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

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, NOVEMBER 19, 2024

5:00 PM

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

5:00 P.M. CLOSED SESSION
6:30 P.M. REGULAR MEETING

NOTICE
Pursuant to Government Code Section 54953(b) the following Suisun City Council meeting includes teleconference participation by:

- Councilmember Dawson, from: Monterey Plaza Hotel & Spa, 400 Cannery Row, Monterey, California 93940

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: **839 3588 9974**
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. – 812)
(Next City Council Res. No. 2024 – 142)
Next Suisun City Council Acting as Successor Agency Res. No. SA2024 - 03)
(Next Housing Authority Res. No. HA2024 – 05)

5:00 P.M CLOSED SESSION

CALL TO ORDER
Mayor Hernandez

ROLL CALL
Council / Board Members

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

PUBLIC COMMENT CLOSED SESSION
(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 (City Manager Conference Room, City Hall)

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 conduct an employee performance evaluation for the position of City Manager.

6:30 RECONVENE OPEN SESSION

CALL TO ORDER
Mayor Hernandez

ROLL CALL
Council / Board Members

PLEDGE OF ALLEGIANCE

INVOCATION

CLOSED SESSION REPORT
Announcement of Actions Taken, if any in Closed Session.

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.)

2. City Manager Update - (Prebula: bprebula@suisun.com).

3. City Attorney Report - (Enright).

4. Informational Report on Council Credit Card Statements - (Deol: ldeol@suisun.com).

5. Fiscal Year 2024-25 Budget Update: First Quarter ending September 30, 2024 - (Deol: ldeol@suisun.com).

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).

6. Proclamation Proclaiming the Month of November as, "Native American Heritage Month" - (Hernandez: ahernandez@suisun.com).

7. Proclamations Not Presented - (Hernandez: ahernandez@suisun.com):
   a. Alooma Court No. 198 Day Illustrious Commandress Regina A. Thompson.
   b. Alooma Court Temple No. 212 Illustrious Potentate Timothy W. Finney.
   c. Proclamation Proclaiming November 1, 2024 - November 3, 2024, as "Virgil's Bait Shop Striper Days."

COUNCIL COMMENTS

8. Council/Board Member Updates.

CONSENT CALENDAR

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

City Council

9. Council Adoption of Resolution No. 2024: ____: Authorizing the Chief of Police, or his designee, to Execute a Contract to apply for and receive funding through the Boating Safety and Enforcement Financial Aid Program from the California Department of Boating and Waterways for fiscal year 2025/2026 - (Roth: aroth@suisun.com).

10. Council Adoption of Resolution No. 2024-___: Accepting the Sidewalk Gap Closure Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project - (Vue: nvue@suisun.com).

11. Council Adoption of Resolution No. 2024-___: Approving Century Communities' Request to Reduce Bonds for the Meridian West Subdivision and Authorizing the City Manager to Release 67% of the Bond Amounts - (Vue: nvue@suisun.com).

12. Council Adoption of Resolution No. 2024-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with BKF Engineers for the 2025 Sewer Rehabilitation Project - (Vue: nvue@suisun.com).

13. Council Adoption of Resolution No. 2024-___: Authorizing the City Manager to Enter into a Construction Contract on the City's behalf with Mars Construction for the Fire Department Remodel – Phase 1 Project - (Vue: nvue@suisun.com).

14. Council Adoption of Resolution No. 2024-___: Approving the Suisun City Marina Annual Dock Maintenance and Inspection Services and Authorizing the City Manager to enter into an agreement with Bellingham Marine to Perform the Services - (Hull: jhull@suisun.com).

15. Council Adoption of Resolution No. 2024-___: Authorizing the City Manager to execute a Professional Services Agreement with AnchorQEA on behalf of the City for Planning, Design, Environmental Compliance, and Permitting Services for the Public Fishing Dock Planning Project - (Hull: jhull@suisun.com).

16. Council Approval of Appointment of Councilmember Dawson and Councilmember Pal to serve on a two-member Ad Hoc Nominating Committee - (Prebula: bprebula@suisun.com).

Joint City Council/Suisun City Council Acting as Successor Agency

17. Council/Agency Approval of October 2024 Accounts Payable and Payroll Warrants - (Deol: ldeol@suisun.com).

18. Accept the Investment Report for the Quarter Ending September 30, 2024 - (Deol: ldeol@suisun.com).

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

19. 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 August 13, 2024, August 20, 2024, September 3, 2024, and October 1, 2024 – (Skinner: clerk@suisun.com).

GENERAL BUSINESS

20. Discussion and Review of the Economic Development Advisory Committee Bylaws and Procedures as Adopted by the City Manager's Office - (Prebula: bprebula@suisun.com).

PUBLIC HEARING

21. **Continued 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) (Bermudez: jbermudez@suisun.com).

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.

22. Council Introduction and Waive Reading of Ordinance No. _____; An Ordinance of the City Council of the City of Suisun City Repealing and Replacing Section 2.08.110 (Power of Appointment) of Chapter 2.08 (City Manager) of Title 2 (Administration and Personnel) of the Suisun City Municipal Code with Section 2.28.020 (Power of Appointment) - (City Attorney).

REPORTS: (Informational items only)

23. 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.

CITY OF SUISUN CITY
CORPORATE PAYMENT SYSTEMS
Statement of Credit Card Use

Cardholder: Alma Hernandez

	Date	Vendor	Purpose/Description	Amount	Comment
1	10/16/2024	UBER	Uber ride	$ 42.96	
2	10/17/2024	Food	Breakfast - The Breakfast Bar - Long Beach CA	$ 28.67	
3	10/18/2024	Airport	Sacramento Airport - Parking	$ 39.00	
4	10/19/2024	UBER	Uber ride	$ 33.94	
5	10/18/2024	Food	Kalaveras	$ 16.25	
6	10/18/2024	Hotel	Westin Hotels - Long Beach CA	$ 555.42	
			Total	**$ 716.24**	

Cardholder: Princess Washington

	Date	Vendor	Purpose/Description	Amount	Comment
1	9/29/2024	Conference	League of California	$ 100.00	
2	10/9/2024	Flight	Southwest - Flight	$ 576.96	
3	10/16/2024	UBER	Uber ride	$ 38.19	
4	10/15/2024	Food	Hawaiian BBQ	$ 10.25	
5	10/16/2024	UBER	Uber ride	$ 14.48	
6	10/17/2024	UBER	Uber ride	$ 13.60	
8	10/16/2024	Food	Kalaveras	$ 25.00	
9	10/16/2024	Hotel	MHR - Long Beach	$ 338.09	
10	10/18/2024	UBER	Uber ride	$ 30.90	
11	10/18/2024	UBER	Uber ride	$ 12.55	
12	10/18/2024	Parking	Oakland CA	$ 85.50	
13	10/18/2024	Hotel	Courtyard by Marriott - Long Beach CA	$ 1,831.72	
			Total	**$ 3,077.24**	

Cardholder: Marlon L Osum-no charges

Cardholder: Jenalee Dawson-N/A (no credit card issued)

Cardholder: Amit Pal-N/A (no credit card issued)

FY 2024-25 Budget Update

City Council Meeting

11.19.2024

Agenda

- What happened during 1st Q of the FY 2024-25?
- How every department performed financially?
- How is the Measure S allocated for the current fiscal year?
- What questions can I answer for you?



Financial Overview

- General Fund (F010)
- Measure S Fund (012)
- Stabilization/Reserve Fund (015)
- ARPA Funds (F069 & F167)
- Internal Services Funds (Series of 700s)

General Funds Overview

1st Quarter Activity: July - September

General Fund (F010)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$27,963,364	$2,091,537	7.48%
Total Expenditures	$27,963,364	$6,663,704	23.83%

Measure S Fund (Fund 012)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$3,891,000	$257,255	6.61%
Total Expenditures	$3,891,000	$	0%

Stabilization Fund (Fund 015)

Description	Total Budget	YTD Activity	Percentage
Total Fund Bal.	$5,157,644	$0	0%
Total Expenditures	$2,057,844	$0	0%
Ending Bal.	$3,099,800		

GF Recovery Fund (F069)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$426,700	$0	0%
Total Expenditures	$426,700	$0	0%

American Rescue Plan Act Fund (F167)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$1,749,300	$0	0%
Total Expenditures	$1,749,300	$55,170	3.15%

Internal Services Funds Overview

Vehicle/Equipment Maint. Fund (F705)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$228,788	$36,393	15.91%
Total Expenditures	$168,310	$30,064	17.86%

Vehicle/Equip. Replacement Fund (F706)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$2,544,674	$224,895	8.84%
Total Expenditures	$2,544,674	$125,966	4.95%

Network Maint. (F710)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$847,347	$60,699	7.16%
Total Expenditures	$847,347	$131,991	15.58%

Dispatch Services Fund (F712)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$2,450,525	$339,635	13.86%
Total Expenditures	$2,459,983	$389,264	15.82%

Public Works Maint. Fund (F713)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$2,526,491	$517,527	20.48%
Total Expenditures	$2,526,491	$669,478	26.50%

Liability Insurance Fund (F715)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$1,831,666	$446,418	24.37%
Total Expenditures	$1,831,666	$1,344,662	73.41%

REC/Community Services Fund (F721)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$24,636	$0	0%
Total Expenditures	$24,600	$0	0%

Workers Compensation Fund (F750)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$1,628,959	$263,334	16.17%
Total Expenditures	$1,073,012	$320,183	29.84%

Unemployment Self-Ins. Fund (F765)

Description	Total Budget	YTD Activity	Percentage
Total Revenues	$15,000	$3,504	23.36%
Total Expenditures	$10,261	$3,325	32.40%

Departmental Overview

Department	FY 2024-25 Budget	YTD Activity	Percentage
Elected Officials	$512,253	$117,781	22.99%
City Manager	$697,367	$115,781	16.60%
Human Resources	$317,275	$47,834	15.08%
Finance	$2,175,188	$515,883	23.71%
Non-Departmental	$1,286,706	$178,532	13.88%
Police	$11,422,225	$3,099,566	27.13%
Fire	$5,762,340	$1,202,063	20.86%
Building & Planning	$2,550,800	$613,091	24.03%
Public Works	$1,425,590	$364,920	25.59%
Park & Recreation	$1,813,620	$408,253	22.51%
Total	**$27,963,364**	**$6,663,704**	**23.83%**

Measure S Fund

Description	FY 2024-25 Budget
Revenue:	
Sales Tax	$3,886,000
Interest Earnings	$5,000
Total Revenue:	**$3,891,000**
Expenditures:	
Police & Dispatch (8 positions)	$1,830,000
Fire (8 positions)	$1,404,460
Development Services & IT (2 positions)	$246,249
General Support	$165,291
Public Safety Communication System & Software	$245,000
Total Expenditures:	**$3,891,000**

Questions/Comments

Thank you!

Office of the Mayor

Suisun City, California

Proclamation

WHEREAS, Native American Heritage Month is an opportunity to honor the rich histories, diverse cultures, and important contributions of Native American tribes, who have made lasting impacts on the social, cultural, and environmental landscapes of our communities; and

WHEREAS, the City of Suisun City was established in 1868, within an area of California that represented the unceded territory of indigenous people known as the Patwin or Southern Wintun; and

WHEREAS, the City of Suisun City is to be acknowledged as historical Patwin territory, out of respect for the Patwin people as the original stewards of the land upon which this City has thrived; and

WHEREAS, the Yocha Dehe Wintun Nation, a sovereign and federally recognized tribal government representing their Patwin ancestors, have demonstrated an unwavering commitment to preserving cultural heritage, supporting educational initiatives, and contributing to the sustainable future of Solano County and Suisun City; and

WHEREAS, the Yocha Dehe Wintun Nation has generously supported the Worrtla Patwin Kodoi Dihi Open Space, a vital natural preserve that offers our community spaces to connect with nature, learn about environmental stewardship, and appreciate the importance of habitat conservation; and

WHEREAS, through their participation and support of local career fairs, educational events, and the Solano County Library, the Yocha Dehe Wintun Nation has been an invaluable partner in enhancing the quality of life for residents through numerous acts of service and generosity, inspiring our community to engage in respectful dialogue and honor the rich cultural legacies of the Patwin people and all Native American tribes; and

NOW, THEREFORE, I, Alma Hernandez on behalf of the City Council of Suisun City, do hereby proclaim the month of November as

"Native American Heritage Month"

in the City of Suisun City and recognize the Yocha Dehe Wintun Nation for their exceptional contributions to our community.

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

_____

Alma Hernandez, Mayor

ATTEST: _____

DATE: November 19, 2024

Office of the Mayor

Suisun City, California

Proclamation

WHEREAS, today marks the local celebration at a ball honoring a Fairfield, California resident, Regina A. Thompson as Illustrious Commandress of Alooma Court No. 198; and

WHEREAS, this annual ball represents a time to reflect on Alooma Court's many charitable accomplishments; and

WHEREAS, Illustrious Commandress, Regina A. Thompson, as well as the members of Alooma Court No. 198 have given their time and energies to improving human relations for the betterment of this community throughout the years; and

WHEREAS, it is appropriate that we recognize Alooma Court No. 198 for its many contributions and for being an asset to this community.

NOW, THEREFORE, I, Alma Hernandez, Mayor of the City of Suisun City, do hereby proclaim November 2, 2024, as:

"Alooma Court No. 198 Day"

in Suisun City, we commend Alooma Court No. 198 and extend our best wishes for continued success in all its future endeavors.



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

Alma Hernandez, Mayor

ATTEST: _____

DATE: November 2, 2024

Office of the Mayor

Suisun City, California

Proclamation

WHEREAS, Timothy W. Finney has served as Illustrious Potentate of Alooma Temple No. 212, Ancient Egyptian Arabic Order Nobles of the Mystic Shrine of North and South America and its Jurisdiction, Inc., Oasis of Suisun City, Desert of California, from January 1, 2023 to the present; and

WHEREAS, he has exemplified the true spirit of Shrinedom in his sound judgment, and his ever-increasing concern for his fellow man has made him premier of Alooma Temple No. 212; and

WHEREAS, Illustrious Potentate Timothy W. Finney has given freely his time and service in the area of community service and human relations for the betterment of mankind; and

WHEREAS, it is appropriate that we recognize the many contributions Illustrious Potentate Timothy W. Finney made in the community and his sacrifice in promoting the program of Alooma Temple No. 212.

NOW, THEREFORE, I, Alma Hernandez, Mayor of the City of Suisun City, do hereby commend Illustrious Potentate Timothy W. Finney for his many accomplishments, and extend best wishes for continuous success in all future endeavors.



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

Alma Hernandez

Alma Hernandez, Mayor

ATTEST: Anita Skinner

DATE: November 2, 2024

Office of the Mayor

Suisun City, California

Proclamation

WHEREAS, the City of Suisun City recognizes the value of fostering community spirit, promoting outdoor recreational activities, and supporting local businesses; and

WHEREAS, Virgil's Bait Shop in the City of Suisun City has been a popular fisherman's hangout for nearly 80 years and one of the oldest continuously running businesses in Suisun City with a fish sign that has been an iconic visual landmark in Downtown Suisun City since the 1940s; and

WHEREAS, in 1958, Frank Butcher arrived via train to Travis Air Force Base and came across Virgil's Bait Shop after getting off at the Suisun City Train Depot and as many regulars have for decades, made it the traditional hangout location; and

WHEREAS, the Butcher brothers, Eric and Rick, Frank Butcher's sons, made it a part of their lives since they were children and purchased the shop in 2018; and

WHEREAS, every owner since its first, Virgil Crowell, who sold it around 1970, had local ties; and

WHEREAS, the annual three-day "Anybody Can Win Striper Derby", sponsored by Virgil's Bait Shop, is a significant annual event that brings together residents and visitors, offering an opportunity for recreational fishing, friendly competition, and community engagement; and

NOW, THEREFORE, I Alma Hernandez, Mayor of the City of Suisun City, do hereby recognize November 1, 2024-November 3, 2024 as

"VIRGIL'S BAIT SHOP STRIPER DERBY DAYS"

and encourage all residents of the City of Suisun City to support the tradition that Virgil's Bait Shop has brought to the community with the annual Striper Derby Days.

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

_____

Alma Hernandez, Mayor

ATTEST: _____

DATE: November 19, 2024

AGENDA ITEM NO. 9.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Council Adoption of Resolution No. 2024-___: Authorizing the Chief of Police, or his designee, to Execute a Contract to apply for and receive funding through the Boating Safety and Enforcement Financial Aid Program from the California Department of Boating and Waterways for fiscal year 2025/2026.

FISCAL IMPACT: Contingent upon final approval of the Boating Safety and Enforcement Financial Aid Program from the California Department of Boating and Waterways budget, Suisun City could be awarded grant funds. Suisun City's match will be through the contribution of boat tax revenue.

STRATEGIC PLAN:

- Ensure Fiscal Solvency- Maximize grant opportunities.
- Ensure Public Safety- Establish an acceptable staffing level for police and fire services to maintain public safety and identify funding mechanisms.

BACKGROUND: Each year the Police Department applies for and receives grant funding from the California Department of Boating and Waterways to cover the majority of the operation of our boating enforcement program, Marine Unit. The Police Department has operated a boat patrol program for approximately 45 years.

STAFF REPORT: If awarded, the grant will provide funding to cover equipment costs and staff time for the year. Four police sergeants and up to three police officers are assigned to Suisun City Police Department's Marine Unit on an ancillary duty basis. Throughout the year, the boat patrol is utilized in several events, such as, but not limited to, local bass derbies, Fourth of July, Christmas at the Waterfront, launch ramp inspections, harbor patrol, sinking vessels, vessel accidents, search & rescues, stranded boaters and special assistance call outs by the United States Coast Guard and the Solano County Sheriff's Department. The team also participates in regional enforcement efforts sponsored by the United States Coast Guard in conjunction with surrounding counties. The team also conducts operations for mutual aid.

During the prior federal fiscal year (2023/2024), the team worked approximately 430 hours towards boating safety education and enforcement. There were 44 warnings issued, and 0 citations issued. There were 70 compliance inspection/checks completed. There was 1 search and rescue response, 3 persons assisted, and 2 vessels assisted.

STAFF RECOMMENDATION: Council Adoption of Resolution No. 2024-___: A Resolution of the City Council of the City of Suisun City Authorizing the Chief of Police, or his designee, to apply for a contract to receive funding through the Boating Safety and Enforcement Financial Aid Program from the California Department of Boating and Waterways for fiscal year 2025/2026.

DOCUMENTS ATTACHED:

1. Resolution No. __ A Resolution of the City Council of the City of Suisun City Authorizing the

Chief of Police, or his designee, to apply for a contract to receive funding through the Boating Safety and Enforcement Financial Aid Program from the California Department of Boating and Waterways for fiscal year 2025/2026.

PREPARED BY: Lisa Carlock, Police Sergeant
REVIEWED BY: Aaron Roth, Police Chief
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution No. __ A Resolution of the City Council of the City of Suisun City Authorizing the Chief of Police, or his designee, to apply for a contract to receive funding through the Boating Safety and Enforcement Financial Aid Program.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CHIEF OF POLICE, OR HIS DESIGNEE, TO EXECUTE A CONTRACT TO APPLY FOR AND RECEIVE FUNDING THROUGH THE BOATING SAFETY AND ENFORCEMENT FINANCIAL AID PROGRAM FROM THE CALIFORNIA DEPARTMENT OF BOATING AND WATERWAYS FOR FISCAL YEAR 2025/2026

WHEREAS, the City of Suisun City Police Department is requesting to apply for the 2025/2026 Boating Safety and Enforcement Financial Aid Program through the California Department of Boating and Waterways; and

WHEREAS, if granted, the Boating Safety and Enforcement Financial Aid Program will provide funding for the purpose of performing boating safety and enforcement activities as described in Title 14, California Code of Regulations Section 6593.3; and

WHEREAS, if the City of Suisun City Police Department is granted funding through the Boating Safety and Enforcement Financial Aid Program pursuant to Title 14, California Code of Regulations Section 6593.6, the City of Suisun City Police Department is required to enter into an annual contract with the California Department of Boating and Waterways in order to participate in the financial aid program. In addition, pursuant to Pursuant to Harbors and Navigation Code, Section 663.7 (e), The department shall not allocate funds to any City or a public agency within a City unless the department receives a resolution adopted annually by the City Council authorizing the City to participate in the program and certifying that the City will expend for boating safety programs during that year not less than an amount equal to 100 percent of the amount received by the City from personal property taxes on vessels. The money allocated to a City pursuant to subdivision (a) shall be used only for boating safety and enforcement programs, as specified in subdivision (a), that are conducted in that City. In addition, it is authorized the City Finance Director and or the County auditor can certify the amount of prior year vessel taxes received.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the Police Chief, or his designee, to execute and sign the documents necessary to apply for funding through the California Department of Boating and Waterways Boating Safety and Enforcement Financial Aid Program.

PASSED AND ADOPTED by the City Council of the City of Suisun City at a regular meeting thereof held on the _____ day of _____, 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 _____, 2024.

_____
Anita Skinner
City Clerk

AGENDA ITEM NO. 10.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Council Adoption of Resolution No. 2024-___: Accepting the Sidewalk Gap Closure Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project.

FISCAL IMPACT: The Sidewalk Gap Closure Project (Project) has no fiscal impact on the General Fund. This Project is 100% funded by Transportation Fund for Clean Air (TFCA) funding in the amount of $95,000. These funds have no match requirement, and are administered by the Solano Transportation Authority (STA). TFCA funding is part of Solano County's funding allocation from the Bay Area Air Quality Management District (BAAQMD) monies for clean air projects. The STA determines which projects will receive these funds within Solano County.

STRATEGIC PLAN: Provide Good Governance and Enhance Environment.

BACKGROUND: On August 8, 2023, the City Council awarded the construction contract for the Project to Quimu Contracting, Inc. (Contractor) in the amount of $74,900, including a contingency in the amount of the remaining balance ($20,100) in the construction budget towards in-house inspections, in-house construction management, and addressing unforeseen items.

STAFF REPORT: The Contractor has completed the work scope for this Safe Route to School (SR2S)/Safe Route to Transit (SR2T) project. This is a SR2S project for the nearby Crystal Middle School and it is also a SR2T project serving the nearby Suisun City-Fairfield Train Depot. To minimize disruptions to the curriculum at the middle school, construction was initiated and completed during the 2024 summer break for the students.

The Project filled in the gap in the sidewalk system on the west side of Marina Boulevard and on the south side of Buena Vista Avenue fronting the parcel located at the southeast corner of Marina Boulevard and Buena Vista Drive. Currently, affordable apartments (Marina Village Apartments) are being constructed on this parcel. The apartments completed one half of the 10-foot wide sidewalk along the project frontage areas and the City constructed the other half as part of this Project.

The City has received, reviewed, and approved the Contractor's final invoice for this Project. The final construction contract amount is $73,616.50, which is $1,283.50 under the awarded construction contract amount of $74,900.

Contractor has completed the Project in an acceptable satisfactory manner and it is now appropriate to file the Notice of Completion (NOC) with the County for the Project. Staff recommends accepting the Project as complete and authorizing the City Manager to file and record the NOC with the County which will then start the one-year warranty period on the completed improvements associated with this Project.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2024-

___: Accepting the Sidewalk Gap Closure Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project.

DOCUMENTS ATTACHED:

1. Resolution No. 2024-__: Accepting the Sidewalk Gap Closure Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project.
2. Project Location Map.
3. Notice of Completion.
4. Photos.

PREPARED BY: Nick Lozano, Sr. Associate Engineer
REVIEWED BY: Nouae Vue, Public Works Director
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution No. 2024-__: Accepting the Sidewalk Gap Closure Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project.
2. Project Location Map.
3. Notice of Completion.
4. Photos.

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ACCEPTING SIDEWALK GAP CLOSURE PROJECT AS COMPLETE AND AUTHORIZING THE CITY MANAGER TO RECORD THE NOTICE OF COMPLETION FOR THE PROJECT

WHEREAS, the City was awarded $95,000 from a Transportation Fund for Clean Air (TFCA) allocation for the Sidewalk Gap Closure Project (Project); and

WHEREAS, the TFCA funding is part of Solano County's funding allocation from the Bay Area Air Quality Management District (BAAQMD) monies for clean air projects; and

WHEREAS, the Solano Transportation Authority (STA) determines which projects will receive TFCA funds within Solano County, and

WHEREAS, the Project is a Safe Route to School (SR2S) project benefitting the students who walk or bike to and from the nearby Crystal Middle School; and

WHEREAS, the Project is a Safe Route to Transit (SR2T) project serving the nearby Suisun City-Fairfield Train Depot; and

WHEREAS, on August 8, 2023, the City Council awarded a construction contract in the amount of $74,900, plus contingencies, for the Project to Quimu Contracting, Inc. (Contractor); and

WHEREAS, the project scope provided filled in the gap in the sidewalk system on the west side of Marina Boulevard and on the south side of Buena Vista Avenue fronting the parcel located at the southeast corner of Marina Boulevard and Buena Vista Drive; and

WHEREAS, the private development project (Marina Village Apartments) within the parcel fronting the Project completed one half of the 10-foot wide sidewalk and the City constructed the other half as part of the Project; and

WHEREAS, completion of the Project fills the gap in the sidewalk system along this area fronting the private development project; and

WHEREAS, the Contractor has completed all work under the contract for the Project and is ready to receive a Notice of Completion; and

WHEREAS, the final construction contract amount is $73,616.50.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City does hereby accept the improvements completed on the Sidewalk Gap Closure Project as completed and authorizes the City Manager to take such measures as necessary to execute and record the Notice of Completion.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 19th day of November 2024, by the following vote:

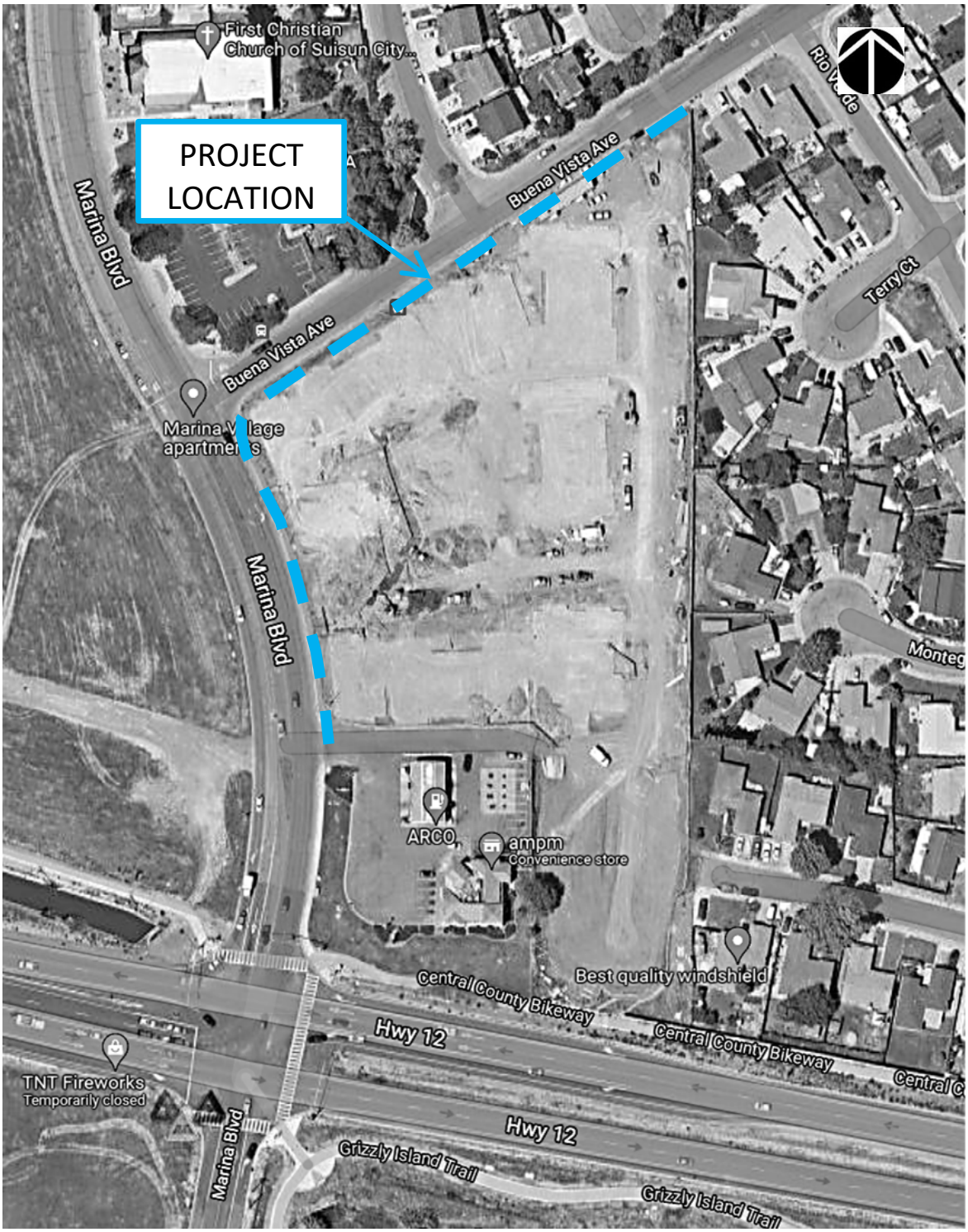
AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 19th day of November 2024.

_____
Anita Skinner

PROJECT LOCATION MAP
Sidewalk Gap Closure Project

Attachment No. 2



WHEN RECORDED MAIL TO:

Name Public Works Department

Street Address CITY OF SUISUN CITY
701 CIVIC CENTER BLVD.

City & State, Zip SUISUN CITY, CA 94585

SPACE ABOVE THIS LINE FOR RECORDER'S USE

No Fee, per code 27283

NOTICE OF COMPLETION

A.P.N._____

Notice is hereby given that:

1. The undersigned is owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the undersigned is City of Suisun City
3. The full address of the undersigned is 701 Civic Center Blvd.
   Suisun City, CA 94585
4. The nature of the title of the undersigned is: In fee. N/A
   (If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")
5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are: **NONE**

   NAMES ADDRESSES
6. The names of the predecessors in the interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to: **NONE**

   NAMES ADDRESSES

   (If no transfer made, insert "none.")
7. A work of improvement on the property hereinafter described was completed on: November 19, 2024
8. The name of the contractor, if any, for such work of improvement was Quimu Contracting, Inc.

   (If no contractor for work of improvement as a whole, insert "none.")
9. The property on which said work of improvement was completed is in the City of Suisun City, County of Solano, State of California, and is described as follows:
   Sidewalk Gap Closure Project
10. The street address of said property is Along the west side of Marina Boulevard and south side of Buena Vista Avenue fronting the parcel located at the southeast corner of marina Boulevard and Buena Vista Avenue
11. I declare under penalty of perjury the foregoing is true and correct.

Dated: _____ Signature of owner named in paragraph 2 _____

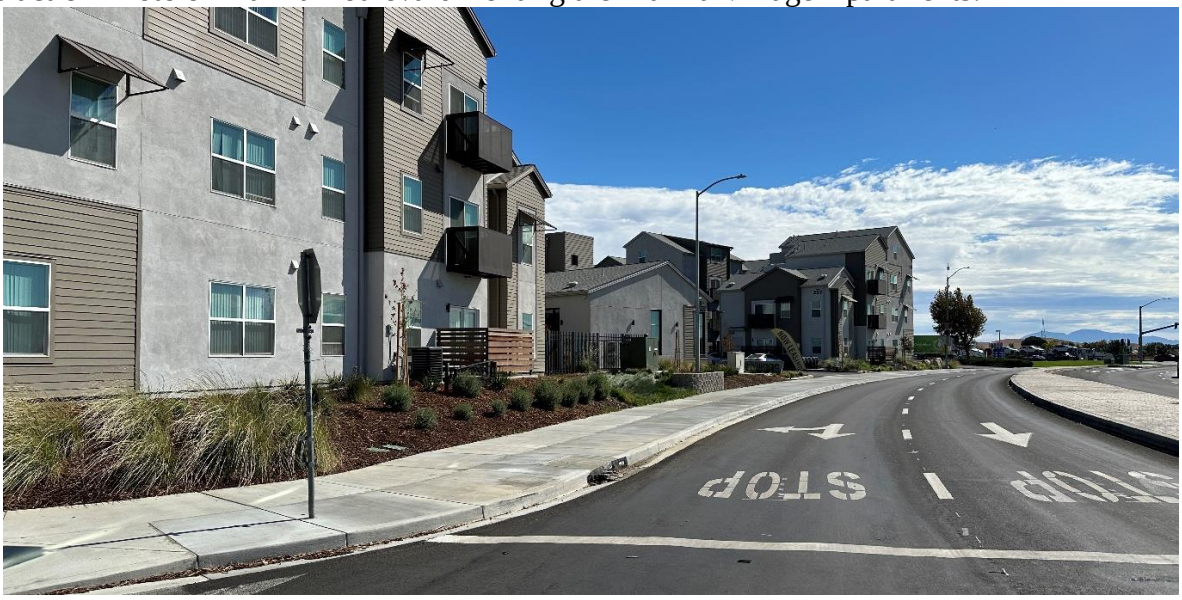
By Bret Prebula, City Manager

Sidewalk Gap Closure Project
Photos

Pre-construction photo of southeast corner of Marina Boulevard and Buena Vista Avenue:



Post-construction Photo of Marina Boulevard fronting the Marina Village Apartments:



Post-construction photo of Buena Vista Avenue fronting the Village Apartments:



AGENDA ITEM NO. 11.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Council Adoption of Resolution No. 2024-___: Approving Century Communities' Request to Reduce Bonds for the Meridian West Subdivision and Authorizing the City Manager to Release 67% of the Bond Amounts.

FISCAL IMPACT: The developer's request for reduction of the current bonds posted for the Meridian West Subdivision (Subdivision) has no fiscal impact on the General Fund.

STRATEGIC PLAN: Provide Good Governance, Enhance Environment.

BACKGROUND: On August 8, 2017, the City Council approved the Vesting Tentative Map for the Meridian West Subdivision. Moreover, on May 5, 2020, the City Council approved the extension of the Vesting Tentative Map.

On November 15, 2022, the City Council approved the Final Map for the Subdivision, accepted all offers of dedication, and authorized the City Manager to sign the Subdivision Improvement Agreement (Agreement) with the developer, Century Communities. Before construction began, all fees were paid, and the following deliverables were submitted to the City: approved Improvement Plans, a signed Agreement, insurance, and bonds.

The Agreement required the developer to provide a faithful performance bond and a payment bond (also referred to as a labor and materials bond), each equal to 100% of the estimated cost of the required civil improvements. The developer has submitted the required bonds, each in the amount of $9,478,510.

STAFF REPORT: Improvements at this subdivision will include, among others, construction of 71 single family homes, soundwall along the west perimeter of the project site, a community park, bioretention facilities, utilities, extension of West Street from Morgan Street to Cordelia Street, undergrounding the overhead utility lines along Morgan Street and California Street frontages, and various pavement resurfacing treatments on the street segments fronting the project site.

All civil improvements have been completed. However, only 44 homes of the planned total 71 homes have been completed to date. As of the preparation of this report, 23 homes are in various stages of construction and scheduled for completion by the end of the year (with 6 anticipated to be completed by November 2024), and construction on the remaining 4 homes are scheduled for production in January 2025.

The developer has requested a reduction in bond amounts, citing the completion of civil improvements and the completion of several homes. Developer has explained that this will free up capital and allow them to secure the necessary bonds to pursue other planned developments. However, the Subdivision Improvement Agreement specifies that bonds cannot be released or reduced until the City Council formally accepts the subdivision improvements. Acceptance can only occur once all homes and civil improvements, including any required corrections, have been completed.

The developer presents the following case in support of the requested bond reduction:

- **Completion Status** – The developer has demonstrated a strong commitment and capacity to complete the project, indicating a low risk of incomplete development for the City. A significant portion of the project is finished, with 23 of the remaining 27 homes currently under construction.
- **Financial Responsibility** – The developer is dedicated to completing the remaining homes to recover its investments, having already incurred substantial costs and liabilities for the completed civil improvements and homes.
- **Precedent of Successful Performance** – The developer has a proven track record of successfully completing projects without issues, demonstrating reliability and minimizing risk.
- **Favorable Market Conditions** – Completing the remaining homes is essential for the developer to take advantage of local housing demand and market opportunities.

Since the commencement of construction at the Meridian West Subdivision, the developer has worked diligently to complete both homes and civil improvements. Staff recommends that the City Council consider the developer's compelling case for a 67% reduction in bond amounts, decreasing the total from $9,478,510 to $3,127,908.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2024-___: Approving Century Communities' Request to Reduce Bonds for the Meridian West Subdivision and Authorizing the City Manager to Release 67% of the Bond Amounts.

