

Exhibit A – Draft Highway 12 Logistics Center Environmental Impact Report; dated August 2023 SCH# 2021110026

- i. Appendix A: Notice of Preparation (NOP) and NOP Comment Letters
- ii. Appendix B: Air Quality and Greenhouse Gas Emissions
- iii. Appendix C: Biological Resources
- iv. Appendix D: Drainage Master Plan
- v. Appendix E: Noise
- vi. Appendix F: Water Supply Assessment

Exhibit B – CEQA Findings of Fact and Statement of Overriding Considerations for Highway 12 Logistics Center Project (September, 2024)

Exhibit C – Final Highway 12 Logistics Center Environmental Impact Report including Response to Comments and Mitigation Monitoring and Reporting Program (MMRP) (SCH# 2021110026), dated June 28, 2024.

- i. Appendix A: Wildlife Hazard Assessment
- ii. Appendix B: Groundwater Soil and Gas Investigation
- iii. Appendix C: Level of Service Analysis
- iv. Appendix D: Highway 12 Logistics Center Planned Unit Development (PUD)
- v. Appendix E: Mitigation Monitoring and Reporting Program

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY TO APPROVE GENERAL PLAN AMENDMENT NO. GP 24-01, RE-DESIGNATING APPROXIMATELY 10.2 ACRES OF APN 0032-020-100, APN 0032-190-260, AND 0032-190-160 TO 13.41 ACRES OF COMMERCIAL MIXED USE FOR THE HIGHWAY 12 LOGISTICS PROJECT

WHEREAS, the Planning Commission at its regular meeting of July 9, 2024, held a public hearing to review GP 24-01, for the Buzz Oates Construction, Inc, and recommended to the City Council approval of GP 24-01; and

WHEREAS, notice for the City Council's public hearing was published in the Daily Republic on June 26, 2024, and notices were mailed to individual property owners within 500 feet on June 27, 2024; and

WHEREAS, the Staff, Applicant, City of Suisun City, and members of the public were present to speak on GP 24-01 – Highway 12 Logistics Project; and

WHEREAS, approval of this general plan amendment application by Buzz Oates Construction, Inc. would re-designate the property known as APN 0032190-260, 0032-190-160, containing approximately 13.41 acres, and a portion of APN 0032-020-100 containing approximately 10.21 acres from its existing (AO) Agriculture and Open Space designation to (CMU) Commercial Mixed Use designation; and

WHEREAS, the Planning Commission of the City of Suisun City made the following findings based on evidence presented at the Public Hearing by City Staff:

1. That the public hearing was held in accordance with State requirements.
2. That the General Plan Amendment is consistent with the Goals, Objectives, and Policies of the General Plan and Zoning Ordinance.
3. That the General Plan Amendment will not be detrimental to the public health, safety, and general welfare.
4. That an Environmental Impact Report for this action and the development project has been prepared and public notice provided according to the requirements of CEQA. The Environmental Impact Report has been reviewed and considered by the Planning Commission along with other pertinent information regarding this project and the Commission recommended City Council certification of the Environmental Impact Report.
5. That the mitigation measures will be incorporated into the proposed project and are to be expressed as conditions of approval as they apply to the proposed project.
6. That a reasonable and feasible Mitigation Monitoring and Reporting Program was prepared to assure implementation of the mitigation measures during the development of the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City approve of GP 24-01 for the Buzz Oates Construction, Inc, and directs Staff to update the existing City of Suisun City General Plan Map to reflect 13.4 acres of Commercial Mixed Use for APNs: 0032190-260,

and 0032-190-160, and approximately 10.21 acres of Commercial Mixed Use for APN 0032-020-100 as shown in Exhibit A.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of Suisun City held on Tuesday the 1st day of October 2024 by the following vote:

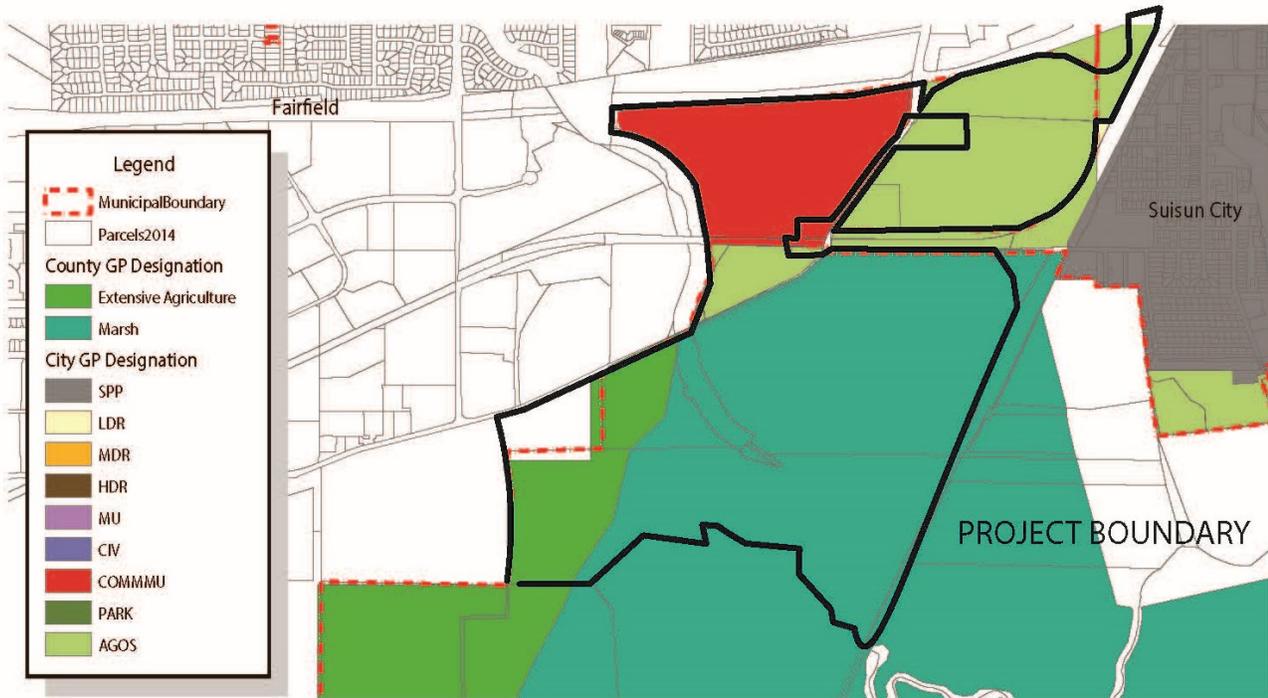
AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 1st day of October 2024.

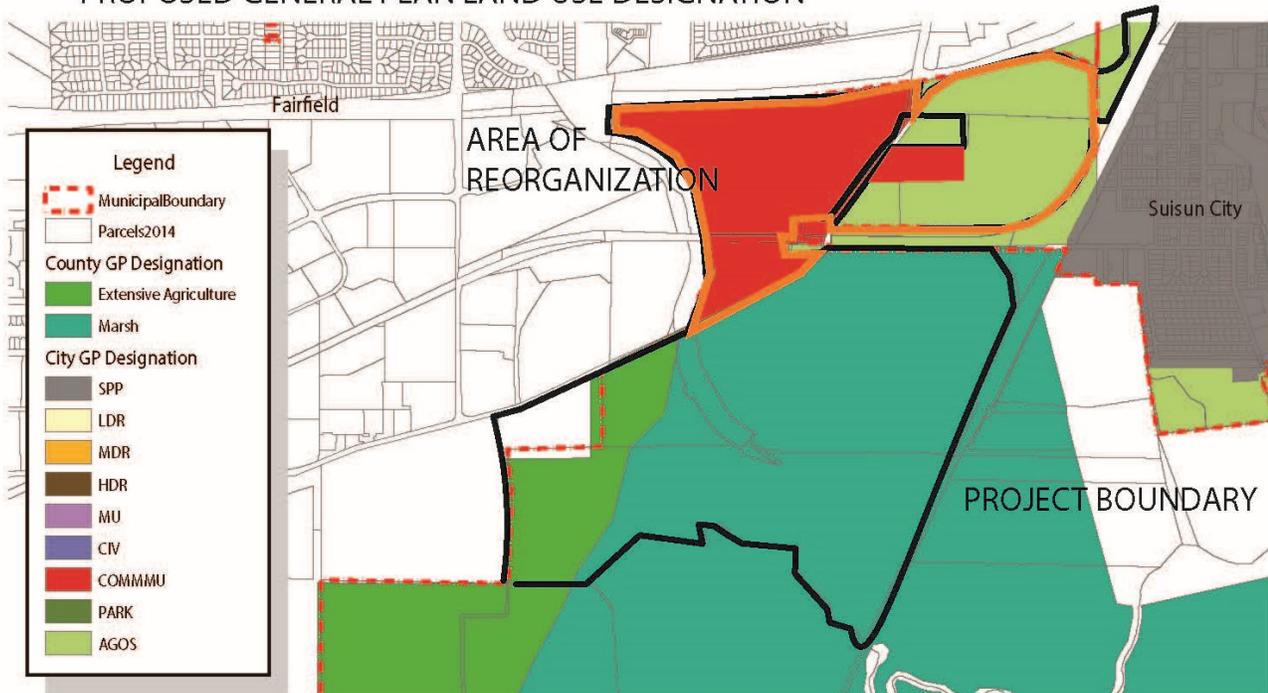
Anita Skinner, City Clerk

EXHIBIT A

CURRENT GENERAL PLAN LAND USE DESIGNATION



PROPOSED GENERAL PLAN LAND USE DESIGNATION



ORDINANCE NO. __

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AMENDING THE SUISUN CITY ZONING MAP FOR APN 0032-010-390, 0032-190-260, 0032-190-160 AND APPROXIMATELY 10.21 ACRES OF APN 0032-020-100 TO PREZONE THE PROPERTY TO 63.7ACRES OF COMMERCIAL SERVICES AND FABRICATING (CSF) AND 97.3ACRES OF OPEN SPACE (OS) FOR THE HIGHWAY 12 LOGISTICS PROJECT

WHEREAS, the Planning Commission at its regular meeting of July 9, 2024, held a public hearing to review RZ 24-01, for Buzz Oates, Inc., and recommended to the City Council approval of RZ 24-01, and an Ordinance pre zoning and amending the Suisun City Zoning Map to CSF and OS; and

WHEREAS, the Applicant, members of the public, and City staff were present to speak on RZ 24-01, Highway 12 Logistics Project; and

WHEREAS, approval of the prezone application by the City Council would prezone the property known as APN 0032-010-390, 0032-190-260, 0032-190-160, and approximately 10.21 acres of APAN 0032-020-100 63.7 acres of Commercial Services and Fabricating (CSF) and would prezone the property known as APN 0032-010-390, 0032-020-140 and 0032-020-100 to 97.3 acres of open space (OS), zoning district; and

BE IT RESOLVED that the City of Suisun City City Council hereby approve prezone APN 0032-010-390, 0032-190-260, 0032-190-160, 0032-020-140 and 0032-020-100.

PART 1. The City of Suisun City amends Title 18, Chapter 18.02, Section 18.02.010 Zoning Plan, of the City of Suisun City Municipal Code is hereby amended as follows:

Amend the Suisun City Zoning Map, Zoning Plan, for APN 0032-010-390, 0032-190-260, and 0032-190-160 to 63.7 acres of Commercial Services and Fabricating (CSF) and would prezone the property known as APN 0032-010-390, 0032-020-140 and 0032-020-100 to 97.3 acres of open space (OS), zoning district for the Highway 12 Logistics Development Project.

PART 2. If any section, subsection, subdivision, paragraph, sentence, clause of phrase of this Ordinance or any part thereof is for any reason held to unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

PART 3. This Ordinance, amends the existing City of Suisun City Zoning Map to reflect 63.7 acres of Commercial Services and Fabricating (CSF) for APN 0032-010-390, 0032-190-260, and 0032-190-160, and 97.3 acres of Open Space (OS) for APN 0032-010-390, 0032-020-140 and 0032-020-100, as shown in Exhibit A, shall become effective thirty (30) days after the date of its adoption, and within fifteen (15) days after its adoption, it shall be published once, together with the names of the Council Members voting thereon, in a newspaper of general circulation within the City.

INTRODUCED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the ____ day of October 2024, by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this ____ day of October 2024.

Anita Skinner
City Clerk

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the ____ day of October 2024, by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this ____ day of October 2024.