DOCUMENTS ATTACHED:

1. Resolution No. 2024-__: Approving Century Communities' Request to Reduce Bonds for the Meridian West Subdivision and Authorizing the City Manager to Release 67% of the Bond Amounts.
2. Project Location Map.

PREPARED BY: Nick Lozano, Sr. Associate Engineer
REVIEWED BY: Nouae Vue, Public Works Director
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution No. 2024-__: Approving Century Communitiesâ€™ Request to Reduce Bonds for the Meridian West Subdivision and Authorizing the City Manager to Release 67% of the Bond Amounts.
2. Project Location Map.pdf

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING CENTURY COMMUNITIES' REQUEST TO REDUCE BONDS FOR THE MERIDIAN WEST SUBDIVISION AND AUTHORIZING THE CITY MANAGER TO RELEASE 67% OF THE BOND AMOUNTS

WHEREAS, on August 8, 2017, the City Council approved the Vesting Tentative Map for the Meridian West Subdivision (Subdivision); and

WHEREAS, on May 5, 2020, the City Council approved the extension of the Vesting Tentative Map; and

WHEREAS, on November 15, 2022, the City Council approved the Final Map for the Subdivision, accepted all offers of dedication, and authorized the City Manager to sign the Subdivision Improvement Agreement (Agreement) with the developer, Century Communities, and

WHEREAS, prior to the commencement of construction, the developer paid all fees and submitted to the City approved Improvement Plans, a signed Agreement, insurance, and bonds; and

WHEREAS, the developer's faithful performance and payment bond for the Subdivision are each in the amount of $9,478,510; and

WHEREAS, 44 of the planned total 71 homes have been completed; and

WHEREAS, 23 homes are in various stages of construction and scheduled for completion by the end of the year; and

WHEREAS, the remaining 4 homes are scheduled for production in January 2025; and

WHEREAS, the developer has requested bond reduction, citing significant completion of the subdivision, demonstration of strong commitment and capacity to complete the project, dedication to complete the remaining homes to recover its investments, a proven track record of successfully completing projects without issues, and its goals of taking advantage of the local housing demand and favorable market opportunities; and

WHEREAS, per the Subdivision Improvement Agreement between the City and the developer, the bonds cannot be released or reduced until the City Council formally accepts the subdivision improvements; and

WHEREAS, acceptance of the subdivision can only occur once all homes and civil improvements, including any required corrections, have been completed; and

WHEREAS, any bond reduction will require City Council approval.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City does hereby approves the developer's request for 67% bond reduction, decreasing the total

of each of the bonds (faithful performance bond and the payment bond) from $9,478,510 to $3,127,908 and authorizes the City Manager to take such measures as necessary to release 67% of the bond amounts.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 19th day of November 2024, by the following vote:

AYES: Councilmembers: _____

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

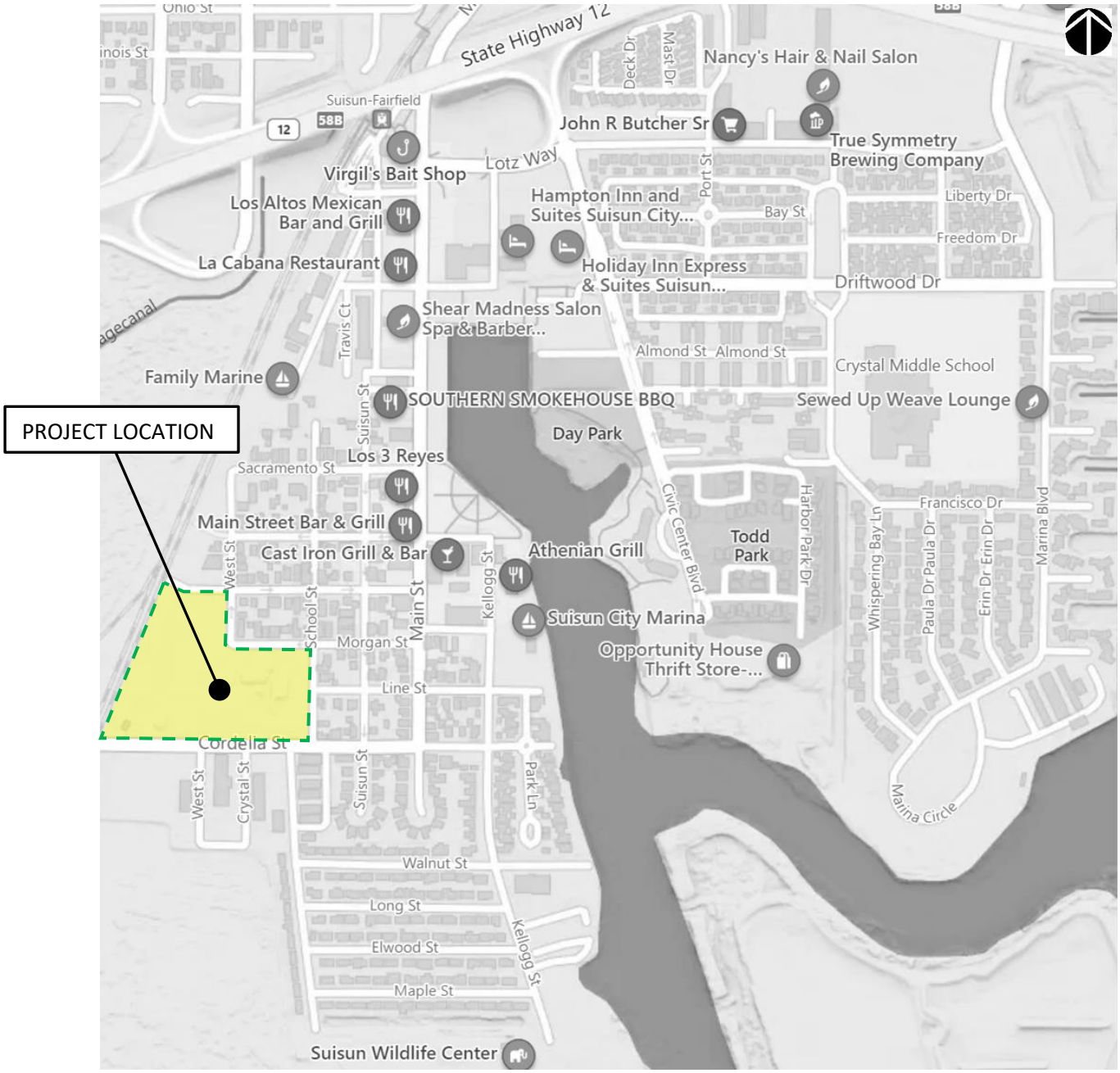
ABSTAIN: Councilmembers: _____

WITNESS my hand and the seal of said City this 19th day of November 2024.

_____
Anita Skinner
City Clerk

Location Map

Meridian West Subdivision



AGENDA ITEM NO. 12.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Council Adoption of Resolution No. 2024-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with BKF Engineers for the 2025 Sewer Rehabilitation Project.

FISCAL IMPACT: There would be no impact to the General Fund from this item. The contract cost to prepare plans, specifications, and cost estimates plus a 20% contingency for the 2025 Sewer Rehabilitation Project (Project) is $152,314 and funds are available in the Sewer Rehabilitation Fund (F188).

STRATEGIC PLAN: Provide Good Governance; Ensure Public Safety; and Enhance the Environment.

BACKGROUND: The City of Suisun City, in partnership with the Fairfield Suisun Sewer District (FSSD), operates and maintains the wastewater collection system that serves the City. Suisun City owns and manages sewer main pipelines up to 10 inches in diameter, while FSSD is responsible for mains larger than 10 inches, as well as pump stations, siphons, and force mains within the system. The City's gravity sewer system spans approximately 58 miles, and CCTV inspections have revealed various issues due to aging infrastructure.

This 2025 Sewer Rehabilitation Project (Project) aims to rehabilitate sewer mains at various locations, as indicated on the attached map. The identified issues include, but are not limited to, sags, joint separations, offsets, infiltration, intrusions, and/or deformations. Video data will be analyzed to determine the most appropriate repair methods, which may include point (spot) repairs, pipe bursting, open trench replacement, cured-in-place lining, or other methods proposed by the consultant. The goal of the Project is to improve the overall functionality of the sewer system.

STAFF REPORT: On September 20, 2024, City staff issued a Request for Proposals (RFP) for design services to prepare construction documents for the Project. Five (5) RFPs were received and opened on October 17, 2024. After a thorough review, the City's evaluation panel selected BKF Engineers as the most qualified firm to provide the required design services. Their total cost proposal is $126,928, which consists of $110,116 for preparing the construction documents, and $16,812 for optional services that include support during the bidding and construction stages.

The Sewer Rehabilitation Fund (F188) has sufficient funds to cover the design contract for this Project without requiring any City funds; therefore, staff recommend awarding the design contract to BKF Engineers in the amount of $126,928, including a 20% contingency of $25,386 to cover any additional services required from the design firm, for a maximum total contract amount of $152,314.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2024-_: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with BKF Engineers for the 2025 Sewer Rehabilitation Project.

DOCUMENTS ATTACHED:

1. Resolution No. 2024-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with BKF Engineers for the 2025 Sewer Rehabilitation Project.
2. Project Location Map.

PREPARED BY:	Maribel De La Cruz,
REVIEWED BY:	Nouae Vue, Public Works Director
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution No. 2024-___: Authorizing the City Manager to Execute a Professional Services Agreement on the Cityâ€™s Behalf with BKF Engineers for the 2025 Sewer Rehabilitation Project.
2. Project Location Map.pdf

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT ON THE CITY'S BEHALF WITH BKF ENGINEERS FOR THE 2025 SEWER REHABILITATION PROJECT

WHEREAS, the City of Suisun City, in partnership with the Fairfield Suisun Sewer District (FSSD), operates and maintains the wastewater collection system that serves the City, and Suisun City owns and manages sanitary sewer main pipe lines up to 10 inches in diameter, while FSSD is responsible for mains larger than 10 inches, as well as pump stations, siphons, and force mains within the system; and

WHEREAS, the City's gravity sewer system spans approximately 58 miles, and recent CCTV inspections have revealed various issues due to aging infrastructure; and

WHEREAS, the 2025 Sewer Rehabilitation Project (Project) aims to rehabilitate sewer mains at various locations as shown on the attached map; and

WHEREAS, the identified issues present in the City's sewer system include and are not limited to sags, joint separations, joint offsets, infiltration, intrusions, and/or deformations; and

WHEREAS, the possible repair methods are point (spot) repair, pipe bursting, open trench replacement, cured-in-place lining or other methods presented by the consultant; and,

WHEREAS, the Project goal is to improve the overall function of the sewer system; and

WHEREAS, on September 20, 2024, City staff published a Request for Proposals (RFP) for design services to prepare construction documents for the Project; and

WHEREAS, five (5) RFPs were received and opened on October 17, 2024; and

WHEREAS, the City panel evaluation team determined BKF Engineers to be the best qualified firm to perform the necessary professional design services for this Project; and

WHEREAS, the cost proposal is to prepare plans, specifications, and cost estimates (base Project scope), as well as to provide support during the bidding and construction stages (optional services) is $126,928 and funds are available in the Sewer Rehabilitation Fund (F188).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to execute a Professional Services Agreement on the City's behalf with BKF Engineers for the 2025 Sewer Rehabilitation Project in the amount of $126,928, including a 20% contingency ($25,386) for a maximum total contract amount of $152,314, and to take any and all necessary and appropriate actions to implement this contract.

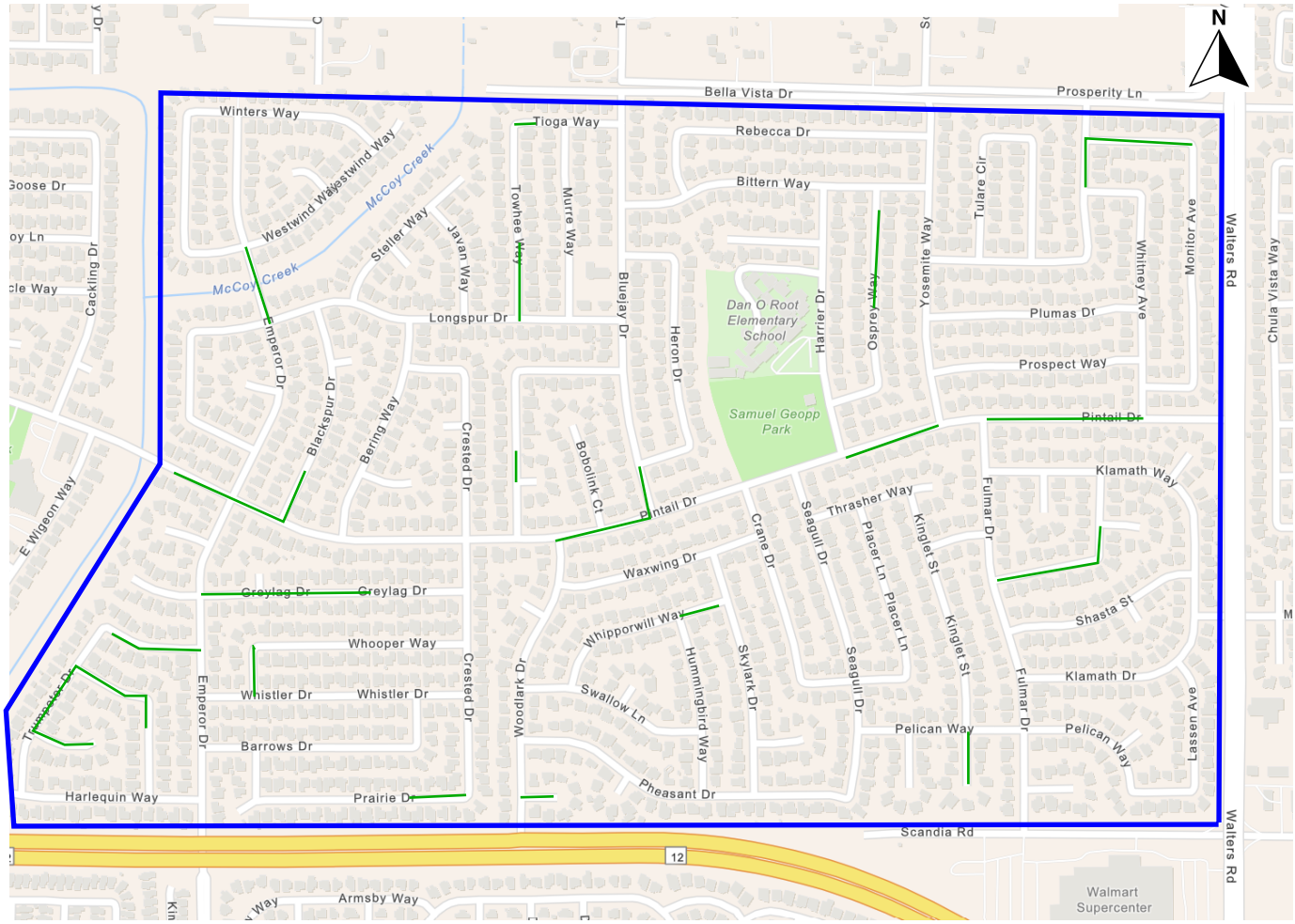
PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 19th of November 2024, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of November 2024.

_____
Anita Skinner
City Clerk

Location Map
2025 Sewer Rehabilitation Project



Project limits

Primary sewer mains to be analyzed for rehabilitation

AGENDA ITEM NO. 13.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Council Adoption of Resolution No. 2024-___: Authorizing the City Manager to Enter into a Construction Contract on the City's behalf with Mars Construction for the Fire Department Remodel – Phase 1 Project.

FISCAL IMPACT: This project is budgeted in American Rescue Plan Account (ARPA) Fund.

STRATEGIC PLAN: Provide Good Governance; Ensure Public Safety

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BACKGROUND: This project proposes to remove the existing wall between the Fire Department Apparatus Bay and Main Station and replace it with a demising wall per Building and Fire Code. The Fire Station was built in the early 1980's by volunteers. It was determined that the current wall is not meeting code requirements for a one-hour fire separation.

The City hired an architect firm to assess the current wall and design plans & specifications for the replacement of the wall and the installation of the demising wall. By completing this project, it will bring the separation wall into Code compliance.

STAFF REPORT: The construction bid documents for the Project was advertised in the Daily Republic newspaper on September 22 and again on September 29, 2024. The Engineer's cost estimate for the Project was between $150,000-$250,000.

The bids were due on October 23, 2024, at 2:00 PM. Three companies turned in bids and Mars Construction. was the lowest responsive bidder with a bid amount of $172,000.

There are enough funds in the American Rescue Plan Account for this project to cover the construction costs of the Project.

Staff recommends awarding the construction contract to Mars Construction. in the amount of $189,200 which includes a 10% contingency of $17,200 for Fire Department Remodel – Phase 1 Project.

STAFF RECOMMENDATION: Resolution No. 2024-___: Authorizing the City Manager to Enter into a Construction Contract on the City's behalf with Mars Construction for the Fire Department Remodel – Phase 1 Project.

DOCUMENTS ATTACHED:

1. Resolution No. 2024-___: Authorizing the City Manager to Enter into a Construction Contract on the City's behalf with Mars Construction for the Fire Department Remodel – Phase 1 Project.
2. Project Contract – Mars Construction.

PREPARED BY: Gemma Geluz, Administrative Technician

REVIEWED BY: Nouae Vue, Public Works Director
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Reso No. 2024- Authorizing CM to Enter Construction Contract for Fire Dept Remodel - P1.docx
2. Project Contract - Mars Construction.pdf

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSTRUCTION CONTRACT ON THE CITY'S BEHALF WITH MARS CONSTRUCTION FOR THE FIRE DEPARTMENT REMODEL – PHASE 1.

WHEREAS, the Fire Department Remodel – Phase 1 proposes to add a demising wall between the Apparatus Bay and Main Station; and

WHEREAS, this wall needs to be installed according to the Building and Fire Code, and

WHEREAS, this Project will bring this area into Code Compliance, and

WHEREAS, the construction bid documents for the Project were advertised on September 22, 2024 and September 29, 2024, and Mars Construction was responsive lowest bidder submitting a bid amount of $174,000.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Suisun City hereby authorizes the City Manager to enter into a construction contract on the City's behalf Mars Construction for the Fire Station Remodel – Phase 1 Project in the amount of $172,000 and a 10% contingency of $17,200 for a total contract amount of $189,200.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 19th day of November 2024, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of November 2024.

_____
Anita Skinner
City Clerk

AGREEMENT

THIS AGREEMENT, made and entered into this _____day of _____, 20___, by and between the City of Suisun City, California, hereinafter called "City", and_____ hereinafter called "Contractor".

WITNESSETH: That the parties hereto do mutually agree as follows:

ARTICLE I

For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by said City said Contractor agrees with said City to perform, and complete in a workmanlike manner all work required under the City's Drawings and Specifications entitled:

Fire Department Remodel – Phase 1

In accordance with the Specifications and Drawings therefore, to furnish at his own expense all labor, materials, equipment and services as may be stipulated in said Specifications to be furnished by said City, and to do everything required by this Agreement and the said Specifications.

ARTICLE II

For furnishing all said labor, materials, equipment, scaffolding, and all other necessary equipment and supplies to perform all work involved in completing the Project including construction, demolition, renovation, hazardous material removal, site acquisition, construction financing, facility operations during occupancy, and doing everything required by this Agreement and the said Specifications; also, for all losses and damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties which may arise during the prosecution of the work until its acceptance by City, and for all risks of every description connected with the work; also, for all expenses resulting from the suspension or discontinuance of work, except as in the said Specifications are expressly stipulated to be borne by City; and for completing the work in accordance with the requirements of said Drawings and Specifications as directed by the Engineer, City will pay and Contractor shall receive, in full compensation therefore, the price(s) named in the Proposal.

ARTICLE III

The City hereby employs Contractor to perform the work according to the terms of this Agreement for price(s) named in the Proposal, and agrees to pay the same at the time, in the manner, and upon the conditions stipulated in the Specifications; and the parties for themselves, their heirs, executors, administrators, successors, and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV

The Notice to Contractors, Special Notice, Special Provisions Book, Bidder's Book including the Proposal, and Information Required of Bidder, along with the Contract Documents and all addenda issued by the City with respect to the foregoing prior to the opening of bids, are hereby incorporated in and made part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed the day and year first above written.

CITY OF SUISUN CITY, CALIFORNIA

By _____
(City Manager)

_____(SEAL)
(City Clerk)

CONTRACTOR

_____
(Contractor)

By _____
(Signature)

_____
(Title)

AGENDA ITEM NO. 14.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Council Adoption of Resolution No. 2024-___: Approving the Suisun City Marina Annual Dock Maintenance and Inspection Services and Authorizing the City Manager to enter into an agreement with Bellingham Marine to Perform the Services.

FISCAL IMPACT: The FY 2024-25 budget includes an appropriation of $98,206.31 in Recognized Obligations Payment Schedule (ROPS) funding for this project and will not impact the General Fund.

STRATEGIC PLAN: Ensure Public Safety; Enhance the Environment

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BACKGROUND: Due to safety concerns, as well as for extending the life of the east and west dock system, there needs to be an annual dock maintenance program in place. This contract will allow for a more stable walking environment and allow the proper rise and fall of the docking system and associated gangways.

On October 18, 2019, the City issued an RFP for annual maintenance and inspection services for a 5-year period, contracted annually with single year agreements. Bellingham Marine was the only proposer. Bellingham Marine was the design/build contractor for the original marina facility. Maintenance work for the first four years have been completed to staff's satisfaction.

STAFF REPORT: Staff is asking Council to consider approving the fifth year of the annual maintenance agreement which will cover additional maintenance/repair work, including replacement and repairs to broken whalers, fenders, and floats, as well as replacement of tie rods, resulting in a contract amount of $98,206.31. The cost for this fifth year has been pre-approved through the ROPS process by the Solano Consolidated Oversight Board and will be covered by ROPS funding. The vendor will identify additional items that will be requested for funding through next year's ROPS funding process.

As a part of this year's contract, Bellingham Marina will complete the following work:
Pre-Maintenance Walk-Through:

- Visually Check for miscellaneous items including:
    - Missing & Loose screws/hardware
    - Uneven or loose wood connections
    - End boards & Fascia for breaks/impact damage
    - Fendering for loose/missing nails
    - Corner Bumpers
    - Grounding issues
    - Low Freeboard conditions
    - Rub blocks or rollers for tightness/wear
    - Substation Cabinets
    - Locked Transformers
    - Check door closures and latches

- Visually check pedestal/power center doors
- Visually check pedestal/power center anchoring
- Visually check pedestal/power center receptacles, if accessible. Note dangerous conditions
- Check G Cables for damage and potential rub spots
- Check Kellum Grips
- Check low level lighting
- Check Fire Cabinets/Fire Department Connections/Standpoints
- Visually check for leaks in cabinets or hose bibs
- Check water lines for strapping/drooping lines
- Check fire extinguisher dates, notify owner if out of date
- Visually inspect dock flex lines for wear, leak, or corrosion
- Check gangway shoremount bracket for signs of wear
- Check gangway dock guides, wheel, or rub blocks for wear

- Maintenance Work will be performed as follows:
  - Level and straighten walkways and fingers for the floating dock system,
  - Tighten all triangle frames in finger-walk connection.
  - Check for loose cleats and tighten as necessary.

Additional Maintenance work required is shown in Attachment 2.

STAFF RECOMMENDATION: It is recommended that the City Council: Adopt Resolution No. 2024-___: Approving the Suisun City Marina Annual Dock Maintenance and Inspection Services and Authorizing the City Manager to Enter into an Agreement with Bellingham Marine to Perform the Services.

DOCUMENTS ATTACHED:

1. Resolution Approving the Agreement for the Marina Dock Maintenance and Inspection Services with Bellingham Marine
2. Bellingham Marine Maintenance Agreement

PREPARED BY:	Janet Hull, Recreation, Parks and Marina Director
REVIEWED BY:	Janet Hull, Recreation, Parks and Marina Director
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution No. 2024- Approving the Agreement for the Marina Dock Maintenance and Inspection Services with Bellingham Marine
2. Bellingham Marine Maintenance Agreement

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING THE SUISUN CITY MARINA ANNUAL DOCK MAINTENANCE AND INSPECTION SERVICES AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BELLINGHAM MARINE TO PERFORM THE SERVICES

WHEREAS, the City of Suisun City has interest in providing a safe environment for our boating public; and

WHEREAS, Regular scheduled maintenance will increase the life of the marina dock systems; and

WHEREAS, this project will allow for a more stable walking environment and allowing the proper rise and fall of the docking system and associated gangways; and

WHEREAS, the current budget includes an appropriation of $98,206.31 for this project funded through the Recognized Obligation Payment Schedule (ROPS); and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Suisun City hereby authorizes the City Manager take all steps necessary to effectuate and execute an agreement with Bellingham Marine to perform the marina dock inspection services.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Suisun City duly held on Tuesday, the 19th day of November 2024, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of November, 2024.

_____
Anita Skinner
City Clerk

Bellingham Marine Industries, Inc.
CA License #442499
Federal Tax ID #91-0141770

8810 Sparling Lane
Dixon, CA 95620

(707) 678-2385
FAX (707) 678-1760
www.bellingham-marine.com

LETTER AGREEMENT FOR MAINTENANCE AND INSPECTION
Year 5 of 5

November 20, 2023

Ms. Janet Hull
City of Suisun
800 Kellog Street
Suisun City, CA 94585

Reference: **City of Suisun RFP- Annual Maintenance and Inspection Services for Floating Concrete Dock System**

Thank you for the opportunity to allow Bellingham Marine to prepare a response package for the City of Suisun Floating Dock System Annual Inspection and Maintenance RFP. As the design/build contractor for the original marina facility, we are very familiar with the site. Our commitment is to allow you to enjoy the same high level of quality and value that we have provided throughout the years and that we have provided to thousands of customers for the past six decades.

Regarding Item No. 5 of the Proposal Requirements, Bellingham Marine has not experienced any such termination for default or early termination in the past five (5) years.

This Letter Agreement for Maintenance and Inspection ("Agreement") is entered into between Suisun City Marina ("Owner"), and Bellingham Marine Industries, Inc. ("Contractor"), for inspection and maintenance for a period of 5 years of the floating concrete dock system at Suisun City Marina ("the "Facility").

The Owner and the Contractor agree as follows:

1. **CONDITIONS**- For the purpose of this quote, BMI has made assumptions which are noted herein. This proposal is subject to the assumptions listed below. Any variation to these assumptions may result in adjustments to the proposed pricing in Section 4.

    - We have developed this proposal with the intent of working with the City in good faith to negotiate a mutually agreeable contract with your team.
    - This proposal is based on a 5 year agreement and is year 5 of 5. This fee in Section 4 shall be increased each year thereafter in accordance with the Consumer Price Index in the San Francisco Metro Area.

2. **SCOPE OF WORK- INCLUSIONS**: The following services are included in this Agreement:

    2.1 Pre-Maintenance Walk-Through. Approximately 1 month in advance of annual maintenance service, a Project Manager will visit the marina and prepare a list of items that are not covered in the maintenace contract with priced recommendations on how to correct issues. At such time, the owner may incorporate suggestions into this Agreement via change order to be completed at the time of the annual maintenance service. Project Manager will:

    - Visually check for miscellaneous items including:
        - Missing & Loose screws/hardware
        - Uneven or loose wood connections
        - End boards & Fascia for breaks/impact damage
        - Fendering for loose/missing nails
        - Corner Bumpers
        - Grounding issues
        - Low Freeboard conditions

- Rub blocks or rollers for tightness/wear
- Substation Cabinets
- Locked Transformers
- Check door closures and latches
- Verify all panels in place
- Visually check pedestal/power center doors
- Visually check pedestal/power center anchoring
- Visually check pedestal/power center receptacles if accessible. Note dangerous conditions.
- Check G Cables for damage and potential rub spots.
- Check Kellum Grips.
- Check low level lighting.
- Check Fire Cabinets/ Fire Department Connections/ Standpipes
- Visually check for leaks in cabinets or hose bibs
- Check water lines for strapping/drooping lines
- Check Fire Extinguisher dates, notify owner if out of date
- Visually inspect dock flex lines for wear, leak, corrosion
- Check gangway shoremount bracket for sign of wear
- Check gangway dock guides, wheel, or rub blocks for wear

2.2 Maintenance Work will be performed as follows**:**

- Level and straighten walkways and fingers for the floating dock system, as much as practical.
- Tighten all triangle frames in finger-walk connection.
- Check for loose cleats, and tighten as necessary.
- Maintenance labor is based on adequate access to the dock systems hardware. Dock ladders, and other boater accessories that impede the work must be removed by others from work area.
- In addition to the above, maintenance work will be performed in accordance to the inspection log noted on Attachment A.

2.3 Maintenance Documentation: Report will be furnished including a detailed log of maintenance work completed during each annual visit. Areas of concern will be noted for the Owner to pay attention to over the course of the following year.

2.4 Prevailing Wage Labor Rates.

2.5 USL&H Insurance, as required by Federal Law for all work over a U.S. Navigable Waterway.

3. Services and items not specifically included in Section 1 above are **specifically excluded from this Agreement. Excluded** items include, but are not limited to, the following:

3.1 Maintenance or repairs to fire systems, electrical systems, potable water systems or other utility systems.
3.2 Any dock hardware, major structural repairs, patching, deck treatment, supplemental floatation, gangways, gates, or piers.
3.3 Inspection and/or maintenance of any portion of the flotation system which was not manufactured and installed by BMI.
3.4 Site visits requested by Owner (not including annual walk-through) regarding issues that are found NOT to be covered under the warranty will be billed on an hourly basis plus travel expenses (See Section 4).
3.5 Bonds.

4. Fees. The fee for the annual inspection and maintenance set forth by this contract is **$98,206.31.** This includes the additional work noted on Attachment A from the inspection completed in March 2023.

5. **Schedule.** Inspection and maintenance will be performed upon receipt of written authorization from Owner to proceed with the Work.

6. **Payment.** Contractor shall invoice Owner for each annual inspection and maintenance upon its completion. Payment shall be due net cash ten (10) days from receipt of invoice. Method of payment to be approved by Contractor's credit department prior to commencement of services. Interest will be charged on past due accounts at 18% per annum, or at the highest non-usurious commercial rate allowable by state law or provided by state statute, whichever is less. If Contractor is required to employ an attorney to collect any amount due as a result of the default of Owner, the Owner shall pay all costs of collection, including reasonable attorney's fees and court costs.

7. **Materials Supplied.** All parts, components, and supplies supplied hereunder to maintain the facility shall be furnished by Contractor on an exchange basis, and the removed parts and/or components shall become the property of Contractor upon removal. Any parts, components, equipment, or supplies supplied by Contractor hereunder may, at Contractor's option, be either new or reconditioned, but in any case, they shall meet or exceed the specifications for the replaced part, component, equipment, or supply.

8. **Warranty.** Contractor warrants to Owner that all services will be performed in a good, workmanlike manner and that repaired or replaced parts or components will be free from defects in material and workmanship until the termination of this Agreement or one (1) year from the date of the service, whichever occurs first. Contractor's sole obligation under this warranty shall be to repair any item in the Facility which is covered by this warranty that is repairable, or, at its option, to refurbish, overhaul, rebuild, replace, or issue a credit or refund for any item in the Facility which is covered by this warranty that has been reported to Contractor as defective in material or workmanship by Owner and which has been determined by Contractor to be defective, provided that the Owner has complied with all of the terms and conditions of this Agreement. Failure of the Owner to promptly notify Contractor of a defect or malfunction will void the warranty, as will product misuse or neglect, use that is not considered "normal" under this Agreement, or if any other terms or conditions of this Agreement are violated. THE ABOVE IS A LIMITED WARRANTY AND IT IS THE ONLY WARRANTY MADE BY CONTRACTOR. THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY: (A) IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; OR (B) IMPLIED WARRANTY OR CONDITION ARISING FROM COURSE OF PERFORMANCE, COURSE OF DEALING, OR USAGE OF TRADE. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR HAVE ANY LIABILITY FOR CONSEQUENTIAL, EXEMPLARY, OR INCIDENTAL DAMAGES, OR FOR LOSS OF PROFITS OR ANY SIMILAR DAMAGES, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. CONTRACTOR SHALL NOT BE LIABLE FOR ANY DAMAGE CAUSED BY A DELAY IN FURNISHING OF MAINTENANCE OR INSPECTION SERVICES UNDER THIS AGREEMENT. Owner specifically acknowledges and agrees that Contractor's obligations hereunder are strictly that of a provider of services, and not as a vendor of goods or as a merchant.

9. **Limitation of Liability and Hold Harmless:** Unless otherwise expressly stated, these Services do not include testing or inspection intended to discover or analyze soil or water conditions, hazardous materials, electrical or mechanical systems, sewage disposal or water systems, or the suitability of the design and construction of the marina to withstand fire, flood, windstorm and wave action or other casualty, and we disclaim any responsibility to advise you of any conditions related thereto. Services performed hereunder do not constitute a warranty or guarantee concerning any condition, and BMI's fee for services has been determined accordingly. If Owner or any third party claims that BMI is liable for negligent performance of Services hereunder or for any other reason Owner claims that BMI has not fully satisfied its obligations under this Agreement, it is expressly agreed that BMI's liability to Owner is exclusively limited to the Fee paid under this Agreement. The Services performed hereunder are not intended to be performed for the benefit or use of any party other than the Owner, and Owner agrees to indemnity and hold harmless from any claim made by any third party relating in any way to the Service provided hereunder.

10. **Modifications or Damage to the Facility.** Owner shall be responsible for use, care, and cleaning of the Facility in accordance with instructions provided. All risk of loss or damage to the Facility, except that caused by the negligence

of Contractor, shall be the responsibility of Owner at all times. If the Facility is changed, modified, altered, or damaged in any respect by any party other than as a result of Contractor's negligence during the term of this Agreement, then, at the option of Contractor, this Agreement shall be terminated. Absent such termination, Contractor shall give Owner written notice of the change, modification, alteration, or damage, and Owner shall promptly correct the change, modification, alternation, or damage, or adjust the price payable hereunder to cover any increased costs to Contractor.

11. **Access.** During the term of this Agreement, Owner will allow access to all of the Facility and to all devices which are part of or associated with the Facility. Contractor will use its best efforts to coordinate annual inspection visits with Owner to minimize operational interruptions. In the event Contractor is denied or prevented from gaining access to the Facility, Contractor's obligations under this Agreement shall be suspended until the act, omission, or condition affecting access is remedied. If Contractor is denied or prevented from gaining access to the Facility as a result of an act or omission of Owner, Contractor shall be entitled to be paid for any visit which it is required to make as a result of such denial or prevention at its then standard rate for labor, material, and travel.

12. **Assessment and Adjustments.** Owner agrees to assume full responsibility for any present or future taxes or any other government charges now or hereafter imposed by existing or future laws in connection with the transfer, use, ownership, or possession of any of the Facility.

13. **Additional Devices.** Owner agrees not to employ additional attachments, features, or devices to the Facility, make alterations to the Facility, or permit the maintenance of the Facility by other than Contractor's personnel without the written consent of Contractor. Contractor shall not be liable for loss or damage to Owner resulting from unauthorized additional attachments, and Owner shall be liable to Contractor for any repair or damage costs incurred by Contractor as a result of the addition of unauthorized attachments. In addition, the warranty contained herein shall be null and void and of no force and effect if any provision of this paragraph is violated.

14. **Arbitration.** All controversies, disputes, or claims of whatever nature arising out of, in connection with, or in relation to the interpretation, from performance or breach of this Agreement, including any claim based on contract, tort, or statute, shall be resolved, at the request of either BMI or Owner, by final and binding arbitration administered by and in accordance with the then existing Construction Industry Rules of the American Arbitration Association, and judgment upon any award rendered by the Arbitrator(s) may be entered by any state or federal court having jurisdiction thereof. The arbitrator shall determine which is the prevailing party and shall include in the award that party's reasonable attorney's fees and costs.

15. **Agreement.** This Agreement represents the entire agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral.

This Agreement entered into as of the day and year first contract is executed between both parties.

City of Suisun	Bellingham Marine Industries, Inc.
By:_____	By: _____
Title:_____	Title:_____
Date:_____	Date:_____

Attachment A

Suisun Marina Inspection log		3/2/2023	
Dock/Location	**Discrepancy**	**Recommended corrective action**	**Price**
Slip 189	Broken Fendering	replacement	$352.08
MW Slips 179-181	Rotted walers: 3x10x19 + 3x10x18; include rods	replacement (+ fendering 23')	$3,843.33
MW Slips 179-181	Coverboard split(72"x 60)	replace 2ea 2x12x16 coverboard	$1,995.33
Slip 166	Broken Fendering-	replace 2ea pieces of fender	$895.00
Slip 163	Split Inside Waler- 3x10x20	replacement (+ fendering 23')	$1,901.67
Slip 156	Split Walers - recommend 2 each 3x10x23'	replacement	$2,990.83
Slip 158	Fendering (72"x 60)	1ea coverboard 3ea fender	$696.83
138	Fender needs replacement	1ea @ 10'	$961.04
133	Fender needs replacement	2ea @ 10'	$278.75
124	missing rods in frame	install new thru rods	$1,202.92
123	Fender needs replacement	1ea @ 10'	$157.50
105	Fender needs replacement	1ea @ 10'	$139.38
fuel dock	landing float is 4-6" low	add supplemental floatation	$2,560.00
landing float fuel dock	broken fascia	replace fascia	$484.17
103	Fender needs replacement	2ea @ 10'	$895.00
	EAST DOCK		
Landing float end board	split 2x10x12'	replace with 3x10x12	$575.83
410	broken power center lid	replace	$777.50
402/403	concrete filler slab is broken	cast a new one 24x35x1/2"	$1,052.50
401	finger floats low due to added weight of sign	add supplemental floatation 4x4x16	$1,738.33
429	New end board and corner bumpers		$370.42
TBD	Corroded or Damaged Cleats	QTY: 155 Each New 12" Aluminum Cleats	$40,429.26
		TOTAL	**$64,297.68**

Additional Items Total: $64,297.68

AGENDA ITEM NO. 15.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Council Adoption of Resolution No. 2024-___: Authorizing the City Manager to execute a Professional Services Agreement with AnchorQEA on behalf of the City for Planning, Design, Environmental Compliance, and Permitting Services for the Public Fishing Dock Planning Project.

FISCAL IMPACT: There is no impact on the General Fund, as this project is fully funded by the Proposition 68 Community and Economic Enhancement Grant.

STRATEGIC PLAN: Provide Good Governance and Enhance the Environment.

BACKGROUND: On January 24, 2024, Suisun City received funding for the Public Fishing Dock Planning Project through the Proposition 68 Community and Economic Enhancement Grant Program, awarded by the Sacramento-San Joaquin Delta Conservancy. This project addresses community concerns about the current fishing dock, which is in disrepair and lacks accessibility. The plan includes community outreach, equity assessment, planning, permitting, and design for a new 12-foot by 100-foot public fishing dock on the Suisun Slough, behind Suisun City Hall. The new dock will enhance recreational opportunities, support tourism, and promote environmental education.

STAFF REPORT: On August 9, staff released a Request for Proposal (RFP) for professional planning and design services for a public fishing dock, followed by an RFP for environmental compliance and permitting services on August 12.

The planning and design RFP included tasks such as site analysis and assessment, determining general grades, confirming utilities and drainage, assessing site conditions, conducting geotechnical and topographic surveys, developing a schematic master plan with 3D or Virtual Reality renderings, providing a detailed cost analysis, and preparing 30% and 65% design plan documents.

The environmental compliance and permitting RFP involved completing all required environmental compliance work and obtaining necessary permits, including but not limited to California Environmental Quality Act (CEQA) documentation, California Clean Water Act 401 Certification, U.S. Clean Water Act 404 Permit, State Water Resources Control Board (SWRCB), Construction Activities Storm Water General Permit, California Department of Fish and Wildlife (CDFW) Incidental Take Permit and Lake/Streambed Modification, State Lands Commission Lease Amendment, and Delta Plan Consistency Determination.

Proposals for both RFPs were due on September 3, 2024. The environmental RFP received one proposal from AnchorQEA, while the planning and design RFP received two proposals—one from Moffatt & Nichol and another from AnchorQEA. A review panel evaluated the proposals on September 12, with Moffatt & Nichol scoring 92.67 and AnchorQEA scoring 93. As a result, AnchorQEA was selected for both projects.

AnchorQEA was selected for both projects, a single agreement will be executed to cover both the

planning and design services as well as the environmental compliance and permitting services. The combined agreement for the two proposals have a total amount not to exceed $486,446.00.

STAFF RECOMMENDATION: It is recommended that the City Council Adopt Resolution No. 2024-__: Authorizing the City Manager to execute a Professional Services Agreement with AnchorQEA on behalf of the City for Planning, Design, Environmental Compliance, and Permitting Services for the Public Fishing Dock Planning Project.

DOCUMENTS ATTACHED:

1. Resolution No. 2024-___: Authorizing the City Manager to Execute a Professional Services Agreement with AnchorQEA on Behalf of the City for Planning, Design, Environmental Compliance, and Permitting Services for the Public Fishing Dock Planning Project.
2. Professional Services Agreement for Planning, Design, Environmental Compliance, and Permitting of the Public Fishing Dock.

PREPARED BY:	Janet Hull, Recreation, Parks and Marina Director
REVIEWED BY:	Janet Hull, Recreation, Parks and Marina Director
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. Reso No. 2024- Authorizing the City Manager to Execute a Professional Services Agreement with AnchorQEA
2. Professional Services Agreement for Planning, Design, Environmental Compliance, and Permitting of the Public Fishing Dock

RESOLUTION NO. 2024-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY • AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH ANCHORQEA ON BEHALF OF THE CITY FOR PLANNING, DESIGN, ENVIRONMENTAL COMPLIANCE, AND PERMITTING SERVICES FOR THE PUBLIC FISHING DOCK PLANNING PROJECT.

WHEREAS, On January 24, 2024, Suisun City received funding for the Public Fishing Dock Planning Project through the Proposition 68 Community and Economic Enhancement Grant Program, awarded by the Sacramento-San Joaquin Delta Conservancy; and

WHEREAS, This project addresses community concerns regarding the disrepair and inaccessibility of the current fishing dock by incorporating community outreach, an equity assessment, and the planning, permitting, and design of a new 12-foot by 100-foot public fishing dock on the Suisun Slough, located behind Suisun City Hall; and

WHEREAS, On August 9, staff released a Request for Proposal (RFP) for professional planning and design services for a public fishing dock, followed by an RFP for environmental compliance and permitting services on August 12; and

WHEREAS, Proposals for both RFPs were due on September 3. The environmental RFP received one proposal from AnchorQEA, while the planning and design RFP received two proposals—one from Moffatt & Nichol and another from AnchorQEA; and

WHEREAS, A review panel evaluated the proposals on September 12, and AnchorQEA was selected for both projects, a single agreement will be executed to cover both the planning and design services as well as the environmental compliance and permitting services, and

WHEREAS, The combined agreement for the two proposals have a total amount not to exceed $486,446.00.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby Authorizes the City Manager to execute a Professional Services Agreement with AnchorQEA on behalf of the City for Planning, Design, Environmental Compliance, and Permitting Services for the Public Fishing Dock Planning Project.

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 19th day of November 2024.

_____
Anita Skinner
City Clerk

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made and entered into on this **19th** day of **November, 2024** ("Effective Date"), by and between the City of Suisun City, a municipal corporation ("City") and **Anchor QEA, Inc.**, ("Contractor") (collectively, the "Parties").

RECITALS

A. City desires to utilize the services of Contractor as an independent contractor to assist the City in enhancing public access, safety, and tourism by providing comprehensive design and planning services for a new 12-foot by 100-foot public fishing dock on the Suisun Slough, behind City Hall. The Contractor will also ensure environmental compliance and obtain all necessary permits to meet regulatory requirements for the project.

B. Contractor represents that it is fully qualified to perform such services by virtue of its experience and the training, education and expertise of its principals and employees.

C. City desires to retain Contractor and Contractor desires to serve City to perform these services in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the Parties' performance of the promises, covenants, and conditions stated herein, the Parties hereto agree as follows:

Section 1. Contractor's Services. Contractor shall perform the services described in the Scope of Services (the "Services"), attached as Exhibit A, along with the Approach to the Scope, which outlines the methods and strategies to be performed. City may request, in writing, changes in the Services to be performed. Any changes mutually agreed upon by the Parties, and any increase or decrease in compensation, shall be incorporated by written amendments to this Agreement. Contractor shall commence the Services on the Effective Date and shall perform all Services by the deadline established by the City Representative or, if no deadline is established, with reasonable diligence.

Section 2. Term of Agreement. The term of this Agreement shall be from the Effective Date through February 1, 2026, unless sooner terminated as provided in Section 9 of this Agreement or extended.

Section 3. Section 3. Compensation. As full compensation for Contractor's Services provided under this Agreement, City shall pay Contractor the total compensation not to exceed **$486,446.00** (the "Maximum Compensation") based on the following breakdown:

1. Planning and Design Services – Compensation for Design Services is $224,946.00.

- If a geotechnical report is required, this compensation will increase by $41,500.00, for a total of $266,446.00.

2. Environmental Compliance and Permitting Services – Compensation for Permitting Services is contingent upon project requirements as follows:

    - $145,000.00 if the project is determined to be CEQA exempt and an ITP is not required.

    - $220,000.00 if the project requires an IS/MND and an ITP is required.

Contractor shall not be entitled to reimbursement for any expenses beyond this Maximum Compensation. Any expenses incurred by Contractor that are not expressly authorized by this Agreement will not be reimbursed by City.

Method of Payment. Contractor shall submit to City a detailed invoice on a monthly basis for the services performed pursuant to this Agreement. Each invoice shall describe in detail the services rendered during the period, the days worked, number of hours worked, the hourly rates charged, and the services performed for each day in the period, as applicable. Within 45 days of receipt of each invoice, City shall pay all undisputed amounts included on the invoice.

Section 4. Independent Contractor. The Parties agree, understand, and acknowledge that Contractor is not an employee of the City, but is solely an independent contractor. Contractor expressly acknowledges and agrees that City has no obligation to pay or withhold state or federal taxes or to provide workers' compensation or unemployment insurance or other employee benefits and that any person employed by Contractor shall not be in any way an employee of the City. As such, Contractor shall have the sole legal responsibility to remit all federal and state income and social security taxes and to provide for his/her own workers' compensation and unemployment insurance and that of his/her employees or subcontractors. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees. Contractor shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City. Contractor shall indemnify and hold harmless City and its elected officials, officers and employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs and expenses of any nature to the extent arising from Contractor's personnel practices. City shall have the right to offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this Section.

Section 5. Permits and Licenses. Contractor shall obtain and maintain during the term of this Agreement all necessary licenses, permits, and certificates required by law for the provision of the Services, including a business license.

Section 6. Insurance.

(a) Contractor shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

1. Commercial General Liability Insurance with a minimum limit of $1,000,000.00 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $2,000,000.00 per project or location. If Contractor is a limited liability company, the commercial general liability coverage shall be amended so that Contractor and its managers, affiliates, employees, agents and other persons necessary or incidental to its operation are insureds.

2. Automobile Liability Insurance for any owned, non-owned or hired vehicle used in connection with the performance of this Agreement with a combined single limit of $1,000,000.00 per accident for bodily injury and property damage.

3. Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000.00 per accident for bodily injury or disease. If Contractor has no employees while performing Services under this Agreement, Contractor shall execute a declaration that it has no employees.

4. Professional Liability (or Errors and Omissions) Insurance with minimum limits of $2,000,000.00 per claim and in aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement. If a "claims made" policy is provided, then the policy shall be endorsed to provide an extended reporting period of not less than three years.

(b) Other Insurance Provisions. The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. City, its officers, officials, employees, designated volunteers and agents serving as independent contractors in the role of City officials, are to be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of Contractor; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no limitations on the scope of protection afforded to City, its officers, officials, employees, designated volunteers or agents serving as independent contractors in the role of City officials which are not also limitations applicable to the named insured.

2. For any claims related to this Agreement, Contractor's insurance coverage shall be primary insurance as respects City, its officers, officials, employees, designated volunteers and agents serving as independent contractors in the role of City officials. Any insurance or self-insurance maintained by City, its officers, officials, employees, designated volunteers or agents serving as independent contractors in the role of City officials shall be excess of Contractor's insurance and shall not contribute with it.

3. Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

4. Each insurance policy, except for the professional liability policy, required by this clause shall expressly waive the insurer's right of subrogation against City and its elected officials, officers, employees, servants, attorneys, designated volunteers, and agents serving as independent contractors in the role of City officials.

(c) The City may, in writing, amend and/or waive any or all of the insurance provisions set forth herein.

(d) The policy or polices required by this Agreement shall be issued by an insurer admitted in the State of California and with a rating of at least A-;VII in the latest edition of Best's Insurance Guide, unless waived in writing by City's Risk Manager.

(e) Contractor agrees that if it does not keep the aforesaid insurance in full force and effect it will be considered a breach of the contract. If there is a breach, City may immediately terminate this Agreement.

(f) All insurance coverages shall be confirmed by Contractor providing certificates of insurance and executed endorsements on forms approved by City. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received and approved by City before services commence.

(g) Any deductibles or self-insured retentions must be declared to and approved by City.

(h) Contractor shall require any sub-contractors to maintain insurance coverage that meets all of the requirements of this Agreement.

Section 7. Indemnification. Contractor shall defend, indemnify, and hold harmless the City, its officials, and every officer, employee and agent of City (collectively "Indemnitees") from any claim, liability or financial loss (including reasonable attorneys fees and costs), injuries to property or persons (including reasonable attorneys fees and costs) arising out of any acts or omissions of Contractor, its officials, officers, employees or agents in connection with the performance of this Agreement, except for such claim, liability or financial loss or damage arising from the negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties. Contractor shall defend Indemnitees, with counsel chosen by Indemnitees, at Contractor's own cost, expense, and risk, and shall pay and satisfy any judgment, award, or decree that may be rendered against Indemnitees. Contractor shall reimburse Indemnitees for legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Contractor or Indemnitees. All duties of Contractor under this Section shall survive termination of this Agreement.

Section 8. Termination.

(a) City may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to Contractor at least five calendar days before the termination is to be effective. Contractor may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least 60 calendar days before the termination is to be effective.

(b) Contractor shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. In the event of City's termination of this Agreement due to no fault or failure of performance by Contractor, City shall pay Contractor based on the percentage of work performed up to the effective date of termination. In no event shall Contractor be entitled to receive more than the amount that would be paid to Contractor for the full performance of the Services required by this Agreement. Contractor shall have no other claim against City by reason of such termination, including any claim for compensation.

Section 9. Notice. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be in writing and conclusively deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during Contractor's and City's regular business hours, or (c) three business days after deposit in the United States mail, by first class mail, postage prepaid, and addressed to the Party to be notified as set forth below:

If to City: City of Suisun City
701 Civic Center Blvd
Suisun City, California 94585
Attn: Janet Hull

If to Contractor: Anchor QEA
33 New Montgomery Street, Suite 1210
San Francisco, CA 94105
Attn: Joshua Burnam

Section 10. Attorneys' Fees. If a party commences any legal, administrative, or other action against the other party arising out of or in connection with this Agreement, the prevailing party in such action shall be entitled to have and recover from the losing party all of its attorneys' fees and other costs incurred in connection therewith, in addition to such other relief as may be sought and awarded. Attorneys fees owed must be reasonable and necessary to the dispute.

Section 11. Non-Discrimination and Equal Employment Opportunity. Contractor affirmatively represents that it is an equal opportunity employer In the performance of the Agreement, Contractor covenants that it shall not discriminate, harass or retaliate against any of its employees, applicants for employment, contractors, subcontractors or subconsultants because or on account of race, religion, color, national origin, handicap, ancestry, sex, gender, sexual orientation, gender identity, gender expression, marital

status, national genetic information, military or veteran status, or any other basis prohibited by law. Contractor further covenants that in the performance of this Agreement, Contractor shall not discriminate, harass, or retaliate against City, its elected or appointed officials, officers, employees, agents, servants, volunteers, those City agents serving as independent agents in the role of City officials, consultants, contractors, subcontractors, or subconsultants, on any basis prohibited by law.

Section 12. Local Employment Policy. The City desires wherever possible, to hire qualified local residents to work on city projects. Local resident is defined as a person who resides in Solano County. The city encourages an active affirmative action program on the part of its contractors, consultant, and developers. When local projects require, subcontractors, contractors and developers will solicit proposals from qualified local firms where possible.

As a way of responding to the provisions of the Davis-Bacon Act and this program, contractors, consultants, and developers will be asked, to provide no more frequently than monthly, a report that lists the employee's name, job class, hours worked, salary paid, city of residence, and ethnic origin.

Section 13. Entire Agreement. This Agreement represents the entire integrated agreement between City and Contractor, and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both City and Contractor.

Section 14. Governing Law and Choice of Forum. This Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. Any dispute that arises under or relates to this Agreement shall be resolved in a Superior Court with geographic jurisdiction over the City of Suisun City.

Section 15. Prohibition of Assignment and Delegation. Contractor shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without City's prior written consent.

Section 16. City Not Obligated to Third Parties. City shall not be obligated or liable under this Agreement to any party other than Contractor.

Section 17. Exhibits; Precedence. All documents referenced as exhibits in this Agreement are hereby incorporated in this Agreement. In the event of any discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail.

Section 18. Corporate Authority. The persons executing this Agreement on behalf of the Parties warrant that they are duly authorized to execute this Agreement on behalf of said Parties and that by their execution, the Parties are formally bound to the provision of this Agreement.

Section 19. Severability. Invalidation of any provision contained herein or the application thereof to any person or entity by judgment or court order shall in no way affect any of the other covenants, conditions, restrictions, or provisions hereof, or the application thereof to any other person or entity, and the same shall remain in full force and effect.

[*SIGNATURE PAGE FOLLOWS*]

EXECUTED on the date first written above at Suisun City, California.

CITY OF SUISUN CITY

By: _____
Name: Bret Prebula
Title: City Manager

ATTEST:

By: _____
Name: Anita Skinner
Title: City Clerk

APPROVED AS TO FORM:
RICHARDS WATSON GERSHON

By: _____
Name:
Title: City Attorney

CONTRACTOR:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

EXHIBIT A

SCOPE OF SERVICES

I. Contractor will perform the following Services:

Part 1: Environmental Compliance and Permitting for Public Fishing Dock

The subcontractor is responsible for obtaining the necessary environmental permits prior to construction of improvements to the public fishing dock project site. This includes conducting any assessments, reports, proposals, posting notices, etc required to obtain any of the permits.

This includes the following:

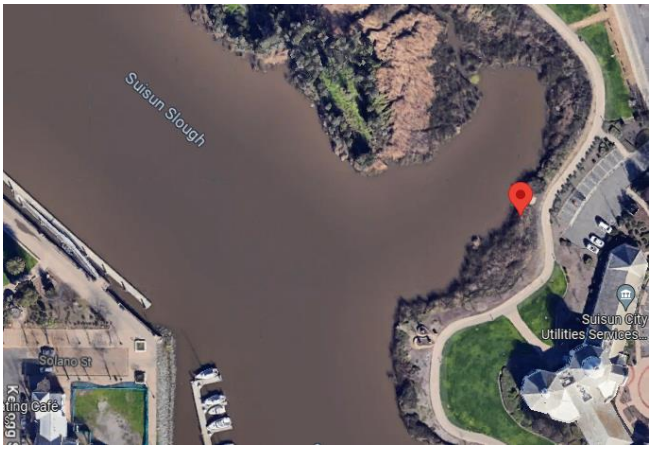
1. **CEQA Findings:**
   - Prepare and submit the California Environmental Quality Act (CEQA) documentation to demonstrate compliance with state environmental regulations. It is anticipated to be a Notice of Exemption.
2. **California Clean Water Act 401 Certification:**
   - Obtain the 401 Water Quality Certification from the State Water Resources Control Board (SWRCB) to ensure the project meets state water quality standards.
3. **United States Clean Water Act 404 Permit:**
   - Acquire the 404 Permit from the United States Army Corps of Engineers (USACE) for activities involving the discharge of dredged or fill material into waters of the United States.
4. **SWRCB Construction Activities Storm Water General Permit:**
   - Request for Proposal – Environmental Compliance and Permitting for Public Fishing Dock Secure the General Permit for Storm Water Discharges Associated with Construction Activities from the SWRCB to manage stormwater runoff during construction.
5. **CDFW Incidental Take Permit:**
   - Obtain an Incidental Take Permit from the California Department of Fish and Wildlife (CDFW) for any potential impacts on protected species during the project.
6. **State Lands Commission Lease Amendment:**
   - Amend the existing lease with the California State Lands Commission to authorize the use of state lands for the project.
7. **CDFW Lake/Streambed Modification Permit:**
   - Secure a Lake and Streambed Alteration Agreement from the CDFW for any alterations to the bed, bank, or channel of the Suisun Slough.
8. **Delta Plan Consistency Determination:**
   - Obtain a consistency determination from the Delta Stewardship Council to ensure the project aligns with the Delta Plan's policies and regulations. The

subcontractor will manage all aspects of the permitting process, including preparing and submitting applications, coordinating with relevant agencies, and ensuring all permits are acquired in a timely manner to facilitate the smooth progression of the project.

Key Deliverables:

- PDF copy of proposed CEQA Findings
- PDF copy of California Clean Water Act 401 Certification
- PDF copy of United States Clean Water Act 404 Permit
- PDF copy of SWRCB Construction Activities Storm Water General Permit
- PDF copy of CDFW Incidental Take Permit
- PDF copy of State Lands Commission Lease Amendment
- PDF copy of CDFW Lake/Streambed Modification Permit
- PDF copy of Delta Plan Consistency Determination

Location:



The GPS coordinates for the location are Latitude 38.238837, Longitude -122.037499.

PROJECT TIMELINE

Consultant Initial Meeting November 21, 2024
PDF copy of proposed CEQA Findings Due January 3, 2025
PDF copy of California Clean Water Act 401 Certification July 1, 2025
PDF copy of United States Clean Water Act 404 Permit July 1, 2025
PDF copy of SWRCB Construction Activities Storm Water General Permit July 1, 2025
PDF copy of CDFW Incidental Take Permit July 1, 2025
PDF copy of State Lands Commission Lease Amendment July 1, 2025
PDF copy of CDFW Lake/Streambed Modification Permit December 1, 2025
PDF copy of Delta Plan Consistency Determination February 1, 2026

Part 2: Planning and Design for Public Fishing Dock

The project scope includes developing the pre-work needed prior to permitting and the creation of 65 Percent Design Plans, encompassing site analysis and assessment, determining general grades, confirming utilities and drainage, assessing site conditions, conducting relevant surveys including geotechnical and topographic, developing a schematic master plan with 3-dimensional or Virtual Reality renderings, providing a detailed cost analysis for project implementation, and preparing 30 and 65 Percent Design Plan Documents. The design must incorporate the findings from the Community Outreach and Equity Assessment into the development of the 65% Design Plans. This includes addressing recommendations and equity issues identified in the Equity Assessment Report to ensure the fishing dock design meets the needs of all community members.

Pre-Construction Checklist and Master Plan Development

This task is dedicated to all of the “pre” work that needs to be performed prior to permitting and the development of the 65% PS&E documents. This includes the following:

- Site Analysis and Assessment
- Determining general grades, confirming utilities and drainage, site conditions, etc.
- Development of relevant surveys – including geotechnical and topographic
- Development of schematic master plan, including 3D and/or VR renderings and detailed cost analysis for potential construction/implementation

The deliverables for this task the schematic master plan document (including photo files/VR file of fishing dock and initial cost breakdown document) and base map of site showing grades, drainage, utilities, etc.

Construction Plans, Specifications, and Estimates (30%, 65%)

This task is dedicated to the construction of the 65% PS&E documents, to be submitted to the City at 30% to show progress and at 65% as the final product. Plans In general, the plans will include:

- Overall layout and site plans, including dimension layout, piling design, details for dock including cross sections, railings, fire standpipes, bumpers
- Electrical and lighting plans
- Grading plan, including the location of hardscape, grading, drainage, paving, and utilities
- Detail sheets for all elements of project
- Detailed cost estimates

The deliverables for this task will be the PS&E documents at 30% and 65%.
Key Deliverables:

- PDF copy of Topographic Survey
- PDF copy of Geotechnical Study, **unless otherwise provided by the City**
- PDF copy of Site Plan

- PDF copy of Schematic Master Plan
- PDF copy of 30 Percent Design Plans
- PDF copy of 65 Percent Design Plans

PROJECT TIMELINE
Consultant Initial Meeting November 21, 2024
PDF copy of Topographic Survey Due January 25, 2025
PDF copy of Geotechnical Study Due January 25, 2025
PDF copy of Site Plan Due March 21, 2025
PDF copy of Schematic Master Plan Due May 16, 2025
PDF copy of 30 Percent Design Plans Due June 13, 2026
PDF copy of 65 Percent Design Plans Due December 11, 2026

II. Contractor will perform the following Approach to the Scope of Work:

APPROACH TO THE SCOPE OF WORK

Our firm has all the necessary skills and demonstrated experience in-house to provide site analysis, master planning, concept designs and renderings, and design development documents. We have completed these steps for relevant local projects including similar fishing docks for both the cities of Martinez and Pittsburg. In both cases, we worked alongside City staff to address community needs that serve multiple functions on the waterfront.

Anchor QEA will coordinate closely with the permitting consultant by providing needed graphics and responses to agency comments. Our goal is to prepare a design that incorporates the findings from community outreach, meets the equity assessment needs, and delivers a project that inspires engagement and instills pride in the City's residents.

Task 1: Pre-Design Studies

Site Analysis and Assessment

Anchor QEA staff will visit the site to assess conditions specific to the proposed dock location and determine site constraints that could impact the design beyond the site visit performed as part of this proposal preparation. We will identify utilities such as potable water, wastewater, stormwater, electrical, and telecommunication infrastructure at the project site. We anticipate these will all be available given the proximity to the Civic Center. We will use this survey information to research and/or request record drawings from the City. This effort also involves coordination with the surveyor to properly identify visible utilities in the topographic survey.

Topographic and Hydrographic Surveys

Topographic and hydrographic surveys are necessary to establish limit lines of the project, to determine critical elevations required for structural design, and to meet landside slope requirements defined in the California Building Code. Data to be included in the surveys are bathymetric contours of the slough bottom, revetment contours, grade and pavement elevations, existing trees, shrub masses, aboveground and underground utilities, tops of curbs, drain flow lines, curb cuts, and applicable property lines.

The surveys will be based on the California State Plane Coordinate System (CCS83, Zone2) and North American Vertical Datum of 1988 (NAVD88) elevations. The topographic survey will use a combination of conventional, GPS, and/or 3D laser scanning methods. The bathymetric survey will use a vessel-mounted multibeam system as well as a leadline survey in shallower water. The topographic survey along the revetment will be blended with bathymetric survey to produce a single drawing file as part of data processing. These surveys will be performed by eTrac, a surveyor licensed in the State of California, who will be managed by Anchor QEA.

Geotechnical Study

Anchor QEA will complete a geotechnical desktop analysis to review local and regional geologic mapping and publicly available geotechnical data, as well as geotechnical data obtained for proximate projects made available by the City. These projects may include the Civic Center, Suisun City Marina, and Suisun Slough Bulkhead and Promenade projects. It is assumed that the desktop analysis will yield sufficient for the preparation of the initial design development; however, if data obtained via desktop analysis do not appear sufficient to advance design, Anchor QEA will discuss assumptions and risks with the City and, as appropriate, develop recommendations for a targeted subsurface investigation program.

Following completion of the desktop analysis, Anchor QEA will prepare a Desktop Geotechnical Review Study, which will describe interpreted site and subsurface conditions. In addition, the geotechnical study will include preliminary geotechnical recommendations for pile design, developed in coordination with and for use by the structural engineer. If it is determined that data obtained via geotechnical study do not appear sufficient to advance design, then a Supplemental Geotechnical Investigation Memorandum will be prepared based on the findings of a targeted subsurface investigation program, each performed only as approved by the City, and not under the base contract for this project.

Task 1 Deliverables

- PDF copy of Topographic and Bathymetric Surveys
- PDF copy of Draft Geotechnical Study
- PDF copy of Final Geotechnical Study

Task 2: Schematic Master Plan and Site Plan

Anchor QEA will prepare a site plan and a rendered schematic master plan of the design. The site plan will include grading, drainage, and utilities. Two sheets will show options for railings and light standards for selection by the City and community. These options will be based on those seen along the Suisun City Waterfront as well as to match the proposed dock components (e.g., decking). This master plan will incorporate the findings of the Community Outreach input and Equity Assessment Report to be prepared under a separate contract by others for the fishing dock. The new dock will address the needs of all community members.

The preferred railings and light standards will be incorporated into a final master plan that will be used to prepare 3D renderings of the dock from two different angles. The final master plan will be intended for use by the City and its third-party permitting consultant to prepare the project description and perform the California Environmental Quality Act (CEQA) determination. Anchor QEA's electrical engineering subconsultant, Intrinsic, also will prepare

a lighting analysis and layout based on the preferred poles and luminaires selected by the City. The lighting layout will be shown on the site plan and the schematic master plan.

Anchor QEA will prepare a detailed estimate of construction costs for this task. The estimate of construction costs will be at a Class 5 level based on the criteria defined in AACE International's *Recommended Practice Guide 56R-08 Cost Estimate Classification System – As Applied in Engineering, Procurement, and Construction for the Building and General Construction Industries*. Unit cost sources will include industry guidebooks such as RSMeans, construction bids, and schedules of values from recent waterfront projects.

Task 2 Deliverables

- PDF copy of Site Plan including base map showing existing and proposed grades, drainage, utilities, and lighting layout
- PDF copy of Schematic Master Plan including two 3D renderings, detailed estimate of construction costs, and railing and light options

Task 3: 30% Design Plan Documents

The Anchor QEA project team, including our electrical and lighting subconsultant Intrinsic Engineering, will develop 30% design development level plans to document progress on the 65% design plan documents deliverable. The plan set will be used for the regulatory agency permit applications. It also provides the City an opportunity to review and provide comments on the design plan documents.

The fishing dock design will be in accordance with the requirements of the California Building Code (CBC), Americans with Disabilities Act (ADA) Accessibility Guidelines (ADAAG) for Fishing Piers and Platforms, California Fire Code (CFC), and National Fire Protection Association (NFPA) standards for standpipes and piers. We will coordinate with local fire and building officials to locate fire protection and other utility services required on the dock. This is separate from coordination with Suisun City Recreation, Parks, and Marina Department (RPM) staff and officials on the design of and accessories on the fishing dock.

The design for the fishing dock also will address the recommendations and identified equity issues in the Equity Assessment Report so that the dock can meet the needs of all community members.

The 30% design development plans will include, but not be limited to, the following preliminary drawings:

- Title Sheet and Sheet Index
- Demolition and Site Preparation Plan
- Project Site Plan
- Dock Dimensional Layout
- Dock Cross Sections
- Pile Plan and Schedule
- Grading and Paving Plan
- Water and Sanitary Sewer Utility Plan
- Stormwater Utility Plan
- Electrical Plan and Notes

Task 3 Deliverables

- PDF copy of 30% Design Plans

Task 4: 65% Design Plan Documents

The Anchor QEA project team will develop 65% design development level plans, outline specifications, and estimate of construction costs (PS&Es). The team will also perform preliminary calculations of the fishing dock, appurtenances, and associated utility systems for the 65% design development phase. This includes performing structural calculations; electrical calculations for demands, load flow, and voltage drop; and fire flow calculations. These calculations will inform the design development of the dock and utility details as well as guide the refinement of the estimate of construction costs.

The plans will build upon the drawings included in the 30% design plan set prepared in Task 3. In addition to conforming to CBC, ADAAG, CFC, and NFPA standards, Anchor QEA will incorporate City review comments on the 30% design plan set and regulatory agency permit conditions and findings in the City's Equity Assessment Report.

Our outline approach for the PS&Es in sequential order is as follows:

- Prepare 65% design plans including general notes, best management practices, site plan, site preparation and revetment, proposed dock and landside utility alignments, preliminary dock structural plans and sections, pile schedule, and corresponding details.
- Prepare details for fire standpipes, light standards, and railings.
- Prepare outline specifications as part of the 65% design plans submittal.
- Prepare an updated estimate of construction costs for the 65% design plans submittal in accordance with the requirements of AACE International Class 3.

Task 4 Deliverables

- PDF copy of Draft 65% Design Plans including estimate of construction costs
- PDF copy of Final 65% Design Plans including estimate of construction costs

Task 5: Project Management and Meetings

This task addresses the management of the project including, but not limited to, project set-up and invoicing. Meetings with the City for project kick-off, schematic master plan, and 65% design plans review are also included in this task. The 65% design plans review will be conducted via WebEx or Microsoft Teams platform.

Task 5 Deliverables

- None

Assumptions and Exclusions

- The surveyor assumes that calibrated historic benchmarks are available near the project site to establish horizontal and vertical survey controls.
- The City will provide utility record drawings for utilities identified by Anchor QEA.
- Geotechnical reports and data from recent adjacent projects are available and will be provided by the City for use in preparing the geotechnical study.
- A geotechnical subsurface investigation program, consisting of geotechnical borings and/or cone penetration tests (CPTs), has not been included. Such a program, and an associated Supplemental Geotechnical Investigation Memorandum, will only be performed if deemed necessary for the project and with the City's approval. These efforts are not included in this proposal.
- The City will provide the latest approved floodplain maps and minimum base flood elevation for the project site.
- Flood and/or coastal hazard studies are not included in this proposal.
- Biological surveys are not included in this proposal.
- Anchor QEA has budgeted completing one round of revisions to the revised renderings generated during the task to meet the specific needs of the City.
- Technical specifications are limited to outline specifications with bullet point descriptions. Complete technical specifications in CSI format are not included in this proposal.
- The front-end specifications are composed of the conditions of the contract between the City and the successful bidding contractor and include the instructions to bidders, general and special provisions, compliance forms, and the bid form. It is assumed that the City will provide its standard front-end specifications for a future construction documents phase.
- Special conditions and mitigation measures required by regulatory agencies will be listed in the general notes.

- Engineered design of accessory items as may be identified by RPM staff and officials, including but not limited to benches, shade structures, fish cleaning stations, and interpretive signage, is not included in this proposal. Locations for these elements may be shown on the dock site plan at the direction of RPM staff and officials.
- Landscape and irrigation design are not included in this proposal.
- ADA-compliant access to the adjacent parking lot is assumed to exist at the northeastern parking stall and pathway near Civic Center Boulevard. Only restriping for an ADA parking stall is included in this proposal.
- Emergency telephone(s) will be shown in the plans per coordination with the fire authority having jurisdiction.
- Telecommunication systems are not included in this proposal.
- Electrical design will be in accordance with current adopted versions of the National Electric Code and California Electric Code.
- Existing electrical service has capacity available for this work. No new service, upgrade, or coordination with serving utility is required or included in this proposal.
- Power distribution is limited to pier lighting and 120-volt convenience power.
- Unusual or major corrections required by the Authority Having Jurisdiction (AHJ), if required more than once or substantial delays in permitting occur, will be subject to additional fees mutually agreed to by Client and Engineer.
- Structural, electrical, and utility calculations will be prepared to support the design and size of the dock components for the plans and estimates of construction costs. However, no calculations will be submitted as part of the deliverables.
- Utility connections will be to existing landside services. Utility design and upgrades beyond the designated project limits is not included in this proposal.
- Total sheet count for the 65% Design Plans is assumed to not exceed 20 sheets.
- Permit fees and/or plan check submittals are not included in this proposal.
- No meeting at the 30% design stage is included in this proposal. It is understood that this deliverable is to show progress, and comments would be provided on the PDF via email.

APPROACH TO THE SCOPE OF WORK

Our firm has all the necessary skills and demonstrated experience to prepare all required documentation and materials to support CEQA documentation and regulatory permitting requirements for the project. We have successfully completed permitting efforts for many relevant local projects, including similar fishing piers for the Cities of Martinez and Pittsburg.

Task 1: Project Description and Existing Conditions Documentation

Anchor QEA will coordinate closely with the City's selected engineering design consultant to prepare a project description and graphics for the project, which will be used for all environmental documentation and regulatory approval materials. The project description will detail the construction activities; construction methodology, approach, and equipment; construction sequencing and timing; summary of fill and overwater coverage resulting from the project; and avoidance and minimization measures to be incorporated into the project.

Two Anchor QEA staff will also conduct a 1-day field effort to document habitat conditions within and adjacent to the project footprint. Results will be summarized in a description and maps of existing habitat conditions (including delineation of waters, vegetation, and other potential habitats), which will be added to the project description document.

We will prepare and submit a draft version of the project and existing conditions description, including figures and graphics to portray details where relevant, for the City's review. After addressing comments, we will prepare a final version of the descriptions for use in subsequent documentation.