Anita Skinner
City Clerk

EXHIBIT A
RESOLUTION PC ____
PARCELS TO BE PRE-ZONED FOR ANNEXATION
Highway 12 Logistics Center Development Project

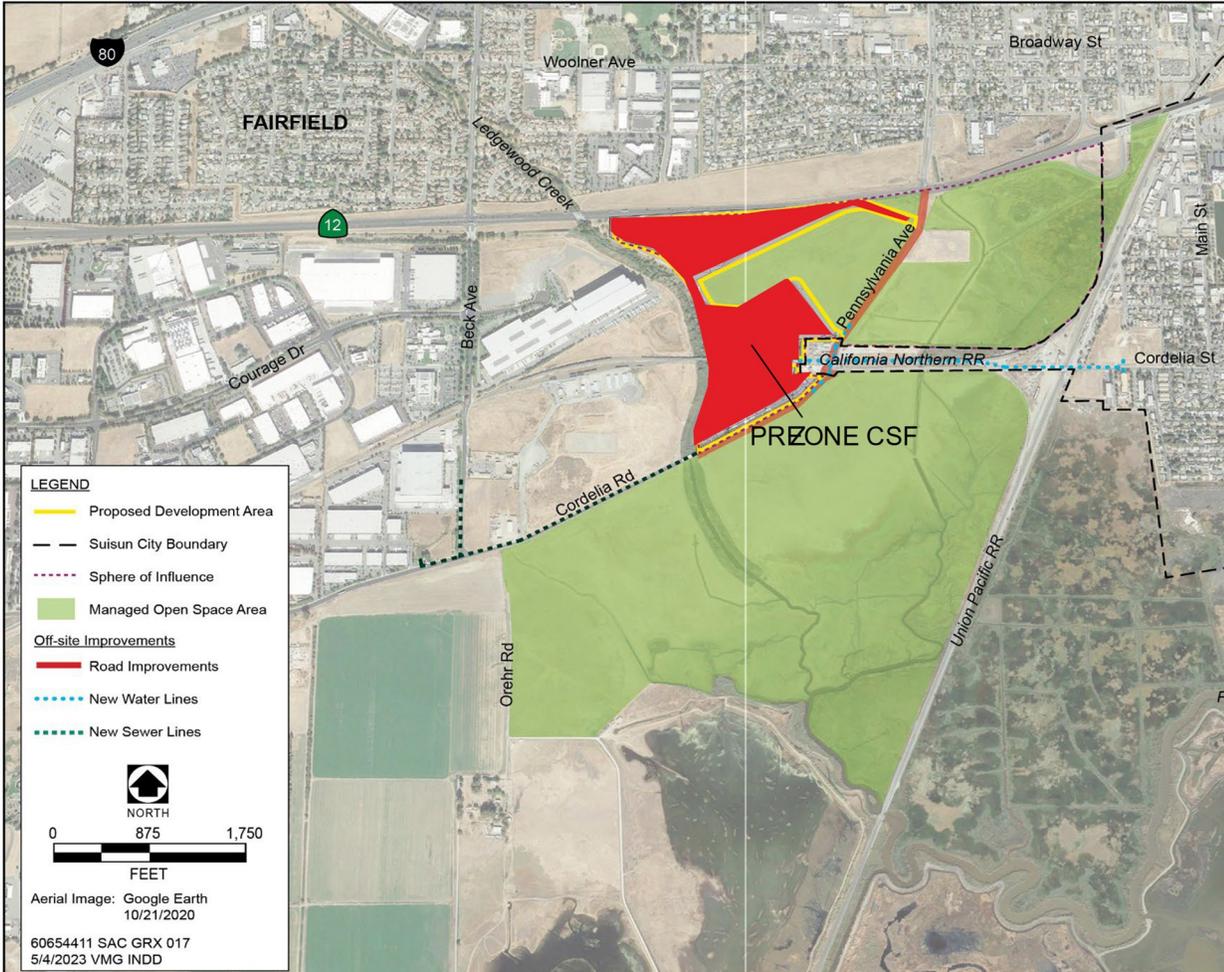


EXHIBIT B

Highway 12 Logistics Center Project

Pennsylvania Avenue between Cordelia Road and Highway 12

Solano airport Land Use Commission Conditions of Approval
August 12, 2024

- ALUC-1 The Land Manager, established to manage and maintain the Managed Open Space Area, shall communicate and consult with the TAFB BASH Team regarding the maintenance of wildlife attractants and changes to the existing habitat in the managed open space area.

Public Works Conditions of Approval July 1, 2024

- PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.
- PW-2 The Applicant shall agree, with respect to the new public improvements on this project, to either establish a community facilities district (CFD) or annex such property to an existing community facilities district, as deemed appropriate by the Applicant and the City, for the purpose of financing the cost of providing the following public services to the project property(ies): maintenance of public street lighting, sanitary sewer, storm drains and public infrastructure. The rate and method of apportionment of special tax applicable to the property shall establish a special tax designed to offset public services per City Council Resolution 2005-70. The City shall not be obligated to issue certificates of occupancy with respect to the property until formation of the new community facilities district or annexation to an existing community facilities district is completed.
- PW-3 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-4 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.
- PW-5 The Improvement Plans shall include a General Note that: any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.
- PW-6 The Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil

- Engineer and shall comply with the requirements of the soils report for the project.
- PW-7 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks.
- PW-8 The Applicant shall provide a turning movement study for commercial trucks.
- PW-9 Building foundations shall comply with Suisun City's Ordinance No. 729 and the most current Building Code.
- PW-10 The Applicant shall pay all Public Works fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.
- PW-11 The Applicant shall pay Suisun-Solano Water Authority (SSWA) plan check and inspection fees within 30 calendar days upon receipt of invoice from the Solano Irrigation District (SID). The invoice will be for actual expenses incurred by SSWA for providing plan checking and inspection services for the project.
- PW-12 Developer shall submit his Faithful Performance Bond and Labor & Materials Bond prior to the approval of Improvement Plans. Developer shall submit his One-Year Warranty Bond prior to the City's acceptance of the improvements. The amounts of the Faithful Performance Bond and Labor & Materials Bond shall each be 100% the cost estimate of the civil and landscape improvements, while the amount of the One-Year Warranty Bond shall be 20% of the cost estimate of the civil and landscape improvements.
- PW-13 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.
- PW-14 The Applicant shall dedicate any required right-of-way by Final Map or approved instrument prior to start of construction.
- PW-14 The Applicant shall dedicate, as required, on-site easements for new public utilities by Final Map or approved instrument prior to start of construction.
- PW-15 If not already existing, the Applicant shall dedicate ten-foot (10') minimum utility service easements along all roadways by Final map or approved instrument prior to construction.
- PW-16 No structures such as trees, masonry walls, buildings and other structures shall be installed within utility easements. Civil and landscape plan sheets shall show the easements.
- PW-17 Dumpsters to be used on this project shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters shall be screened from public view by a City-approved method and shall be covered at all times after work hours.
- PW-18 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- PW-19 The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.
- PW-20 A sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the Applicant and/or Applicant's representative for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- PW-21 Prior to start of construction, a security fence with privacy screening, the height of which shall

be the maximum permitted by the Zoning Ordinance, shall be installed and maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, and unusable construction material throughout the construction activity.

- PW-22 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.
- PW-23 Any existing wells shall be abandoned per County of Solano Health Department standards prior to development of the property. Owner shall submit documentation to the Public Works Director that this condition has been satisfied prior to any construction on this project.
- PW-24 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.
- PW-25 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
- PW-26 Any existing frontage, or street, improvements, which in the opinion of the City Engineer, are currently damaged or become damaged as a part of the work shall be removed and replaced as required to the current City Standards, or as directed. Prior to start of construction, Developer shall perform a walk-through with the Public Works Department staff and take date-stamped photos of existing conditions.
- PW-27 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.
- PW-28 Each project driveway shall be controlled by STOP signs, bars and legends. Provide off-site improvements such as sidewalks, streetlights, turn pockets, additional travel lanes, resurface existing roadway, street lighting, etc.
- PW-29 The site layout and design shall be compliant with current ADA standards. Improvement plans shall identify and show all ADA facilities, including paths of travel.
- PW-30 The project shall provide accessible paths of travel for each building site.
- PW-31 Runoff shall not drain onto the adjacent private parcels.
- PW-32 Improvement plans shall include proposed 1' contours.
- PW-33 Stormwater Pollution Prevention Plan (SWPPP) will be required prior to the start of construction. The SWPPP must comply with the State Water Resources Control Board's Construction General Permit (CGP).
- PW-34 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, construction and post-construction Best Management Practices (BMPS); obtaining all necessary permits for storm water discharges; entering into a Stormwater Treatment Measures Maintenance Agreement; preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facilities; and contracting with a Qualified SWPPP Practitioner (QSP) to inspect and to ensure the implementation of all elements of the Storm Water Pollution Prevention Plan (SWPPP), including non-stormwater and stormwater visual observations, sampling, and analysis and preparation of Rain Event Action Plans (REAP). As part of the improvement plans, the ponding depths, pipe sizing, time of release, and storage for the bioretention facilities shall be calculated. The project shall not introduce any ponding nuisance and shall eliminate the possibility of flooding in the bioretention facilities.

- PW-35 The City understands from the response letter that the runoff from the bioretention basins and the detention basin will not mix treated runoff with untreated runoff due to the timing incurred from the bioretention soil mix percolation rate. A final storm report will be required as part of the final design package showing this analysis and supporting that the final design will work as indicated.
- PW-36 Trees shall not be planted within bioretention areas.
- PW-37 The project shall protect bioretention areas by installing 4-foot-tall metal fence (or other barrier acceptable to the City Engineer) around them including the installation of approved bioretention signs every 150 feet along the metal fencing.
- PW-38 The maximum allowable slope in landscape areas shall be 3:1, or as approved by City Engineer. Slopes steeper than the allowable slope would require the installation of retaining wall.
- PW-39 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance.
- PW-40 Provide details of curb cuts where required to allow stormwater drainage to the storm drain system in order to release excess flow.
- PW-41 Street sweeping shall be regularly performed such that no evidence of tracking dirt shall be present on the public street.
- PW-42 The project shall provide a roofed and enclosed area for dumpsters and recycling containers. The area(s) shall be designed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. The proposed trash enclosures are to comply with Detail SW-3 of the City's Stormwater C.3 Guidebook. Additionally, trash enclosures serving food service facilities, the drain shall be connected to a properly sized grease removal device and/or treatment devices prior to discharging to the sanitary sewer.
- PW-43 The project shall install full capture trash devices within the proposed on-site drain inlets. These full trash capture trash devices shall be monitored and maintained by the Applicant.
- PW-44 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
- PW-45 All relocated facilities shall meet state and local separation standards. Separation between proposed water and sanitary sewer pipes shall meet the latest Suisun-Solano Water Authority (SSWA) Design Standards, Standard Specifications, and Standard Drawings.
- PW-46 Direct tapping of City or SSWA water mains is not permitted. Applicant shall install the required fittings in the existing or new main lines to accommodate the proposed water system. No existing water mains shall be shut down without specific permission of the City Engineer and the Solano Irrigation District.
- PW-47 The Applicant shall provide phasing schedule and traffic circulation plan for each phase of the project. Each phase shall provide provisions for adequate fire trucking movement and access.
- PW-48 The project shall provide a photometric analysis for on-site and off-site lighting.
- PW-49 The Applicant shall arrange for the videotaping of the existing storm drain and sewer line at the proposed project connection site. If the existing upstream and/or downstream lines require repairs or upgrades to ensure proper connection with the new lines, the Applicant is responsible for making the necessary repairs and/or replacements to the existing lines.
- PW-50 The on-site sanitary sewer pipelines and facilities shall be private and maintained by the Property Owners. Property Owners shall be responsible for the maintenance of the private sanitary sewers up to the street side cleanouts, which are to be installed at the back of public

- sidewalk.
- PW-51 Maintenance of on-site lighting, landscaping, paving, utilities and other on-site improvements shall be the responsibility of all project parcels. The Applicant shall form a Property Owners Association to address these responsibilities.
- PW-52 In accordance with the Third Amendment to the Suisun/Solano Implementation Agreement and Lease Agreement, applicant shall fund \$1.5 million for a point of transfer facility and pipeline between the State Water Project's North Bay Aqueduct and Solano Irrigation District's irrigation canal system. Payment shall be made to the City prior to issuance of building permits for construction of any building within the project area. If for any reason, the Highway 12 project is not annexed into the City, SSWA, and SID within sixty months of the effective date of the Third Amendment to the Suisun/Solano Implementation Agreement and Lease Agreement, payment to the City is not required.
- PW-53 Sanitary and water utilities cross the UPRR Tracks and spurs. Section G on sheet G-5 shows changes to the embankment within the Southern Pacific Railroad (SPRR) right of way. These improvements and any other improvements proposed within SPRR right of way shall be coordinated with SPRR. Applicant shall provide a letter from SPRR that they have reviewed the site and have no objections to the proposed improvements within their easement area and/or other documentation that the design meets SPRR criteria.
- PW-54 A 110-foot PG&E easement exists in close vicinity to the building. Applicant shall provide a letter from PG&E that they have reviewed the site and have no objections to the proposed improvements within their easement area and/or other documentation that the design meets PG&E criteria.
- PW-55 Within the project site is an existing 15-foot water easement for 36" non-potable water pipe owned by the City of Vallejo Applicant shall provide a letter from the City of Vallejo stating the project and proposed improvements have been coordinated with them and the proposed design is acceptable.
- PW-56 The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
- PW-57 State Water Quality Control Board requirements for water separation between sewer and storm drain shall be followed.
- PW-58 Ensure that at least a foot of vertical clearance is provided at crossings with wet utilities.
- PW-59 The following shall be considered throughout the detailed design stage. Applicant shall acknowledge these requirements and address them during the improvement plan phase:
- PW-60 Existing CMP culverts that are proposed utilized by the project shall be replaced with Reinforced Concrete Pipe (RCP) and are to be appropriate. This includes the existing 18-inch CMP at Cordelia Road, as well as the existing 30-inch CMP crossing under Pennsylvania Avenue.
- PW-61 The report notes that during the 100-year 24-hour design storm event, the post-development flows are increased over the 95% pre-development flows at POI 1, the existing 30-inch CMP crossing at Pennsylvania Avenue. The post-development flows in the existing trapezoidal channel along the southern boundary of PA-3 (HEC-HMS Reach 2) increase from 31.1-cfs to 33.7-cfs. This represents an 8% increase in flow rate in the channel, although the report notes that the average depth stays the same at 1.5 feet. The report further notes that it is the opinion of the Engineer that the existing channel will not have to be revised to accommodate the increase in flows. At the City's discretion, the City may require additional analysis during design to verify this claim and, if warranted, require improvements to the channel to convey the flow.