Task 2: CEQA Documentation

Approval of the project by the City, as well as issuance of discretionary approvals by public agencies including the Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW), California State Lands Commission (CSLC), and Delta Stewardship Council, trigger the need to comply with CEQA. Based on our understanding of the project and information in the RFP, it is anticipated that this project may meet the criteria for a CEQA categorical exemption in accordance with the CEQA Guidelines Sections 15302 and 15303:

- Section 15302 covers "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced."
- Section 15303 covers "construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the

conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure."

As the design for the project advances, Anchor QEA will work with the City to review and determine whether the project meets the CEQA categorical exemption criteria. If it does, Anchor QEA will prepare a brief CEQA exemption support memorandum for the City's file to document how the project meets the criteria for categorically exempt projects per the CEQA Guidelines. The memorandum will rely on a summary of the project description prepared in Task 1. If the CEQA exemption is approved, Anchor QEA would prepare and submit a CEQA Notice of Exemption to the State Clearinghouse.

After design progresses, if it is determined that the project does not meet the CEQA categorical exemption criteria, then preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) will be required. It should be noted that if an Incidental Take Permit (ITP) is determined to be required for the project, CDFW will require that the project be reviewed through a CEQA document with supporting analysis (such as an IS/MND); CDFW will generally not issue ITPs for projects determined to be categorically exempt. If the project requires an IS/MND, Assembly Bill 52 consultation would be required, and we would facilitate any coordination with Tribes. Anchor QEA has prepared dozens of IS/MNDs for Bay Area and Delta CEQA lead agencies, including for new dock projects, and is prepared to assist the City with an IS/MND if required. We understand the requirements for preparing a complete IS/MND as well as required public distribution and Tribal consultation.

Task 3: Permit Application Preparation

Anchor QEA will use the project description developed in Task 1 to prepare permit applications for submittal to state and federal regulatory agencies with jurisdiction over the project. Besides CEQA compliance, we expect that the following permits or approvals will be required for the project:

- Clean Water Act Section 404 Permit/Rivers and Harbors Act Section 10 Permit from the U.S. Army Corps of Engineers (USACE), which will also require issuance of the following:
  - Endangered Species Act (ESA) Section 7 concurrence letters or biological opinions from the National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife Service (USFWS)
  - National Historic Preservation Act Section 106 concurrence letter from the State Historic Preservation Officer
- Section 401 Water Quality Certification from the San Francisco Bay RWQCB
- Section 1600 Lake and Streambed Alteration Agreement from CDFW
- Tidelands lease from the CSLC
- Delta Plan consistency determination from the Delta Stewardship Council

- National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction Activities from the State Water Resources Control Board

We understand that the City expects an ITP may be needed for the project. Anchor QEA would work closely with the City's engineering design team to minimize the project's impacts with measures that will avoid impacts on special-status species and their habitats without compromising the City's goals for the project. For example, construction timing requirements can be committed to avoid special-status fish or bird species that may rely on the project site for habitat, the dock can be constructed with light-penetrating elements to minimize shading impacts on fish habitat, and vegetation can be planted along the bank to improve adjacent nearshore habitat for fish or other wildlife. We believe that the project may not require an ITP if it is designed and constructed with the intent to minimize impacts on special-status species and habitats. However, if it is determined that—even with implementation of avoidance and minimization measures—the project may result in incidental take of state-listed special-status species, Anchor QEA would prepare all required materials to obtain an ITP, including determining the appropriate compensatory mitigation for the project.

Pre-application coordination is required with the San Francisco Bay RWQCB but could be expanded to include other agencies as well. This proposal assumes one agency pre-application meeting will be conducted, including either just the San Francisco Bay RWQCB or a suite of additional agencies. Anchor QEA will give a short presentation on the project description and permit application submittal timing.

To obtain the required state and federal permits and approvals, Anchor QEA will prepare the following documents:

- Permit and lease applications forms and a report containing supplemental information that will be needed for permit issuance but cannot easily fit into the agency form templates
- A brief cultural resources memorandum to support USACE's consultation with the State Historic Preservation Officer
- A biological assessment and bioacoustics analysis to support USACE's consultation with NMFS and USFWS and CDFW's review of the project
- A brief analysis of the alternatives considered for the project, which will be required by USACE for issuance of its permit
- A brief summary of compensatory mitigation proposed (if any) for in-water fill, hydroacoustic impacts, or other impacts

Anchor QEA will prepare draft versions of the documents listed above for review by the City. After addressing comments, we will prepare final versions of each document and submit them to the respective agencies for review and processing.

Task 4: Agency Coordination and Permit Issuance

After submitting applications, Anchor QEA will remain in close contact with the regulatory agencies issuing permits or approvals for the project. Task 4 includes regular communication with agency staff via meetings, telephone calls, and email to facilitate their review of the applications. We will respond to agency comments, inquire regularly for status updates, and coordinate with agency points of contact as needed through issuance of permits. We will review all permits issued to ensure that their conditions are feasible.

If agency staff have questions that cannot be quickly and easily addressed via email, Anchor QEA will recommend holding conference calls to expedite information exchange. We have found these steps, in addition to early agency outreach, compliance with established work windows, submitting complete applications, and treating agency staff with respect, work well for successfully securing permits.

Once approvals are issued, Anchor QEA will work with the City to thoroughly review each permit to ensure that the conditions are achievable and reasonable. If any issues are identified with a permit or approval, we will communicate them to the City and, upon approval, request modifications with agency staff.

Task 5: Project Coordination and Administration

Under Task 5, Anchor QEA will coordinate with the City. We will perform general project management duties, including attending meetings, invoicing, and managing the schedule, as applicable. It is assumed that support will be conducted over approximately 12 months, with up to 1 meeting per month.

Assumptions and Exclusions

We assume the following related to Tasks 1 through 5:

- Anchor QEA will attend up to 12 conference calls with the City if needed.
- Anchor QEA will prepare a project schedule using Microsoft Project and update the schedule on a quarterly basis.
- Two Anchor QEA staff will conduct a 1-day site visit to document existing habitat conditions. No other site surveys are proposed as part of the project.
- Anchor QEA will develop draft and final versions of the project and existing conditions descriptions. Anchor QEA will address one round of comments from the City on the descriptions.
- Anchor QEA will develop up to two figures to support the project description.

- If details in the project description or 30% design plans change after the project description is finalized by Anchor QEA, additional funds may be required to adjust the project description and permit application materials.
- Anchor QEA will coordinate and lead an agency pre-application meeting.
- Anchor QEA will prepare draft and final versions of the permit applications, cultural resources memorandum, biological assessment, bioacoustics analysis, alternatives analysis memorandum, and CEQA exemption support memorandum. Anchor QEA will address one round of comments from the City on each document.
- Any documentation prepared by Anchor QEA will be provided electronically.
- If an IS/MND is determined to be necessary for this project, it is assumed that the City will manage the Draft IS/MND public release, including developing and distributing the Notice of Availability, notifying responsible trustee agencies, and other interested parties of the Draft IS/MND, and posting the Notice of Completion with the State Clearinghouse and Solano County Clerk's office.
- An environmental impact report (EIR) will not be required based on anticipated findings using the CEQA Appendix G checklist. If an EIR is warranted instead of an IS/MND, costs will increase, and a separate scope of work will be submitted.
- Any technical reports not described herein (e.g., special-status species surveys, water quality testing, and water quality monitoring) will require a change in scope or fees.
- No dredging will occur as part of this project.
- Development of mitigation plans is not included as part of this scope of work.
- In-water work will occur within the established in-work window.
- The project will not result in fill to wetlands.
- The City will provide proof of legal interest for the permit applications.
- Anchor QEA will respond to agency comments on the permit applications.
- Anchor QEA will attend up to 10 conference calls with agency staff if needed.
- The City will be directly responsible for all permit, filing, and document production fees.

AGENDA ITEM NO. 16.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Appointment of Councilmember Dawson and Councilmember Pal to serve on a two-member Ad Hoc Nominating Committee.

FISCAL IMPACT: There would be no impact to the General Fund from this item.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: The City Council adopted the Norms and Procedures on October 15, 2024, which allows for the creation of Ad Hoc Committees for specific purposes. Section 5.2(e) of these Norms and Procedures provides for the appointment of a two-member Ad Hoc Committee, referred to as the Nominating Committee. The Mayor may announce appointments to ad hoc advisory committees composed of fewer than a majority of the City Council members. Such appointments will be included on the posted agenda.

STAFF REPORT: Each January, the Mayor appoints qualified applicants to various City commissions, boards, and committees. The Nominating Committee will review the applications, conduct interviews, and provide recommendations to the Mayor for appointments to various positions. The Mayor may choose to appoint applicants recommended by the Nominating Committee or select another applicant from the pool, as long as the selected individual meets the requirements of the City body to which they are being appointed. All appointments to City bodies must be approved by the City Council.

STAFF RECOMMENDATION: It is recommended that the City Council Approve the Appointment of Councilmember Dawson and Councilmember Pal to serve on a two-member Ad Hoc Nominating Committee.

DOCUMENTS ATTACHED: None

PREPARED BY: Bret Prebula, City Manager

ATTACHMENTS:

NONE

AGENDA ITEM NO. 17.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Council/Agency Approval of October 2024 Accounts Payable and Payroll Warrants.

FISCAL IMPACT: Total expenditure for all funds is $5,613,433.19.

STRATEGIC PLAN: Provide Good Governance, Section 4.1 – Review and update required planning and financial documents as needed. Ensure Fiscal Solvency.

BACKGROUND:
California Code Section 37208 states that budgeted payrolls and demands paid by warrants or checks may be presented to the legislative body for ratification and approval.

CHAPTER 4. Financial Powers [37201 - 37210]

(Chapter 4 added by Stats. 1949, Ch. 79.)

37208.

(a) Payroll warrants or checks need not be audited by the legislative body prior to payment. Payrolls shall be presented to the legislative body for ratification and approval at the first meeting after delivery of the payroll warrants or checks.

(b) Warrants or checks drawn in payment of demands certified or approved by the city clerk as conforming to a budget approved by ordinance or resolution of the legislative body need not be audited by the legislative body prior to payment.

(c) Notwithstanding subdivisions (a) and (b), budgeted payrolls and demands paid by warrants or checks may be presented to the legislative body for ratification and approval in the form of an audited comprehensive annual financial report.

(Amended by Stats. 1986, Ch. 982, Sec. 14.)

STAFF REPORT:
Attached for City Council review and approval are the following:

Payroll:

October	Checks # 22166 - 22199	$16,798.44
	Direct Deposits (10/04/24)	$386,954.65
	Direct Deposits (10/18/24)	$347,029.88
	Total Payroll	**$750,782.97**

Accounts Payable:

Dated 10/1/24 – 10/31/24	Total Accounts Payables	$4,862,650.22
	TOTAL AMOUNT	**$5,613,433.19**

STAFF RECOMMENDATION: It is recommended that the City Council approve accounts payable, payroll and payroll vendor checks for October 2024.

DOCUMENTS ATTACHED: 1. October 2024 Payroll Warrants Register
2. October 2024 Accounts Payable Warrants Register

PREPARED BY: Lakhwinder Deol, Finance Director
REVIEWED BY: Bret Prebula, City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:
1. October 2024 Payroll Warrant Register.pdf
2. October 2024 Accounts Payables.pdf

FINANCE DEPARTMENT

City of Suisun City, 701 Civic Center Blvd, Suisun, CA 94585
Telephone (707) 421-7328 Fax (707) 421-7364

MEMORANDUM

Date:	October 30, 2024
To:	Honorable Mayor and City Council Members
Prepared By:	Diana Littles, Accounting Technician
Approved By:	Lakhwinder Deol, Finance Director
RE:	Payroll Checks for **October 2024**

Payroll:	Checks	22166- 22199	$16,798.44
	Direct Deposit	10/04/2024	$386,954.65
	Direct Deposit	10/18/2024	$347,029.88

Total Payroll **$750,782.97**

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
ABD01	SHARIF S ABDELAZIZ	3146.99	.00
ALE01	HALEY C ALEXANDER	4008.09	.00
ALV01	SANTINO A ALVAREZ	423.88	.00
ARM02	SELENA I ARMAS	432.19	.00
BEL01	JESALIN C BELK	1393.85	.00
BEL02	DAVE M BELLERIVE	333.66	.00
BER03	JIM BERMUDEZ	4930.44	.00
		500.00	500.00
BLO01	DELBERT R BLOCK, JR	1768.76	.00
BRA05	JASON C BRASSFIELD	6500.63	.00
BRY02	JOHN E. BRYAN	4200.84	.00
CAM02	TYLER J CAMIGI	5024.15	.00
CAN02	ALVIN J CANGCO	3573.85	.00
CAR06	LISA A. CARLOCK	4507.96	.00
CAR08	MARK S CARDINALLI	4756.20	.00
CHO01	CHIN C CHOU	258.58	.00
CLA01	TRENTON J CLARK	749.61	.00
COL01	JOSE L COLIN	3337.32	.00
COL02	JAMIR R COLLINS	498.69	.00
CON02	APRIL F CONNER	1340.67	.00
CON05	TIFFANY N CONAMA	2681.81	.00
		1000.00	1000.00
CON06	MICHAEL CONTY	1533.68	.00
COR02	JUAN M. CORTEZ	2406.86	.00
COR03	SHERRI L. CORRALES	2085.28	.00
COR05	CRISTIAN A CORTES	498.69	.00
DAN01	ROBERTA J. DANIEL	2054.66	.00
		500.00	500.00
DAN02	JOSHUA S DANNER	7748.58	.00
DAW02	JENALEE M DAWSON	864.98	.00
DEL03	MARIBEL DE LA CRUZ	2864.21	.00
		150.00	150.00
DEM03	RYAN A DEMELLO	4305.34	.00
DEO01	LAKHWINDER K DEOL	4906.78	.00
		100.00	100.00
DEV01	PAUL A DE VITA	109.29	.00
DIA01	NAPOLEON W. DIAZ II	406.99	.00
DOO01	CHRISTOPHER J DOOLEY	5019.39	.00
DOW01	JEFFREY D DOWNEY	2529.64	.00
DUC01	JUSTIN M DUCHSCHER	3472.14	.00
DUM01	AMANDA DUM	2711.84	.00
		100.00	100.00
		75.00	75.00
DUM02	GIZELLE ANNE DUMALAG	1380.56	.00
ESP00	RYAN J ESPARZA	3504.15	.00
ESP02	TRISTAN M ESPERANZA-IB	563.78	.00
FIE01	ALEXANDER FIERRO	4061.81	.00
FLO00	AISHA FLORES	3639.49	.00
FRI01	MARYFLOR FRIAS RICO	813.40	.00
GAL04	NOE GALLEGOS-ARE	3342.47	.00
GEL01	GEMMA V. GELUZ	2083.62	.00
GOL03	JASON R GOLTIAO	3530.69	.00
GOR01	JESIAH N GOREE	2090.87	.00
HAR05	CHARLENE HARRIS	907.84	.00
HAT01	KAREN S. HATTEN	271.44	.00
HEA01	DANIEL J. HEALY	5292.40	.00
HEI03	SCOTT J HEINE	6816.98	.00
HEL01	JACOB T HELTON	4013.55	.00
HEN02	JEFF T. HENDERSON	4996.30	.00
HER00	ALMA R HERNANDEZ	324.34	.00
HER01	JAMES A. HERROD	3269.84	.00
HUL01	JANET HULL	1836.17	.00
		100.00	100.00
		1000.00	1000.00
		500.00	500.00
IOA01	CECIL O IOANE	633.54	.00
JAI01	DONNA J JAIME	519.34	.00
		50.00	50.00
JON03	JANINE S JONES	725.52	.00
KEA02	JOHN T. KEARNS	4068.79	.00
KEN02	AMBER M. KENT	3755.00	.00
KEN03	EMILY M KENT	1990.36	.00
KHA01	FRANKIE KHANTIGNA	4658.63	.00
KIN00	CAMRYN R KING	1984.27	.00
KIN02	KATHLEEN S KING	1937.66	.00
LAZ00	JULIA M LAZARO	2870.60	.00
		1600.00	1600.00
LEE06	RACHEL C LEE	871.40	.00
		373.45	.00
LEM01	AARON P LEMING	5249.62	.00
LIT01	DIANA A. LITTLES	2420.85	.00
		75.00	75.00
LOF01	KRIS A LOFTHUS	24654.15	.00
LOM01	TIFFANEY LOMBARD	5546.02	.00
LOP00	BELTHZABEL LOPEZ-DE LOA	2086.01	.00
LOP03	BRAD L LOPEZ	4581.67	.00
LOP04	VANESSA A LOPEZ	749.56	.00
LOZ01	NICODEMUS G LOZANO	3101.98	.00
LUJ01	CHRISTOPHER J LUJAN	3816.92	.00
LUN01	ELIZABETH N. LUNA	3363.44	.00
		50.00	50.00

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
		100.00	100.00
MAR03	SHERRON L. MARTIN	1480.66	.00
		500.00	500.00
		50.00	50.00
MAR15	DEAN R MARTIN	10374.40	.00
MCH01	HAYLEY J MCHENRY	2330.83	.00
MCM03	MICHAEL J. MCMURRY	83.58	.00
MER01	GLORIA MERCADO-MART	1799.71	.00
MON06	KARINA R MONTES	332.13	.00
MOR01	MARVIN J MORA	2811.75	.00
MUR01	CHARLYNN M MURRAY	2294.20	.00
		100.00	100.00
NER01	SIGFRED D NERI	5545.26	.00
OLS02	JAMES C OLSEN	3541.97	.00
OSU01	MARLON L OSUM	853.59	.00
PAN01	FERNANDO J PANTOJA	1619.77	.00
PEN01	CHRISTINA Y PENLAND	2495.38	.00
		1000.00	1000.00
		125.00	125.00
		250.00	250.00
PER04	MICHAEL W PERGAMIT	1845.71	.00
PIC02	KAILEY I PICKERING	870.07	.00
POC01	DONNA J. POCK	1802.48	1802.48
		325.00	325.00
POR01	TAI R PORTER	622.03	.00
PRE01	BRET T PREBULA	7003.71	.00
PRI01	CLAUDERICK M PRIEST	2535.50	.00
RAN01	ADRIANNA C RANSOM	710.09	.00
REN01	GREG M RENUCCI	4632.00	.00
REN02	MATHIAS A RENDEROS	665.82	.00
RIV03	LUIS R RIVERA	3840.84	.00
ROB00	KARA C ROBINSON	3429.31	.00
ROB03	ROWLAND H. ROBERTS	3512.56	.00
ROB05	JUAN D ROBLES CASTI	1546.11	.00
ROB06	ENRIQUE ROBLES CASTI	654.90	.00
ROM03	MARIA L ROMERO	2049.55	.00
ROT01	AARON C ROTH	6420.02	.00
SAE01	RYAN S SAETERN	524.13	.00
SAG01	ANNE SAGAMI	4289.71	.00
SAL03	TEVITA VAEA P SALT	7509.53	.00
SAL06	BEYONCE O SALCEDA	290.90	.00
SAL08	KRISTINE SALCEDA	578.86	.00
SAM02	JERAMY J. SAMO	2979.62	.00
SAN09	ASHLEY D SANTOS	224.90	.00
SEL01	KAYLEY E SELBY	2734.30	.00
SHI01	HARRISON SHING-CHUN	4673.14	.00
SIF01	JONATHAN SIFUENTES	2164.58	.00
SIL01	BRAYAN O SILVA ZAMORA	2594.56	.00
SIN01	JUSTEEN K SINGLEY	1506.99	.00
SKI02	ANITA L SKINNER	284.12	.00
SOT02	FRANCISCO J SOTO-POMEROY	4278.96	.00
STE05	HANNA D STEPHENS	116.36	.00
SZM02	ROBERT SZMURLO	731.77	.00
TAN01	CALLIA TANG	329.59	.00
TAT01	MONICA L TATNEY-MORRI	581.80	.00
TAY02	AMIA C TAYLOR	457.13	.00
TOD02	KATIE A TODD	1923.21	.00
VAL01	JASON D VALDE	2445.16	.00
VAN00	CHAO C VANG	1878.47	.00
VAN01	JASON S VANDER MEER	3004.54	.00
VAS01	BIANCA M VASQUEZ	1730.53	.00
		315.00	315.00
VER02	ERIC VERA	3812.20	.00
VIL01	TREVOR A VILLANUEVA	970.21	.00
VUE01	NOUAE A VUE	5160.32	.00
WAD01	ANEKKA S WADDELL	1759.09	.00
WAS02	PRINCESS K WASHINGTON	899.35	.00
WOO02	APRIL E WOODEN	420.19	.00
YAN01	GE H YANG	2024.44	.00
ZAR01	ERNESTO Z ZARAGOZA	5498.97	.00
ZUN02	MICHELLE E. ZUNINO	2223.09	.00
Sub-Total:		386954.65	
Grn-Total:		386954.65	

Count: 162

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
ABD01	SHARIF S ABDELAZIZ	3632.49	.00
ALE01	HALEY C ALEXANDER	5054.11	.00
ALV01	SANTINO A ALVAREZ	432.19	.00
ANT01	DARREN J ANTES	129.29	.00
ARM02	SELENA I ARMAS	565.19	.00
BEL01	JESALIN C BELK	1269.68	.00
BER03	JIM BERMUDEZ	4930.44	.00
		500.00	500.00
BLO01	DELBERT R BLOCK, JR	1745.94	.00
BRA05	JASON C BRASSFIELD	5525.51	.00
BRY02	JOHN E. BRYAN	5198.85	.00
CAM02	TYLER J CAMIGI	2843.11	.00
CAN02	ALVIN J CANGCO	3694.88	.00
CAR06	LISA A. CARLOCK	4641.65	.00
CAR08	MARK S CARDINALLI	4634.69	.00
CLA01	TRENTON J CLARK	759.64	.00
COL01	JOSE L COLIN	3337.33	.00
COL02	JAMIR R COLLINS	608.73	.00
CON02	APRIL F CONNER	1154.57	.00
CON05	TIFFANY N CONAMA	1821.16	.00
		1000.00	1000.00
CON06	MICHAEL CONTY	1618.86	.00
COR02	JUAN M. CORTEZ	3503.97	.00
COR03	SHERRI L. CORRALES	2085.28	.00
COR05	CRISTIAN A CORTES	452.98	.00
DAN01	ROBERTA J. DANIEL	2054.66	.00
		500.00	500.00
DAN02	JOSHUA S DANNER	4526.04	.00
DAW02	JENALEE M DAWSON	864.98	.00
DEL03	MARIBEL DE LA CRUZ	2772.53	.00
		150.00	150.00
DEM03	RYAN A DEMELLO	4489.10	.00
DEO01	LAKHWINDER K DEOL	4906.78	.00
		100.00	100.00
DEV01	PAUL A DE VITA	44.64	.00
DIA01	NAPOLEON W. DIAZ II	406.99	.00
DOO01	CHRISTOPHER J DOOLEY	3351.79	.00
DOW01	JEFFREY D DOWNEY	2529.64	.00
DUC01	JUSTIN M DUCHSCHER	5002.85	.00
DUM01	AMANDA DUM	2711.84	.00
		100.00	100.00
		75.00	75.00
DUM02	GIZELLE ANNE DUMALAG	1339.11	.00
ESP00	RYAN J ESPARZA	4343.97	.00
ESP02	TRISTAN M ESPERANZA-IB	579.17	.00
FIE01	ALEXANDER FIERRO	2501.64	.00
FLO00	AISHA FLORES	4801.86	.00
FRI01	MARYFLOR FRIAS RICO	826.81	.00
GAL04	NOE GALLEGOS-ARE	3736.36	.00
GEL01	GEMMA V. GELUZ	2088.61	.00
GOL03	JASON R GOLTIAO	3530.69	.00
GOR01	JESIAH N GOREE	2090.87	.00
HAR05	CHARLENE HARRIS	1194.86	.00
HAT01	KAREN S. HATTEN	121.44	.00
HEA01	DANIEL J. HEALY	5292.40	.00
HEI03	SCOTT J HEINE	5847.61	.00
HEL01	JACOB T HELTON	3069.74	.00
HEN02	JEFF T. HENDERSON	5543.80	.00
HER00	ALMA R HERNANDEZ	422.90	.00
HER01	JAMES A. HERROD	3269.84	.00
HUL01	JANET HULL	1988.71	.00
		100.00	100.00
		1000.00	1000.00
		500.00	500.00
IOA01	CECIL O IOANE	656.75	.00
JAI01	DONNA J JAIME	444.54	.00
		50.00	50.00
JON03	JANINE S JONES	707.42	.00
KEA02	JOHN T. KEARNS	4068.79	.00
KEN02	AMBER M. KENT	3755.00	.00
KEN03	EMILY M KENT	1990.36	.00
KHA01	FRANKIE KHANTIGNA	4691.50	.00
KIN00	CAMRYN R KING	2394.17	.00
KIN02	KATHLEEN S KING	1937.66	.00
LAZ00	JULIA M LAZARO	3601.61	.00
		1600.00	1600.00
LEE06	RACHEL C LEE	898.37	.00
		385.01	.00
LEM01	AARON P LEMING	4351.80	.00
LIT01	DIANA A. LITTLES	2965.15	.00
		75.00	75.00
LOM01	TIFFANEY LOMBARD	5106.97	.00
LOP00	BELTHZABEL LOPEZ-DE LOA	2086.01	.00
LOP03	BRAD L LOPEZ	4581.67	.00
LOP04	VANESSA A LOPEZ	727.71	.00
LOZ01	NICODEMUS G LOZANO	3101.98	.00
LUJ01	CHRISTOPHER J LUJAN	4068.94	.00
LUN01	ELIZABETH N. LUNA	3363.44	.00
		50.00	50.00
		100.00	100.00
MAR03	SHERRON L. MARTIN	1408.40	.00

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
		500.00	500.00
		50.00	50.00
MAR15	DEAN R MARTIN	4136.93	.00
MCH01	HAYLEY J MCHENRY	777.69	.00
MCM03	MICHAEL J. MCMURRY	83.58	.00
MER01	GLORIA MERCADO-MART	1694.95	.00
MON06	KARINA R MONTES	336.61	.00
MOR01	MARVIN J MORA	2811.75	.00
MUR00	HAYLEY A MURPHY	1601.26	.00
MUR01	CHARLYNN M MURRAY	2294.20	.00
		100.00	100.00
NER01	SIGFRED D NERI	5216.82	.00
OLS02	JAMES C OLSEN	3541.97	.00
OSU01	MARLON L OSUM	853.59	.00
PAN01	FERNANDO J PANTOJA	1364.98	.00
PEN01	CHRISTINA Y PENLAND	2495.38	.00
		1000.00	1000.00
		125.00	125.00
		250.00	250.00
PER04	MICHAEL W PERGAMIT	1845.71	.00
PIC02	KAILEY I PICKERING	810.00	.00
POC01	DONNA J. POCK	1802.48	1802.48
		325.00	325.00
POR01	TAI R PORTER	614.73	.00
PRE01	BRET T PREBULA	7003.71	.00
PRI01	CLAUDERICK M PRIEST	2535.50	.00
RAN01	ADRIANNA C RANSOM	579.17	.00
REN01	GREG M RENUCCI	4983.35	.00
REN02	MATHIAS A RENDEROS	676.75	.00
RIV03	LUIS R RIVERA	3708.81	.00
ROB00	KARA C ROBINSON	3159.44	.00
ROB03	ROWLAND H. ROBERTS	3408.98	.00
ROB05	JUAN D ROBLES CASTI	1701.70	.00
ROB06	ENRIQUE ROBLES CASTI	631.13	.00
ROM03	MARIA L ROMERO	1993.70	.00
ROT01	AARON C ROTH	6420.02	.00
SAE01	RYAN S SAETERN	499.49	.00
SAG01	ANNE SAGAMI	5466.32	.00
SAL03	TEVITA VAEA P SALT	2287.09	.00
SAL06	BEYONCE O SALCEDA	473.75	.00
SAL08	KRISTINE SALCEDA	531.94	.00
SAM02	JERAMY J. SAMO	2868.23	.00
SAN09	ASHLEY D SANTOS	176.39	.00
SEL01	KAYLEY E SELBY	2734.30	.00
SHI01	HARRISON SHING-CHUN	6442.48	.00
SIF01	JONATHAN SIFUENTES	2164.58	.00
SIL01	BRAYAN O SILVA ZAMORA	2098.64	.00
SIN01	JUSTEEN K SINGLEY	1570.51	.00
SKI02	ANITA L SKINNER	284.12	.00
SOT02	FRANCISCO J SOTO-POMEROY	2612.60	.00
SZM02	ROBERT SZMURLO	558.43	.00
TAN01	CALLIA TANG	201.18	.00
TAT01	MONICA L TATNEY-MORRI	707.76	.00
TAY02	AMIA C TAYLOR	423.88	.00
TOD02	KATIE A TODD	1842.73	.00
VAL01	JASON D VALDE	2358.50	.00
VAN00	CHAO C VANG	1735.21	.00
VAN01	JASON S VANDER MEER	3004.54	.00
VAS01	BIANCA M VASQUEZ	1730.53	.00
		315.00	315.00
VER02	ERIC VERA	4024.27	.00
VIL01	TREVOR A VILLANUEVA	560.71	.00
VUE01	NOUAE A VUE	5160.32	.00
WAD01	ANEKKA S WADDELL	1759.09	.00
WAL01	JANELLE A WALTHOUR	282.59	.00
WAS02	PRINCESS K WASHINGTON	899.35	.00
WOO02	APRIL E WOODEN	2085.93	.00
YAN01	GE H YANG	2024.44	.00
ZAR01	ERNESTO Z ZARAGOZA	4398.38	.00
ZUN02	MICHELLE E. ZUNINO	2225.69	.00
Sub-Total:		347029.88	
Grn-Total:		347029.88	

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Check Number	Seq Number	Check Date	Employee ID	Employee Name	Gross Amount	Check Amount
22166	0	10/4/2024	POC01	POCK, DONNA J.	4,011.27	305.38
22167	0	10/4/2024	KEG01	KEGLE, ANDREW D	140.00	129.29
22168	0	10/4/2024	BOW01	BOWMAN, WILLIAM D	625.73	567.24
22169	0	10/4/2024	COH01	COHEN, SCOTT M	662.81	606.09
22170	0	10/4/2024	FLO02	FLORES, GLADIS	369.00	340.77
22171	0	10/4/2024	HER02	HERNANDEZ, LIZZETTE E	423.00	390.64
22172	0	10/4/2024	HER06	HERNANDEZ, XAVIER A	711.00	646.07
22173	0	10/4/2024	HUG01	HUGHES, MICHAEL L	679.50	619.94
22174	0	10/4/2024	HUN01	HUNT, JAMES L	495.00	457.13
22175	0	10/4/2024	ORT02	ORTEGA, LUTHER M	648.00	563.64
22176	0	10/4/2024	PRA01	PRASAD, AVANIYA D	373.50	344.92
22177	0	10/4/2024	ROD03	RODIGUEZ-MAL, CARLOS M	505.22	466.57
22178	0	10/4/2024	SCR01	SCRIVNER, MARINA H	657.00	601.27
22179	0	10/4/2024	SIM01	SIMMONS, KAREN R	426.42	393.80
22180	0	10/4/2024	TEO01	TEODORO, FRANK	1,113.56	949.56
22181	0	10/9/2024	CAR08	CARDINALLI, MARK S	1,318.33	1,074.15
22182	0	10/18/2024	POC01	POCK, DONNA J.	4,011.27	305.38
22183	0	10/18/2024	BAL00	BALAZI, MAHMUD S	140.00	129.29
22184	0	10/18/2024	KEG01	KEGLE, ANDREW D	280.00	258.58
22185	0	10/18/2024	BOW01	BOWMAN, WILLIAM D	500.58	453.60
22186	0	10/18/2024	COH01	COHEN, SCOTT M	704.52	640.69
22187	0	10/18/2024	FLO02	FLORES, GLADIS	378.00	349.08
22188	0	10/18/2024	HER06	HERNANDEZ, XAVIER A	666.00	608.73
22189	0	10/18/2024	HUG01	HUGHES, MICHAEL L	360.00	332.46
22190	0	10/18/2024	HUN01	HUNT, JAMES L	495.00	457.13
22191	0	10/18/2024	NAV02	NAVARRO, NAYLEA	667.77	647.47
22192	0	10/18/2024	ORT02	ORTEGA, LUTHER M	630.00	549.04
22193	0	10/18/2024	PRA01	PRASAD, AVANIYA D	72.00	66.50
22194	0	10/18/2024	ROD03	RODIGUEZ-MAL, CARLOS M	537.66	496.53
22195	0	10/18/2024	SCR01	SCRIVNER, MARINA H	702.00	638.61
22196	0	10/18/2024	SIM01	SIMMONS, KAREN R	648.90	594.55
22197	0	10/18/2024	TEO01	TEODORO, FRANK	1,086.40	928.34
22198	0	10/18/2024	MYE02	MYER STEVEN	0.00	736.00
22199	0	10/18/2024	SOL61	SOLANO COUNTY SHERIFF OFFICE	0.00	150.00
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Z58156	0	10/4/2024	PEN01	PENLAND, CHRISTINA Y	7,363.59	0.00
Z58157	0	10/4/2024	PRE01	PREBULA, BRET T	10,709.80	0.00
Z58158	0	10/4/2024	VAS01	VASQUEZ, BIANCA M	2,709.60	0.00
Z58159	0	10/4/2024	CON02	CONNER, APRIL F	2,311.25	0.00
Z58160	0	10/4/2024	VAN00	VANG, CHAO C	2,241.60	0.00
Z58161	0	10/4/2024	DAW02	DAWSON, JENALEE M	945.38	0.00
Z58162	0	10/4/2024	HER00	HERNANDEZ, ALMA R	514.74	0.00
Z58163	0	10/4/2024	MCM03	MCMURRY, MICHAEL J.	92.31	0.00
Z58164	0	10/4/2024	OSU01	OSUM, MARLON L	945.38	0.00
Z58165	0	10/4/2024	SKI02	SKINNER, ANITA L	512.22	0.00
Z58166	0	10/4/2024	WAS02	WASHINGTON, PRINCESS K	945.38	0.00
Z58167	0	10/4/2024	COR03	CORRALES, SHERRI L.	3,011.22	0.00
Z58168	0	10/4/2024	DAN01	DANIEL, ROBERTA J.	3,786.85	0.00
Z58169	0	10/4/2024	DEO01	DEOL, LAKHWINDER K	7,878.59	0.00
Z58170	0	10/4/2024	HAR05	HARRIS, CHARLENE	1,114.43	0.00

Z58171	0	10/4/2024	LIT01	LITTLES, DIANA A.	3,789.53	0.00
Z58172	0	10/4/2024	LUN01	LUNA, ELIZABETH N.	5,649.01	0.00
Z58173	0	10/4/2024	MAR03	MARTIN, SHERRON L.	3,301.16	0.00
Z58174	0	10/4/2024	ROB03	ROBERTS, ROWLAND H.	5,835.77	0.00
Z58175	0	10/4/2024	ROM03	ROMERO, MARIA L	2,762.86	0.00
Z58176	0	10/4/2024	TOD02	TODD, KATIE A	2,521.26	0.00
Z58177	0	10/4/2024	VAL01	VALDE, JASON D	3,371.46	0.00
Z58178	0	10/4/2024	BEL02	BELLERIVE, DAVE M	415.44	0.00
Z58179	0	10/4/2024	BRA05	BRASSFIELD, JASON C	10,105.22	0.00
Z58180	0	10/4/2024	CHO01	CHOU, CHIN C	280.00	0.00
Z58181	0	10/4/2024	COL01	COLIN, JOSE L	5,789.70	0.00
Z58182	0	10/4/2024	DAN02	DANNER, JOSHUA S	11,942.89	0.00
Z58183	0	10/4/2024	DEV01	DE VITA, PAUL A	140.00	0.00
Z58184	0	10/4/2024	DUC01	DUCHSCHER, JUSTIN M	5,415.98	0.00
Z58185	0	10/4/2024	ESP00	ESPARZA, RYAN J	5,908.96	0.00
Z58186	0	10/4/2024	HEL01	HELTON, JACOB T	7,112.14	0.00
Z58187	0	10/4/2024	LEM01	LEMING, AARON P	9,694.84	0.00
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Z58189	0	10/4/2024	LUJ01	LUJAN, CHRISTOPHER J	6,049.96	0.00
Z58190	0	10/4/2024	MAR15	MARTIN, DEAN R	19,063.45	0.00
Z58191	0	10/4/2024	REN01	RENUCCI, GREG M	7,727.39	0.00
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Z58193	0	10/4/2024	SOT02	SOTO-POMEROY, FRANCISCO J	7,140.92	0.00
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Z58196	0	10/4/2024	GOL03	GOLTIAO, JASON R	4,549.50	0.00
Z58197	0	10/4/2024	LOP00	LOPEZ-DE LOA, BELTHZABEL	3,071.20	0.00
Z58198	0	10/4/2024	MUR01	MURRAY, CHARLYNN M	3,071.20	0.00
Z58199	0	10/4/2024	ABD01	ABDELAZIZ, SHARIF S	4,870.69	0.00
Z58200	0	10/4/2024	ALE01	ALEXANDER, HALEY C	6,163.87	0.00
Z58201	0	10/4/2024	CAM02	CAMIGI, TYLER J	8,223.64	0.00
Z58202	0	10/4/2024	CAN02	CANGCO, ALVIN J	5,514.52	0.00
Z58203	0	10/4/2024	CAR08	CARDINALLI, MARK S	7,753.31	0.00
Z58204	0	10/4/2024	CAR06	CARLOCK, LISA A.	6,862.35	0.00
Z58205	0	10/4/2024	CON05	CONAMA, TIFFANY N	5,880.63	0.00
Z58206	0	10/4/2024	DEM03	DEMELLO, RYAN A	6,573.99	0.00
Z58207	0	10/4/2024	DOO01	DOOLEY, CHRISTOPHER J	7,751.70	0.00
Z58208	0	10/4/2024	FIE01	FIERRO, ALEXANDER	6,063.50	0.00
Z58209	0	10/4/2024	FLO00	FLORES, AISHA	5,364.06	0.00
Z58210	0	10/4/2024	GAL04	GALLEGOS-ARE, NOE	5,053.70	0.00
Z58211	0	10/4/2024	HEA01	HEALY, DANIEL J.	7,746.56	0.00
Z58212	0	10/4/2024	HEI03	HEINE, SCOTT J	10,621.35	0.00
Z58213	0	10/4/2024	HEN02	HENDERSON, JEFF T.	7,746.56	0.00
Z58214	0	10/4/2024	KEN02	KENT, AMBER M.	6,013.57	0.00
Z58215	0	10/4/2024	KEN03	KENT, EMILY M	2,507.82	0.00
Z58216	0	10/4/2024	KHA01	KHANTIGNA, FRANKIE	7,597.13	0.00
Z58217	0	10/4/2024	KIN00	KING, CAMRYN R	2,885.36	0.00
Z58218	0	10/4/2024	LAZ00	LAZARO, JULIA M	8,261.22	0.00
Z58219	0	10/4/2024	LOM01	LOMBARD, TIFFANEY	8,138.43	0.00
Z58220	0	10/4/2024	NER01	NERI, SIGFRED D	9,504.39	0.00
Z58221	0	10/4/2024	OLS02	OLSEN, JAMES C	5,482.71	0.00
Z58222	0	10/4/2024	ROB00	ROBINSON, KARA C	4,882.25	0.00
Z58223	0	10/4/2024	ROT01	ROTH, AARON C	10,630.00	0.00

Z58224	0	10/4/2024	SAG01	SAGAMI, ANNE	6,249.04	0.00
Z58225	0	10/4/2024	SEL01	SELBY, KAYLEY E	4,762.51	0.00
Z58226	0	10/4/2024	SHI01	SHING-CHUN, HARRISON	7,259.53	0.00
Z58227	0	10/4/2024	SZM02	SZMURLO, ROBERT	1,071.20	0.00
Z58228	0	10/4/2024	VER02	VERA, ERIC	5,854.91	0.00
Z58229	0	10/4/2024	WAD01	WADDELL, ANEKKA S	2,307.82	0.00
Z58230	0	10/4/2024	ZAR01	ZARAGOZA, ERNESTO Z	8,335.12	0.00
Z58231	0	10/4/2024	BER03	BERMUDEZ, JIM	7,766.50	0.00
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Z58233	0	10/4/2024	KEA02	KEARNS, JOHN T.	5,376.31	0.00
Z58234	0	10/4/2024	WOO02	WOODEN, APRIL E	455.00	0.00
Z58235	0	10/4/2024	BLO01	BLOCK, JR, DELBERT R	2,281.60	0.00
Z58236	0	10/4/2024	BRY02	BRYAN, JOHN E.	4,944.08	0.00
Z58237	0	10/4/2024	CON06	CONTY, MICHAEL	1,805.54	0.00
Z58238	0	10/4/2024	COR02	CORTEZ, JUAN M.	3,104.94	0.00
Z58239	0	10/4/2024	DEL03	DE LA CRUZ, MARIBEL	4,330.02	0.00
Z58240	0	10/4/2024	DIA01	DIAZ II, NAPOLEON W.	845.43	0.00
Z58241	0	10/4/2024	DUM01	DUM, AMANDA	4,225.20	0.00
Z58242	0	10/4/2024	GEL01	GELUZ, GEMMA V.	3,349.07	0.00
Z58243	0	10/4/2024	HER01	HERROD, JAMES A.	5,007.81	0.00
Z58244	0	10/4/2024	LEE06	LEE, RACHEL C	1,551.55	0.00
Z58245	0	10/4/2024	LOZ01	LOZANO, NICODEMUS G	5,476.98	0.00
Z58246	0	10/4/2024	PER04	PERGAMIT, MICHAEL W	2,741.60	0.00
Z58247	0	10/4/2024	PRI01	PRIEST, CLAUDERICK M	3,063.71	0.00
Z58248	0	10/4/2024	ROB05	ROBLES CASTI, JUAN D	1,928.36	0.00
Z58249	0	10/4/2024	SAL03	SALT, TEVITA VAEA P	8,076.66	0.00
Z58250	0	10/4/2024	SAM02	SAMO, JERAMY J.	4,324.81	0.00
Z58251	0	10/4/2024	SIF01	SIFUENTES, JONATHAN	2,866.00	0.00
Z58252	0	10/4/2024	SIL01	SILVA ZAMORA, BRAYAN O	3,607.78	0.00
Z58253	0	10/4/2024	VUE01	VUE, NOUAE A	8,311.81	0.00
Z58254	0	10/4/2024	YAN01	YANG, GE H	2,741.60	0.00
Z58255	0	10/4/2024	ALV01	ALVAREZ, SANTINO A	459.00	0.00
Z58256	0	10/4/2024	ARM02	ARMAS, SELENA I	468.00	0.00
Z58257	0	10/4/2024	BEL01	BELK, JESALIN C	1,811.25	0.00
Z58258	0	10/4/2024	CLA01	CLARK, TRENTON J	858.96	0.00
Z58259	0	10/4/2024	COL02	COLLINS, JAMIR R	540.00	0.00
Z58260	0	10/4/2024	COR05	CORTES, CRISTIAN A	540.00	0.00
Z58261	0	10/4/2024	DOW01	DOWNEY, JEFFREY D	3,698.37	0.00
Z58262	0	10/4/2024	DUM02	DUMALAG, GIZELLE ANNE	1,697.56	0.00
Z58263	0	10/4/2024	ESP02	ESPERANZA-IB, TRISTAN M	611.82	0.00
Z58264	0	10/4/2024	FRI01	FRIAS RICO, MARYFLOR	891.00	0.00
Z58265	0	10/4/2024	HAT01	HATTEN, KAREN S.	305.60	0.00
Z58266	0	10/4/2024	HUL01	HULL, JANET	4,866.53	0.00
Z58267	0	10/4/2024	IOA01	IOANE, CECIL O	720.00	0.00
Z58268	0	10/4/2024	JAI01	JAIME, DONNA J	616.50	0.00
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Z58270	0	10/4/2024	KIN02	KING, KATHLEEN S	2,913.20	0.00
Z58271	0	10/4/2024	LOF01	LOFTHUS, KRIS A	42,056.83	0.00
Z58272	0	10/4/2024	LOP04	LOPEZ, VANESSA A	846.00	0.00
Z58273	0	10/4/2024	MCH01	MCHENRY, HAYLEY J	3,292.80	0.00
Z58274	0	10/4/2024	MON06	MONTES, KARINA R	359.64	0.00
Z58275	0	10/4/2024	MOR01	MORA, MARVIN J	4,314.66	0.00
Z58276	0	10/4/2024	PAN01	PANTOJA, FERNANDO J	2,053.50	0.00

Z58277	0	10/4/2024	PIC02	PICKERING, KAILEY I	994.95	0.00
Z58278	0	10/4/2024	POR01	PORTER, TAI R	720.00	0.00
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Z58280	0	10/4/2024	REN02	RENDEROS, MATHIAS A	742.50	0.00
Z58281	0	10/4/2024	ROB06	ROBLES CASTI, ENRIQUE	729.00	0.00
Z58282	0	10/4/2024	SAE01	SAETERN, RYAN S	603.90	0.00
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Z58293	0	10/18/2024	PEN01	PENLAND, CHRISTINA Y	7,363.59	0.00
Z58294	0	10/18/2024	PRE01	PREBULA, BRET T	10,709.80	0.00
Z58295	0	10/18/2024	VAS01	VASQUEZ, BIANCA M	2,709.60	0.00
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Z58298	0	10/18/2024	HER00	HERNANDEZ, ALMA R	614.74	0.00
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Z58305	0	10/18/2024	DEO01	DEOL, LAKHWINDER K	7,878.59	0.00
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Z58308	0	10/18/2024	LUN01	LUNA, ELIZABETH N.	5,649.01	0.00
Z58309	0	10/18/2024	MAR03	MARTIN, SHERRON L.	3,199.47	0.00
Z58310	0	10/18/2024	ROB03	ROBERTS, ROWLAND H.	5,835.77	0.00
Z58311	0	10/18/2024	ROM03	ROMERO, MARIA L	2,690.00	0.00
Z58312	0	10/18/2024	TOD02	TODD, KATIE A	2,419.20	0.00
Z58313	0	10/18/2024	VAL01	VALDE, JASON D	3,249.60	0.00
Z58314	0	10/18/2024	ANT01	ANTES, DARREN J	140.00	0.00
Z58315	0	10/18/2024	BRA05	BRASSFIELD, JASON C	8,430.69	0.00
Z58316	0	10/18/2024	COL01	COLIN, JOSE L	5,789.70	0.00
Z58317	0	10/18/2024	DAN02	DANNER, JOSHUA S	7,214.96	0.00
Z58318	0	10/18/2024	DEV01	DE VITA, PAUL A	70.00	0.00
Z58319	0	10/18/2024	DUC01	DUCHSCHER, JUSTIN M	7,971.20	0.00
Z58320	0	10/18/2024	ESP00	ESPARZA, RYAN J	7,453.88	0.00
Z58321	0	10/18/2024	HEL01	HELTON, JACOB T	5,619.53	0.00
Z58322	0	10/18/2024	LEM01	LEMING, AARON P	8,238.88	0.00
Z58323	0	10/18/2024	LOP03	LOPEZ, BRAD L	7,524.93	0.00
Z58324	0	10/18/2024	LUJ01	LUJAN, CHRISTOPHER J	6,262.55	0.00
Z58325	0	10/18/2024	MAR15	MARTIN, DEAN R	7,580.19	0.00
Z58326	0	10/18/2024	REN01	RENUCCI, GREG M	8,333.99	0.00
Z58327	0	10/18/2024	RIV03	RIVERA, LUIS R	6,865.23	0.00
Z58328	0	10/18/2024	SOT02	SOTO-POMEROY, FRANCISCO J	4,287.68	0.00
Z58329	0	10/18/2024	VAN01	VANDER MEER, JASON S	5,194.73	0.00

Z58330	0	10/18/2024	ZUN02	ZUNINO, MICHELLE E.	3,204.84	0.00
Z58331	0	10/18/2024	GOL03	GOLTIAO, JASON R	4,549.50	0.00
Z58332	0	10/18/2024	LOP00	LOPEZ-DE LOA, BELTHZABEL	3,071.20	0.00
Z58333	0	10/18/2024	MUR01	MURRAY, CHARLYNN M	3,071.20	0.00
Z58334	0	10/18/2024	ABD01	ABDELAZIZ, SHARIF S	5,614.24	0.00
Z58335	0	10/18/2024	ALE01	ALEXANDER, HALEY C	7,818.45	0.00
Z58336	0	10/18/2024	CAM02	CAMIGI, TYLER J	4,850.88	0.00
Z58337	0	10/18/2024	CAN02	CANGCO, ALVIN J	5,702.70	0.00
Z58338	0	10/18/2024	CAR08	CARDINALLI, MARK S	7,274.04	0.00
Z58339	0	10/18/2024	CAR06	CARLOCK, LISA A.	7,070.22	0.00
Z58340	0	10/18/2024	CON05	CONAMA, TIFFANY N	4,566.89	0.00
Z58341	0	10/18/2024	DEM03	DEMELLO, RYAN A	6,871.67	0.00
Z58342	0	10/18/2024	DOO01	DOOLEY, CHRISTOPHER J	5,156.47	0.00
Z58343	0	10/18/2024	FIE01	FIERRO, ALEXANDER	3,666.80	0.00
Z58344	0	10/18/2024	FLO00	FLORES, AISHA	7,090.15	0.00
Z58345	0	10/18/2024	GAL04	GALLEGOS-ARE, NOE	5,664.33	0.00
Z58346	0	10/18/2024	HEA01	HEALY, DANIEL J.	7,746.56	0.00
Z58347	0	10/18/2024	HEI03	HEINE, SCOTT J	8,930.48	0.00
Z58348	0	10/18/2024	HEN02	HENDERSON, JEFF T.	8,612.42	0.00
Z58349	0	10/18/2024	KEN02	KENT, AMBER M.	6,013.57	0.00
Z58350	0	10/18/2024	KEN03	KENT, EMILY M	2,507.82	0.00
Z58351	0	10/18/2024	KHA01	KHANTIGNA, FRANKIE	7,645.99	0.00
Z58352	0	10/18/2024	KIN00	KING, CAMRYN R	3,504.20	0.00
Z58353	0	10/18/2024	LAZ00	LAZARO, JULIA M	9,397.48	0.00
Z58354	0	10/18/2024	LOM01	LOMBARD, TIFFANEY	7,460.78	0.00
Z58355	0	10/18/2024	MUR00	MURPHY, HAYLEY A	2,051.42	0.00
Z58356	0	10/18/2024	NER01	NERI, SIGFRED D	9,109.34	0.00
Z58357	0	10/18/2024	OLS02	OLSEN, JAMES C	5,482.71	0.00
Z58358	0	10/18/2024	ROB00	ROBINSON, KARA C	4,462.87	0.00
Z58359	0	10/18/2024	ROT01	ROTH, AARON C	10,630.00	0.00
Z58360	0	10/18/2024	SAG01	SAGAMI, ANNE	8,110.18	0.00
Z58361	0	10/18/2024	SEL01	SELBY, KAYLEY E	4,762.51	0.00
Z58362	0	10/18/2024	SHI01	SHING-CHUN, HARRISON	10,177.62	0.00
Z58363	0	10/18/2024	SZM02	SZMURLO, ROBERT	856.96	0.00
Z58364	0	10/18/2024	VER02	VERA, ERIC	6,184.61	0.00
Z58365	0	10/18/2024	WAD01	WADDELL, ANEKKA S	2,307.82	0.00
Z58366	0	10/18/2024	ZAR01	ZARAGOZA, ERNESTO Z	6,624.95	0.00
Z58367	0	10/18/2024	BER03	BERMUDEZ, JIM	7,766.50	0.00
Z58368	0	10/18/2024	GOR01	GOREE, JESIAH N	2,862.80	0.00
Z58369	0	10/18/2024	KEA02	KEARNS, JOHN T.	5,376.31	0.00
Z58370	0	10/18/2024	WOO02	WOODEN, APRIL E	2,600.00	0.00
Z58371	0	10/18/2024	BLO01	BLOCK, JR, DELBERT R	2,281.60	0.00
Z58372	0	10/18/2024	BRY02	BRYAN, JOHN E.	5,960.24	0.00
Z58373	0	10/18/2024	CON06	CONTY, MICHAEL	1,915.16	0.00
Z58374	0	10/18/2024	COR02	CORTEZ, JUAN M.	4,520.46	0.00
Z58375	0	10/18/2024	DEL03	DE LA CRUZ, MARIBEL	4,197.67	0.00
Z58376	0	10/18/2024	DIA01	DIAZ II, NAPOLEON W.	845.43	0.00
Z58377	0	10/18/2024	DUM01	DUM, AMANDA	4,225.20	0.00
Z58378	0	10/18/2024	GEL01	GELUZ, GEMMA V.	3,349.07	0.00
Z58379	0	10/18/2024	HER01	HERROD, JAMES A.	5,007.81	0.00
Z58380	0	10/18/2024	LEE06	LEE, RACHEL C	1,601.60	0.00
Z58381	0	10/18/2024	LOZ01	LOZANO, NICODEMUS G	5,476.98	0.00
Z58382	0	10/18/2024	PER04	PERGAMIT, MICHAEL W	2,741.60	0.00

Z58383	0	10/18/2024	PRI01	PRIEST, CLAUDERICK M	3,063.71	0.00
Z58384	0	10/18/2024	ROB05	ROBLES CASTI, JUAN D	2,172.80	0.00
Z58385	0	10/18/2024	SAL03	SALT, TEVITA VAEA P	2,905.60	0.00
Z58386	0	10/18/2024	SAM02	SAMO, JERAMY J.	4,173.57	0.00
Z58387	0	10/18/2024	SIF01	SIFUENTES, JONATHAN	2,866.00	0.00
Z58388	0	10/18/2024	SIL01	SILVA ZAMORA, BRAYAN O	2,852.00	0.00
Z58389	0	10/18/2024	VAN00	VANG, CHAO C	2,341.60	0.00
Z58390	0	10/18/2024	VUE01	VUE, NOUAE A	8,311.81	0.00
Z58391	0	10/18/2024	YAN01	YANG, GE H	2,741.60	0.00
Z58392	0	10/18/2024	ALV01	ALVAREZ, SANTINO A	468.00	0.00
Z58393	0	10/18/2024	ARM02	ARMAS, SELENA I	612.00	0.00
Z58394	0	10/18/2024	BEL01	BELK, JESALIN C	1,624.38	0.00
Z58395	0	10/18/2024	CLA01	CLARK, TRENTON J	871.38	0.00
Z58396	0	10/18/2024	COL02	COLLINS, JAMIR R	666.00	0.00
Z58397	0	10/18/2024	COR05	CORTES, CRISTIAN A	490.50	0.00
Z58398	0	10/18/2024	DOW01	DOWNEY, JEFFREY D	3,698.37	0.00
Z58399	0	10/18/2024	DUM02	DUMALAG, GIZELLE ANNE	1,642.80	0.00
Z58400	0	10/18/2024	ESP02	ESPERANZA-IB, TRISTAN M	630.36	0.00
Z58401	0	10/18/2024	FRI01	FRIAS RICO, MARYFLOR	905.85	0.00
Z58402	0	10/18/2024	HAT01	HATTEN, KAREN S.	305.60	0.00
Z58403	0	10/18/2024	HUL01	HULL, JANET	5,034.41	0.00
Z58404	0	10/18/2024	IOA01	IOANE, CECIL O	756.00	0.00
Z58405	0	10/18/2024	JAI01	JAIME, DONNA J	535.50	0.00
Z58406	0	10/18/2024	JON03	JONES, JANINE S	772.20	0.00
Z58407	0	10/18/2024	KIN02	KING, KATHLEEN S	2,913.20	0.00
Z58408	0	10/18/2024	LOP04	LOPEZ, VANESSA A	819.00	0.00
Z58409	0	10/18/2024	MCH01	MCHENRY, HAYLEY J	1,362.78	0.00
Z58410	0	10/18/2024	MON06	MONTES, KARINA R	364.50	0.00
Z58411	0	10/18/2024	MOR01	MORA, MARVIN J	4,314.66	0.00
Z58412	0	10/18/2024	PAN01	PANTOJA, FERNANDO J	1,711.25	0.00
Z58413	0	10/18/2024	PIC02	PICKERING, KAILEY I	920.70	0.00
Z58414	0	10/18/2024	POR01	PORTER, TAI R	711.00	0.00
Z58415	0	10/18/2024	RAN01	RANSOM, ADRIANNA C	630.36	0.00
Z58416	0	10/18/2024	REN02	RENDEROS, MATHIAS A	756.00	0.00
Z58417	0	10/18/2024	ROB06	ROBLES CASTI, ENRIQUE	693.00	0.00
Z58418	0	10/18/2024	SAE01	SAETERN, RYAN S	574.20	0.00
Z58419	0	10/18/2024	SAL06	SALCEDA, BEYONCE O	513.00	0.00
Z58420	0	10/18/2024	SAL08	SALCEDA, KRISTINE	576.00	0.00
Z58421	0	10/18/2024	SAN09	SANTOS, ASHLEY D	191.00	0.00
Z58422	0	10/18/2024	SIN01	SINGLEY, JUSTEEN K	2,084.38	0.00
Z58423	0	10/18/2024	TAN01	TANG, CALLIA	217.85	0.00
Z58424	0	10/18/2024	TAT01	TATNEY-MORRI, MONICA L	774.00	0.00
Z58425	0	10/18/2024	TAY02	TAYLOR, AMIA C	459.00	0.00
Z58426	0	10/18/2024	VIL01	VILLANUEVA, TREVOR A	648.00	0.00
Z58427	0	10/18/2024	WAL01	WALTHOUR, JANELLE A	306.00	0.00

16,798.44

FINANCE DEPARTMENT

City of Suisun City, 701 Civic Center Blvd, Suisun, CA 94585
Telephone (707) 421-7320 Fax (707) 421-7366

MEMORANDUM

DATE: November 1, 2024

TO: Honorable Mayor and City Councilmembers

PREPARED BY: Sherri Corrales, Account Clerk III

APPROVED BY: Lakhwinder Deol, Finance Director

RE: Accounts Payable checks for

October 2024

Total for GENERAL FUND & OTHER A/P $4,862,650.22

SUISUN CITY, CA

Expense Approval Report
By Fund

Payment Dates 10/1/2024 - 10/31/2024

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 010 - GENERAL FUND					
WESTAMERICA BANK	DM0000798	10/02/2024	RECREATION CREDIT CARD C...	010-8610-91350	4.79
BUSINESS LICENSE BANK FEES	DM0000799	10/02/2024	E-BUSINESS LICENSE CREDIT C...	010-1820-91350	7.24
BUSINESS LICENSE BANK FEES	DM0000800	10/02/2024	E-BUSINESS LICENSE CREDIT C...	010-1820-91350	42.80
CLOVER	DM0000801	10/02/2024	E-CLOVER CREDIT CARD FEES	010-2350-91350	161.74
Paymentech LLC	DM0000802	10/02/2024	E-PAYMENTECH FEES FOR JU...	010-1830-91350	15,636.98
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-04456	148,825.48
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-1710-90322	106.76
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-1750-90322	12.56
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-1810-90322	94.20
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-1820-90322	397.21
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-1830-90322	196.25
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-1910-91355	398.23
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-2310-90322	314.00
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-2326-90322	157.00
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-2350-90322	785.00
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-2610-90322	314.00
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-3310-90322	15.70
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-3410-90322	172.70
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-3505-90322	86.35
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-6005-90322	14.13
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-6007-90322	31.40
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	010-6010-90322	12.56
CITY OF SUISUN CITY	092524 SPORTS	09/30/2024	UB-SPORTS COMPLEX 7/15/24...	010-8680-91525	2,504.58
WESTAMERICA BANK	DM0000812	10/03/2024	RECREATION CREDIT CARD C...	010-8610-91350	2.15
WESTAMERICA BANK	DM0000813	10/03/2024	RECREATION CREDIT CARD C...	010-8610-91350	19.90
WESTAMERICA BANK	DM0000814	10/03/2024	RECREATION CREDIT CARD C...	010-8610-91350	55.31
CITY OF SUISUN CITY	LNDSCP	09/30/2024	UB-CITY LANDSCAPES 7/15/24...	010-6330-91525	12,614.28
CITY OF SUISUN CITY	SENIOR/BL BT	09/30/2024	UB-SENIOR CENTER/BLOSSOM...	010-8760-91525	425.26
SOLANO VALLEY ALUMNAE C...	0029370	10/04/2024	REC-DAMAGE DEPOSIT RETU...	010-04491	420.00
SOLANO VALLEY ALUMNAE C...	0029370	10/04/2024	REC-DAMAGE DEPOSIT RETU...	010-8750-75220	36.00
MELINDA LAVIENE	0031776	10/04/2024	REC-DAMAGE DEPOSIT	010-04491	420.00
ESSEX COOK MEDIA LLC	0180	10/04/2024	MULTIPLE PART VIDEO SERIES	010-1710-93330	18,000.00
CULLIGAN OF SACRAMENTO	0555891	10/04/2024	PD-WATER SERVICE OCT 24	010-2310-91435	90.00
5 STAR DETAIL & WASH INC.	090124	10/04/2024	PD-AUGUST 2024 CAR WASHES	010-2350-91435	206.31
MARK A. CLEMENTI, Ph.D.	09-01-24	10/04/2024	PD-PRE EMPLOYMENT PSYCH ...	010-2350-90500	844.00
ALLEGION ACCESS TECHNOLO...	0907219310	10/04/2024	PW-BOTTOM GUIDE ASSY-LEF...	010-3350-91431	503.98
DEBORAH FAYE LOPEZ	092324	10/04/2024	PD-OFFICER BACKGROUND IN...	010-2350-90500	412.00
AT&T-1714, 7335	092324	10/04/2024	PW PHONES	010-6010-91310	40.84
AT&T-1714, 7335	092324-1714	10/04/2024	707-438-1714	010-2620-91310	148.60
DONALD HATTALA	093024	10/04/2024	REC-INSTRUCTOR PAYMENT S...	010-8610-91140	1,350.00
CORETTA GRAYSON	093024	10/04/2024	REC-INSTRUCTOR PAYMENT S...	010-8610-91140	214.00
ANISA KINSEY	093024	10/04/2024	REC-INSTRUCTOR PAYMENT S...	010-8610-91140	498.00
FAD-ENGELL COMPANY, LLC	100124	10/04/2024	LEASE PAYMENT FOR TEMP P...	010-3505-91465	200.00
PG&E	10042400	10/04/2024	9313427142-3	010-2310-91510	141.06
PG&E	10042405	10/04/2024	2115121122-0	010-3350-91510	2,333.70
PG&E	10042406	10/04/2024	0041262463-7	010-2610-91510	52.08
PG&E	10042407	10/04/2024	4166253855-6	010-8760-91510	8.11
PG&E	10042408	10/04/2024	4207920519-3	010-8760-91510	54.47
PG&E	10042409	10/04/2024	4291253847-9	010-8750-91510	58.14
PG&E	10042410	10/04/2024	4249587183-4	010-8750-91510	2,401.35
PG&E	10042416	10/04/2024	8990553666-3	010-6330-91510	13.20
PG&E	10042417	10/04/2024	2282209289-0	010-6330-91510	4.63
STEPHANIE N BEAUCHAINE	10626	10/04/2024	CONSULTING SERVICES-PROJE...	010-1750-91140	5,000.00

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
J RAMIREZ TOWING	111258	10/04/2024	PD-TOW SERVICE	010-2350-91140	125.00
REPUBLIC SERVICES #846	112355923	10/04/2024	GARBAGE SVCS-WASTE RECYC...	010-3350-91520	84.26
REPUBLIC SERVICES #846	112363566	10/04/2024	GARBAGE SVCS-WASTE RECYC...	010-3350-91520	84.26
ALKAR	1544905	10/04/2024	HR-TEMP WORKER WEEK END...	010-1750-90125	1,404.52
ALKAR	1545028	10/04/2024	HR-TEMP WORKER WEEK END...	010-1750-90125	1,693.12
THE HALLE GROUP LLC	1653	10/04/2024	ADMIN-PROFESSIONAL SVCS-...	010-1710-91140	1,875.00
AMAZON CAPITAL SERVICES	196G-XVN1-N1JY	10/04/2024	FIRE-SMART CAR BATTERY CH...	010-2610-91435	102.95
AMAZON CAPITAL SERVICES	1ND9-PX66-L7GW	10/04/2024	FIRE-STATION 47 DOOR LOCKS	010-2610-91435	40.30
AMAZON CAPITAL SERVICES	1QCF-QKNW-KLXW	10/04/2024	VARIOUS DEPTS-VARIOUS OFF...	010-1750-91300	134.24
AMAZON CAPITAL SERVICES	1QCF-QKNW-KLXW	10/04/2024	VARIOUS DEPTS-VARIOUS OFF...	010-1820-91300	79.26
AMAZON CAPITAL SERVICES	1QCF-QKNW-KLXW	10/04/2024	VARIOUS DEPTS-VARIOUS OFF...	010-1830-91300	52.84
AMAZON CAPITAL SERVICES	1QCF-QKNW-LJ6K	10/04/2024	FIRE-APPARATUS DROP CORDS	010-2610-91435	72.16
HORIZON	1X3111132	10/04/2024	PW-PLASTIC VALVE	010-6330-91435	126.05
HORIZON	1X311115	10/04/2024	PW-IRRIGATION PARTS	010-6330-91435	686.13
AECOM TECHNICAL SERVICES,	2000920284	10/04/2024	HWY 12 LOGISTICS EIR	010-04683	5,082.50
AECOM TECHNICAL SERVICES,	2000936654	10/04/2024	HWY 12 LOGISTICS EIR	010-04683	10,403.50
AT&T	22329503	10/04/2024	234-258-3110	010-2310-91310	159.18
AT&T	22329553	10/04/2024	234-344-2188	010-2310-91310	45.31
AT&T	22329806	10/04/2024	707-421-2729	010-8750-91310	28.86
AT&T	22329807	10/04/2024	707-425-4924	010-2600-91310	270.42
AT&T	22343626	10/04/2024	707-429-1297	010-2600-91310	28.86
AT&T	22343629	10/04/2024	707-429-4647	010-2310-91310	30.42
AT&T	223929565	10/04/2024	234-371-8713	010-2310-91310	161.59
WEST COAST CODE CONSULT...	224-08-011-01	10/04/2024	PLAN REVIEWS	010-3310-91140	2,776.80
WEST COAST CODE CONSULT...	224-08-011-02	10/04/2024	BUILDING INSPECTIONS	010-3310-91140	13,192.04
WEST COAST CODE CONSULT...	224-08-011-04	10/04/2024	IN HOUSE PLAN REVIEWS	010-3310-91140	2,640.00
WEST COAST CODE CONSULT...	224-08-011-06	10/04/2024	SENIOR INSPECTOR/CBO	010-3310-91140	220.00
CITY OF FAIRFIELD	231326	10/04/2024	CITY OF FFLD-ANIMAL CONTR...	010-2310-91431	15,939.96
WADE ASSOCIATES	24-013	10/04/2024	HWY 12 LOGISTICS CTR PLANN..	010-04683	11,144.25
WADE ASSOCIATES	24-015	10/04/2024	HWY 12 LOGISTICS CTR PLANN..	010-04683	585.00
WADE ASSOCIATES	24-016	10/04/2024	SUISUN LOGISTICS CTR PLANN...	010-04673	390.00
WADE ASSOCIATES	24-017	10/04/2024	HWY 12 LOGISTICS CTR PLANN..	010-04683	4,728.75
WADE ASSOCIATES	24-018	10/04/2024	SUISUN LOGISTICS CTR PLANN...	010-04673	292.50
RAILROAD RV, LLC	25476	10/04/2024	REFUND DUPLICATE PAYMENT..	010-04498	892.03
ALLSTAR FIRE EQUIP INC	258464	10/04/2024	FIRE-RED HEAD EXPANDER UN...	010-2610-93121	1,020.33
MISSION LINEN SUPPLY	25948	10/04/2024	OVERPAID BUS LIC #25948	010-04498	33.50
SOLANO COUNTY SHERIFFS	25-A0054	10/04/2024	PD-LIVESCAN MAINT/SUPPOR...	010-2310-91395	5,658.29
ROBERT BELL SR.	28	10/04/2024	REC-GUARDS FOR COMMUNI...	010-8750-91140	1,720.50
TOWN SQUARE PUBLICATIONS..	296990	10/04/2024	DISPLAY AD-SOLANO HISPANIC..	010-3505-91330	275.00
DAILY REPUBLIC	300141909	10/04/2024	PW-CITY HALL WATER INTRUS...	010-3350-91330	786.63
DAILY REPUBLIC	300141915	10/04/2024	PLANNING-USE PERMIT, CON...	010-3410-91330	137.56
DAILY REPUBLIC	300141930	10/04/2024	PLANNING-HWY 12 LOGISTICS...	010-3410-91330	176.31
FLYERS ENERGY, LLC	3999008	10/04/2024	GAS USAGE 9/1/24-9/15/24 P...	010-2310-91445	3,949.87
FLYERS ENERGY, LLC	3999008	10/04/2024	GAS USAGE 9/1/24-9/15/24 P...	010-2610-91445	1,549.84
SUISUN UNIFORMS TT LLC	453	10/04/2024	PD-RANGER GREEN SHIRTS & ...	010-2310-91455	921.19
PARTNERS PERSONNEL MAN...	500344943	10/04/2024	BLDG-TEMP WPRKER WEEK E...	010-3310-90125	1,015.00
CINTAS CORPORATION #2	5229167603	10/04/2024	CORP YARD-REPLENISH FIRST ...	010-3350-91455	501.83
ASSISTANCE PLUS	52573	10/04/2024	UB-PROCESS WATER STATEM...	010-1830-91431	900.62
COASTLAND CIVIL ENGINEERI	59746	10/04/2024	SUISUN LOGISTICS CENTER-B...	010-04673	1,320.00
LES SCHWAB TIRE CENTER	62300711402	10/04/2024	FIRE-4 NEW TIRES #E48	010-2610-91430	2,710.74
LES SCHWAB TIRE CENTER	62300711946	10/04/2024	FIRE-2 NEW TIRES #E547-MOB...	010-2610-91430	1,107.19
LES SCHWAB TIRE CENTER	62300713136	10/04/2024	FIRE-MOBILE SVC-SCREW IN T...	010-2610-91430	69.99
DOOLEY ENTERPRISES, INC.	68691	10/04/2024	PD-AMMO	010-2350-93120	8,460.96
DEPARTMENT OF JUSTICE	760350	10/04/2024	FINGERPRINTS-PD, PW, REC	010-2350-90500	260.00
DEPARTMENT OF JUSTICE	760350	10/04/2024	FINGERPRINTS-PD, PW, REC	010-8610-90500	128.00
STERICYCLE, INC.	8006970716	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	131.97
STERICYCLE, INC.	8006970716	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	131.97
STERICYCLE, INC.	8007282424	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	131.97
STERICYCLE, INC.	8007282424	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	131.97
STERICYCLE, INC.	8007602474	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	131.97