- PW-62 The Project Drainage Master Plan shall be updated to reflect any significant changes made to the site layout, pipes, detention basins, and bioretention as detailed design progresses.
- PW-63 Sewer connection shall be coordinated with the Fairfield-Suisun Sewer District. FSSD shall review and approve the Sewer Master Plan.
- PW-64 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department “as-built” Improvement Plans in PDF format.
- PW-65 The applicant shall meet any State and/or Federal zero emission requirements such as installing electric vehicle charging stations as required by the California Green Building Code.
- PW-66 The applicant shall pay the necessary permit fees including Off-site Improvement Fee prior to issuance of the building permit.
- PW-67 In accordance with the Third Amendment to the Suisun/Solano Implementation Agreement and Lease Agreement, applicant shall fund \$750,000 (seven hundred and fifty thousand dollars) for a point of transfer facility and pipeline between the State Water Project’s North Bay Aqueduct and Solano Irrigation District’s irrigation canal system. Payment shall be made to the City prior to issuance of building permits for construction of any building within the project area. If for any reason, the Highway 12 project is not annexed into the City, SSWA, and SID within sixty months of the effective date of the Third Amendment to the Suisun/Solano Implementation Agreement and Lease Agreement, payment to the City is not required.

ORDINANCE NO. __

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, APPROVING
A PLANNED UNIT DEVELOPMENT APPLICATION TO THE PD 24-01, FOR A
WAREHOUSE AND LOGISTICS PROJECT, ELEVATIONS AND SITE PLANS, AND
GRANTING THE DEVIATIONS TO DEVELOPMENT STANDARDS FOR THE HIGHWAY
12 LOGISTICS CENTER PROJECT**

WHEREAS, The Planning Commission held a Public Hearing on Tuesday, July 9, 2024 to review and consider the development project known as Highway 12 Logistics Center Project: and said property is located around the intersection of Pennsylvania Avenue and Cordelia Road (APN: 0032-020-140, 0032-010-390, 0032-020-100, 0032-190-260 and 0032-190-160) containing approximately 161 acres; and

WHEREAS, Notices for the public hearing were published in the Daily Republic on June 26, 2024 for the Planning Commission as a public hearing, and notices were mailed to individual property owners within 500 feet on June 27, 2024; and

WHEREAS, the Planning Commission of the City of Suisun City made findings and made a recommendation that the City Council approve the Planned Unit Development No. PD24-01 on July 9, 2024.

NOW, THEREFORE , BE IT RESOLVED that the City Council of the City of Suisun City hereby approves the Planned Unit Development for the Highway 12 Logistics Center Project, adopts Exhibit A Highway 12 Logistics Center Planned Unit Development (PUD) March 3, 2023

BE IT RESOLVED that the City Council of the City of Suisun City hereby authorizes the Community Development Director to review the precise development plan for consistency with the preliminary development plan and completeness of its contents and shall implement Section 18.63.110 prior to issuance of permits.

INTRODUCED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the ____ day of October 2024, by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this ____ day of October 2024.

Anita Skinner
City Clerk

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the ____ day of October 2024, by the following vote:

AYES: Councilmembers: _____
NOES: Councilmembers: _____
ABSENT: Councilmembers: _____
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this ____day of October 2024.

Anita Skinner
City Clerk

EXHIBIT A: Highway 12 Logistics Center Planned Unit Development (PUD) March 3, 2023

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, TO APPROVE AND SUBMIT AN APPLICATION TO THE SOLANO COUNTY LAFCO FOR ANNEXATION/REORGANIZATION OF THE HIGHWAY 12 LOGISTICS PROJECT

WHEREAS, the Planning Commission at its regular meeting of July 9, 2024, held a public hearing to review RZ 24-01, for Buzz Oates Construction Inc., and recommended to the City Council approval of RZ 24-01, and annexation of APN 0032-010-390, 0032-190-260, and 0032-190-160, 0032-020-140, 0032-020-100; 0032-020-040. and

WHEREAS, the Applicant, members of the public, and City staff were present to speak on RZ 24-01, Highway 12 Logistics Project; and

BE IT RESOLVED that City of Suisun City City Council approve and submit application to Solano County LAFCO for annexation/reorganization of APN 0032-010-390, 0032-190-260, 0032-190-160, 0032-020-140, 0032-020-040 and 0032-020-100 as referenced in Exhibit A.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of Suisun City held on Tuesday the 1st day of October 2024 by the following vote:

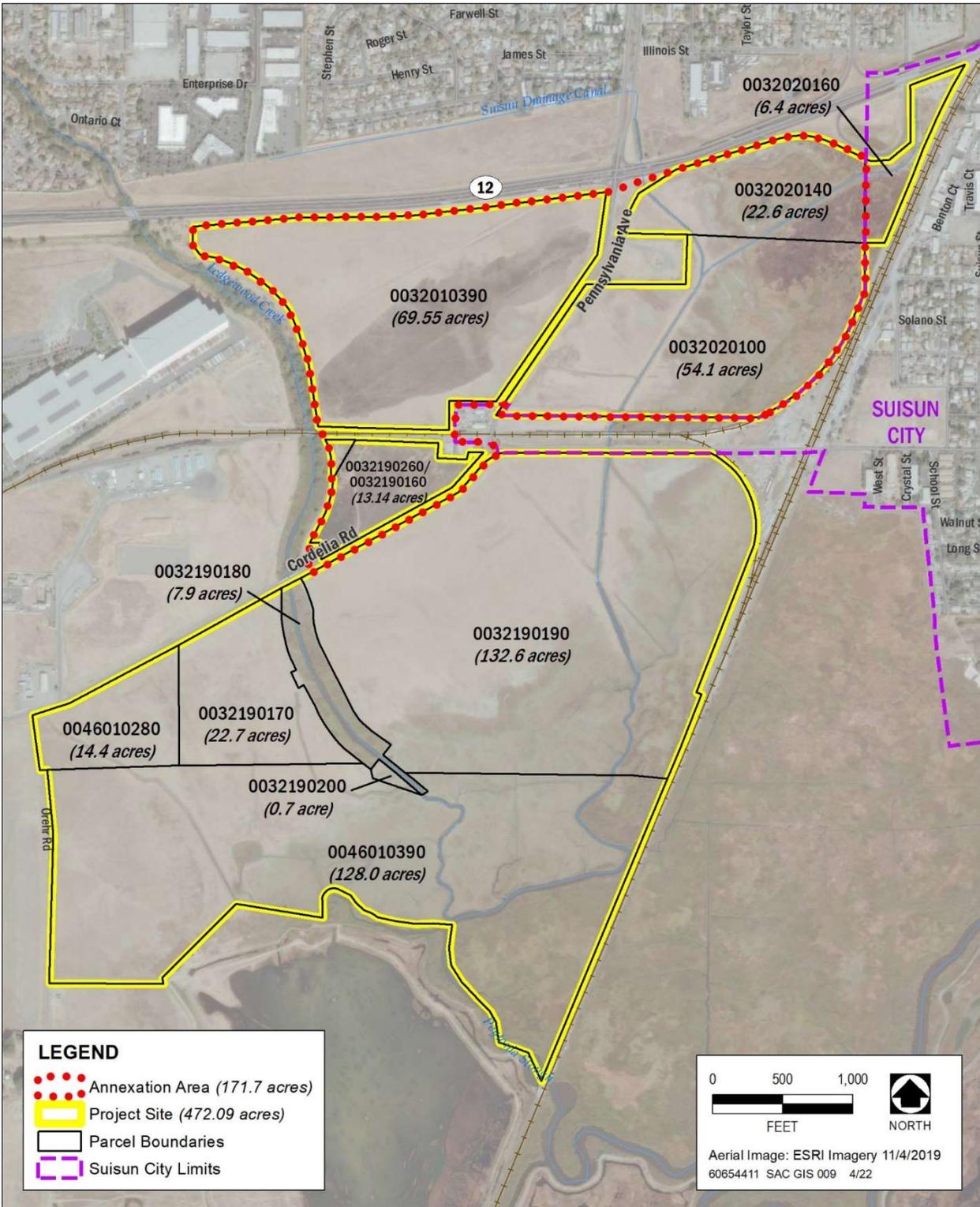
AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 1st day of October 2024.

Anita Skinner
City Clerk

Exhibit 5a.

Proposed Annexation Area



GENTRY ANNEXATION

REAL PROPERTY IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, TO BE
ANNEXED TO SUISUN CITY:

Page 1 of 4

THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 35, TOWNSHIP 5 NORTH, RANGE 12 WEST, MOUNT DIABLO BASE & MERIDIAN AND THE SUISUN RANCHO DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF HIGHWAY 12 AND THE WESTERLY LINE OF PENNSYLVANIA AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON APRIL 29, 2008 IN BOOK 28 OF SURVEYS, PAGE 54, SOLANO COUNTY RECORDS;

THENCE LEAVING SAID POINT OF BEGINNING, (1) NORTH 68°17'02" EAST, 254.03 FEET TO THE SOUTHERLY LINE OF "99-06-F-A, SOUTHGATE ANNEXATION" TO THE CITY OF FAIRFIELD AND THE SOUTHERLY LINE OF SAID HIGHWAY 12;

THENCE ALONG SAID SOUTHERLY LINES (2) NORTH 81°46'01" EAST, 200.05';

THENCE (3) NORTH 74°11'08" EAST, 133.94 FEET;

THENCE (4) NORTH 72°52'22" EAST, 412.45 FEET;

THENCE (5) NORTH 75°08'02" EAST, 325.64 FEET;

THENCE (6) NORTH 84°23'35" EAST, 146.18 FEET;

THENCE (7) SOUTH 75°38'23" EAST, 158.98 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINES (8) SOUTH 65°13'58" EAST, 331.28 FEET TO THE SUISUN CITY LIMIT AS DESCRIBED ON ANNEXATION "1967-01 FARGO VILLAGES APPROVED JUNE 5, 1967;

THENCE ALONG SAID CITY LIMIT LINE, (9) SOUTH 00°25'52" WEST, 771.58 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTHERN PACIFIC COMPANY;

THENCE CONTINUING ALONG SAID CITY LIMIT LINE AND THE NORTHWESTERLY LINE OF SAID LANDS, (10) SOUTH 22°33'50" WEST, 588.52 FEET;

THENCE ALONG SAID LANDS OF SOUTHERN PACIFIC COMPANY AND (11) ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1382.47 FEET, THROUGH A CENTRAL ANGLE OF 29°24'39" FOR A DISTANCE OF 709.65 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 50°35'37" WEST, 701.88 FEET;

GENTRY ANNEXATION

REAL PROPERTY IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, TO BE
ANNEXED TO SUISUN CITY:

Page 2 of 4

THENCE CONTINUING ALONG SAID CITY LIMIT LINE AND THE NORTHERLY LINE OF SUISUN CITY ANNEXATION NO. 8, (12) WEST, 1834.16 FEET TO THE EASTERLY LINE OF PENNSYLVANIA AVENUE AND THE EASTERLY LINE OF SUISUN CITY ANNEXATION NO. 18, "RAY CONNER", APPROVED AUGUST 6, 1973;

THENCE ALONG SAID EASTERLY LINE, (13) NORTH 32°40'31" EAST, 54.90 FEET TO THE NORTHERLY LINE OF SAID ANNEXATION NO. 18, (14) NORTH 89°39'29" WEST, 382.41 FEET;

THENCE ALONG THE WESTERLY LINE OF ANNEXATION NO. 18, (15) SOUTH 0°20'31" WEST, 264.93 FEET TO THE SOUTHERLY LINE OF LANDS OF SOUTHERN PACIFIC COMPANY AND THE NORTHERLY LINE OF SUISUN CITY ANNEXATION "RAY CONNER" APPROVED APRIL 7, 1975;

THENCE ALONG THE NORTHERLY LINE OF SAID ANNEXATION (16) NORTH 89°39'29" WEST, 53.98 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID ANNEXATION, (17) SOUTH 7°51'29" WEST, 100.89 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID ANNEXATION, (18) SOUTH 89°39'29" EAST, 312.69 FEET TO THE SOUTHEASTERLY LINE OF CORDELIA STREET;

THENCE ALONG SAID SOUTHEASTERLY LINE (19) SOUTH 7°51'29" WEST, 34.26 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, (20) SOUTH 43°17'32" WEST, 317.23 FEET;

THENCE CONTINUING ALONG SAID LINE, (21) SOUTH 61°30'37" WEST, 1171.83 FEET TO THE FAIRFIELD CITY LIMIT AS DESCRIBED IN "FAIRFIELD ANNEXATION 2006-03, SHELDON OIL PROPERTY, APPROVED JULY 10, 2006";

THENCE ALONG SAID EASTERLY LINE OF SAID ANNEXATION, (22) NORTH 3°51'03" WEST, 190.51 FEET;

THENCE (23) NORTH 15°42'07" EAST, 70.05 FEET;

THENCE (24) NORTH 28°12'02" EAST, 210.00 FEET;

THENCE (25) ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 800 FEET, THROUGH A CENTRAL ANGLE OF 18°48'35" FOR A DISTANCE OF 262.63 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 13°14'02" EAST, 261.46;

THENCE (26) NORTH 86°10'16" WEST, 20.00 FEET;

GENTRY ANNEXATION

REAL PROPERTY IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, TO BE
ANNEXED TO SUISUN CITY:

Page 3 of 4

THENCE (27) ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 780 FEET, THROUGH A CENTRAL ANGLE OF 17°10'25" FOR A DISTANCE OF 233.79 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 4°45'28" WEST, 232.92 FEET TO THE SOUTHERLY LINE OF LANDS OF SOUTHERN PACIFIC COMPANY;

THENCE (28) NORTH 12°17'39" WEST, 102.48 FEET TO THE NORTHERLY LINE OF LANDS OF SOUTHERN PACIFIC COMPANY;

THENCE CONTINUING ALONG THE FAIRFIELD CITY LIMITS AND THE EASTERLY LINE OF THE "SIXTH ANNEXATION DISTRICT OF 1982 (PIERCE) APPROVED JANUARY 4, 1983" (29) ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 416.00 FEET, THROUGH A CENTRAL ANGLE OF 6°41'54" FOR A DISTANCE OF 48.63 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 7°17'44" WEST, 48.61 FEET;

THENCE CONTINUING ALONG SAID CITY LIMIT LINE, (30) NORTH 10°38'01" WEST, 310.51 FEET;

THENCE (31) ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1316.00 FEET, THROUGH A CENTRAL ANGLE OF 24°34'03" FOR A DISTANCE OF 564.28 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 22°55'03" WEST, 559.97 FEET;

THENCE (32) ALONG THE ARC OF A COMPOUND CURVE, HAVING A RADIUS OF 616.00 FEET, THROUGH A CENTRAL ANGLE OF 18°19'11" FOR A DISTANCE OF 196.96 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 44°21'40" WEST, 196.12 FEET;

THENCE (33) ALONG THE ARC OF A COMPOUND CURVE, HAVING A RADIUS OF 1121.00 FEET, THROUGH A CENTRAL ANGLE OF 27°51'58" FOR A DISTANCE OF 545.21 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 67°27'14" WEST, 539.85 FEET;

THENCE (34) NORTH 60°36'22" WEST, 54.74 FEET;

THENCE (35) NORTH 01°02'00" EAST, 196.55 FEET TO THE SOUTHERLY LINE OF STATE HIGHWAY 12;

THENCE ALONG SAID SOUTHERLY LINE (36) NORTH 86°06'30" EAST, 923.29 FEET;

THENCE (37) NORTH 87°39'37" EAST, 325.70 FEET;

GENTRY ANNEXATION

REAL PROPERTY IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, TO BE
ANNEXED TO SUISUN CITY:

Page 4 of 4

THENCE (38) ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE
NORTH, HAVING A RADIUS OF 7866.12 FEET, THROUGH A CENTRAL ANGLE OF
5°55'17" FOR A DISTANCE OF 812.94 FEET AND BEING SUBTENDED BY A CHORD
BEARING NORTH 84°41'59" EAST, 812.58 FEET;

THENCE (39) NORTH 81°44'20" EAST, 814.52 FEET;

THENCE (40) SOUTH 66°33'50" EAST, 99.69 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 168.17 ACRES MORE OR LESS.

END OF DESCRIPTION

Parcel Map Check Report

Client:

Client

Prepared by:

Preparer

MORTON & PITALO

Address 1

600 COOLIDGE DRIVE

Date: 9/25/2024 9:56:08 AM

Parcel Name: Site 1 - GENTRY ANNEXATION

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,849,653.4152'

East: 6,560,388.5397'

Segment# 1: Line

Course: N68° 17' 02"E

Length: 254.33'

North: 1,849,747.5194'

East: 6,560,624.8195'

Segment# 2: Line

Course: N81° 46' 01"E

Length: 200.05'

North: 1,849,776.1665'

East: 6,560,822.8077'

Segment# 3: Line

Course: N74° 11' 08"E

Length: 133.94'

North: 1,849,812.6682'

East: 6,560,951.6780'

Segment# 4: Line

Course: N72° 52' 22"E

Length: 412.45'

North: 1,849,934.1324'

East: 6,561,345.8372'

Segment# 5: Line

Course: N75° 08' 02"E

Length: 325.64'

North: 1,850,017.6790'

East: 6,561,660.5774'

Segment# 6: Line

Course: N84° 23' 35"E

Length: 146.18'

North: 1,850,031.9613'

East: 6,561,806.0580'

Segment# 7: Line

Course: S75° 38' 23"E

Length: 158.98'

North: 1,849,992.5314'

East: 6,561,960.0707'

Segment# 8: Line

Course: S65° 13' 58"E

Length: 331.28'

North: 1,849,853.7473' East: 6,562,260.8787'

Segment# 9: Line

Course: S0° 25' 52"W Length: 771.58'
North: 1,849,082.1892' East: 6,562,255.0731'

Segment# 10: Line

Course: S22° 33' 50"W Length: 588.52'
North: 1,848,538.7191' East: 6,562,029.2501'

Segment# 11: Curve

Length: 709.65' Radius: 1,382.47'
Delta: 29°24'39" Tangent: 362.82'
Chord: 701.88' Course: S50° 35' 37"W
Course In: N54° 06' 43"W Course Out: S24° 42' 03"E
RP North: 1,849,349.1278' East: 6,560,909.2229'
End North: 1,848,093.1509' East: 6,561,486.9298'

Segment# 12: Line

Course: S90° 00' 00"W Length: 1,834.16'
North: 1,848,093.1509' East: 6,559,652.7698'

Segment# 13: Line

Course: N32° 40' 31"E Length: 54.90'
North: 1,848,139.3626' East: 6,559,682.4091'

Segment# 14: Line

Course: N89° 39' 29"W Length: 382.41'
North: 1,848,141.6448' East: 6,559,300.0059'

Segment# 15: Line

Course: S0° 20' 31"W Length: 264.93'
North: 1,847,876.7196' East: 6,559,298.4248'

Segment# 16: Line

Course: N89° 44' 09"W Length: 53.98'
North: 1,847,876.9684' East: 6,559,244.4454'

Segment# 17: Line

Course: S7° 51' 29"W Length: 100.89'
North: 1,847,777.0258' East: 6,559,230.6517'

Segment# 18: Line

Course: S89° 39' 29"E Length: 312.69'

North: 1,847,775.1597' East: 6,559,543.3362'

Segment# 19: Line

Course: S7° 51' 29"W Length: 34.26'
North: 1,847,741.2214' East: 6,559,538.6522'

Segment# 20: Line

Course: S43° 17' 32"W Length: 317.23'
North: 1,847,510.3205' East: 6,559,321.1214'

Segment# 21: Line

Course: S61° 30' 37"W Length: 1,171.83'
North: 1,846,951.3563' East: 6,558,291.1968'

Segment# 22: Line

Course: N3° 51' 03"W Length: 190.51'
North: 1,847,141.4362' East: 6,558,278.4023'

Segment# 23: Line

Course: N15° 42' 07"E Length: 70.05'
North: 1,847,208.8721' East: 6,558,297.3602'

Segment# 24: Line

Course: N28° 12' 02"E Length: 210.00'
North: 1,847,393.9449' East: 6,558,396.5976'

Segment# 25: Curve

Length: 262.63' Radius: 800.00'
Delta: 18°48'35" Tangent: 132.51'
Chord: 261.46' Course: N13° 14' 02"E
Course In: N67° 21' 41"W Course Out: S86° 10' 16"E
RP North: 1,847,701.8788' East: 6,557,658.2368'
End North: 1,847,648.4572' East: 6,558,456.4511'

Segment# 26: Line

Course: N86° 10' 16"W Length: 20.00'
North: 1,847,649.7927' East: 6,558,436.4958'

Segment# 27: Curve

Length: 233.79' Radius: 780.00'
Delta: 17°10'25" Tangent: 117.78'
Chord: 232.92' Course: N4° 45' 28"W
Course In: N86° 10' 16"W Course Out: N76° 39' 19"E
RP North: 1,847,701.8788' East: 6,557,658.2368'

End North: 1,847,881.9100'

East: 6,558,417.1760'

Segment# 28: Line

Course: N12° 17' 39"W

Length: 102.48'

North: 1,847,982.0398'

East: 6,558,395.3549'

Segment# 29: Curve

Length: 48.63'

Radius: 416.00'

Delta: 6°41'54"

Tangent: 24.34'

Chord: 48.61'

Course: N7° 17' 44"W

Course In: S86° 03' 13"W

Course Out: N79° 21' 19"E

RP North: 1,847,953.4095'

East: 6,557,980.3413'

End North: 1,848,030.2524'

East: 6,558,389.1825'

Segment# 30: Line

Course: N10° 38' 01"W

Length: 310.51'

North: 1,848,335.4301'

East: 6,558,331.8847'

Segment# 31: Curve

Length: 564.28'

Radius: 1,316.00'

Delta: 24°34'03"

Tangent: 286.54'

Chord: 559.97'

Course: N22° 55' 02"W

Course In: S79° 21' 59"W

Course Out: N54° 47' 56"E

RP North: 1,848,092.5913'

East: 6,557,038.4841'

End North: 1,848,851.1971'

East: 6,558,113.8320'

Segment# 32: Curve

Length: 196.96'

Radius: 616.00'

Delta: 18°19'11"

Tangent: 99.33'

Chord: 196.12'

Course: N44° 21' 40"W

Course In: S54° 47' 56"W

Course Out: N36° 28' 45"E

RP North: 1,848,496.1050'

East: 6,557,610.4777'

End North: 1,848,991.4140'

East: 6,557,976.7084'

Segment# 33: Curve

Length: 545.21'

Radius: 1,121.00'

Delta: 27°51'58"

Tangent: 278.11'

Chord: 539.85'

Course: N67° 27' 14"W

Course In: S36° 28' 45"W

Course Out: N8° 36' 47"E

RP North: 1,848,090.0481'

East: 6,557,310.2398'

End North: 1,849,198.4058'

East: 6,557,478.1215'

Segment# 34: Line

Course: N60° 36' 22"W

Length: 54.74'

North: 1,849,225.2728'

East: 6,557,430.4283'

Segment# 35: Line

Course: N1° 02' 00"E

Length: 196.55'

North: 1,849,421.7908'

East: 6,557,433.9729'

Segment# 36: Line

Course: N86° 06' 30"E

Length: 923.29'

North: 1,849,484.4547'

East: 6,558,355.1340'

Segment# 37: Line

Course: N87° 39' 37"E

Length: 325.70'

North: 1,849,497.7512'

East: 6,558,680.5625'

Segment# 38: Curve

Length: 812.94'

Radius: 7,866.12'

Delta: 5°55'17"

Tangent: 406.83'

Chord: 812.58'

Course: N84° 41' 59"E

Course In: N2° 20' 23"W

Course Out: S8° 15' 40"E

RP North: 1,857,357.3135'

East: 6,558,359.4320'

End North: 1,849,572.8160'

East: 6,559,489.6718'

Segment# 39: Line

Course: N81° 44' 20"E

Length: 814.52'

North: 1,849,689.8499'

East: 6,560,295.7400'

Segment# 40: Line

Course: S68° 33' 50"E

Length: 99.69'

North: 1,849,653.4168'

East: 6,560,388.5340'

Perimeter: 14,542.35'

Area: 7,325,405.33Sq.Ft.

Error Closure: 0.0059

Course: N74° 16' 26"W

Error North : 0.00160

East: -0.00568

Precision 1: 2,464,806.78

GCG

GOODWIN CONSULTING GROUP

CITY OF SUISUN CITY

**HIGHWAY 12 LOGISTICS CENTER
FISCAL IMPACT ANALYSIS**



Final Draft Report

NOVEMBER 7, 2023

***City of Suisun
Highway 12 Logistics Center
Fiscal Impact Analysis***

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APPENDIX

Fiscal Impact Analysis Tables

Proposed Highway 12 Logistics Center

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INTRODUCTION

PURPOSE OF REPORT

This report summarizes methodologies and assumptions that may be used to evaluate recurring fiscal impacts to the City of Suisun City (City) associated with providing services to the proposed Highway 12 Logistics Center project area, which is currently located within unincorporated Solano County (County) jurisdiction but within the City’s Sphere of Influence. The fiscal impact analysis (FIA) evaluates annual revenues and expenses related to the City’s General Fund.

Other funds that are supported by development fees and user charges (e.g., enterprise funds), state resources (e.g., school districts), or a specific allocation of property taxes (e.g., mosquito abatement districts) are not included in this analysis. This report outlines project-specific assumptions to analyze fiscal impacts from future development within the Highway 12 Logistics Center area, and assumes that an approximately 162-acre portion in the northern area (the Project) is annexed into the City. The portion currently being considered for annexation is the area being analyzed in this fiscal impact study.