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
STERICYCLE, INC.	8007602474	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	131.97
STERICYCLE, INC.	8007904243	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	138.57
STERICYCLE, INC.	8007904243	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	138.57
STERICYCLE, INC.	8008211248	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	138.57
STERICYCLE, INC.	8008211248	10/04/2024	DISPOSAL REG MED WASTE-V...	010-3350-91425	138.57
BOUND TREE MEDICAL LLC.	85464919	10/04/2024	FIRE-MEDICAL SUPPLIES	010-2610-91435	178.19
LN CURTIS & SONS	868100	10/04/2024	FIRE-3 FIRE SHELTERS	010-2610-91455	1,795.25
ALESHIRE & WYNDER, LLP	89561	10/04/2024	PROFESSIONAL SVCS-GENERAL	010-1910-91110	14,451.86
ALESHIRE & WYNDER, LLP	89562	10/04/2024	PROFESSIONAL SVCS-SPECIAL ...	010-1910-91110	4,470.00
ALESHIRE & WYNDER, LLP	89563	10/04/2024	PROFESSIONAL SVCS-LITIGATI...	010-1910-91110	1,877.40
ALESHIRE & WYNDER, LLP	89564	10/04/2024	PROFESSIONAL SVCS-PERSON...	010-1910-91110	4,735.10
ALESHIRE & WYNDER, LLP	89566	10/04/2024	PROFESSIONAL SVCS-PW/ENG...	010-1910-91110	1,955.80
ALESHIRE & WYNDER, LLP	89568	10/04/2024	PROFESSIONAL SVCS-POLICE	010-1910-91110	3,454.40
BRADY INDUSTRIES	9243617	10/04/2024	BLDG-PAPER TOWELS	010-3350-91435	177.63
BRADY INDUSTRIES	9257875	10/04/2024	BLDG-BATH TISSUE & GARBA...	010-3350-91435	787.42
WEX INC	99797048	10/04/2024	GAS USAGE 8/24/24-9/23/23 F..	010-2610-91445	270.19
WEX INC	99797048	10/04/2024	GAS USAGE 8/24/24-9/23/23 F..	010-3310-91445	238.45
WEX INC	99797048	10/04/2024	GAS USAGE 8/24/24-9/23/23 F..	010-8610-91445	221.02
BAKER TILLY US, LLP	BT2937273	10/04/2024	STRATEGIC PLAN 2024-GATHE...	010-1010-91140	9,575.00
LES SCHWAB TIRE CENTER	C-9157	10/04/2024	FIRE-CREDIT BALANCE ON AC...	010-2610-91430	-50.00
SCPFA	DM0000803	10/04/2024	PAYROLL CONTRIBUTION 10/4...	010-04423	101.53
SEIU UNION	DM0000806	10/04/2024	PAYROLL CONTRIBUTION 10/4...	010-04409	513.18
SCPOA	DM0000807	10/04/2024	PAYROLL CONTRIBUTION 10/4...	010-04410	1,520.00
CAL PERS RETIREMENT SYSTEM	DM0000808	10/04/2024	PAYROLL CONTRIBUTION 10/4...	010-04413	93,881.89
SCMPEA	DM0000817	10/04/2024	PAYROLL CONTRIBUTION 10/4...	010-04425	204.00
CHILD SUPPORT SERVICES	DM0000818	10/04/2024	PAYROLL 10/4/24 CHILD SUP...	010-04408	276.92
INTERNATIONAL ASSOCATION...	DM0000819	10/04/2024	PAYROLL CONTRIBUTION 10/4...	010-04423	1,015.41
PARS	DM0000820	10/04/2024	PAYROLL CONTRIBUTION 10/4...	010-04422	2,114.82
FRANCHISE TAX BOARD	DM0000822	10/04/2024	FOR PAYROLL 10/4/24	010-04404	31,816.80
FRANCHISE TAX BOARD	DM0000822	10/04/2024	FOR PAYROLL 10/4/24	010-04417	4,296.24
MISSION SQUARE	DM0000823	10/04/2024	PAYROLL CONTRIBUTIONS/LO...	010-04405	23,111.18
MISSION SQUARE	DM0000824	10/04/2024	PAYROLL CONTRIBUTIONS 10/...	010-04427	1,294.63
INTERNAL REVENUE SERVICE	DM0000825	10/04/2024	FOR PAYROLL 10/4/24	010-04402	17,039.07
INTERNAL REVENUE SERVICE	DM0000825	10/04/2024	FOR PAYROLL 10/4/24	010-04403	78,853.40
BASIC-FSA	DM0000826	10/04/2024	FOR PAYROLL 10/4/24	010-04449	683.08
NORTHBAY HEALTHCARE GRP...	OH124990	10/04/2024	PHYSICAL/DRUG SCREEN-REC,...	010-2350-90500	670.00
NORTHBAY HEALTHCARE GRP...	OH124990	10/04/2024	PHYSICAL/DRUG SCREEN-REC,...	010-8610-90500	160.00
ALBERT ENAULT	SEPT'24	10/04/2024	PLANNING COMMISSION MT...	010-1015-91335	200.00
KRISTINA MARIE ELDER	SEPT'24	10/04/2024	PLANNING COMMISSION MT...	010-1015-91335	200.00
HERBERT I DARDON	SEPT'24	10/04/2024	PLANNING COMMISSION MTG...	010-1015-91335	100.00
VINAY P TEWARI	SEPT'24	10/04/2024	PLANNING COMMISSION MT...	010-1015-91335	200.00
TERRENCE EDWIN WEST	SEPT'24	10/04/2024	PLANNING COMMISSION MT...	010-1015-91335	200.00
DEAN MARTIN	SEPT'24	10/04/2024	REIMBURSE HOTEL CHARGE, ...	010-2617-90501	1,579.30
KARSTE CONSULTING INC	SUISUN-2024-2	10/04/2024	FIRE-EOC TRAINING PAYMENT...	010-2620-90501	2,000.00
BUSINESS LICENSE BANK FEES	DM0000821	10/07/2024	E-AMERICAN EXPRESS FEES	010-1830-91350	299.25
INTERNAL REVENUE SERVICE	DM0000804	10/09/2024	FOR MARK CARDINALLI RETRO...	010-04402	38.24
INTERNAL REVENUE SERVICE	DM0000804	10/09/2024	FOR MARK CARDINALLI RETRO...	010-04403	64.73
FRANCHISE TAX BOARD	DM0000809	10/09/2024	FOR MARK CARDINELLI RETRO...	010-04404	17.35
CAL PERS RETIREMENT SYSTEM	DM0000811	10/09/2024	MARK CARDINELLI CONTRIBUT..	010-04413	283.78
INTUIT-SUISUN CITY FIRE DEP...	DM0000816	10/09/2024	E-FIRE INSPECTION BANK FEES	010-2620-91350	3.05
CAT TALES RESCUE	0030263	10/11/2024	REC-DAMAGE DEPOSIT RETU...	010-04491	420.00
GREG FOLSOM	070124	10/11/2024	ADMIN-REIMBURSE MEDICAL,...	010-1710-90320	3,896.71
US POSTMASTER	100824	10/11/2024	POSTAGE FOR FALL/WINTER P...	010-8610-91320	1,926.47
OPTIMIZED INVESTMENT PAR...	1246	10/11/2024	INVESTMENT ADVISORY SVCS ...	010-1815-91140	3,244.72
ALKAR	1545145	10/11/2024	HR-TEMP WORKER WEEK END...	010-1750-90125	1,385.28
AMAZON CAPITAL SERVICES	16DN-NL97-DJFL	10/11/2024	HR-ELECTRIC STAPLER	010-1750-91300	54.38
AMAZON CAPITAL SERVICES	1MNQ-HRWR-7RL4	10/11/2024	UB/FIN-10 KEY, PLANNER	010-1820-91300	138.30
AMAZON CAPITAL SERVICES	1MNQ-HRWR-7RL4	10/11/2024	UB/FIN-10 KEY, PLANNER	010-1830-91300	92.20
AMAZON CAPITAL SERVICES	1MNQ-HRWR-9XCJ	10/11/2024	PW-LANDSCAPE MAINTENAN...	010-6330-91435	213.62
TRANSUNION RISK AND ALTER	207882-202409-01	10/11/2024	PD-TRULOOKUP SERVICES	010-2350-91140	170.80

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SOLANO DIVERSIFIED SERVIC	23-0358	10/11/2024	LANDSCAPE SVCS-NELSON, L...	010-6330-91420	672.00
SOLANO DIVERSIFIED SERVIC	23-0615	10/11/2024	LANDSCAPE SVCS-NELSON, L...	010-6330-91420	698.00
SOLANO DIVERSIFIED SERVIC	23-0719	10/11/2024	LANDSCAPE SVCS-FIRE, COM ...	010-6330-91420	698.00
SOLANO DIVERSIFIED SERVIC	23-0720	10/11/2024	PW-CITY HALL LANDSCAPE MA..	010-6330-91420	1,167.89
CLEAR IMAGE SIGN COMPANY	24033	10/11/2024	FIRE-PATCH BANNER UPDATE...	010-2620-93330	43.35
ASSOCIATED SERVICES CO	324100457	10/11/2024	PD-BREAKROOM SUPPLIES	010-2310-91300	481.12
KNOCK 'EM OUT PEST CONTRO	348512	10/11/2024	REC-PEST CONTROL	010-8750-91415	80.00
MCKENZIE HARDWARE-PW	362293	10/11/2024	PW-SHOVEL	010-6330-91435	34.67
MCKENZIE HARDWARE-PW	362297	10/11/2024	PW-IRRIGATION PARTS	010-6330-91435	16.43
MCKENZIE HARDWARE-PW	362313	10/11/2024	PW-HARDWARE, DRILL BIT	010-6330-91435	53.74
MCKENZIE HARDWARE-PW	362314	10/11/2024	PW-HOSE	010-6330-91435	30.32
MCKENZIE HARDWARE-2	362319	10/11/2024	FIRE-50:1 FUEL, HOLESAW	010-2610-91435	75.83
MCKENZIE HARDWARE	362333	10/11/2024	REC-LAMBRECHT MAINTENA...	010-8680-93120	67.76
MCKENZIE HARDWARE-2	362336	10/11/2024	FIRE-ANT/ROACH SPRAY	010-2610-91435	16.23
MCKENZIE HARDWARE-2	362341	10/11/2024	FIRE-JNT CMPND ALL PURP, S...	010-2610-91435	6.49
MCKENZIE HARDWARE-PW	362349	10/11/2024	PW-WOOD & SCREWS	010-6330-91435	21.22
MCKENZIE HARDWARE-PW	362352	10/11/2024	PW-MISC TOOLS	010-6330-91435	200.43
MCKENZIE HARDWARE-PW	362355	10/11/2024	PW-IRRIGATION PARTS	010-6330-91435	100.00
MCKENZIE HARDWARE-PW	362366	10/11/2024	PW-IRRIGATION PARTS	010-6330-91435	22.47
MCKENZIE HARDWARE	362371	10/11/2024	REC-CLEANER, LAMBRECHT	010-8680-93120	6.98
MCKENZIE HARDWARE-PW	362372	10/11/2024	PW-HOSE & NOZZLE	010-6330-91435	69.34
MCKENZIE HARDWARE-2	362381	10/11/2024	FIRE-PAINTING SUPPLIES	010-2610-91435	59.90
MCKENZIE HARDWARE-PW	362398	10/11/2024	PW-CABLE TIES	010-6330-91435	8.66
MCKENZIE HARDWARE-2	362404	10/11/2024	FIRE-MEMORIAL BELL PROJECT..	010-2610-91435	25.44
MCKENZIE HARDWARE-PW	362407	10/11/2024	PW-TRIMMER LINE	010-6330-91435	43.34
MCKENZIE HARDWARE	362412	10/11/2024	REC-CAUTION TAPE	010-8750-91435	30.32
MCKENZIE HARDWARE-PW	362416	10/11/2024	PW-CONTACT ADHESIVE-REC ...	010-3350-91435	19.50
MCKENZIE HARDWARE-PW	362433	10/11/2024	PW-UTILITY KNIVES	010-3350-91435	44.41
MCKENZIE HARDWARE-PW	362434	10/11/2024	PW-CHAIN	010-6330-91435	8.63
MCKENZIE HARDWARE-PW	362437	10/11/2024	PW-TRIMMER LINE	010-6330-91435	114.84
MCKENZIE HARDWARE-2	362439	10/11/2024	FIRE-PAINTING SUPPLIES	010-2610-91435	37.54
MCKENZIE HARDWARE-PW	362444	10/11/2024	PW-EPOXY GLUE-REC	010-3350-91435	10.83
MCKENZIE HARDWARE-PW	362448	10/11/2024	PW-MOUSE TRAPS-PD	010-3350-91435	29.23
MCKENZIE HARDWARE-PW	362452	10/11/2024	PW-DUCT TAPE, SAFETY PINS,...	010-6330-91435	43.97
MCKENZIE HARDWARE-2	362458	10/11/2024	FIRE-PLUMBING FIX-SHOP SINK	010-2610-91435	4.97
MCKENZIE HARDWARE	362462	10/11/2024	REC-BIKE LOCK & BATTERIES	010-8750-91435	30.49
MCKENZIE HARDWARE-PW	362469	10/11/2024	PW-WALL PLATE FOR OUTLET	010-3350-91435	15.02
MCKENZIE HARDWARE-PW	362471	10/11/2024	PW-DSP GLOVES	010-6330-91435	21.66
MCKENZIE HARDWARE-PW	362473	10/11/2024	PW-FIELD SUPPLIES-REC CENT...	010-3350-91435	38.99
MCKENZIE HARDWARE-PW	362481	10/11/2024	PW-PRUNING SUPPLIES	010-6330-91435	130.01
MCKENZIE HARDWARE-PW	362486	10/11/2024	PW-NOZZLE & PADLOCK-NOR...	010-3350-91435	24.90
MCKENZIE HARDWARE-PW	362491	10/11/2024	PW-SPRAY PAINT FOR COUNCI...	010-3350-91435	46.55
MCKENZIE HARDWARE-PW	362503	10/11/2024	PW-KEYS FOR KELLOGG TRASH..	010-3363-91435	229.18
MCKENZIE HARDWARE-PW	362505	10/11/2024	PW-PITCH FORK	010-6330-91435	92.44
BBP ADMIN	387587	10/11/2024	HR-COBRA ADMIN SVCS OCT ...	010-1910-91140	60.45
FLYERS ENERGY, LLC	4011396	10/11/2024	GAS USAGE 9/16/24-9/30/24 ...	010-2310-91445	4,473.21
FLYERS ENERGY, LLC	4011396	10/11/2024	GAS USAGE 9/16/24-9/30/24 ...	010-2610-91445	1,465.03
J.J.R. ENTERPRISES, INC	4180219	10/11/2024	COPIER USAGE-FIRE 8/19/24-9..	010-2600-91325	127.54
J.J.R. ENTERPRISES, INC	4180398	10/11/2024	UB COPIER USAGE 8/20/24-9/...	010-1830-91325	87.18
J.J.R. ENTERPRISES, INC	4180650	10/11/2024	PRINTER USAGE 8/22/24-9/21...	010-1910-91325	37.69
J.J.R. ENTERPRISES, INC	4180650	10/11/2024	PRINTER USAGE 8/22/24-9/21...	010-2310-91325	1.14
SUPERIOR BUILDING SERVICE	45623	10/11/2024	CITY HALL-TEMP MAINTENAN...	010-3350-91425	5,480.00
SUPERIOR BUILDING SERVICE	45624	10/11/2024	MONTHLY JANITORIAL SVCS-S...	010-3350-91425	7,390.00
SUPERIOR BUILDING SERVICE	45624	10/11/2024	MONTHLY JANITORIAL SVCS-S...	010-3350-91425	-231.11
IN HOUSE LEASING, INCORPO	4835	10/11/2024	COPIER LEASE-FIRE-OCT'24	010-2600-91325	270.94
IN HOUSE LEASING, INCORPO	4840	10/11/2024	COPIER LEASE OCT'24 VARIOU...	010-01142	1,619.74
IN HOUSE LEASING, INCORPO	4840	10/11/2024	COPIER LEASE OCT'24 VARIOU...	010-1710-91325	150.34
IN HOUSE LEASING, INCORPO	4840	10/11/2024	COPIER LEASE OCT'24 VARIOU...	010-2310-91325	1,263.73
IN HOUSE LEASING, INCORPO	4840	10/11/2024	COPIER LEASE OCT'24 VARIOU...	010-2600-91325	216.60
IN HOUSE LEASING, INCORPO	4840	10/11/2024	COPIER LEASE OCT'24 VARIOU...	010-8610-91325	371.21

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PARTNERS PERSONNEL MAN...	500347748	10/11/2024	BLDG-TEMP WORKER WEEK E...	010-3310-90125	1,015.00
VESTIS GROUP INC	5066688680	10/11/2024	PD-MAT SERVICE FROM ARA...	010-2350-91140	118.56
ASSISTANCE PLUS	52590	10/11/2024	UB-PROCESS WATER STATEM...	010-1830-91431	248.49
SUISUN VLY FRUIT GROWERS	54826	10/11/2024	PW-IRRIGATION PARTS	010-6330-91435	138.42
SH MECHANICAL INC	556212	10/11/2024	FIRE-COMPRESSOR REPAIR	010-2610-91430	559.30
OAKVILLE PUMP SERVICE	80215	10/11/2024	PW-BI ANNUAL INSPECT-QUAI...	010-6330-91420	152.75
CLOVER	DM0000810	10/11/2024	E- CLOVER APP FEE	010-2350-91350	49.95
ARBA	NOV 2024	10/11/2024	FIRE-NOVEMBER PREMIUM G...	010-2610-90324	385.45
WESTAMERICA BANK	DM0000827	10/16/2024	WAB ANALYSIS FEES	010-04498	4,918.43
FCS INTERNATIONAL,INC.	00076668	10/18/2024	SS LOGISTICS PROJECT EIR PRO..	010-04673	4,210.80
PACE SOLANO	0031615	10/18/2024	REC-DAMAGE DEPOSIT RETU...	010-04491	420.00
DENTON AUTRY	0034020	10/18/2024	REC-DAMAGE DEPOSIT RETU...	010-04491	420.00
STEPHANIE LEDESMA	0034977	10/18/2024	REC-DAMAGE DEPOSIT RETU...	010-04491	420.00
REPUBLIC SERVICES #846	093024	10/18/2024	CITY O/H SERVICE FEES IN & ...	010-3363-90160	210.00
REPUBLIC SERVICES #846	093024-1	10/18/2024	CITY O/H SERVICE FEES DISBU...	010-6010-90160	-210.00
PURCHASE POWER	100424	10/18/2024	REFILL POSTAGE MACHINE	010-01108	2,041.99
DEBORAH FAYE LOPEZ	101024	10/18/2024	PD-BACKGROUND INVESTIGAT..	010-2350-90500	1,012.00
JUDY GAMET	101524	10/18/2024	REC-INSTRUCTOR PAYMENT 9...	010-8610-91140	1,254.00
J RAMIREZ TOWING	111223	10/18/2024	PD-TIRE SERVICE #2004	010-2350-91140	150.00
REPUBLIC SERVICES #846	112363871	10/18/2024	GARBAGE SVCS-718 MAIN ST	010-3363-91520	5,321.58
AMAZON CAPITAL SERVICES	11HT-FJVX-9R1J	10/18/2024	REC-SIGN MOUNTING BRACK...	010-8680-93120	48.75
AMAZON CAPITAL SERVICES	11JC-TXR4-DTHJ	10/18/2024	REC-PAINT & CLEANING SUPPL..	010-8680-93120	316.01
US BANK	14439918	10/18/2024	FIN-ACCT #19-500190 ADMIN ...	010-1815-91350	1,000.00
AMAZON CAPITAL SERVICES	14XD-49NQ-9WCM	10/18/2024	STA PURCHASE-AUTOMATIC ...	010-3357-91435	129.18
AMAZON CAPITAL SERVICES	166K-X3LD-GMVR	10/18/2024	RPM-IPHONE CHARGERS	010-8610-91435	49.84
AMAZON CAPITAL SERVICES	173D-QLL1-7V41	10/18/2024	REC-SUPPLIES & RODENT CON...	010-8680-91435	579.34
AMAZON CAPITAL SERVICES	173D-QLL1-FLRM	10/18/2024	PW-STORAGE CABINETS, CHAI...	010-3350-91435	1,154.42
AMAZON CAPITAL SERVICES	1C3F-33HV-DYVD	10/18/2024	PW-HEAVY DUTY GARAGE SH...	010-3350-93120	2,817.60
AMAZON CAPITAL SERVICES	1MF1-9MT9-C79V	10/18/2024	PWE-RUBBER BANDS, WIRELE...	010-6010-91300	27.26
AMAZON CAPITAL SERVICES	1MWV-T1G6-G6VQ	10/18/2024	REC-VARIOUS SUPPLIES FOR ...	010-8750-91435	1,184.01
AMAZON CAPITAL SERVICES	1RCX-RK7L-FCGC	10/18/2024	REC-PRESCHOOL PROGRAM S...	010-8618-91435	101.81
AMAZON CAPITAL SERVICES	1THV-DXKK-FC97	10/18/2024	REC-SENIOR CENTER SUPPLIES	010-8760-91435	576.11
AMAZON CAPITAL SERVICES	1WYC-Y9JG-F7D3	10/18/2024	PWE-COMPUTER SPEAKERS	010-6010-91300	64.47
AMAZON CAPITAL SERVICES	1XCJ-QGTM-7TPM	10/18/2024	REC-PAPER, KEYBOARD, MOU...	010-8610-91435	102.35
AMAZON CAPITAL SERVICES	1XCV-VLHY-966X	10/18/2024	REC-SNACK SUPPLIES, DAN O ...	010-8615-91435	50.99
AECOM TECHNICAL SERVICES,	2000920187	10/18/2024	SUISUN CITY SB 2 PLANNING 5...	010-3410-91140	376.25
PARODI INVESTIGATIVE SOLU	2024-134	10/18/2024	PD-PO BACKGROUND INVESTI...	010-2350-90500	1,682.53
PARODI INVESTIGATIVE SOLU	2024-141	10/18/2024	PD-BACKGROUND INVESTIGAT..	010-2310-90500	2,500.00
COMCAST	219081632	10/18/2024	ETHERNET SVC-THROUGH 9/3...	010-2310-91310	789.21
AT&T	22395294	10/18/2024	707-438-2520	010-8760-91310	30.42
AT&T	22395295	10/18/2024	707-438-7531	010-2310-91310	28.87
WEST COAST CODE CONSULT...	224-009-011-01	10/18/2024	PLAN REVIEW	010-3310-91140	275.00
WEST COAST CODE CONSULT...	224-009-011-02	10/18/2024	BUILDING INSPECTIONS	010-3310-91140	12,495.82
WEST COAST CODE CONSULT...	224-009-011-04	10/18/2024	IN-HOUSE PLAN REVIEWS	010-3310-91140	1,760.00
WEST COAST CODE CONSULT...	224-009-011-06	10/18/2024	SENIOR INSPECTOR/CBO	010-3310-91140	220.00
KOSMONT & ASSOCIATES, INC	2304.1-003	10/18/2024	2304.1 - RE ADVISORY	010-3505-93310	616.20
KOSMONT & ASSOCIATES, INC	2407.8-003	10/18/2024	2407.8-003	010-1710-91140	16,686.41
MARK GRAHAM	24-69	10/18/2024	PD-POLYGRAPH EXAMS-LEWIS...	010-2350-90500	1,050.00
DAILY REPUBLIC	300141987	10/18/2024	PW-FIRE DEPARTMENT REMO...	010-3350-91330	786.63
ASSOCIATED SERVICES CO	324100456	10/18/2024	CITY HALL-COFFEE & LUNCH ...	010-1910-91435	852.14
HOME DEPOT CREDIT SERVICE	3900794	10/18/2024	PW-REPLACEMENT DOOR FOR...	010-3350-91435	163.65
CINTAS CORPORATION #2	5233109704	10/18/2024	CITY HALL/PD-REPLENISH FIRS...	010-3350-91455	462.32
FEDEX	8-640-90666	10/18/2024	PD-SHIPPING FEE	010-2310-91320	30.05
BRADY INDUSTRIES	9282079	10/18/2024	BLDG-URINAL SCREEN	010-3350-91435	230.94
BRADY INDUSTRIES	9282081	10/18/2024	BLDG-TOILET TISSUE, PAPER ...	010-3350-91435	468.08
BRADY INDUSTRIES	9284615	10/18/2024	BLDG-URINAL SCREEN	010-3350-91435	246.41
INTERNAL REVENUE SERVICE	DM0000832	10/18/2024	FOR PAYROLL 10/18/24	010-04402	15,251.07
INTERNAL REVENUE SERVICE	DM0000832	10/18/2024	FOR PAYROLL 10/18/24	010-04403	60,944.92
JASON VANDER MEER	SEPT'24	10/18/2024	FIRE-REIMBURSE MEALS, CO...	010-2610-90501	26.71
HINDERLITER DE LLAMAS & A	SIN043707	10/18/2024	SEPT'24 SERVICES FOR CANN...	010-1710-91140	3,450.00

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
BAY AREA AIR QUALITY MGMT	T176002	10/18/2024	FIRE DEPARTMENT GENERAT...	010-3350-91360	547.00
US BANK	09222400	09/22/2024	ROBERTS-MAILCHIMP-UB BUL...	010-1830-91305	39.00
US BANK	09222402	09/22/2024	ROBERTS-UPLIFT DESK-REPLA...	010-3350-91435	31.43
US BANK	09222404	09/22/2024	LUNA-GFOA-TRAINING ANNU...	010-1820-90501	135.00
US BANK	09222405	09/22/2024	CARLOCK-VILLANS ANA-DINN...	010-2350-93220	99.29
US BANK	09222406	09/22/2024	CARLOCK-HILTON-HOTEL FOR...	010-2350-93220	568.51
US BANK	092224100	09/22/2024	SINGLEY-WALMART-BINGO PR...	010-8760-91435	101.14
US BANK	092224102	09/22/2024	SINGLEY-DHARRIS TOURS-CAS...	010-8760-91435	700.00
US BANK	092224103	09/22/2024	SINGLEY-DHARRIS TOURS-CAS...	010-8760-91435	600.00
US BANK	092224106	09/22/2024	GOREE-ZIP THRU-CAR WASH, ...	010-3410-91435	20.00
US BANK	092224107	09/22/2024	DUMALAG-ROSS-PRESCHOOL ...	010-8618-91435	15.16
US BANK	092224108	09/22/2024	DUMALAG-MICHAELS-TEACH...	010-8618-91435	50.34
US BANK	092224109	09/22/2024	DUMALAG-WALMART-ART SU...	010-8618-91435	9.84
US BANK	092224110	09/22/2024	DUMALAG-DOLLAR TREE-ART ...	010-8618-91435	49.51
US BANK	092224111	09/22/2024	DUMALAG-WALMART-ART SU...	010-8618-91435	4.20
US BANK	092224112	09/22/2024	DUMALAG-HOBBY LOBBY-ART...	010-8618-91435	12.08
US BANK	092224113	09/22/2024	DUMALAG-WALMART-COOKI...	010-8618-91435	7.79
US BANK	092224115	09/22/2024	LAZARO-SOUTHWEST-WLLE, F...	010-2350-90501	607.96
US BANK	092224116	09/22/2024	LAZARO-HILTON-CREDIT, HOT...	010-2350-90501	-215.81
US BANK	092224119	09/22/2024	LAZARO-FIVE GUYS-LUNHCH, ...	010-2350-90501	38.53
US BANK	09222412	09/22/2024	MORA-NRPA-NRPA ANNUAL ...	010-8610-93220	180.00
US BANK	092224120	09/22/2024	LAZARO-TACFIRE-TACTICAL RI...	010-2350-90501	750.00
US BANK	092224121	09/22/2024	LAZARO-SOUTHWEST-WLLE-FL...	010-2350-90501	607.96
US BANK	092224122	09/22/2024	BELK-SAMS CLUB-PRIZE BOX I...	010-8615-91435	86.87
US BANK	092224123	09/22/2024	SHING-CHUN-HOME DEPOT-FI...	010-2310-91435	375.38
US BANK	092224129	09/22/2024	POCK-SOUTHWEST-FLIGHT, D...	010-1010-90501	294.96
US BANK	09222413	09/22/2024	MORA-READYREFRESH-WATER...	010-8610-91300	51.93
US BANK	092224130	09/22/2024	POCK-RALEYS-BEVERAGES, VA...	010-1010-90501	21.45
US BANK	092224131	09/22/2024	POCK-DOLLAR TREE-SUPPLIES,...	010-1010-91300	35.32
US BANK	092224132	09/22/2024	POCK-AMAZON-FRAMES, CO...	010-1010-91300	270.90
US BANK	092224133	09/22/2024	HEALY-CHATGPT-AI TEXT	010-2310-91305	20.00
US BANK	092224134	09/22/2024	HEALY-SUISUN ACE-PAINTNG ...	010-2310-91435	95.51
US BANK	092224135	09/22/2024	HEALY-LOWES-PAINTNG SUPP...	010-2310-91435	63.33
US BANK	092224136	09/22/2024	HEALY-HOME DEPOT-PAINT	010-2310-91435	274.19
US BANK	092224137	09/22/2024	HEALY-HOME DEPOT-PAINTI...	010-2310-91435	34.60
US BANK	092224138	09/22/2024	HEALY-CHATGPT-AI TEXT	010-2310-91305	20.00
US BANK	092224139	09/22/2024	ZUNINO-PD-WS SUPPLY-BREA...	010-2310-91435	64.45
US BANK	09222414	09/22/2024	DOWNEY-ADT ALARM-ALARM...	010-8680-91415	71.16
US BANK	092224140	09/22/2024	ZUNINO-FIRE-MUERTOS-COFF...	010-2610-91435	130.00
US BANK	092224141	09/22/2024	ZUNINO-FIRE-DAILY DISPATCH...	010-2600-91330	280.00
US BANK	092224142	09/22/2024	GELUZ-HOME DEPOT-PARTS ...	010-3350-91435	11.07
US BANK	092224143	09/22/2024	GELUZ-PODS-EXTRA DAYS FOR...	010-3350-91430	118.13
US BANK	092224146	09/22/2024	GELUZ-SOUTHWEST-FLIGHT T...	010-6010-90501	255.97
US BANK	09222415	09/22/2024	DOWNEY-ADT-ALARM MONI...	010-8680-91415	71.16
US BANK	092224150	09/22/2024	GELUZ-CASQA SEMINAR-LOZ...	010-6010-90501	850.00
US BANK	092224151	09/22/2024	GELUZ-TARGET-OFFICE SUPPL...	010-3350-91435	15.17
US BANK	092224152	09/22/2024	GELUZ-KAHOOT!-TRAINING P...	010-6010-90501	407.98
US BANK	092224155	09/22/2024	KENT-EVIDENT-PATROL EVIDE...	010-2350-93120	50.25
US BANK	092224156	09/22/2024	KENT-EVIDENT-SHIPPING, PAT...	010-2350-91320	18.00
US BANK	092224157	09/22/2024	DANNER-O'REILLY-E47 REPAIR...	010-2610-91440	62.84
US BANK	092224158	09/22/2024	RENUCCI-HOME DEPOT-STATI...	010-2610-91435	125.96
US BANK	092224159	09/22/2024	RENUCCI-UPS-POSTAGE, GLO...	010-2600-91320	14.24
US BANK	092224160	09/22/2024	RENUCCI-FORD LINCOLN-AIR ...	010-2610-91430	236.31
US BANK	092224161	09/22/2024	LOFTHUS-AMAZON-OFFICE S...	010-8610-91300	94.77
US BANK	09222417	09/22/2024	DOWNEY-ATHLETIC BUS-MAN...	010-8750-90501	525.00
US BANK	09222418	09/22/2024	DOWNEY-PAYPAL-REPLACE E...	010-8750-91415	73.68
US BANK	09222419	09/22/2024	DOWNEY-ATHLETIC BUS-MN...	010-8750-90501	75.00
US BANK	09222420	09/22/2024	DOWNEY-JC NELSON-PAPER &...	010-8750-91435	727.85
US BANK	09222421	09/22/2024	DOWNEY-SAMS CLUB-ASP ST...	010-8617-91435	51.71
US BANK	09222422	09/22/2024	DOWNEY-JC NELSON-PAPER &...	010-8750-91435	51.93

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
US BANK	09222423	09/22/2024	ROTH-OLA MEXICAN-DINNER ...	010-2350-90501	223.18
US BANK	09222424	09/22/2024	ROTH-SAC AIRPORT PKG-PARK...	010-2350-90501	57.00
US BANK	09222425	09/22/2024	ROTH-LAZ PARKING-PARKING ...	010-2350-90501	8.00
US BANK	09222426	09/22/2024	ROTH-UBER-TRANSPORTATIN ...	010-2350-90501	45.50
US BANK	09222427	09/22/2024	ROTH-OC PIZZA-DINNER FOR ...	010-2350-90501	22.62
US BANK	09222428	09/22/2024	ROTH-HLTON-HOTEL, WLLEF	010-2350-90501	431.62
US BANK	09222429	09/22/2024	ROTH-HILTON-HOTEL, WLLEF-...	010-2350-90501	568.51
US BANK	09222430	09/22/2024	ROTH-AGASERVICE-TRAVEL IN...	010-2350-90501	35.32
US BANK	09222431	09/22/2024	ROTH-CA POLICE CHIEFS-ANN...	010-2350-90501	875.00
US BANK	09222432	09/22/2024	NERI-SOURDOUGH-LUNCH, ICI...	010-2350-93215	14.47
US BANK	09222433	09/22/2024	NERI-PHILIPPINE FIEST-DINNE...	010-2350-93215	25.00
US BANK	09222434	09/22/2024	NERI-EINSTEIN BAGELS-BREAK...	010-2350-93215	11.66
US BANK	09222435	09/22/2024	NERI-IN AND OUT-LUNCH, ICI ...	010-2350-93215	13.92
US BANK	09222436	09/22/2024	NERI-STARBUCKS-BREAKFAST, ..	010-2350-93215	8.70
US BANK	09222437	09/22/2024	NERI-PIEOLOGY-LUNCH, ICI IN...	010-2350-93215	18.47
US BANK	09222438	09/22/2024	NERI-CHIK FIL A-LUNCH, ICI IN...	010-2350-93215	12.23
US BANK	09222439	09/22/2024	NERI-ROOSTARZ CHICKEN-DI...	010-2350-93215	18.20
US BANK	09222440	09/22/2024	NERI-STARBUCKS-BREAKFAST, ..	010-2350-93215	12.70
US BANK	09222441	09/22/2024	NERI-JERSEY MIKES-LUNCH, ICI...	010-2350-93215	13.49
US BANK	09222442	09/22/2024	NERI-PEETS COFFEE-BREAKFA...	010-2350-93215	12.65
US BANK	09222443	09/22/2024	NERI-MCDONALDS-BREAKFAS...	010-2350-93215	9.79
US BANK	09222444	09/22/2024	NERI-SAC CITY-PARKING, DOJ...	010-2350-93215	20.00
US BANK	09222445	09/22/2024	NERI-EMBASSY BISTRO-LUNCH...	010-2350-93215	24.38
US BANK	09222446	09/22/2024	NERI-SAC CITY-PARKING, DOJ...	010-2350-93215	18.00
US BANK	09222447	09/22/2024	NERI-JOES CRAB SHACK-DINN...	010-2350-93215	23.65
US BANK	09222448	09/22/2024	NERI-DARK RIVER SYSTEMS-H...	010-2310-91435	199.99
US BANK	09222449	09/22/2024	NERI-13 FIFTY APPAREL-RANG...	010-2350-91455	48.43
US BANK	09222450	09/22/2024	NERI-HAWK CONSULT-CONSU...	010-2310-91435	400.00
US BANK	09222451	09/22/2024	HENDERSON-SOUTHWEST-FLI...	010-2350-93215	478.96
US BANK	09222452	09/22/2024	HENDERSON-SOUTHWEST-EA...	010-2350-93215	20.00
US BANK	09222453	09/22/2024	HENDERSON-SOUTHWEST-EA...	010-2350-93215	20.00
US BANK	09222454	09/22/2024	HENDERSON-CITATIONSY-PRO...	010-2310-91305	9.99
US BANK	09222455	09/22/2024	HENDERSON-CHATGPT-AI TEXT	010-2310-91305	20.00
US BANK	09222456	09/22/2024	HENDERSON-SAC AIRPORT-PA...	010-2350-93215	57.00
US BANK	09222457	09/22/2024	HENDERSON-YELLOWCAB-TAX...	010-2350-93215	69.60
US BANK	09222458	09/22/2024	HENDERSON-HILTON-HOTEL,...	010-2350-93215	568.51
US BANK	09222459	09/22/2024	HENDERSON-HILTON-HOTEL,...	010-2350-93215	431.62
US BANK	09222460	09/22/2024	HENDERSON-APPLE.COM-STO...	010-2310-91305	9.99
US BANK	09222461	09/22/2024	PENLAND-RGS-MANAGEMENT...	010-1710-90501	2,500.00
US BANK	09222462	09/22/2024	PENLAND-RGS-MANAGEMENT...	010-6005-90501	1,250.00
US BANK	09222462	09/22/2024	PENLAND-RGS-MANAGEMENT...	010-6010-90501	1,250.00
US BANK	09222463	09/22/2024	VUE-ASIA FOODIE-DINNER FO...	010-6010-90501	38.21
US BANK	09222464	09/22/2024	VUE-SAC AIRPORT PKG-LAND...	010-6010-90501	16.50
US BANK	09222465	09/22/2024	VUE-TX DE BRAZIL-DINNER-NV	010-6010-90501	25.00
US BANK	09222466	09/22/2024	VUE-ENTERPRISE-CAR RENTAL,...	010-6010-90501	113.82
US BANK	09222467	09/22/2024	VUE-ARCO-GAS FOR RENTAL ...	010-6010-90501	9.76
US BANK	09222468	09/22/2024	VUE-HILTON HOTEL-HOTEL P...	010-6010-90501	45.63
US BANK	09222469	09/22/2024	COLIN-NORCAL FPO-TRAINING	010-2620-90501	50.00
US BANK	09222470	09/22/2024	COLIN-NORCAL FPO-ANNUAL...	010-2620-93220	55.00
US BANK	09222471	09/22/2024	COLIN-NORCAL FPO-REFUND, ...	010-2620-90501	-50.00
US BANK	09222472	09/22/2024	MARTIN-RALEYS-BATTERIES F...	010-2610-91435	43.33
US BANK	09222473	09/22/2024	MARTIN-GRAPEVINE MART-F...	010-2617-90501	100.00
US BANK	09222474	09/22/2024	MARTIN-GRAPEVINE MART-F...	010-2617-90501	41.50
US BANK	09222475	09/22/2024	MARTIN-CHEVRON-FUEL FOR ...	010-2617-90501	99.00
US BANK	09222476	09/22/2024	ESPARZA-O'REILLY-WIPER FOR...	010-2610-91440	27.72
US BANK	09222477	09/22/2024	ESPARZA-TRACTOR SUPPLY-S...	010-2610-91435	63.93
US BANK	09222478	09/22/2024	SOTO-WALMART-WATER & G...	010-2610-91435	161.52
US BANK	09222479	09/22/2024	VASQUEZ-RALEYS-DRINKS & S...	010-1010-90501	70.75
US BANK	09222480	09/22/2024	VASQUEZ-MOUNTAIN MILES-...	010-1010-90501	239.27
US BANK	09222481	09/22/2024	VASQUEZ-SUBWAY-LUNCH F...	010-1710-90501	92.08