ORGANIZATION OF REPORT

This report is organized into the following five chapters:

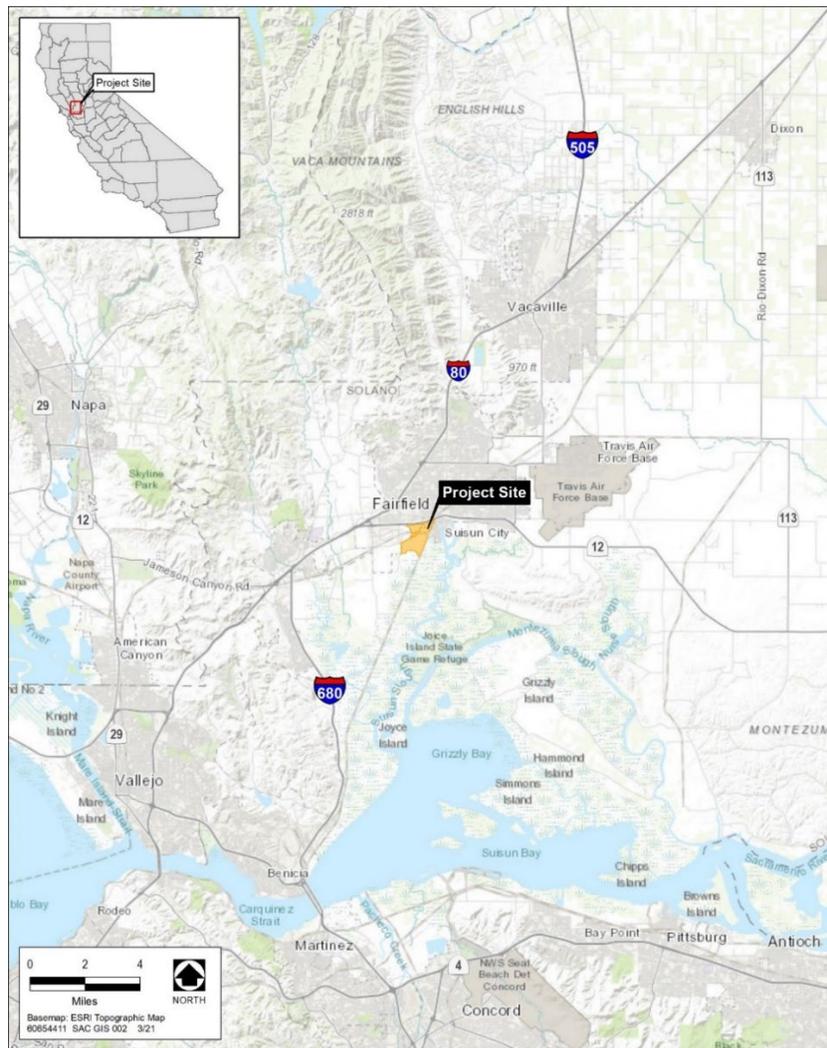
- Chapter 1* States the objective of the report and outlines its structure.
- Chapter 2* Describes the Highway 12 Logistics Center, as well as the EIR Alternative 2 development scenario.
- Chapter 3* Outlines the scope, approach, and global/key assumptions.
- Chapter 4* Describes specific assumptions that apply to the City and identifies which methodologies apply to City revenue and expense categories.
- Chapter 5* Summarizes the results of the analysis, and presents results of the Alternative 2 development scenario described in the EIR.

HIGHWAY 12 LOGISTICS CENTER

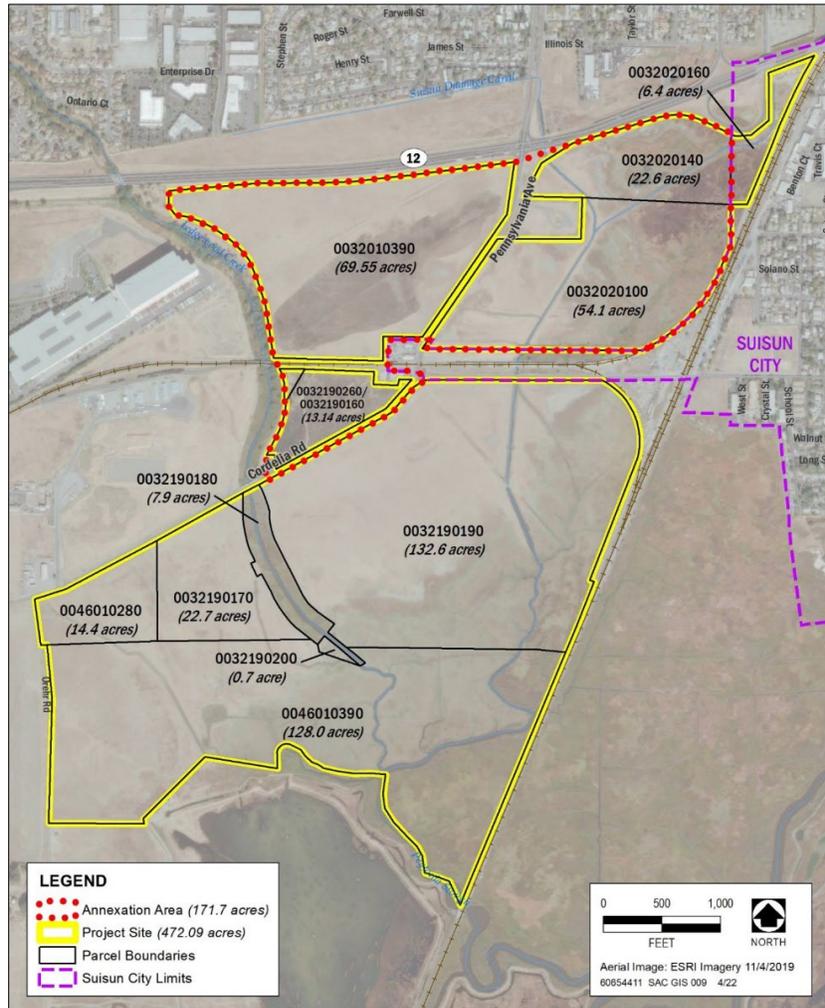
REGIONAL LOCATION

Established in the 1850s and incorporated in 1868, Suisun City encompasses approximately 4.2 square miles and has a current population of approximately 28,500 people; the City is estimated to be home to approximately 3,700 jobs as well. It is centrally located in Northern California between the San Francisco Bay Area and the Sacramento Valley, in the middle part of Solano County, southwest of the City of Fairfield, and is situated along State Route 12 (SR-12), just west of the intersection with Interstate 80. A map showing the regional area is provided below in Figure 1 (Regional Location Map).

**FIGURE 1
REGIONAL LOCATION MAP**



**FIGURE 3
PROPOSED ANNEXATION AREA MAP**



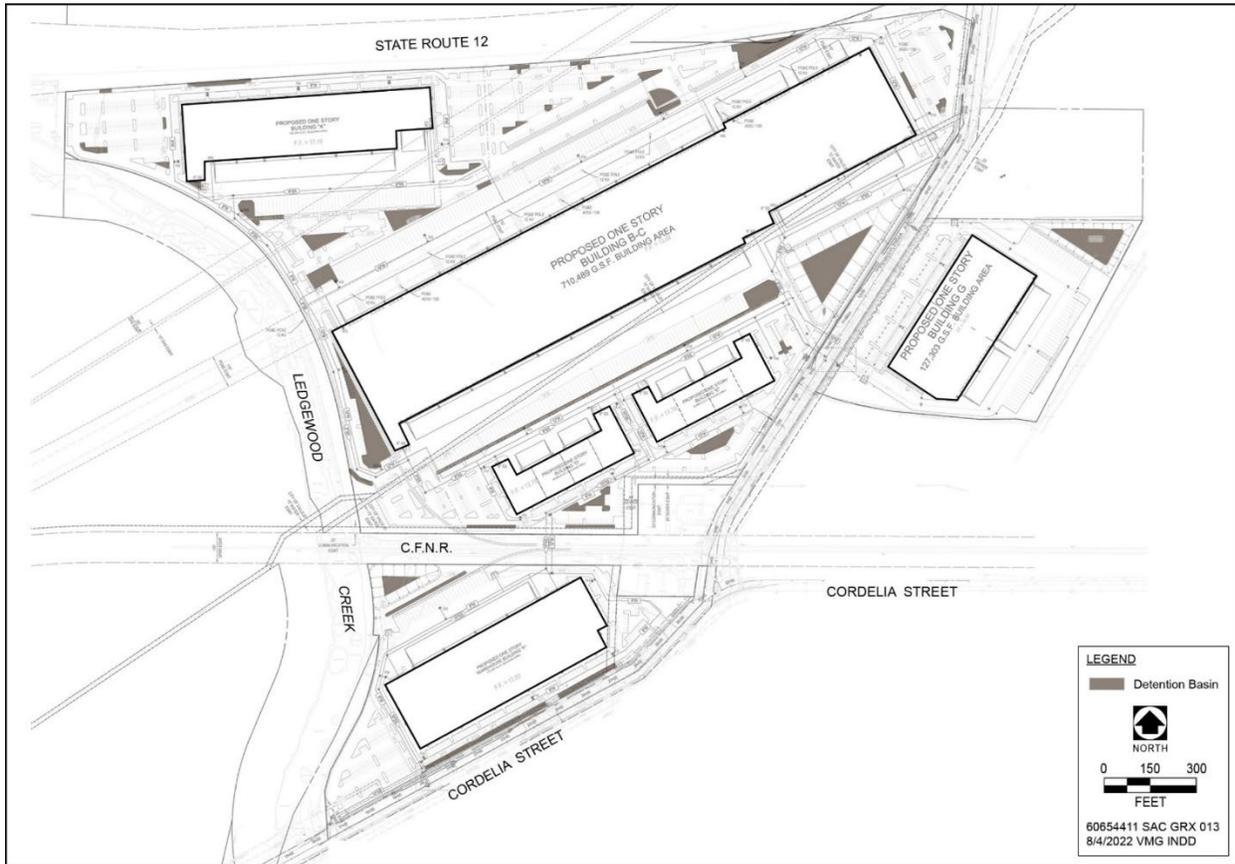
PROPOSED DEVELOPMENT

The development plan for the Project area consists of 1.28 million square feet of building space on 93 acres. Another 69 acres would be preserved as managed open space, which is assumed to be privately managed and funded. The development area would entail three separate planning areas and six separate buildings, as summarized in Table 1 (Anticipated Development) and as illustrated in Figure 4 (Project Development Plan Map), both on the following page.

**TABLE 1
ANTICIPATED DEVELOPMENT**

<i>Proposed Buildings</i>	<i>Building Square Feet</i>
Building A	152,305
Building B/C	710,489
Building D	56,880
Building E	56,880
Building F	172,380
Building G	127,303
Total	1,276,237

**FIGURE 4
PROJECT DEVELOPMENT PLAN MAP**



EIR ALTERNATIVE SCENARIO 2

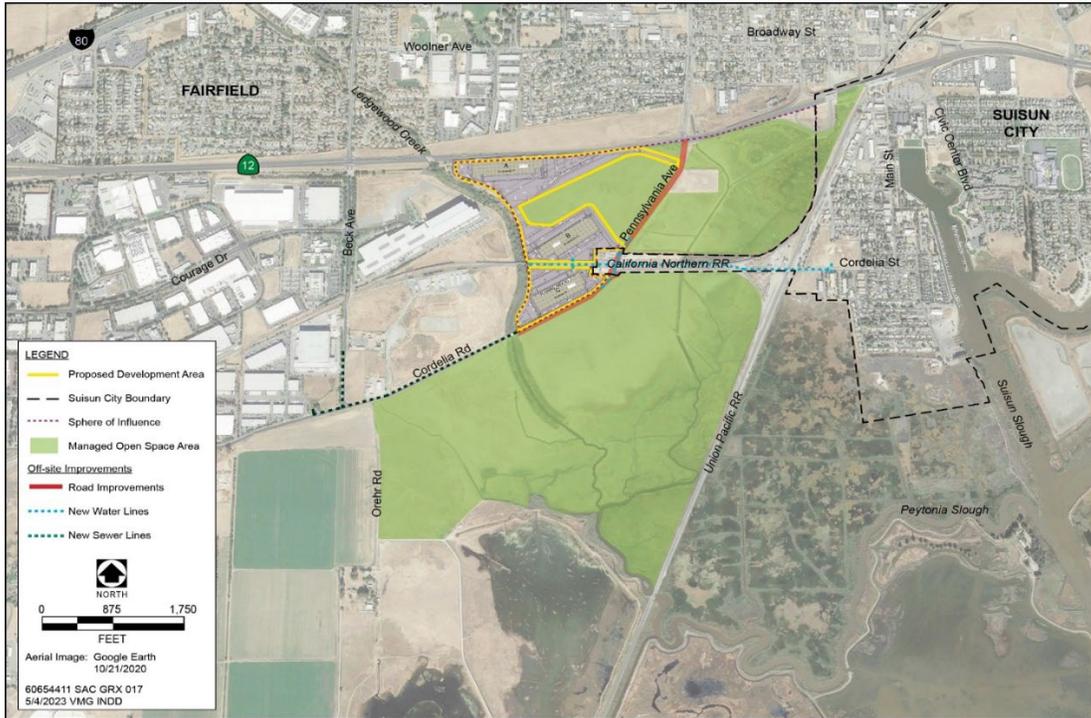
The California Environmental Quality Act (CEQA) requires the consideration and analysis of alternatives to a proposed development project in an Environmental Impact Report (EIR). Three alternative development scenarios are evaluated in the Highway 12 Logistics Center EIR; Alternative 2 is analyzed in this FIA.

The Alternative 2 scenario assumes development of approximately 530,000 square feet of building space on 51 acres, with another 110 acres being preserved as managed open space. The development area would entail two separate planning areas and three separate buildings, as summarized in Table 2 (Alternative 2 Development) below and as illustrated on the following page in Figure 5 (EIR Scenario 2 Site Map) and in Figure 6 (EIR Scenario 2 Development Map).