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
US BANK	09222482	09/22/2024	PANTOJA-HOME DEPOT-LAM...	010-8680-93120	106.54
US BANK	09222483	09/22/2024	PANTOJA-HOME DEPOT-LAM...	010-8680-93120	183.12
US BANK	09222484	09/22/2024	PANTOJA-TOUTUBE TV-LAMB...	010-8680-91140	89.97
US BANK	09222485	09/22/2024	PANTOJA-ZOOM-LAMBRECHT...	010-8680-91435	21.98
US BANK	09222486	09/22/2024	PANTOJA-SAMS CLUB-LAMBR...	010-8680-91435	387.45
US BANK	09222487	09/22/2024	PANTOJA-SAMS CLUB-LAMBR...	010-8680-91435	71.76
US BANK	09222488	09/22/2024	PANTOJA-SMART&FINAL-LAM...	010-8680-91435	404.87
US BANK	09222489	09/22/2024	PANTOJA-GRN VLLY ALOHA-L...	010-8680-93120	637.65
US BANK	09222490	09/22/2024	PANTOJA-SAMS CLUB-LAMBR...	010-8680-91435	569.57
US BANK	09222491	09/22/2024	PANTOJA-SMART&FINAL-LAM...	010-8680-91435	280.40
US BANK	09222492	09/22/2024	PANTOJA-SAMS CLUB-LAMBR...	010-8680-91435	178.99
US BANK	09222493	09/22/2024	PANTOJA-SAMS CLUB-LAMBR...	010-8680-91435	882.81
US BANK	09222494	09/22/2024	PANTOJA-SMART&FINAL-LAM...	010-8680-91435	665.01
US BANK	09222495	09/22/2024	SINGLEY-WALMART-SNACKS ...	010-8760-91435	121.04
US BANK	09222496	09/22/2024	SINGLEY-SAMS CLUB-COFFEE ...	010-8760-91435	42.74
CORBIN WILLITS SYSTEM INC	000C410151	10/25/2024	ENHANCEMENT & SERVICE	010-1820-91305	835.72
CORBIN WILLITS SYSTEM INC	000C410151	10/25/2024	ENHANCEMENT & SERVICE	010-1830-91305	835.71
CLAUDIA GARCIA	0032089	10/25/2024	REC-DAMAGE DEP & ADDT'L F...	010-04491	420.00
CLAUDIA GARCIA	0032089	10/25/2024	REC-DAMAGE DEP & ADDT'L F...	010-8610-75220	247.00
CHARLENE UMBRERO	0036998	10/25/2024	REC-DAMAGE DEPOSIT RETU...	010-04491	210.00
YESSENIA FLORES-GUZMAN	0037441	10/25/2024	REC-DAMAGE DEPOSIT RETU...	010-04491	217.00
LISA MURPHY	101724	10/25/2024	PD-TRAINING-PROPERTY & EV...	010-2326-90501	900.00
STEPHANIE N BEAUCHAINE	10647	10/25/2024	HR-CONSULTING SERVICES	010-1750-91140	3,442.50
AMAZON CAPITAL SERVICES	11JC-TXR4-9441	10/25/2024	VARIOUS DEPTS-VARIOUS OFF...	010-2350-91300	207.50
AMAZON CAPITAL SERVICES	11JC-TXR4-9441	10/25/2024	VARIOUS DEPTS-VARIOUS OFF...	010-8610-91300	638.32
AMAZON CAPITAL SERVICES	11R6-TRNR-DKF7	10/25/2024	FIRE-BROWN & PAPER BAGS	010-2620-91435	32.92
AMAZON CAPITAL SERVICES	11R6-TRNR-GG7J	10/25/2024	FIRE-SHOWER CURTAIN & ROD	010-2610-91435	48.69
R3 CONSULTING GROUP, INC.	124065	10/25/2024	ADMIN-NEGOTIATION SUPPO...	010-1910-91140	9,300.00
FIRST VANGUARD RENTALS &	1-511646	10/25/2024	PW-CONCRETE BARRIERS	010-6330-91435	1,897.97
FIRST VANGUARD RENTALS &	1-511724	10/25/2024	PW-CONCRETE BARRIERS	010-6330-91435	1,897.97
LIFE-ASSIST INC	1520302	10/25/2024	FIRE-MEDICAL SUPPLIES	010-2610-91435	232.26
LIFE-ASSIST INC	1520674	10/25/2024	FIRE-MEDICAL SUPPLIES	010-2610-91435	76.40
LIFE-ASSIST INC	1521036	10/25/2024	FIRE-MEDICAL SUPPLIES	010-2610-91435	56.88
ALKAR	1545209	10/25/2024	HR-TEMP WORKER WEEK END...	010-1750-90125	1,693.12
ALKAR	1545270	10/25/2024	HR-TEMP WORKER WEEK END...	010-1750-90125	1,385.28
TPX COMMUNICATIONS	181885440-0	10/25/2024	PHONE SERVICE PERIOD ENDI...	010-04498	1,453.73
TPX COMMUNICATIONS	181885440-0	10/25/2024	PHONE SERVICE PERIOD ENDI...	010-2350-91310	1,292.29
TPX COMMUNICATIONS	181885440-0	10/25/2024	PHONE SERVICE PERIOD ENDI...	010-2610-91310	435.95
TPX COMMUNICATIONS	181885440-0	10/25/2024	PHONE SERVICE PERIOD ENDI...	010-8610-91310	376.09
AMAZON CAPITAL SERVICES	1CFJ-QTPK-GGXK	10/25/2024	FIRE-STORAGE UTILITY CART	010-2610-91435	108.34
AMAZON CAPITAL SERVICES	1VNP-PK9F-F4DC	10/25/2024	FIRE-EAR PADS & BATTERIES	010-2610-91435	111.50
ALARMTECH SECURITY SYSTEM	214268	10/25/2024	EVIDENCE BLDG-ALARM.COM...	010-3350-91415	42.00
ALARMTECH SECURITY SYSTEM	214269	10/25/2024	MARINA HARBOR-ALARM.CO...	010-3350-91415	42.00
ALARMTECH SECURITY SYSTEM	214270	10/25/2024	BURDICK CTR-ALARM.COM CE...	010-3350-91415	42.00
ALARMTECH SECURITY SYSTEM	214320	10/25/2024	HARBOR THEATER-M2M CELL...	010-3350-91415	62.00
GARLAND & SALMON, INC.	224526	10/25/2024	PLANNING-MARKET VALUE: H...	010-3410-93310	6,500.00
CITY OF FAIRFIELD	231348	10/25/2024	PD-RANGE USE FEES 9/6/24	010-2310-91431	558.00
SOLANO COUNTY SHERIFFS	25-A0032	10/25/2024	PD-FY2324 OP & MAINT CLAY...	010-2320-91211	313,328.00
DAILY REPUBLIC	300140838	10/25/2024	COUNCIL/FIRE-PROPOSED RE...	010-2600-91330	124.00
DAILY REPUBLIC	300143173	10/25/2024	ADMIN-NOTICE OF NOMINEES...	010-1025-91330	186.00
MCKENZIE HARDWARE-PD	362302	10/25/2024	PD-WINDSHIELD WASHER FLU...	010-2310-91455	7.58
MCKENZIE HARDWARE-PD	362399	10/25/2024	PD-FLY PAPERR FOR RECREAT...	010-8680-91435	7.58
MCKENZIE HARDWARE-PD	362428	10/25/2024	PD-HARDWARE	010-2310-91455	11.96
RICHARDSON ATHLETICS, LLC	38125	10/25/2024	REC-PROPER PITCH PORTABLE ..	010-8680-91435	1,168.72
RICHARDSON ATHLETICS, LLC	38125	10/25/2024	REC-PROPER PITCH PORTABLE ..	010-8680-93120	945.52
FLYERS ENERGY, LLC	4030861	10/25/2024	GAS USAGE-PD & FIRE 10/1/2...	010-2310-91445	4,771.63
FLYERS ENERGY, LLC	4030861	10/25/2024	GAS USAGE-PD & FIRE 10/1/2...	010-2610-91445	1,095.38
KURT BROCK	4602	10/25/2024	REC-DIPPIN DOTS FOR LAMBR...	010-8680-91435	1,010.88
PARTNERS PERSONNEL MAN...	500350771	10/25/2024	BLDG-TEMP WORKER WEEK E...	010-3310-90125	1,015.00
PARTNERS PERSONNEL MAN...	500353842	10/25/2024	BLDG-TEMP WORKER WEEK E...	010-3310-90125	1,015.00

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
VESTIS GROUP INC	5066701074	10/25/2024	PD-MAT SERVICE FROM ARA...	010-2350-91140	118.56
ASSISTANCE PLUS	52611	10/25/2024	UB-PROCESS WATER STATEM...	010-1830-91320	293.24
ASSISTANCE PLUS	52611	10/25/2024	UB-PROCESS WATER STATEM...	010-1830-91431	275.00
ON-SITE STORAGE SOLUTIONS	56109	10/25/2024	PW-PAY #2 & FINAL FOR CON...	010-3350-93120	3,279.94
ARMS ROOTER & PLUMBING ...	6479	10/25/2024	COMMUNITY CENTER-GREASE...	010-3350-93140	12,100.00
ARMS ROOTER & PLUMBING ...	6480	10/25/2024	CITY HALL-WOMEN'S TOILET ...	010-3350-91431	344.70
DEPARTMENT OF JUSTICE	767523	10/25/2024	FINGERPRINTS-PD X 4, PW X 4,..	010-2350-90500	128.00
DEPARTMENT OF JUSTICE	767523	10/25/2024	FINGERPRINTS-PD X 4, PW X 4,..	010-2600-90500	49.00
JC NELSON SUPPLY CO	788189	10/25/2024	FIRE-CLEANING SUPPLIES	010-2610-91435	457.08
SOLANO COUNTY DIST ATTY	79028	10/25/2024	PD-AMERICAN FORENSIC SVS-...	010-2350-91140	585.18
NORTHBAY HEALTHCARE GRP...	OH126437	10/25/2024	PHYSICAL/DRUG SCREEN-PD, ...	010-1910-90500	27.50
NORTHBAY HEALTHCARE GRP...	OH126437	10/25/2024	PHYSICAL/DRUG SCREEN-PD, ...	010-2350-90500	237.50
DAILY REPUBLIC	101524	10/29/2024	48 WEEK SUBSCRIPTION REN...	010-1710-91300	171.69
DEBORAH FAYE LOPEZ	101524	10/29/2024	PD-BACKGROUND INVESTIGAT..	010-2350-90500	1,162.00
COMCAST	101624	10/29/2024	PD-CABLE SVC 10/21/24-11/2...	010-2310-91310	76.00
COMCAST	101624	10/29/2024	CITY HALL-CABLE SVC 10/21/2...	010-3350-91430	188.24
PG&E	10292406	10/29/2024	4094878782-1	010-8680-91510	2,307.89
TRIPEPI SMITH AND ASSOCIAT...	13334	10/29/2024	ADMIN-SOCIAL MEDIA MANA...	010-1910-93330	1,343.75
ALARMTECH SECURITY SYSTEM	214314	10/29/2024	SENIOR CTR-SUPERVISED FIRE...	010-8750-91140	60.00
ALARMTECH SECURITY SYSTEM	214752	10/29/2024	COMMUNITY CTR-ALARM M...	010-8750-91140	40.00
ALARMTECH SECURITY SYSTEM	214753	10/29/2024	COMMUNITY CTR-SUPERVISED..	010-8750-91140	40.00
AT&T	22407373	10/29/2024	234-344-8157	010-2310-91310	155.55
AT&T	22407386	10/29/2024	436-951-2254	010-2310-91310	238.84
AT&T	22407453	10/29/2024	707-421-6622	010-2310-91310	233.11
AT&T	22407454	10/29/2024	707-421-7200	010-8610-91310	120.48
AT&T	22407455	10/29/2024	707-421-7203	010-8760-91310	53.43
AT&T	22407457	10/29/2024	707-425-4924	010-2600-91310	178.29
AT&T	22407459	10/29/2024	707-421-7310	010-3310-91310	182.83
AT&T	22407461	10/29/2024	707-421-7320	010-1830-91310	304.21
AT&T	22452522	10/29/2024	707-422-8074	010-2310-91310	2.22
OFFICE DEPOT	386729227001	10/29/2024	PD-COPY PAPER	010-2310-91300	253.34
AMERICAN PACE SETTER SYST	40690	10/29/2024	UB-#10 WINDOW ENV W/IND...	010-1830-91300	4,179.57
J.J.R. ENTERPRISES, INC	4197053-CAL	10/29/2024	VARIOUS DEPT-COPIER USAGE...	010-01142	1,117.96
J.J.R. ENTERPRISES, INC	4197053-CAL	10/29/2024	VARIOUS DEPT-COPIER USAGE...	010-2310-91325	212.49
J.J.R. ENTERPRISES, INC	4197053-CAL	10/29/2024	VARIOUS DEPT-COPIER USAGE...	010-2600-91325	51.50
J.J.R. ENTERPRISES, INC	4197053-CAL	10/29/2024	VARIOUS DEPT-COPIER USAGE...	010-8610-91325	318.28
J.J.R. ENTERPRISES, INC	4199079-CAL	10/29/2024	VARIOUS DEPTS-PRINTER US...	010-1820-91325	14.10
J.J.R. ENTERPRISES, INC	4199079-CAL	10/29/2024	VARIOUS DEPTS-PRINTER US...	010-1910-91325	0.32
J.J.R. ENTERPRISES, INC	4199079-CAL	10/29/2024	VARIOUS DEPTS-PRINTER US...	010-6010-91325	0.82
J.J.R. ENTERPRISES, INC	4199079-CAL	10/29/2024	VARIOUS DEPTS-PRINTER US...	010-8610-91325	17.18
STAPLES ADVANTAGE	6013984713	10/29/2024	ADMIN-COUNCIL CERTIFICARE...	010-1010-91300	94.18
STAPLES ADVANTAGE	6014047828	10/29/2024	UB/FIN-OFFICE SUPPLIES	010-1820-91300	46.18
STAPLES ADVANTAGE	6014047828	10/29/2024	UB/FIN-OFFICE SUPPLIES	010-1830-91300	30.80
AT&T	707-399-6987	10/29/2024	707-399-6987	010-2310-91310	425.06
VERIZON WIRELESS	9975928161	10/29/2024	PW-MOBILE SVC 9/11/24-10/...	010-3350-91310	41.57
VERIZON WIRELESS	9975928161	10/29/2024	PW-MOBILE SVC 9/11/24-10/...	010-6010-91310	103.38
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	010-1710-91310	18.69
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	010-1750-91310	13.97
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	010-1810-91310	8.31
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	010-1815-91310	2.08
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	010-1820-91310	8.31
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	010-1830-91310	6.24
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	010-1830-91310	12.47
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	010-2600-91310	41.57
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	010-3505-91310	6.24
VERIZON WIRELESS	9975928163	10/29/2024	BUILDING-MOBILE SVC 9/11/...	010-3350-91310	41.57
VERIZON WIRELESS	9975928164	10/29/2024	DEV SVC, CE, UB/FIN-MOBILE ...	010-1820-91310	24.94
VERIZON WIRELESS	9975928164	10/29/2024	DEV SVC, CE, UB/FIN-MOBILE ...	010-1830-91310	16.63
VERIZON WIRELESS	9975928164	10/29/2024	DEV SVC, CE, UB/FIN-MOBILE ...	010-2326-91310	41.57
VERIZON WIRELESS	9975928164	10/29/2024	DEV SVC, CE, UB/FIN-MOBILE ...	010-3410-91310	51.69

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
VERIZON WIRELESS	9975928164	10/29/2024	DEV SVC, CE, UB/FIN-MOBILE ...	010-3505-91310	41.57
VERIZON WIRELESS	9975928166	10/29/2024	REC-MOBILE SVC 9/11/24-10/...	010-8610-91310	274.42
VERIZON WIRELESS	9975928167	10/29/2024	COUNCIL-MOBILE SVC 9/11/2...	010-1010-91310	228.09
VERIZON WIRELESS	9975928168	10/29/2024	FIRE-MOBILE SVC 9/11/24-10/...	010-2600-91310	1,296.80
VERIZON WIRELESS	9976119230	10/29/2024	FIRE-MOBLE SVC FOR IPADS 9...	010-2600-91310	369.41
				Fund 010 - GENERAL FUND Total:	**1,247,000.84**
Fund: 052 - EVENTS-OTHERS					
FAUSTINO DELA CRUZ GAMU...	100124	10/04/2024	BAND PAYMENT FOR 10-12-24..	052-8817-91140	350.00
US BANK	092224101	09/22/2024	SINGLEY-MOUNTAIN MIKES-PI...	052-8817-91435	157.28
US BANK	092224104	09/22/2024	SINGLEY-RALEYS-PLATES, DIN...	052-8817-91435	11.37
US BANK	092224105	09/22/2024	SINGLEY-WALMART-ELEMENT...	052-8817-91435	16.21
US BANK	09222497	09/22/2024	SINGLEY-BERRYESSA GARBAG...	052-8817-91431	805.00
US BANK	09222498	09/22/2024	SINGLEY-SOLANO CO-FOOD P...	052-8817-91360	430.00
US BANK	09222499	09/22/2024	SINGLEY-SOLANO CO-ONLINE ...	052-8817-91360	10.10
SWANK MOTION PICTURES INC	DB 3762668	10/25/2024	FRIDAY NIGHT MOVIE-10/18/...	052-8817-91431	535.00
				Fund 052 - EVENTS-OTHERS Total:	**2,314.96**
Fund: 105 - ALL GAS TAXES					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	105-6320-90322	31.40
STATEWIDE SAFETY & SIGNS,	06016763	10/04/2024	PW-BLACK PAINTS FOR ASPHA...	105-6320-91435	157.72
PG&E	10042402	10/04/2024	2566007111-6	105-6320-91515	5,261.78
PG&E	10042413	10/04/2024	8948887002-6	105-6320-91515	104.00
PG&E	10042414	10/04/2024	4198887306-7	105-6320-91515	76.55
PG&E	10042415	10/04/2024	8552981927-9	105-6320-91515	77.62
PG&E	10042418	10/04/2024	5719238537-5	105-6320-91510	43.18
CALMAT CO	1756166	10/04/2024	PW-1/2" HMA TYPE A/B PG 64...	105-6320-91435	299.10
CALMAT CO	1769736	10/04/2024	PW-1/2" HMA TYPE A/B PG 64...	105-6320-91435	404.71
ROADSAFE TRAFFIC SYSTEMS, ...	218672	10/04/2024	PW-WATER BASE WHITE CA S...	105-6320-91435	3,948.91
STATEWIDE SAFETY & SIGNS,	06016783	10/11/2024	PW-BLACK FAST DRY PAINT	105-6320-91435	115.70
PG&E	10112401	10/11/2024	9087311605-8	105-6320-91515	94.76
AMAZON CAPITAL SERVICES	1TJX-V1JX-C7C1	10/11/2024	PW-STEEL TOE HIP BOOTS	105-6320-91435	93.15
MCKENZIE HARDWARE-PW	362294	10/11/2024	PW-GRAFFITI REMOVER	105-6320-91435	34.66
MCKENZIE HARDWARE-PW	362311	10/11/2024	PW-CONCRETE MIX	105-6320-91435	23.81
MCKENZIE HARDWARE-PW	362415	10/11/2024	PW-SAW BLADES	105-6320-91435	37.92
MCKENZIE HARDWARE-PW	362432	10/11/2024	PW-FAST SET CONCRETE	105-6320-91435	21.65
MCKENZIE HARDWARE-PW	362504	10/11/2024	PW-CHAIN	105-6320-91435	53.09
HD SUPPLY CONST. & INDUST	10020550103	10/18/2024	PW-MARKING WAND RUST O...	105-6320-91435	85.88
SHERWIN WILLIAMS	2343-3	10/18/2024	PW-PAINT SUPPLIES	105-6320-91435	514.08
HD SUPPLY CONST. & INDUST	50028351418	10/18/2024	PW-FLOURESCENT GREEN MA...	105-6320-91435	66.29
HD SUPPLY CONST. & INDUST	50028385880	10/18/2024	PW-FLOURESCENT GREEN MA...	105-6320-91435	368.24
STATEWIDE SAFETY & SIGNS,	06016814	10/25/2024	PW-TOW AWAY/NO PARKING	105-6320-91435	558.68
CALMAT CO	1821792	10/25/2024	PW-TYPE A/B PG 64-16	105-6320-91435	196.44
PG&E	10292401	10/29/2024	4332920511-6	105-6320-91515	91.20
PG&E	10292402	10/29/2024	4270580094-6	105-6320-91515	103.61
PG&E	10292403	10/29/2024	0374596818-4	105-6320-91515	105.03
PG&E	10292404	10/29/2024	9147167255-9	105-6320-91515	73.84
				Fund 105 - ALL GAS TAXES Total:	**13,043.00**
Fund: 115 - TRANS.CIP FUNDS					
MG AND JC CONCRETE INC	2176	10/04/2024	PW-DRIFTWOOD DR GAP CLO...	115-04599	-550.00
MG AND JC CONCRETE INC	2176	10/04/2024	PW-DRIFTWOOD DR GAP CLO...	115-9907-96310	11,000.00
PAVEMENT COATINGS CO	PCI000010606	10/04/2024	2024 SLURRY SEAL PROJECT P...	115-04599	-29,543.59
PAVEMENT COATINGS CO	PCI000010606	10/04/2024	2024 SLURRY SEAL PROJECT P...	115-9906-96310	590,871.81
MARINA LANDSCAPE, INC.	PAY #7	10/25/2024	PW-HWY 12 LANDSCAPE IMP...	115-9900-96310	107,498.40
SUULUTAAQ, INC.	PAY#1	10/25/2024	PW-GREEN STORMWATER IN...	115-04599	-13,271.17
SUULUTAAQ, INC.	PAY#1	10/25/2024	PW-GREEN STORMWATER IN...	115-9908-96310	265,423.24
				Fund 115 - TRANS.CIP FUNDS Total:	**931,428.69**
Fund: 117 - TRAIN DEPOT O&M					
ALARMTECH SECURITY SYSTEM	214090	10/04/2024	TRAIN STA-REPLACE BATTERIE...	117-3355-91435	227.40
STERICYCLE, INC.	8006970716	10/04/2024	DISPOSAL REG MED WASTE-V...	117-3355-91425	131.97
STERICYCLE, INC.	8007282424	10/04/2024	DISPOSAL REG MED WASTE-V...	117-3355-91425	131.97

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
STERICYCLE, INC.	8007602474	10/04/2024	DISPOSAL REG MED WASTE-V...	117-3355-91425	131.97
STERICYCLE, INC.	8007904243	10/04/2024	DISPOSAL REG MED WASTE-V...	117-3355-91425	138.57
STERICYCLE, INC.	8008211248	10/04/2024	DISPOSAL REG MED WASTE-V...	117-3355-91425	138.57
MCKENZIE HARDWARE-PW	362300	10/11/2024	PW-KEYS FOR TRAIN DEPOT	117-3355-91435	12.97
MCKENZIE HARDWARE-PW	362301	10/11/2024	PW-BATHROOM DOOR KNOBS	117-3355-91435	101.85
MCKENZIE HARDWARE-PW	362358	10/11/2024	PW-PARTS FOR FOUNTAIN RE...	117-3355-91435	53.05
MCKENZIE HARDWARE-PW	362382	10/11/2024	PW-HACKZALL SAW	117-3355-91435	179.89
MCKENZIE HARDWARE-PW	362384	10/11/2024	PW-P TRAP	117-3355-91435	7.58
ALARMTECH SECURITY SYSTEM	214321	10/25/2024	TRAIN STATION-SUPERVISED F...	117-3355-91435	62.00
				Fund 117 - TRAIN DEPOT O&M Total:	**1,317.79**
Fund: 129 - SB1383-ORGANIC					
ROSS CAMPBELL INC	23-3789-3	10/25/2024	SB 1383 ORGANICS-HOLIDAY ...	129-6029-91330	4,508.05
DAILY REPUBLIC	102424	10/29/2024	ONLINE ADS GRANT CYCLE O...	129-6029-91330	4,508.05
				Fund 129 - SB1383-ORGANIC Total:	**9,016.10**
Fund: 130 - REFUSE/AB939					
DAILY REPUBLIC	102424	10/29/2024	ONLINE ADS GRANT CYCLE O...	130-6030-91330	1.95
				Fund 130 - REFUSE/AB939 Total:	**1.95**
Fund: 132 - RECYCL CONTAINR					
ROSS CAMPBELL INC	24-3782-3	10/04/2024	BEV CONTAIN GRANT-HOLIDA...	132-6032-91330	5,000.00
				Fund 132 - RECYCL CONTAINR Total:	**5,000.00**
Fund: 142 - BOATING SAFETY					
FLYERS ENERGY, LLC	3999008	10/04/2024	GAS USAGE 9/1/24-9/15/24 P...	142-2405-91445	166.04
ENTERPRISE FLEET MANAGE...	DM0000829	10/21/2024	ENTERPRISE LEASES PW/INVO...	142-2405-91430	808.92
				Fund 142 - BOATING SAFETY Total:	**974.96**
Fund: 167 - ARP-AMER RESCUE					
GRANICUS, LLC.	191540	10/04/2024	PRA REQUEST PACKAGE	167-1917-91305	7,289.96
TYLER TECHNOLOGIES, INC.	025-480837	10/11/2024	UAT TESTING, RE-CONFIGURA...	167-1917-96440	195.00
INFINITY TECHNOLOGIES	2938	10/11/2024	GIS SUPPORT SERVICES-SEPT...	167-1917-96440	1,890.00
TYLER TECHNOLOGIES, INC.	025-482791	10/25/2024	EPL PROJECT MANAGEMENT/...	167-1917-96440	4,550.00
SHELTER SOLANO, INC.	SEP-2024	10/25/2024	PD-3 SHELTER BEDS	167-6017-91435	8,550.00
				Fund 167 - ARP-AMER RESCUE Total:	**22,474.96**
Fund: 171 - PROP 49 GRANT					
AMAZON CAPITAL SERVICES	11NL-P17M-G7VC	10/18/2024	REC-ASP SUPPLIES, PROP 49	171-8650-91435	164.82
AMAZON CAPITAL SERVICES	1NKD-977W-DTCG	10/18/2024	REC-SUPPLIES PURCHASED WI...	171-8651-91435	1,927.21
AMAZON CAPITAL SERVICES	1NMJ-V9NP-7YXP	10/18/2024	REC-ASP SUPPLIES, PROP 49	171-8650-91435	1,189.54
US BANK	09222416	09/22/2024	DOWNEY-PAYPAL-STAFF TRAI...	171-8650-90501	25.00
VERIZON WIRELESS	9975928166	10/29/2024	REC-MOBILE SVC 9/11/24-10/...	171-8650-91310	46.57
VERIZON WIRELESS	9975928166	10/29/2024	REC-MOBILE SVC 9/11/24-10/...	171-8650-91310	36.01
				Fund 171 - PROP 49 GRANT Total:	**3,389.15**
Fund: 175 - POLICE GRANT/BSCC UPGRADE					
INTERACTIVE RESOURCES, IN	184408	10/18/2024	SUISUN CITY SECURITY GATES...	175-2428-96420	2,200.00
				Fund 175 - POLICE GRANT/BSCC UPGRADE Total:	**2,200.00**
Fund: 185 - SEWER MAINTENANCE					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	185-6310-90322	15.70
				Fund 185 - SEWER MAINTENANCE Total:	**15.70**
Fund: 187 - RPM GRANTS					
MARVIN MORA	OCT'24	10/18/2024	REC-REIMBURSE EXPENSES, N...	187-8675-91410	1,606.68
				Fund 187 - RPM GRANTS Total:	**1,606.68**
Fund: 189 - Prop.64 Grant -State					
BLAKE PERRY	093024	10/04/2024	REC-INSTRUCTOR PAYMENT S...	189-8659-91140	600.00
AMAZON CAPITAL SERVICES	16DN-NL97-FM6R	10/18/2024	REC-ARCHERY SUPPLIES, PROP...	189-8659-91435	29.84
AMAZON CAPITAL SERVICES	1KTW-RQFG-7XP4	10/18/2024	REC-SUPPLIES PURCHASED WI...	189-8659-91435	1,388.83
AMAZON CAPITAL SERVICES	1R9T-GY93-FK9D	10/18/2024	REC-SPEAKER, PROP 64	189-8659-91435	139.58
US BANK	092224124	09/22/2024	KING-FANDANGO-MOVIE TIC...	189-8659-91435	151.80
US BANK	092224125	09/22/2024	KING-REGAL FAIRFIELD-SNACK...	189-8659-91435	35.24
US BANK	092224126	09/22/2024	KING-MICROSOFT-GAME PASS...	189-8659-91435	19.99
US BANK	092224127	09/22/2024	KING-SPORTSMAN-15LB FISHI...	189-8659-91435	45.45

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
US BANK	092224128	09/22/2024	KING-LITTLE CAESARS-PIZZA &...	189-8659-91435	122.47
US BANK	092224162	09/22/2024	MCHENRY-AMERICAN RED CR...	189-8659-91435	76.00
US BANK	092224163	09/22/2024	MCHENRY-PAYPAL-CAL PAL C...	189-8659-90501	487.00
LARRY'S PRODUCE LLC	1001	10/25/2024	REC-PUMPKINS FOR PAL EVE...	189-8659-91435	320.00
				Fund 189 - Prop.64 Grant -State Total:	**3,416.20**
Fund: 190 - DRAINAGE MAINT					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	190-6315-90322	7.85
SEQUOIA ECOLOGICAL CONSUL	2024450	10/18/2024	ROUTINE CANAL MAINTENAN...	190-6315-91431	2,393.77
SEQUOIA ECOLOGICAL CONSUL	2024537	10/18/2024	ROUTINE CANAL MAINTENAN...	190-6315-91431	8,632.68
				Fund 190 - DRAINAGE MAINT Total:	**11,034.30**
Fund: 205 - PG&E OBF					
PG&E	10182406	10/18/2024	5833394946-7 & OBF LOAN	205-7505-94110	1,648.63
				Fund 205 - PG&E OBF Total:	**1,648.63**
Fund: 300 - PARK DEV FD					
GSM LANDSCAPE ARCHITECTS,	1715	10/25/2024	REC-HERITAGE PARK ENHANC...	300-9855-96210	10,267.47
				Fund 300 - PARK DEV FD Total:	**10,267.47**
Fund: 302 - Park Improvements					
MARVIN MORA	101624	10/18/2024	REC-REIMBURSE PLANTER PO...	302-9919-96210	4,551.60
TRACTOR SUPPLY CREDIT PLAN	102424	10/18/2024	REC-3 ROUND PLANTER TANKS..	302-9919-96210	714.84
WABO LANDSCAPE & CONST...	936-bill-02	10/25/2024	REC-PROSPERITY GARDEN PA...	302-04599	-6,739.99
WABO LANDSCAPE & CONST...	936-bill-02	10/25/2024	REC-PROSPERITY GARDEN PA...	302-9919-96310	134,799.83
				Fund 302 - Park Improvements Total:	**133,326.28**
Fund: 312 - POLICE FACILITY					
AT&T	092324	10/04/2024	PD-MOTOROLA RADIO PROJE...	312-9992-93121	2,082.97
AT&T	22448258	10/29/2024	PD-PUBLIC SAFETY TELECOM ...	312-9992-93121	872.22
				Fund 312 - POLICE FACILITY Total:	**2,955.19**
Fund: 320 - CAP IMPROV FEES					
INTERACTIVE RESOURCES, IN	184393	10/18/2024	SS CITY HALL WATER INTRUSI...	320-6510-93310	18,355.00
INTERACTIVE RESOURCES, IN	184417	10/18/2024	HARBOR THEATER ASSESSME...	320-6510-93310	2,829.60
				Fund 320 - CAP IMPROV FEES Total:	**21,184.60**
Fund: 420 - LAWLER-MAINT					
CITY OF SUISUN CITY	LAWLER	09/30/2024	UB-LAWLER RANCH 7/15/24-8...	420-6425-91525	13,044.19
PG&E	10042403	10/04/2024	6916249507-6	420-6425-91515	97.84
PG&E	10042419	10/04/2024	0280661031-3	420-6425-91510	246.06
PG&E	10042420	10/04/2024	6874582843-1	420-6425-91510	13.55
PG&E	10042421	10/04/2024	9082931680-2	420-6425-91510	2,206.34
PG&E	10042422	10/04/2024	4541258003-2	420-6425-91510	13.55
PG&E	10042424	10/04/2024	4570210461-8	420-6425-91510	396.09
OAKVILLE PUMP SERVICE	80215	10/11/2024	PW-BI ANNUAL INSPECT-QUAI...	420-6425-91420	76.37
PG&E	10182403	10/18/2024	8709494497-9	420-6425-91515	838.60
				Fund 420 - LAWLER-MAINT Total:	**16,932.59**
Fund: 425 - BLOSSOM MAD					
CITY OF SUISUN CITY	BLOSSOM	09/30/2024	UB-BLOSSOM MAINT 7/15/24...	425-6430-91525	1,017.00
PG&E	10182404	10/18/2024	0238568480-4	425-6430-91515	18.21
				Fund 425 - BLOSSOM MAD Total:	**1,035.21**
Fund: 430 - HERITAGE MAD					
CITY OF SUISUN CITY	HERITAGE	09/30/2024	UB-HERITAGE MAINTENANCE ...	430-6435-91525	18,758.16
PG&E	10042404	10/04/2024	6865550673-8	430-6435-91515	140.41
PG&E	10182405	10/18/2024	0306164485-6	430-6435-91515	100.96
				Fund 430 - HERITAGE MAD Total:	**18,999.53**
Fund: 435 - MTBELLO-MAINT					
CITY OF SUISUN CITY	MONTEBELLO VISTA	09/30/2024	UB-MONTEBELLO VISTA 7/15/...	435-6440-91525	9,553.14
PG&E	10112403	10/11/2024	2107672764-9	435-6440-91515	195.32
PG&E	10182406	10/18/2024	5833394946-7 & OBF LOAN	435-6440-91515	604.41
				Fund 435 - MTBELLO-MAINT Total:	**10,352.87**
Fund: 445 - PETERSON-MAINT					
PG&E	10042402	10/04/2024	2566007111-6	445-6445-91515	1,458.77