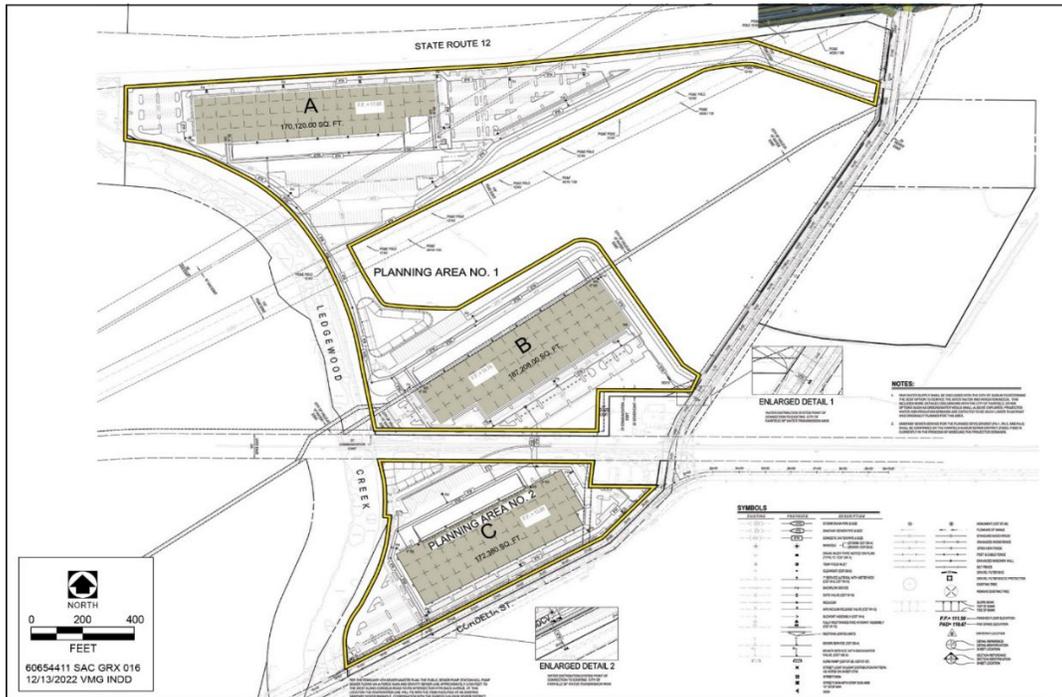
TABLE 2
ALTERNATIVE 2 DEVELOPMENT

<i>Proposed Buildings</i>	<i>Building Square Feet</i>
Building A	170,120
Building B	187,208
Building C	172,380
Total	529,708

**FIGURE 5
EIR SCENARIO 2 SITE MAP**



**FIGURE 6
EIR SCENARIO 2 DEVELOPMENT MAP**



METHODOLOGY AND GENERAL ASSUMPTIONS

SCOPE AND METHODOLOGY

Fiscal impacts arising from land development can be categorized broadly as either one-time impacts or recurring impacts, both of which involve a revenue and expense component. For example, a project may create the need for an onsite sheriff substation, and the one-time construction cost of the station may be offset by a development impact fee. The annual expenses associated with staffing and maintaining the sheriff substation will be offset by annual property taxes and other revenues generated by new development. The fiscal impacts evaluated in this report are the annual, or recurring, revenues and expenses that will affect the City as a result of future development within the Project area.

Two methodologies are employed to estimate recurring fiscal impacts. First, the case study method is used to estimate recurring revenues and expenses by applying defined service standards, existing tax and fee rates, and suggested operating and maintenance costs to the various land uses and services proposed in the Project area. The second methodology is the multiplier method, which assumes that fiscal impacts will result from proposed development at forecasted rates per resident, per employee, or per person served based on existing averages for the City. The fiscal year (FY) 2022-23 budget for the City is used to estimate many of the average revenues and expenses; this FY budget is utilized in the analysis because it was the most current budget available at the time the FIA process began and because it is consistent with the timeframe that various fiscal assumptions, such as the Project valuation, were developed. The case study and multiplier methods are generally used under the following conditions:

Case Study Method

1. Marginal cost is a better approximation of the actual costs to provide similar services to specific new developments in future years.
2. The land use distribution of the project area being analyzed does not resemble the land use distribution within the public agency's boundaries.
3. Service standards and estimated future costs for new projects are anticipated to be different than they are now.

Multiplier Method

1. Average cost is a reasonable approximation of the actual costs to provide similar services to specific new developments in future years.
2. Specific revenues and expenses are generated based on population or employment (e.g., recreation services or business licenses), or both population and employment combined.

3. Service standards and other information are not available or accurate.

The multiplier method relies on a “persons served” factor, which is most often the sum of all residents plus a certain percentage of employees. The exact relationship of service demands and revenue potential between residents and employees is difficult to measure, but a service population comprised of all residents plus 50% of employees is considered standard fiscal practice. The 50% ratio suggests that a resident generally has twice the impact of an employee (e.g., a resident is home 16 hours per day, while an employee is at work eight hours per day).

The “Persons Served” factors for the City are presented in Table A-1 of the Appendix along with the population and employee figures. These estimates are based on 2023 data in order to correspond to the FY 2022-23 budget utilized in the analysis, and are summarized in Table 3 below.

**TABLE 3
CITY RESIDENTS, EMPLOYEES, AND PERSONS SERVED ESTIMATES IN 2023**

	<i>City Total</i>
Residents	28,471
Employees	3,732
Persons Served (Residents + 50% of Employees)	30,337

Case study and multiplier approaches are used to estimate different recurring fiscal impacts for the City, as listed in Table 4 on the following page.

**TABLE 4
REVENUE AND EXPENDITURE CALCULATION METHODOLOGIES FOR THE CITY**

CASE STUDY METHOD	MULTIPLIER METHOD
City of Suisun City	
<i>Recurring Revenues</i>	
Property Tax: Secured & Unsecured Base & Pooled Sales / Use Tax Prop 172 Sales Tax – Public Safety Property Tax In Lieu of VLF Citywide Services CFD No. 2	Franchise Fees Licenses & Permits Charges for Services Fines & Forfeitures
<i>Recurring Expenses</i>	
Additional Police Staff Additional Pavement Maintenance	General Government/Administrative Services Development Services Fire Protection Police Services Public Works Non-Departmental Services Recreation, Parks & Marina

GENERAL ASSUMPTIONS

Many assumptions are factored into this FIA. Some of the most critical assumptions, in terms of their effect on revenues and expenses, are delineated below:

1. All revenue and expense assumptions are presented in 2023 dollars. Future analyses should be updated to reflect then-current revenues and expenses, or assumptions should be increased by an inflation factor that is tied to an appropriate inflation index such as the Engineering News-Record index or one of the regional consumer price indices.
2. Legislative actions taken at the state level in the 1990s diverted a percentage of the 1.0% property tax into the Educational Revenue Augmentation Fund (ERAF). For purposes of the fiscal analysis, it is assumed that this situation will continue in future years.
3. Estimated population and employee estimates shown in Table A-1 of the Appendix reflect 2023 estimates for the City. As discussed previously, these estimates are used to determine average revenue and expense multipliers that serve as the basis for a significant part of the FIA. Population estimates are based on data from the California Department of Finance (DOF), while employment estimates are based on information provided by Claritas, a private demographics data provider.

4. Detailed information regarding Project demographics, average values, and other project-specific assumptions for the Project is provided in Table A-2 of the Appendix. An employment density assumption of 1,000 square feet per employee for the light industrial logistics land use is also included in this table, producing an estimated 1,275 employees at buildout. A particularly important assumption that affects property tax and property tax in-lieu of vehicle license fees is the estimated value of developed property. The total secured and unsecured value of this logistics land use is estimated to be \$160 per building square foot. It should be noted that this value represents an average for new development within the Project area. Values for each building may vary depending on building height, building facade, building size, type and extent of unsecured property inside, and other factors.
5. Fiscal revenue and expense standards generally reflect average revenues and expenses based on the FY 2022-23 budget for the City. Specific adjustments to certain budget categories or line items are described in Chapter 4 of this study.
6. The governing jurisdiction is an important consideration because it determines how property taxes and other revenues are calculated and allocated, as well as which agency is responsible for providing services. It is assumed that the City will annex the Project into its boundaries and operate as the governing jurisdiction for the Project.

FISCAL ASSUMPTIONS AND REVENUE/EXPENSE ASSUMPTIONS

The City provides citywide services, such as public safety services, to all residents who live in the City and all employees who work in the City. Future development within the Highway 12 Logistics Center area will produce a fiscal impact on the City based on the municipal services that are provided to the area by the City.

This chapter summarizes the applicable assumptions used to estimate fiscal impacts on the City associated with future development within the Project area, assuming that the Project is annexed into the incorporated territory of the City. Detailed tables of fiscal assumptions related to City revenues and service expenses are presented in Table A-3 and Tables B-1 through B-5 of the Appendix.

CITY FISCAL ASSUMPTIONS

Some of the key assumptions that drive the calculation of City revenues and expenses are described below. Fiscal revenues and expenses reflect average revenues and expenses based on the City's FY 2022-23 budget, with the following notable exceptions:

1. As discussed above in Chapter 3, certain revenues are calculated and estimated based on the Case Study method, so they will not necessarily reflect average City revenues. These revenues are listed in Table 4 above and in Table B-1 of the Appendix.
2. Several City revenue sources are assumed to be unaffected by new development within the Project. For example, the new buildings are expected to be owned and operated by the developer over a long period of time, so a lack of building sales transactions would produce no real property transfer tax revenue. Similarly, a hotel or other land use that may generate transient occupancy tax (TOT) is not anticipated, so TOT revenues are not expected to be generated directly from within the Project. These and other revenue line items not expected to be impacted by Project development are listed in Table B-1 of the Appendix.
3. Most of the City's costs are variable expenses that will increase to respond to new growth within the City and address the City's responsibility to provide services to those new growth areas. However, some of the City costs are fixed and will not necessarily be impacted by new growth. An example of these types of costs is the fact that there will only be five City Council members, one City Clerk, City Treasurer, and City Manager, one Police Chief and one Fire Chief, and one department head in areas such as Development Services and Public Works whether there is new growth or not. Standard fiscal practice applies a 25% discount to General Government and Administrative Services expenses to account for these types of fixed costs across the City's budget.

4. The City commissioned the following three studies recently to identify if desired levels of serve (LOS) were being met, or could be met:
 - *Fire Service Impacts Review of Proposed Regional Warehouses*, prepared by Citygate Associates, dated December 13, 2022.
 - *Police Department Staffing and Facility Assessment*, prepared by Matrix Consulting Group, dated March 15, 2021.
 - *Pavement Management Report*, prepared by AMS Consulting, dated April 29, 2021.

The Fire analysis did not suggest that additional staffing or other operating costs would be required to provide a higher or desired LOS, assuming a built-in sprinkler system and other fire suppression equipment are installed and perform as designed. However, the Police analysis and the Pavement Management analysis indicated that additional staffing and related costs would be necessary to enhance the LOS to more desirable levels. Table B-5 captures the additional costs associated with these LOS adjustments, as described more fully later in this chapter.

REVENUE ASSUMPTIONS

Case Study Method

Secured and Unsecured Property Tax

Property taxes are allocated to public agencies and special districts based on the various allocation factors within a Tax Rate Area (TRA). Table A-3 in the Appendix identifies the allocation factors for the variety of districts, funds, and agencies included within the one applicable TRA for the Project (TRA 060-002), both before and after revenues have been shifted to the Educational Revenue Augmentation Fund (ERAF).

The County General Fund is allocated 40.75% of the basic 1% property tax on a pre-ERAF basis. Also, the Suisun Fire Protection District is allocated 7.74% of the basic 1% property tax, which together with the County's allocation produces a total of approximately 48.5% available to split between the City and County, prior to ERAF. Pursuant to the Master Property Tax Transfer Agreement between the County and its seven constituent cities, Suisun City would receive 14.47% of the pre-ERAF allocation, while Solano County would retain its former pre-ERAF allocation minus the City's allocation ($40.75\% - 14.47\% = 26.28\%$), plus the allocation to the Suisun Fire Protection District, which will no longer provide services to the annexed Project area ($26.28\% + 7.74\% = 34.02\%$). After the ERAF shift, the City allocation of 14.47% is reduced to 13.3%; the County allocation of 34.02% is reduced to a post-ERAF 21.6%.

These allocation amounts are shown in Table A-3, and the City allocation is shown again in Table B-2.

Sales and Use Tax

Several methodologies can be used to estimate taxable retail sales. One method measures taxable sales based on the supply of retail, office, and industrial square footage. Under this approach, a taxable sales per square foot estimate is multiplied by the total proposed retail, office, or industrial square footage planned, sometimes adjusted to account for stabilized occupancy. Another approach looks at the demand side of the equation. In this approach, household income, percentage of household income spent on taxable goods and services, and a taxable sales capture rate for the Project are estimated to determine taxable sales.

Since there is no residential development integrated into this Project, the analysis estimates sales tax revenue using a supply side approach. Light industrial/warehouse land uses are assumed to produce only minimal taxable sales (from a few point-of-sale businesses operating out of these uses), estimated to be \$5 per building square foot, as shown in Table B-2. Total annual taxable sales projected for the Project are estimated to be \$6.4 million.

In addition to the 1.0% local sales tax, all governing jurisdictions also receive a portion of the County's and State's pooled revenues. When a sale cannot be identified with a permanent place of business in California, the local sales tax is allocated to local jurisdictions through countywide or statewide pools. Accordingly, certain sellers are authorized to report their local sales tax either on a countywide or statewide basis. These may include auctioneers, construction contractors making sales of fixtures, catering trucks, itinerant vendors, vending machine operators, and other permit holders who operate in more than one local jurisdiction but are unable to readily allocate taxable transactions to particular jurisdictions. Use tax is also allocated through a countywide pool. Examples of taxpayers who report use tax allocated through the countywide pool include out-of-state sellers who ship goods directly to consumers in the state from a stock of goods located outside the state, and California sellers who ship goods directly to consumers in the state from a stock of goods located outside of the state. The countywide pools are prorated, first among the cities and the unincorporated area of each county using the proportion that the identified tax for each city and unincorporated area of a county bears to the total identified for the county as a whole. Next, the combined total of the direct sales tax allocation and the prorated countywide pool amount is used to allocate the statewide pool amount to each city and county.

Countywide and statewide pooled sales tax revenue is calculated to be 14.1% of the basic 1% sales tax revenue, as shown in Table B-2. These two sources of sales tax revenue are combined to produce a total sales tax revenue estimate for the Project.

Note that Measure S revenue is not included in the analysis since it is anticipated to sunset in 2026. In addition, gas tax revenues are not incorporated into the analysis because they are not General Fund revenues and are offset by City expenses that are also not included in the analysis.

Proposition 172 Public Safety Sales Tax

Proposition 172 created a one half cent sales tax for local public safety. In fact, it was designed as a means of softening the impact of the ERAF shift on local agencies. Each county allocates

Prop 172 revenues to each city and the unincorporated area of the county based on their proportionate share of net property tax loss due to ERAF. Since counties bear the brunt of the ERAF property tax loss, counties receive most of the public safety sales tax revenue. In Solano County, the County is allocated approximately 95% of the Prop 172 revenue that flows to the County as a whole, and the cities within the County share in the remaining 5%. Suisun City receives approximately 0.5% of the Prop 172 revenue.

Property Tax In-Lieu of Vehicle License Fees

The November 2004 election and the passage of Proposition 1A enacted a constitutional amendment that introduced the property tax for vehicle license fee (VLF) swap, which results in a new methodology to calculate property taxes in lieu of vehicle license fees. Under this law, the VLF backfill from the state general fund used to supplement taxpayer VLF revenues is eliminated and replaced with a like amount of property taxes, dollar-for-dollar. In subsequent years after the FY 2004-05 base year, the property tax in lieu of VLF amount grows in proportion to the growth rate of gross assessed valuation in a city or county, rather than in proportion to population, as previously used to determine VLF.

The City's property tax in lieu of VLF (PTILVLF) for FY 2022-23 is shown in Table B-2. The same table also shows the City's net assessed value for FY 2022-23, which can be used in combination with the City's PTILVLF to determine PTILVLF as a percentage of net assessed value associated with future development. The City's ratio of PTILVLF to net assessed value is 0.096% ($\$2,887,192 \div \$2,999,272,407$), which produces the incremental PTILVLF when multiplied by the Project's anticipated value of \$204.2 million (shown in Table A-2).

Citywide Services CFD No. 2

In 2005, Suisun City established citywide services Community Facilities District (CFD) No. 2 to fund additional expenses associated with providing municipal services to new developments within the incorporated City area. These General Fund services include public safety (police, fire, and paramedic) and parks, open space, and storm drainage maintenance. Annual special taxes are levied on and collected from residential dwelling units and non-residential buildings within the boundaries of the CFD. FY 2022-23 annual special tax rates were \$949.80 per 1,000 building square feet for non-residential structures, as shown in Table B-2. It is assumed that the Project will annex into CFD No. 2 and will generate annual special tax revenues to help offset the costs of providing a variety of City services to the Project.

Multiplier Method

Of the different revenue sources itemized in the fiscal analysis, several are calculated using the multiplier method. The revenue multipliers are presented in Table B-3 and are applied to the appropriate residents, employees, or persons served in the Project area to analyze the annual impacts associated with future development within the Project. Franchise fees, licenses and permits, charges for services, and fines and forfeitures are included among the fiscal revenues estimated using the average revenue multiplier approach.

EXPENSE ASSUMPTIONS

Multiplier Method

All City expenses are calculated using the multiplier method. Citywide expense multipliers are applied to the number of residents, employees, or persons served to analyze the annual impacts associated with the Project. The choice of residents, employees, or persons served, as the basis for a given multiplier, reflects the type of population being served and is summarized in Tables B-4 and B-5.

Eight primary budget categories are evaluated using the multiplier method. Those categories, and a sampling of the types of services integrated into those categories, are as follows:

1. **General Government**, which includes the City Council, City Clerk, and City Treasurer (all elected officials) and the City Manager Department, which includes the office of the City Manager and Human Resources. This multiplier is reduced by 25% to account for fixed costs that are not expected to grow significantly, or at all, due to new development.
2. **Administrative Services**, which includes Accounting Services and Information Technology. This multiplier is also reduced by 25% to account for Citywide fixed costs.
3. **Development Services**, which includes the Economic Development, Property Management, Planning, Housing, and Building and Safety Divisions, as well as responsibility for coordinating dissolution efforts and related activities associated with the former Redevelopment Agency.
4. **Fire**, which includes fire suppression and prevention, firefighting operations, emergency medical response, fire investigations, disaster preparedness/response/mitigation/recovery, and related support services.
5. **Non-Departmental**, which is a citywide cost center that accounts for expenses not attributable to a specific department or program, including Citywide memberships, City Attorney expenses, and other costs.
6. **Police**, which includes police patrol, calls for service, crime prevention, detective operations and investigations, community services, school safety traffic officers, dispatch and other command operations, and other support services. The *Police Department Staffing and Facility Assessment* study recommended that five new positions be added to the police force to provide the needed LOS in the City. One of those new positions (the Dispatcher position) is already incorporated into the City budget, leaving an additional four positions, or approximately 10% of the police department staff, still unfunded. This additional cost is incorporated into the analysis with an additional line item toward the bottom of Table B-5.
7. **Public Works**, which includes maintenance of all City-owned properties, engineering services for capital improvement projects and private development projects, and

maintenance of street, landscape, sewer, and storm drain facilities and City vehicles and equipment. The *Pavement Management Report* recommended that an additional \$6 million be added to the street maintenance budget to move the pavement condition index (PCI) from a current level of 58 up to a level of 63, which would transition Citywide pavement conditions from “At Risk” to “Fair.” The additional budget would also bring approximately 50% of City streets to a PCI greater than or equal to 70; a PCI of 70 is at the bottom end of the “Good to Excellent” pavement condition category, which ranges from 70 to 100 (100 being a brand new pavement). The additional \$6 million is also incorporated into the analysis with an additional line item in Table B-5.

8. ***Recreation, Parks & Marina***, which includes recreation programs and services, special events, Community Center and Senior Center operations, and marina management and operations.

RESULTS OF ANALYSIS

REVENUES

The fiscal analysis indicates that significant fiscal revenues will be generated to the General Fund by the Highway 12 Logistics Center project. Annual property tax and property tax in lieu of VLF are estimated to reach \$272,000 and \$197,000 annually, or 15% and 11%, respectively, of total annual revenues once the Project is built out. By far the largest source of revenue, though, will be the citywide services CFD No. 2 special tax revenue, which is estimated to total \$1.2 million (66% of the total revenue) at buildout of the Project. Total revenue is estimated to be \$1.8 million annually at buildout. These amounts are shown in Table B-6 of the Appendix.

EXPENSES

The primary expenses that the General Fund will experience as a result of the Project relate to public safety. Table B-6 indicates that Fire and Police services will account for \$108,000 and \$206,000, respectively, of annual expenses once the Project is completed, or 22% and 42% of total General Fund expenses. Total yearly expenses are estimated to reach \$635,000 at buildout.

NET FISCAL IMPACTS

As described above, the completed Project is expected to generate over \$1.8 million in fiscal revenues and \$635,000 in fiscal expenses to the City's General Fund, creating an annual surplus of \$1.2 million, as presented in Table B-6. That translates into a surplus of approximately \$941 per 1,000 building square feet within the Project, which coincidentally is practically the same amount as the \$950 per 1,000 building square feet special tax levied by CFD No. 2. In other words, the Project would likely produce a neutral fiscal impact to the City without the CFD No. 2 revenue. This anticipated surplus may be crucial to the City, allowing it to encourage development of various housing products with a balance of affordable and market-rate units, which could produce fiscal deficits and offset this Project's surplus to some extent.

Table B-7 presents the results of the analysis on a building-by-building basis. The phasing of the Project will probably involve one or more buildings being constructed at a time. During the course of Project completion, it appears that fiscal impacts will be positive as well.

Based on the analysis in this report, the Project is anticipated to generate more than sufficient revenues for the City to provide the appropriate services to new development in the Project area. These results are summarized in Table 5 following this page.

TABLE 5
CITY ANNUAL NET FISCAL IMPACTS SUMMARY

<i>City General Fund</i>	<i>Annual Impacts at Buildout</i>
Revenues	\$1,835,549
Expenses	(\$634,714)
<i>Annual Net Fiscal Impact</i>	\$1,200,835
<i>Annual Surplus per 1,000 Building Square Feet</i>	\$941

NET FISCAL IMPACTS OF EIR ALTERNATIVE SCENARIO 2

As described above in Chapter 2, the EIR Alternative 2 scenario assumes development of approximately 530,000 square feet of building space, or approximately 42% of the proposed Project. The development area would entail two separate planning areas and three separate buildings: Buildings A, B, and C. Table C-1 in the Appendix summarizes the land uses, job generation, and Project valuation associated with EIR Alternative 2.

Table C-2 of the Appendix presents the results of the fiscal impact analysis for this scenario. EIR Alternative 2 is expected to generate approximately \$762,000 in fiscal revenues and \$263,000 in fiscal expenses per year to the City’s General Fund, creating an annual surplus of \$499,000. Table C-3 presents the results of the analysis on a building-by-building basis, indicating that EIR Alternative 2 would be fiscally positive during the phasing of development as well.

APPENDIX

FISCAL IMPACT ANALYSIS TABLES

PROPOSED HIGHWAY 12 LOGISTICS CENTER

Table A-1
City of Suisun City
Highway 12 Logistics Center
General Assumptions

Year of Study	2023
Constant Dollar Analysis (2023 \$)	
<hr/>	
<u>Jurisdiction Statistics</u>	City of <u>Suisun</u>
2023 Estimated Residential Population	28,471
2023 Estimated Employee Population	3,732
2023 Persons Served (Residents + 50% of Employees)	30,337

Source: California Department of Finance; Claritas; Goodwin Consulting Group

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Table A-2
City of Suisun City
Highway 12 Logistics Center
Land Use, Demographic, and Related Assumptions

Land Uses	Estimated Acres	Building (Bldg) SF	Estimated Employees /1	Total Persons Served /2	Average Developed Value per Bldg SF /3	Projected Developed Value /2
<u>Warehouse Uses</u>						
Building A		152,305	152 <i>employees</i>		\$160	\$24,368,800
Building B/C		710,489	710 <i>employees</i>		\$160	\$113,678,240
Building D		56,880	57 <i>employees</i>		\$160	\$9,100,800
Building E		56,880	57 <i>employees</i>		\$160	\$9,100,800
Building F		172,380	172 <i>employees</i>		\$160	\$27,580,800
Building G		127,303	127 <i>employees</i>		\$160	\$20,368,480
Total	93	1,276,237	1,275 <i>employees</i>	638		\$204,197,920
Preserved Open Space	69	Assumed to be privately managed and funded.				

/1 Assumes employment density of 1,000 sf per employee.

/2 Persons served equals residents plus 50% of employees.

/3 Includes secured and unsecured assessed values.

Source: City of Suisun City; EPS; Goodwin Consulting Group

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Table A-3
City of Suisun City
Highway 12 Logistics Center
Property Tax Allocations

Property Tax Fund	Tax Rate Area (TRA): Acres:	Pre-ERAF Property Tax Distribution		Allocation to ERAF	Post ERAF Allocation /1
		060-002 162.0 ac.	Weighted Average		
General County		0.40744	0.40744		
County Free Library		0.03568	0.03568		
Accumulated Capital Outlay		0.01050	0.01050		
Mosquito Abatement District		0.00764	0.00764		
Aviation		0.00155	0.00155		
Recreation		0.00263	0.00263		
Suisun Resource Conservation		--	--		
Solano County Water Agency		0.01986	0.01986		
Library Special Tax Zone 1		0.01593	0.01593		
B A A Q M D		0.00285	0.00285		
Special Road		0.03359	0.03359		
Suisun Fire (assumes detachment)		0.07746	0.07746		
Solano Cemetery District		0.00641	0.00641		
County Supt-Co School Ser Fund Sup		0.01334	0.01334		
County Supt-Development Center		0.00282	0.00282		
Solano Community College M & O		0.03587	0.03587		
F-S Unified School District M & O		0.32069	0.32069		
County Supt-Co School Ser Fund Supp		0.00142	0.00142		
County Supt-Board of Education		0.00434	0.00434		
Total		1.00000	1.00000		
Property Tax to be shared between the City of Suisun and Solano County General Funds /2			48.49%		
Property Tax Allocated to the City			<u>Pre-ERAF</u> 14.47%	8.0806%	13.30%
Property Tax Allocated to the County			34.02%	36.4677%	21.61%

/1 The reallocation of property taxes away from counties, cities, and other agencies to the Educational Revenue Augmentation Fund (ERAF) is based on certain formulas; the allocations to the various funds shown above represent allocations after ERAF reduction factors were applied.
/2 Assumes the City receives 14.47% of the Pre-ERAF allocation, while the County retains it's former Pre-ERAF allocation minus the City's allocation, plus the allocation to the Suisun Fire Protection District (which will no longer provide services to the annexation area).

Table B-1
City of Suisun City
Highway 12 Logistics Center
Revenue Calculation Methodology

Revenue	Reference Table	Modeling Methodology
Property Tax	Table B-2	Case Study
General Fund Sales & Use Tax	Table B-2	Case Study
Prop 172 Sales Tax	Table B-2	Case Study
Property Tax In-Lieu of Vehicle License Fees (PTILVLF)	Table B-2	Case Study
Franchise Fees	Table B-3	Multiplier Method: Persons Served
Licenses & Permits	Table B-3	Multiplier Method: Persons Served
Charges for Services	Table B-3	Multiplier Method: Persons Served
Fines & Forfeitures	Table B-3	Multiplier Method: Persons Served
Real Property Transfer Tax		Not Included in Analysis /1
Transient Occupancy Tax		Not Included in Analysis /1
Cannabis Tax		Not Included in Analysis /1
Intergovernmental Revenue		Not Included in Analysis /1
Use of Money and Property		Not Included in Analysis /1
Miscellaneous Revenue		Not Included in Analysis /1
Gas Tax		Not Included in Analysis /2
CFD No. 2 Special Tax Revenue	Table B-2	Case Study

/1 Assumes proposed development will not affect this revenue source.

/2 Assumes these non-General Fund revenues are offset by expenses (which are also not included in the analysis).

Table B-2
City of Suisun City
Highway 12 Logistics Center
Revenue Assumptions - Case Study Method

<u>Property Tax (Secured & Unsecured) Allocation to City (post-ERAF)</u>	13.3%
<hr/>	
<u>Sales and Use Tax</u>	
Base Sales Tax Rate	1.0%
Countywide and Statewide Pooled Tax Revenue as a Percentage of Base Sales Tax Revenue	14.1%
Public Safety (Prop. 172) Sales Tax Rate	0.5%
Percentage of Prop. 172 Sales Tax Allocated to City	0.5%
Measure S (not included due to 2026 sunset)	Not Included
Gas Tax	Not Included /1
<u>Taxable Sales per Improved Square Foot</u>	<u>Amount per SF</u>
Warehouse Uses	\$5
<hr/>	
<u>Property Tax In-Lieu of Vehicle License Fee (PTILVLF)</u>	
City Fiscal Year 2022-23 Net Assessed Value	\$2,999,272,407
City Fiscal Year 2022-23 Property Tax In-Lieu of Vehicle License Fee	\$2,887,192
<hr/>	
<u>Existing or Proposed LMD/CFD Revenue</u>	
CFD No. 2	FY 2022-23 Rate per 1,000 Bldg SF
	\$949.80

/1 These non-General Fund revenues are offset by expenses (which are also not included in the analysis).

Source: California City Finance; California Board of Equalization; Solano County;
City of Suisun City; Goodwin Consulting Group

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Table B-3
City of Suisun City
Highway 12 Logistics Center
Revenue Assumptions - Multiplier Method

General Fund Revenues - Multiplier Method	Estimated General Fund Revenues	Average Revenue per Resident	Average Revenue per Employee	Average Revenue per Person Served
Franchise Fees	\$953,600	--	--	\$31.43
Licenses & Permits	\$869,942	--	--	\$28.68
Charges for Services	\$1,699,728	--	--	\$56.03
Fines & Forfeitures	\$386,600	--	--	\$12.74

Source: City of Suisun City FY 2022-23 Budget; Goodwin Consulting Group

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Table B-4
City of Suisun City
Highway 12 Logistics Center
Expense Calculation Methodology

General Fund Function	Reference Table	Modeling Methodology
General Government		
<i>City Council</i>	Table B-5	Multiplier Method: Persons Served
<i>City Clerk</i>	Table B-5	Multiplier Method: Persons Served
<i>City Treasurer</i>	Table B-5	Multiplier Method: Persons Served
<i>City Manager</i>	Table B-5	Multiplier Method: Persons Served
Administrative Services	Table B-5	Multiplier Method: Persons Served
Development Services	Table B-5	Multiplier Method: Persons Served
Fire	Table B-5	Multiplier Method: Persons Served
Non-Departmental	Table B-5	Multiplier Method: Persons Served
Police	Table B-5	Multiplier Method: Persons Served
Public Works	Table B-5	Multiplier Method: Persons Served
Recreation, Parks & Marina	Table B-5	Multiplier Method: Residents

Source: City of Suisun City FY 2022-23 Budget; Goodwin Consulting Group

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Table B-5
City of Suisun City
Highway 12 Logistics Center
Expense Assumptions - Multiplier Method

	Estimated General Fund Expenditures	Average Expense per Resident	Average Expense per Employee	Average Expense per Person Served	
General Government	\$783,540	--	--	\$19.37	/1
Administrative Services	\$1,742,202	--	--	\$43.07	/1
Development Services	\$1,186,090	--	--	\$39.10	
Fire	\$5,141,968	--	--	\$169.49	
Non-Departmental	\$2,989,560	--	--	\$98.55	
Police	\$9,810,221	--	--	\$323.37	
Public Works	\$2,177,566	--	--	\$71.78	
Recreation, Parks & Marina	\$1,441,202	\$50.62	--	--	
Total Budget	\$25,272,349				
Additional 10% Police Staff	\$981,022			\$32.34	/2
Additional Pavement Maintenance Expense	\$6,000,000			\$197.78	/3
Total Adjusted Budget	\$32,253,371				

/1 Assumes 25% of these expense categories will not grow significantly, if at all, due to new development.

/2 Pursuant to the *Police Department Staffing and Facility Assessment* conducted March 2021, an additional four positions (not including the newly funded Dispatcher position) is recommended.

/3 Pursuant to the *Pavement Management Report* conducted April 2021, an additional \$6M is recommended to move the pavement condition index (PCI) from 58 to 63, and to bring ~50% of the City streets to a PCI >= 70.

Table B-6
City of Suisun City
Highway 12 Logistics Center
Summary of Annual Net Fiscal Impacts

Annual Revenues/Expenses	Annual Impact	% of Subtotal
<u>Revenues</u>		
Property Tax	\$271,598	15%
General Fund Sales & Use Tax	\$72,821	4%
Prop 172 Sales Tax	\$166	0%
Property Tax In-Lieu of Vehicle License Fees (PTILVLF)	\$196,567	11%
CFD No. 2 Special Tax Revenue	\$1,212,170	66%
Franchise Fees	\$20,055	1%
Licenses & Permits	\$18,295	1%
Charges for Services	\$35,746	2%
Fines & Forfeitures	\$8,130	0%
Total	\$1,835,549	100%
<u>Expenses</u>		
General Government	(\$12,359)	3%
Administrative Services	(\$27,479)	6%
Development Services	(\$24,944)	5%
Fire	(\$108,138)	22%
Non-Departmental	(\$62,872)	13%
Police	(\$206,313)	42%
Public Works	(\$45,795)	9%
Recreation, Parks & Marina	\$0	0%
Subtotal	(\$487,900)	100%
Additional 10% Police Staff	(\$20,631)	
Additional Pavement Maintenance Expense	(\$126,183)	
Total	(\$634,714)	
Net Fiscal Impact	\$1,200,835	

Source: Goodwin Consulting Group

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Table B-7
City of Suisun City
Highway 12 Logistics Center
Annual Net Fiscal Impacts by Building/Phase

Annual Revenues/Expenses	Building A	Building B/C	Building D	Building E	Building F	Building G
<u>Revenues</u>						
Property Tax	\$32,412	\$151,200	\$12,105	\$12,105	\$36,684	\$27,092
General Fund Sales & Use Tax	\$8,690	\$40,540	\$3,246	\$3,246	\$9,836	\$7,264
Prop 172 Sales Tax	\$20	\$93	\$7	\$7	\$22	\$17
Property Tax In-Lieu of Vehicle License Fees (PTILVLF)	\$23,458	\$109,430	\$8,761	\$8,761	\$26,550	\$19,607
CFD No. 2 Special Tax Revenue	\$144,659	\$674,822	\$54,025	\$54,025	\$163,727	\$120,912
Franchise Fees	\$2,393	\$11,165	\$894	\$894	\$2,709	\$2,000
Licenses & Permits	\$2,183	\$10,185	\$815	\$815	\$2,471	\$1,825
Charges for Services	\$4,266	\$19,900	\$1,593	\$1,593	\$4,828	\$3,566
Fines & Forfeitures	\$970	\$4,526	\$362	\$362	\$1,098	\$811
Total	\$219,053	\$1,021,861	\$81,808	\$81,808	\$247,926	\$183,094
<u>Expenses</u>						
General Government	(\$1,475)	(\$6,880)	(\$551)	(\$551)	(\$1,669)	(\$1,233)
Administrative Services	(\$3,279)	(\$15,298)	(\$1,225)	(\$1,225)	(\$3,712)	(\$2,741)
Development Services	(\$2,977)	(\$13,886)	(\$1,112)	(\$1,112)	(\$3,369)	(\$2,488)
Fire	(\$12,905)	(\$60,201)	(\$4,820)	(\$4,820)	(\$14,606)	(\$10,787)
Non-Departmental	(\$7,503)	(\$35,001)	(\$2,802)	(\$2,802)	(\$8,492)	(\$6,271)
Police	(\$24,621)	(\$114,856)	(\$9,195)	(\$9,195)	(\$27,866)	(\$20,579)
Public Works	(\$5,465)	(\$25,494)	(\$2,041)	(\$2,041)	(\$6,186)	(\$4,568)
Recreation, Parks & Marina	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	(\$58,226)	(\$271,617)	(\$21,745)	(\$21,745)	(\$65,900)	(\$48,667)
Additional 10% Police Staff	(\$2,462)	(\$11,486)	(\$920)	(\$920)	(\$2,787)	(\$2,058)
Additional Pavement Maintenance Expense	(\$15,059)	(\$70,247)	(\$5,624)	(\$5,624)	(\$17,043)	(\$12,587)
Total	(\$75,746)	(\$353,349)	(\$28,288)	(\$28,288)	(\$85,730)	(\$63,312)
Net Annual Fiscal Impact	\$143,307	\$668,512	\$53,519	\$53,519	\$162,196	\$119,782

FISCAL IMPACT ANALYSIS TABLES
EIR ALTERNATIVE SCENARIO 2

Table C-1
City of Suisun City
Highway 12 Logistics Center - EIR Alternative 2
Land Use, Demographic, and Related Assumptions

Land Uses	Estimated Acres	Building (Bldg) SF	Estimated Employees /1	Total Persons Served /2	Average Developed Value per Bldg SF /3	Projected Developed Value /2
<u>Warehouse Uses</u>						
Building A		170,120	170 employees		\$160	\$27,219,200
Building B		187,208	186 employees		\$160	\$29,953,280
Building C		172,380	172 employees		\$160	\$27,580,800
Total	51	529,708	528 employees	264		\$84,753,280
Preserved Open Space	110	Assumed to be privately managed and funded.				

/1 Assumes employment density of 1,000 sf per employee.

/2 Persons served equals residents plus 50% of employees.

/3 Includes secured and unsecured assessed values.

Source: City of Suisun City; EPS; Goodwin Consulting Group

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Table C-2
City of Suisun City
Highway 12 Logistics Center - EIR Alternative 2
Summary of Annual Net Fiscal Impacts

Annual Revenues/Expenses	Annual Impact	% of Subtotal
<u>Revenues</u>		
Property Tax	\$112,728	15%
General Fund Sales & Use Tax	\$30,225	4%
Prop 172 Sales Tax	\$69	0%
Property Tax In-Lieu of Vehicle License Fees (PTILVLF)	\$81,586	11%
CFD No. 2 Special Tax Revenue	\$503,117	66%
Franchise Fees	\$8,298	1%
Licenses & Permits	\$7,570	1%
Charges for Services	\$14,791	2%
Fines & Forfeitures	\$3,364	0%
Total	\$761,749	100%
<u>Expenses</u>		
General Government	(\$5,114)	3%
Administrative Services	(\$11,371)	6%
Development Services	(\$10,322)	5%
Fire	(\$44,747)	22%
Non-Departmental	(\$26,016)	13%
Police	(\$85,371)	42%
Public Works	(\$18,950)	9%
Recreation, Parks & Marina	\$0	0%
Subtotal	(\$201,890)	100%
Additional 10% Police Staff	(\$8,537)	
Additional Pavement Maintenance Expense	(\$52,213)	
Total	(\$262,640)	
Net Fiscal Impact	\$499,109	

Source: Goodwin Consulting Group

11/07/2023

Table C-3
City of Suisun City
Highway 12 Logistics Center - EIR Alternative 2
Annual Net Fiscal Impacts by Building/Phase

Annual Revenues/Expenses	Building A	Building B	Building C
Revenues			
Property Tax	\$36,204	\$39,840	\$36,684
General Fund Sales & Use Tax	\$9,707	\$10,682	\$9,836
Prop 172 Sales Tax	\$22	\$24	\$22
Property Tax In-Lieu of Vehicle License Fees (PTILVLF)	\$26,202	\$28,834	\$26,550
CFD No. 2 Special Tax Revenue	\$161,580	\$177,810	\$163,727
Franchise Fees	\$2,665	\$2,933	\$2,701
Licenses & Permits	\$2,431	\$2,676	\$2,464
Charges for Services	\$4,750	\$5,228	\$4,814
Fines & Forfeitures	\$1,080	\$1,189	\$1,095
Total	\$244,642	\$269,215	\$247,892
Expenses			
General Government	(\$1,642)	(\$1,807)	(\$1,664)
Administrative Services	(\$3,652)	(\$4,019)	(\$3,700)
Development Services	(\$3,315)	(\$3,648)	(\$3,359)
Fire	(\$14,371)	(\$15,814)	(\$14,562)
Non-Departmental	(\$8,355)	(\$9,194)	(\$8,466)
Police	(\$27,418)	(\$30,172)	(\$27,782)
Public Works	(\$6,086)	(\$6,697)	(\$6,167)
Recreation, Parks & Marina	\$0	\$0	\$0
Subtotal	(\$64,838)	(\$71,351)	(\$65,700)
Additional 10% Police Staff	(\$2,742)	(\$3,017)	(\$2,778)
Additional Pavement Maintenance Expense	(\$16,769)	(\$18,453)	(\$16,992)
Total	(\$84,349)	(\$92,822)	(\$85,470)
Net Annual Fiscal Impact	\$160,293	\$176,394	\$162,422