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
PG&E	10042425	10/04/2024	2861193602-3	445-6445-91510	532.40
PG&E	10042426	10/04/2024	3904395223-1	445-6445-91510	155.50
PG&E	10042427	10/04/2024	1537879362-2	445-6445-91510	10.04
PG&E	10042428	10/04/2024	9178618410-0	445-6445-91510	260.97
PG&E	10042429	10/04/2024	6632409173-6	445-6445-91510	14.75
PG&E	10042430	10/04/2024	6941550688-5	445-6445-91510	17.10
PG&E	10112402	10/11/2024	1456836734-7	445-6445-91515	1,342.43
OAKVILLE PUMP SERVICE	80215	10/11/2024	PW-BI ANNUAL INSPECT-QUAI...	445-6445-91431	152.75
				Fund 445 - PETERSON-MAINT Total:	**3,944.71**
Fund: 448 - RAILROAD AVE-AD					
CITY OF SUISUN CITY	RAILROAD	09/30/2024	UB-RAILROAD AVE MAINT 7/1...	448-6456-91525	423.20
				Fund 448 - RAILROAD AVE-AD Total:	**423.20**
Fund: 453 - VIC.HAR.ZONE-A					
PG&E	10042401	10/04/2024	7792227038-2	453-6453-91515	553.87
PG&E	10042402	10/04/2024	2566007111-6	453-6453-91515	181.64
				Fund 453 - VIC.HAR.ZONE-A Total:	**735.51**
Fund: 454 - VIC.HAR.ZONE-B					
PG&E	10042401	10/04/2024	7792227038-2	454-6454-91515	553.86
PG&E	10042402	10/04/2024	2566007111-6	454-6454-91515	141.91
				Fund 454 - VIC.HAR.ZONE-B Total:	**695.77**
Fund: 455 - VIC.HAR.ZONE-C					
PG&E	10042402	10/04/2024	2566007111-6	455-6455-91515	244.07
PG&E	10042402	10/04/2024	2566007111-6	455-6455-91515	1,146.58
PG&E	10182400	10/18/2024	3611998336-3	455-6455-91510	125.36
PG&E	10182402	10/18/2024	9885875157-5	455-6455-91510	402.97
PG&E	10292400	10/29/2024	0458895217-8	455-6455-91515	10.18
PG&E	10292405	10/29/2024	3271243624-8	455-6455-91510	265.14
				Fund 455 - VIC.HAR.ZONE-C Total:	**2,194.30**
Fund: 458 - VIC HAR-ZONE E					
PG&E	10042402	10/04/2024	2566007111-6	458-6458-91515	164.61
				Fund 458 - VIC HAR-ZONE E Total:	**164.61**
Fund: 459 - VIC HAR-ZONE F					
PG&E	10042402	10/04/2024	2566007111-6	459-6459-91515	170.28
LANDCARE HOLDING, INC	786712	10/11/2024	PW-VICTORY WAY BARKING P...	459-6459-91431	6,250.00
				Fund 459 - VIC HAR-ZONE F Total:	**6,420.28**
Fund: 465 - AMBERWOOD TZ1					
CITY OF SUISUN CITY	AMBER/BLOS	09/30/2024	UB-AMBERWOOD/BLOSSOM ...	465-6465-91525	100.80
				Fund 465 - AMBERWOOD TZ1 Total:	**100.80**
Fund: 468 - WALMART TZ6					
SOLANO DIVERSIFIED SERVIC	23-0721	10/11/2024	PW-WALTERS RD TRASH PICK ...	468-6468-91431	173.00
				Fund 468 - WALMART TZ6 Total:	**173.00**
Fund: 506 - SSWA CONNECTION					
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	506-5098-91140	991.90
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	506-5098-91140	1,998.00
				Fund 506 - SSWA CONNECTION Total:	**2,989.90**
Fund: 507 - SSWA OPER FUND					
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	507-5076-91335	600.00
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	507-5078-91140	14,706.20
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	507-5080-91140	146,878.05
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	507-5081-91140	29,068.73
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	507-5082-91140	164,694.31
KRONICK,MOSKOVITZ,TIEDE...	30909258	10/04/2024	SSWA LEGAL SERVICES THRO...	507-5076-91110	1,260.00
ASSISTANCE PLUS	52573	10/04/2024	UB-PROCESS WATER STATEM...	507-5076-91325	1,356.12
ACWA JPIA	2025	10/11/2024	2025 ANNUAL AGENCY DUES	507-5080-93220	20,000.00
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	507-5075-77610	-5,391.42
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	507-5076-91335	100.00
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	507-5078-91140	9,587.35

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	507-5080-91140	186,509.36
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	507-5081-91140	52,631.28
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	507-5082-91140	167,604.38
				Fund 507 - SSWA OPER FUND Total:	**789,604.36**
Fund: 510 - SSWA REPLACEMEN					
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	510-5231-96310	266.40
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	510-5296-96310	29,370.58
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	510-5351-96410	1,332.00
SOLANO IRRIGATION DIST	0043793	10/04/2024	MONTHLY BILLING-AUGUST 2...	510-5353-91140	8,043.42
CORONA ENVIRONMENTAL C...	U-8485	10/11/2024	SSWA-PROJECT DBP STUDY P...	510-5073-91140	15,257.95
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	510-5231-96310	621.60
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	510-5296-96310	102.96
				Fund 510 - SSWA REPLACEMEN Total:	**54,994.91**
Fund: 512 - 2019 BOND PROCE					
KJELDSEN, SINNOCK & NEUDE	38540	10/11/2024	SSWA-CEMENT HILL TANK 2A ...	512-5425-96310	33,177.11
SOLANO IRRIGATION DIST	0043869	10/29/2024	MONTHLY BILLING-SEPTEMBE...	512-5425-96310	2,220.00
				Fund 512 - 2019 BOND PROCE Total:	**35,397.11**
Fund: 705 - VEH/EQUIP-MAINT					
J RAMIREZ TOWING	111506	10/04/2024	PW-TOWING SERVICE PWM V...	705-6380-91430	125.00
EAST BAY TIRE CO	2077502	10/04/2024	PW-NEW TIRE FOR TOW MAS...	705-6380-91430	50.00
EAST BAY TIRE CO	2077502	10/04/2024	PW-NEW TIRE FOR TOW MAS...	705-6380-91440	327.88
GRN VLY ALOHA SAW & MOW...	86095	10/04/2024	PW-5#.170 MAGNUM RND	705-6380-91440	118.37
GRN VLY ALOHA SAW & MOW...	86178	10/04/2024	PW-5#.170 MAGNUM RND	705-6380-91440	117.29
GRN VLY ALOHA SAW & MOW...	86442	10/04/2024	PW-BACK PACK BLOWER REPA...	705-6380-91430	78.75
GRN VLY ALOHA SAW & MOW...	86442	10/04/2024	PW-BACK PACK BLOWER REPA...	705-6380-91440	28.46
GRN VLY ALOHA SAW & MOW...	86443	10/04/2024	PW-HEDGE TRIMMER REPAIR	705-6380-91430	78.75
GRN VLY ALOHA SAW & MOW...	86443	10/04/2024	PW-HEDGE TRIMMER REPAIR	705-6380-91440	223.95
GRN VLY ALOHA SAW & MOW...	86444	10/04/2024	PW-HEDGE TRIMMER REPAIR	705-6380-91430	105.00
GRN VLY ALOHA SAW & MOW...	86444	10/04/2024	PW-HEDGE TRIMMER REPAIR	705-6380-91440	303.76
HOLT OF CALIFORNIA	PS011164936	10/04/2024	PW-BLADES	705-6380-91440	283.94
HOLT OF CALIFORNIA	PS011165192	10/04/2024	PW-HYDO 10W 5GAL	705-6380-91435	315.41
MCKENZIE HARDWARE-PW	362387	10/11/2024	PW-DEF FLUID	705-6380-91440	21.66
MCKENZIE HARDWARE-PW	362425	10/11/2024	PW-HITCH PINS	705-6380-91440	10.38
MCKENZIE HARDWARE-PW	362489	10/11/2024	PW-DEF FLUID	705-6380-91440	99.66
J RAMIREZ TOWING	111288	10/18/2024	PD-TOWING SERVICE FOR PUB...	705-6380-91430	125.00
CODE THREE FIRE & SAFETY	241194	10/18/2024	PW CORP YARD-FIRE EXTINGU...	705-6380-91430	328.00
US BANK	092224144	09/22/2024	GELUZ-ZIP THRU-CAR WASH F...	705-6380-91430	55.85
RAMOS OIL COMPANY, INC	161698	10/25/2024	PW-RED DYED R99 RENEWAB...	705-6380-91445	881.27
ALTEC INDUSTRIES, INC	51402287	10/25/2024	PW-LIFT TRUCK REPAIR	705-6380-91430	4,223.46
ALTEC INDUSTRIES, INC	51402287	10/25/2024	PW-LIFT TRUCK REPAIR	705-6380-91440	1,781.06
HOLT OF CALIFORNIA	SW000191320	10/25/2024	PW-TROUBLESHOOT & REPAIR..	705-6380-91430	288.64
HOLT OF CALIFORNIA	SW000191320	10/25/2024	PW-TROUBLESHOOT & REPAIR..	705-6380-91440	597.60
GARTON TRACTOR INC	W0192108	10/25/2024	PW-TRACTOR RAN OUT OF FU...	705-6380-91430	2,025.00
GARTON TRACTOR INC	W0192108	10/25/2024	PW-TRACTOR RAN OUT OF FU...	705-6380-91440	1,124.42
				Fund 705 - VEH/EQUIP-MAINT Total:	**13,718.56**
Fund: 706 - VEH/EQU-RPLCMT					
ENTERPRISE FLEET MANAGE...	DM0000828	10/21/2024	ENTERPRISE LEASES FIRE/INV...	706-6385-91308	1,672.35
ENTERPRISE FLEET MANAGE...	DM0000829	10/21/2024	ENTERPRISE LEASES PW/INVO...	706-6385-91308	4,046.35
ENTERPRISE FLEET MANAGE...	DM0000830	10/21/2024	ENTERPRISE LEASES-PD/INV F...	706-6385-91308	12,668.78
ENTERPRISE FLEET MANAGE...	DM0000831	10/21/2024	E-ENTERPRISE LEASES-CITY IN...	706-6385-91308	24,485.44
				Fund 706 - VEH/EQU-RPLCMT Total:	**42,872.92**
Fund: 710 - NETWORK MAINT.					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	710-3320-90322	47.10
COMCAST	092424	10/04/2024	HIGH SPEED INTERNET 9/29/2...	710-3320-91310	158.52
AMAZON CAPITAL SERVICES	1QCF-QKNW-KLXW	10/04/2024	VARIOUS DEPTS-VARIOUS OFF...	710-3320-91435	266.19
COMCAST	219081632	10/18/2024	ETHERNET SVC-THROUGH 9/3...	710-3320-91310	789.22
US BANK	09222401	09/22/2024	ROBERTS-GRAVITY FORMS-A...	710-3320-91305	99.00
US BANK	09222403	09/22/2024	ROBERTS-UYUBICO-FIRMWAR...	710-3320-93130	1,049.07
AMAZON CAPITAL SERVICES	11JC-TXR4-9441	10/25/2024	VARIOUS DEPTS-VARIOUS OFF...	710-3320-91300	416.29

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AMAZON CAPITAL SERVICES	11JC-TXR4-9441	10/25/2024	VARIOUS DEPTS-VARIOUS OFF...	710-3320-91435	-35.71
AMAZON CAPITAL SERVICES	11JC-TXR4-9441	10/25/2024	VARIOUS DEPTS-VARIOUS OFF...	710-3320-91435	35.71
AMAZON CAPITAL SERVICES	11JC-TXR4-9441	10/25/2024	VARIOUS DEPTS-VARIOUS OFF...	710-3320-91435	416.28
DELL FINANCIAL SVCS LLC	3672073	10/29/2024	COMPUTER LEASE 11/5/24-12...	710-3320-91307	716.35
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	710-3320-91310	46.57
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	710-3320-91310	45.72
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	710-3320-91310	38.01
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	710-3320-91310	6.24
				Fund 710 - NETWORK MAINT. Total:	**4,094.56**
Fund: 712 - DISPATCH -P/S					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	712-2312-90322	157.00
LEADSONLINE LLC	412276	10/04/2024	PD-CELLHAWK SUBSCRIPTION	712-2312-91305	3,239.00
DEBORAH FAYE LOPEZ	100124	10/11/2024	PD-BACKGROUND INVESTIGAT..	712-2312-90500	750.00
MARK A. CLEMENTI, Ph.D.	10-01-24	10/11/2024	PD-PRE EMPLOYMENT PSYCH-...	712-2312-90500	1,688.00
DIGITAL LOGGERS	190829A	10/11/2024	PD-MAINTENANCE DLI 16 CH...	712-2312-91305	1,560.00
DEBORAH FAYE LOPEZ	081424	10/18/2024	PD-BACKGROUND INVESTIGAT..	712-2312-90500	2,000.00
DEBORAH FAYE LOPEZ	100824	10/18/2024	PD-BACKGROUND INVESTIGAT..	712-2312-90500	2,000.00
SUISUN UNIFORMS TT LLC	446	10/18/2024	PD-BLACK POLOS W/EMB BA...	712-2312-91455	173.18
US BANK	092224114	09/22/2024	LAZARO-IXII GROUP-CREDIT, ...	712-2312-90501	-262.50
US BANK	092224117	09/22/2024	LAZARO-HILTON-HOTEL CANC...	712-2312-90501	-215.81
US BANK	092224118	09/22/2024	LAZARO-HILTON-CREDIT, HOT...	712-2312-90501	-215.81
US BANK	092224153	09/22/2024	KENT-SOUTHWEST-FLIGHT, CL...	712-2312-90501	307.96
US BANK	092224154	09/22/2024	KENT-SOUTHWEST-FLIGHT, CL...	712-2312-90501	307.96
AMAZON CAPITAL SERVICES	11JC-TXR4-9441	10/25/2024	VARIOUS DEPTS-VARIOUS OFF...	712-2312-91300	185.52
VERIZON WIRELESS	9975928160	10/29/2024	PD-MOBILE SVC 9/11/24-10/1...	712-2312-91305	2,550.77
VERIZON WIRELESS	9976119229	10/29/2024	PD-MOBILE SVC 9/13/24-10/1...	712-2312-91305	114.03
				Fund 712 - DISPATCH -P/S Total:	**14,339.30**
Fund: 713 - PW MAINT-I.S.					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	713-6395-90322	157.00
AT&T-1714, 7335	092324	10/04/2024	PW PHONES	713-6395-91310	12.26
ALKAR	1544906	10/04/2024	PW-TEMP WORKERS WE 9/15...	713-6395-90125	9,385.02
ALKAR	1545029	10/04/2024	PW-TEMP WORKERS WE 9/22...	713-6395-90125	9,039.62
CINTAS CORPORATION #2	4205644864	10/04/2024	PW-UNIFORMS & BUILDING ...	713-6395-91415	33.03
CINTAS CORPORATION #2	4205644864	10/04/2024	PW-UNIFORMS & BUILDING ...	713-6395-91455	640.86
LINDE GAS & EQUIPMENT, IN	45304805	10/04/2024	PW-IND ACETYLENE & INDUS...	713-6395-91435	169.57
DEPARTMENT OF JUSTICE	760350	10/04/2024	FINGERPRINTS-PD, PW, REC	713-6395-90500	64.00
STERICYCLE, INC.	8006970716	10/04/2024	DISPOSAL REG MED WASTE-V...	713-6395-91425	131.97
STERICYCLE, INC.	8007282424	10/04/2024	DISPOSAL REG MED WASTE-V...	713-6395-91425	131.97
STERICYCLE, INC.	8007602474	10/04/2024	DISPOSAL REG MED WASTE-V...	713-6395-91425	131.97
STERICYCLE, INC.	8007904243	10/04/2024	DISPOSAL REG MED WASTE-V...	713-6395-91425	138.57
STERICYCLE, INC.	8008211248	10/04/2024	DISPOSAL REG MED WASTE-V...	713-6395-91425	138.57
WEX INC	99797048	10/04/2024	GAS USAGE 8/24/24-9/23/23 F..	713-6395-91445	3,516.37
NORTHBAY HEALTHCARE GRP...	OH124990	10/04/2024	PHYSICAL/DRUG SCREEN-REC,...	713-6395-90500	273.52
CAL PERS RETIREMENT SYSTEM	DM0000805	10/09/2024	MICHAEL CONTY CONTRIBUTI...	713-6395-90310	300.08
ALKAR	1545146	10/11/2024	PW-TEMP WORKERS WE 9/29...	713-6395-90125	11,645.09
CINTAS CORPORATION #2	4206287859	10/11/2024	PW-UNIFORMS & BUILDING ...	713-6395-91415	33.03
CINTAS CORPORATION #2	4206287859	10/11/2024	PW-UNIFORMS & BUILDING ...	713-6395-91455	473.45
CINTAS CORPORATION #2	4207012815	10/11/2024	PW-UNIFORMS & BUILDING ...	713-6395-91415	33.03
CINTAS CORPORATION #2	4207012815	10/11/2024	PW-UNIFORMS & BUILDING ...	713-6395-91455	541.46
IN HOUSE LEASING, INCORPO	4840	10/11/2024	COPIER LEASE OCT'24 VARIOU...	713-6395-91325	108.30
CINTAS CORPORATION #2	5233109706	10/11/2024	CORP YARD-REPLENISHMENT ...	713-6395-91455	107.93
US BANK	09222407	09/22/2024	HERROD-WALMART-CM LUN...	713-6395-90501	78.52
US BANK	09222408	09/22/2024	HERROD-LA CHARRITA-=CM L...	713-6395-90501	85.63
US BANK	09222409	09/22/2024	HERROD-IN ED & TRAIN-MAN...	713-6395-90501	549.00
US BANK	09222410	09/22/2024	HERROD-STAPLES-BREAKRO...	713-6395-91300	117.40
US BANK	09222411	09/22/2024	HERROD-707EMBZONE-MEAS...	713-6395-91435	398.25
US BANK	092224145	09/22/2024	GELUZ-JOE'S BUFFET-LUNCH ...	713-6395-90501	34.64
US BANK	092224147	09/22/2024	GELUZ-SOUTHWEST-FLIGHT T...	713-6395-90501	347.96
US BANK	092224148	09/22/2024	GELUZ-SOUTHWEST-FLIGHT, L...	713-6395-90501	347.96
US BANK	092224149	09/22/2024	GELUZ-SOUTHWEST-FLIGHT T...	713-6395-90501	347.96

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
US BANK	092224152	09/22/2024	GELUZ-KAHOOT!-TRAINING P...	713-6395-90501	60.02
US BANK	09222463	09/22/2024	VUE-ASIA FOODIE-DINNER FO...	713-6395-90501	38.21
US BANK	09222464	09/22/2024	VUE-SAC AIRPORT PKG-LAND...	713-6395-90501	16.50
US BANK	09222465	09/22/2024	VUE-TX DE BRAZIL-DINNER-NV	713-6395-90501	25.00
US BANK	09222466	09/22/2024	VUE-ENTERPRISE-CAR RENTAL,..	713-6395-90501	113.82
US BANK	09222467	09/22/2024	VUE-ARCO-GAS FOR RENTAL ...	713-6395-90501	9.77
US BANK	09222468	09/22/2024	VUE-HILTON HOTEL-HOTEL P...	713-6395-90501	45.63
AMAZON CAPITAL SERVICES	11JC-TXR4-9441	10/25/2024	VARIOUS DEPTS-VARIOUS OFF...	713-6395-91300	126.79
ALKAR	1545210	10/25/2024	PW-TEMP WORKERS WE 10/6...	713-6395-90125	9,960.36
ALKAR	1545271	10/25/2024	PW-TEMP WORKERS WE 10/1...	713-6395-90125	9,918.45
READYREFRESH BY NESTLE	24J2770400014	10/25/2024	PW-WATER SERVICE 9/7/24-1...	713-6395-91435	331.32
CINTAS CORPORATION #2	4208457657	10/25/2024	PW-UNIFORMS & BUILDING ...	713-6395-91415	33.03
CINTAS CORPORATION #2	4208457657	10/25/2024	PW-UNIFORMS & BUILDING ...	713-6395-91455	473.45
DEPARTMENT OF JUSTICE	767523	10/25/2024	FINGERPRINTS-PD X 4, PW X 4,..	713-6395-90500	128.00
NORTHBAY HEALTHCARE GRP...	OH126437	10/25/2024	PHYSICAL/DRUG SCREEN-PD, ...	713-6395-90500	503.52
J.J.R. ENTERPRISES, INC	4197053-CAL	10/29/2024	VARIOUS DEPT-COPIER USAGE...	713-6395-91325	56.64
CINTAS CORPORATION #2	4207775229	10/29/2024	PW-INIFORMS & BUILDING M...	713-6395-91415	33.03
CINTAS CORPORATION #2	4207775229	10/29/2024	PW-INIFORMS & BUILDING M...	713-6395-91455	473.45
VERIZON WIRELESS	9975928161	10/29/2024	PW-MOBILE SVC 9/11/24-10/...	713-6395-91310	807.33
				Fund 713 - PW MAINT-I.S. Total:	**62,668.31**
Fund: 715 - LIAB INS RESERV					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	715-1770-90322	15.70
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	715-1770-91310	15.37
PLAN JPA	PLAN-0176	10/29/2024	GENERAL LIABILITY CLAIMS-S...	715-1770-91925	816.69
				Fund 715 - LIAB INS RESERV Total:	**847.76**
Fund: 750 - WRKERS COMP INS					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	750-1780-90322	32.97
ATHENS INSURANCE SERVICE,	121	10/18/2024	REPLENISH WORKERS COMP ...	750-1780-91925	27,369.10
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	750-1780-91310	14.90
				Fund 750 - WRKERS COMP INS Total:	**27,416.97**
Fund: 810 - SOL CO FACILITY					
SOLANO COUNTY-AUDITOR/C...	100124	10/04/2024	PUBLIC FACILITES FEES: QTR 4 ...	810-4810-91250	185,260.00
				Fund 810 - SOL CO FACILITY Total:	**185,260.00**
Fund: 830 - SEWR DIST TRUST					
FAIRFIELD-SUISUN SEWER DIS...	DM0000833	10/10/2024	SEWER FEES FOR SEPT. 2024	830-4830-91250	456,213.52
				Fund 830 - SEWR DIST TRUST Total:	**456,213.52**
Fund: 901 - SA/ADMIN FUND					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	901-3511-90322	161.71
ALESHIRE & WYNDER, LLP	89569	10/04/2024	PROFESSIONAL SVCS-SUCCES...	901-3511-91110	655.60
AT&T	22407458	10/29/2024	707-421-7309	901-3511-91310	102.78
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	901-3511-91310	4.16
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	901-3511-91310	6.24
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	901-3511-91310	2.33
				Fund 901 - SA/ADMIN FUND Total:	**932.82**
Fund: 902 - RDA OBLIGATION					
SHELDON INVESTMENT COM...	102524	10/04/2024	LOAN PAYMENT	902-05548	241,231.81
SHELDON INVESTMENT COM...	102524	10/04/2024	LOAN PAYMENT	902-7620-94210	26,768.19
				Fund 902 - RDA OBLIGATION Total:	**268,000.00**
Fund: 903 - SA-HOUSING					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	903-3514-90322	78.50
CITY OF VACAVILLE, TREASU	202405	10/11/2024	HSG-2023-24 YR 3-MOU FOR ...	903-3514-91140	19,323.00
FIRST VANGUARD RENTALS &	1-511646	10/25/2024	PW-CONCRETE BARRIERS	903-3514-91435	1,897.98
FIRST VANGUARD RENTALS &	1-511724	10/25/2024	PW-CONCRETE BARRIERS	903-3514-91435	1,897.98
VERIZON WIRELESS	9975928162	10/29/2024	ADMIN-MOBILE SVC 9/11/24-...	903-3514-91310	4.16
				Fund 903 - SA-HOUSING Total:	**23,201.62**
Fund: 908 - RDA ASSET MGMT					
PG&E	10042423	10/04/2024	3010895990-6	908-3361-91510	55.82
PG&E	10112400	10/11/2024	5178857298-3: 5178857025, ...	908-3361-91510	1,801.52

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
PG&E	10112400	10/11/2024	5178857298-3: 5178857025, ...	908-3361-91510	32.24
REPUBLIC SERVICES #846	112363280	10/18/2024	GARBAGE SVCS-177 MAIN ST	908-3361-91520	358.72
				Fund 908 - RDA ASSET MGMT Total:	**2,248.30**
Fund: 909 - MARINA					
PG&E	10042412	10/04/2024	2156787786-1	909-8910-91510	26.28
CPRS	137527-2425	10/04/2024	INDIVIDUAL MEMBER DUES-...	909-8910-93220	150.00
AT&T	22343627	10/04/2024	707-429-2628	909-8910-91310	58.87
WEX INC	99797048	10/04/2024	GAS USAGE 8/24/24-9/23/23 F..	909-8910-91445	153.36
AMAZON CAPITAL SERVICES	1GJK-XWW6-7QFV	10/11/2024	MARINA-KEYBOARD, MOUSE, ...	909-8910-91300	77.98
AMAZON CAPITAL SERVICES	1LMC-PGTG-FX1P	10/11/2024	MARINA-LIGHT BULBS	909-8910-91435	58.44
MCKENZIE HARDWARE-M	362285	10/11/2024	MARINA-MISC SUPPLIES	909-8910-91435	48.73
SUPERIOR BUILDING SERVICE	45622	10/11/2024	MARINA JANITORIAL SVCS SE...	909-8910-91425	1,060.00
BAY AREA AIR QUALITY MGMT	T176126	10/11/2024	MARINA-PERMIT, RENEWAL &...	909-8910-91360	288.00
PG&E	10182401	10/18/2024	9268373134-0	909-8910-91510	1,099.13
REPUBLIC SERVICES #846	112363286	10/18/2024	GARBAGE SVCS-800 KELLOGG ...	909-8910-91520	335.26
REPUBLIC SERVICES #846	112363287	10/18/2024	GARBAGE SVCS-703 B CIVIC C...	909-8910-91520	164.42
REPUBLIC SERVICES #846	112363288	10/18/2024	GARBAGE SVCS-1200 KELLOGG..	909-8910-91520	246.63
AT&T	22407452	10/29/2024	707-421-1486	909-8910-91310	28.86
AT&T	22407460	10/29/2024	707-421-7313	909-8910-91310	43.61
VERIZON WIRELESS	9975928166	10/29/2024	REC-MOBILE SVC 9/11/24-10/...	909-8910-91310	46.57
				Fund 909 - MARINA Total:	**3,886.14**
Fund: 932 - SECTION8 CHOICE					
CITY OF SUISUN HOUSING AU...	DM0000797	10/01/2024	TO COVER HOUSING AP	932-01001	386,973.80
				Fund 932 - SECTION8 CHOICE Total:	**386,973.80**
Fund: 945 - HSG AUTH/ADMIN					
CAL PERS RETIREMENT SYSTEM	DM0000815	10/02/2024	OCT 2024 PREMIUMS	945-3490-90322	39.25
AMERICAN PACE SETTER SYST	40678	10/18/2024	HOUSING-#10 WINDOW ENVE...	945-3490-91300	458.45
J.J.R. ENTERPRISES, INC	4199079-CAL	10/29/2024	VARIOUS DEPTS-PRINTER US...	945-3490-91325	56.86
VERIZON WIRELESS	9975928165	10/29/2024	HOUSING-MOBILE SVC 9/11/24	945-3490-91310	1.32
VERIZON WIRELESS	9975928166	10/29/2024	REC-MOBILE SVC 9/11/24-10/...	945-3490-91310	41.57
				Fund 945 - HSG AUTH/ADMIN Total:	**597.45**
Fund: 974 - THEATER					
PG&E	10042411	10/04/2024	7710383064-0	974-3365-91510	602.08
				Fund 974 - THEATER Total:	**602.08**
				Grand Total:	**4,862,650.22**

Report Summary

Fund Summary

Fund	Payment Amount
010 - GENERAL FUND	1,247,000.84
052 - EVENTS-OTHERS	2,314.96
105 - ALL GAS TAXES	13,043.00
115 - TRANS.CIP FUNDS	931,428.69
117 - TRAIN DEPOT O&M	1,317.79
129 - SB1383-ORGANIC	9,016.10
130 - REFUSE/AB939	1.95
132 - RECYCL CONTAINR	5,000.00
142 - BOATING SAFETY	974.96
167 - ARP-AMER RESCUE	22,474.96
171 - PROP 49 GRANT	3,389.15
175 - POLICE GRANT/BSCC UPGRADE	2,200.00
185 - SEWER MAINTENANCE	15.70
187 - RPM GRANTS	1,606.68
189 - Prop.64 Grant -State	3,416.20
190 - DRAINAGE MAINT	11,034.30
205 - PG&E OBF	1,648.63
300 - PARK DEV FD	10,267.47
302 - Park Improvements	133,326.28
312 - POLICE FACILITY	2,955.19
320 - CAP IMPROV FEES	21,184.60
420 - LAWLER-MAINT	16,932.59
425 - BLOSSOM MAD	1,035.21
430 - HERITAGE MAD	18,999.53
435 - MTBELLO-MAINT	10,352.87
445 - PETERSON-MAINT	3,944.71
448 - RAILROAD AVE-AD	423.20
453 - VIC.HAR.ZONE-A	735.51
454 - VIC.HAR.ZONE-B	695.77
455 - VIC.HAR.ZONE-C	2,194.30
458 - VIC HAR-ZONE E	164.61
459 - VIC HAR-ZONE F	6,420.28
465 - AMBERWOOD TZ1	100.80
468 - WALMART TZ6	173.00
506 - SSWA CONNECTION	2,989.90
507 - SSWA OPER FUND	789,604.36
510 - SSWA REPLACEMEN	54,994.91
512 - 2019 BOND PROCE	35,397.11
705 - VEH/EQUIP-MAINT	13,718.56
706 - VEH/EQU-RPLCMT	42,872.92
710 - NETWORK MAINT.	4,094.56
712 - DISPATCH -P/S	14,339.30
713 - PW MAINT-I.S.	62,668.31
715 - LIAB INS RESERV	847.76
750 - WRKERS COMP INS	27,416.97
810 - SOL CO FACILITY	185,260.00
830 - SEWR DIST TRUST	456,213.52
901 - SA/ADMIN FUND	932.82
902 - RDA OBLIGATION	268,000.00
903 - SA-HOUSING	23,201.62
908 - RDA ASSET MGMT	2,248.30
909 - MARINA	3,886.14
932 - SECTION8 CHOICE	386,973.80
945 - HSG AUTH/ADMIN	597.45
974 - THEATER	602.08
Grand Total:	**4,862,650.22**

Account Summary

Account Number	Account Name	Payment Amount
010-01108	PREPAID POSTAGE EXPE…	2,041.99
010-01142	PREPAID COPIER EXPEN…	2,737.70
010-04402	FICA/MEDICARE TAX PA…	32,328.38
010-04403	FED WITHHOLDING TAX…	139,863.05
010-04404	STATE WITHHOLDINGS …	31,834.15
010-04405	ICMA DEFERRED COMP…	23,111.18
010-04408	PAYROLL GARNISHMENT…	276.92
010-04409	SEIU UNION ASSOC DUES..	513.18
010-04410	POLICE OFFICERS ASSOC…	1,520.00
010-04413	PERS RETIRMNT & SURV…	94,165.67
010-04417	STATE DISABILITY INSUR…	4,296.24
010-04422	PARS	2,114.82
010-04423	FIRE UNION DUES	1,116.94
010-04425	SCMPEA DUES	204.00
010-04427	401A Liability Account	1,294.63
010-04449	FSA SECTION 125 PLAN …	683.08
010-04456	PERS HEALTH BENEFITS …	148,825.48
010-04491	DAMAGE DEP-REC & SR …	3,367.00
010-04498	SUSPENSE ACCOUNT	7,297.69
010-04673	SS LOGISTICS CENTER	6,213.30
010-04683	HWY12-PENNSYLVANIA-…	31,944.00
010-1010-90501	TRAVEL TRAINING	626.43
010-1010-91140	Professional Services	9,575.00
010-1010-91300	Office Supplies	400.40
010-1010-91310	Phone Svc/Intrn	228.09
010-1015-91335	Board/Comm. Exp	900.00
010-1025-91330	Advertising	186.00
010-1710-90320	Health Benefits	3,896.71
010-1710-90322	Retiree Health	106.76
010-1710-90501	TRAVEL TRAINING	2,592.08
010-1710-91140	Othr Prof. Srvc	22,011.41
010-1710-91300	Office Supplies	171.69
010-1710-91310	Phone Svc/Intrn	18.69
010-1710-91325	Prntng/Copy Exp	150.34
010-1710-93330	Mktg & Promos	18,000.00
010-1750-90125	Temp Agency	7,561.32
010-1750-90322	Retiree Health	12.56
010-1750-91140	Othr Prof. Srvc	8,442.50
010-1750-91300	Office Supplies	188.62
010-1750-91310	Phone Svc/Intrn	13.97
010-1810-90322	Retiree Health	94.20
010-1810-91310	Phone Svc/Intrn	8.31
010-1815-91140	Othr Prof. Srvc	3,244.72
010-1815-91310	Phone Svc/Intrn	2.08
010-1815-91350	Bank Fees/Chgs.	1,000.00
010-1820-90322	Retiree Health	397.21
010-1820-90501	TRAVEL TRAINING	135.00
010-1820-91300	Office Supplies	263.74
010-1820-91305	Sftwre/Srv Agre	835.72
010-1820-91310	Phone Svc/Intrn	33.25
010-1820-91325	Prntng/Copy Exp	14.10
010-1820-91350	Bank Fees/Chgs.	50.04
010-1830-90322	Retiree Health	196.25
010-1830-91300	Office Supplies	4,355.41
010-1830-91305	Sftwre/Srv Agre	874.71
010-1830-91310	Phone Svc/Intrn	339.55
010-1830-91320	Postage	293.24
010-1830-91325	Prntng/Copy Exp	87.18

Account Summary

Account Number	Account Name	Payment Amount
010-1830-91350	Bank Fees/Chgs.	15,936.23
010-1830-91431	Othr Cntrct Svc	1,424.11
010-1910-90500	PHY/BACKGROUNDS	27.50
010-1910-91110	Legal Services	30,944.56
010-1910-91140	Othr Prof. Srvc	9,360.45
010-1910-91325	Prntng/Copy Exp	38.01
010-1910-91355	Admin Fee	398.23
010-1910-91435	Field Supplies	852.14
010-1910-93330	Mktg & Promos	1,343.75
010-2310-90322	Retiree Health	314.00
010-2310-90500	PHY/BACKGROUNDS	2,500.00
010-2310-91300	Office Supplies	734.46
010-2310-91305	Sftwre/Srv Agre	79.98
010-2310-91310	Phone Svc/Intrn	2,345.36
010-2310-91320	Postage	30.05
010-2310-91325	Prntng/Copy Exp	1,477.36
010-2310-91395	Misc Office Exp	5,658.29
010-2310-91431	Othr Cntrct Svc	16,497.96
010-2310-91435	Field Supplies	1,597.45
010-2310-91445	Gas/Diesel/Oil	13,194.71
010-2310-91455	Unif/Cloth/Sfty	940.73
010-2310-91510	PG&E/Gas & Elec	141.06
010-2320-91211	Animal Control	313,328.00
010-2326-90322	Retiree Health	157.00
010-2326-90501	TRAVEL TRAINING	900.00
010-2326-91310	Phone Svc/Intrn	41.57
010-2350-90322	Retiree Health	785.00
010-2350-90500	PHY/BACKGROUNDS	7,458.03
010-2350-90501	TRAVEL TRAINING	4,055.39
010-2350-91140	Othr Prof. Srvc	1,268.10
010-2350-91300	Office Supplies	207.50
010-2350-91310	Phone Svc/Intrn	1,292.29
010-2350-91320	Postage	18.00
010-2350-91350	Bank Fees/Chgs.	211.69
010-2350-91435	Field Supplies	206.31
010-2350-91455	Unif/Cloth/Sfty	48.43
010-2350-93120	Field Equipment	8,511.21
010-2350-93215	POST Training	1,903.00
010-2350-93220	Membership/Dues	667.80
010-2600-90500	PHY/BACKGROUNDS	49.00
010-2600-91310	Phone Svc/Intrn	2,185.35
010-2600-91320	Postage	14.24
010-2600-91325	Prntng/Copy Exp	666.58
010-2600-91330	Advertising	404.00
010-2610-90322	Retiree Health	314.00
010-2610-90324	Vol. FF Benefit	385.45
010-2610-90501	TRAVEL TRAINING	26.71
010-2610-91310	Phone Svc/Intrn	435.95
010-2610-91430	Cntrct Svc/Eqpt	4,633.53
010-2610-91435	Field Supplies	2,235.89
010-2610-91440	Auto Parts/Supp	90.56
010-2610-91445	Gas/Diesel/Oil	4,380.44
010-2610-91455	Unif/Cloth/Sfty	1,795.25
010-2610-91510	PG&E/Gas & Elec	52.08
010-2610-93121	Field Equip >5k	1,020.33
010-2617-90501	TRAVEL TRAINING	1,819.80
010-2620-90501	TRAVEL TRAINING	2,000.00
010-2620-91310	Phone Svc/Intrn	148.60

Account Summary

Account Number	Account Name	Payment Amount
010-2620-91350	Bank Fees/Chgs.	3.05
010-2620-91435	Field Supplies	32.92
010-2620-93220	Membership/Dues	55.00
010-2620-93330	Mktg & Promos	43.35
010-3310-90125	Temp Agency	4,060.00
010-3310-90322	Retiree Health	15.70
010-3310-91140	Othr Prof. Srvc	33,579.66
010-3310-91310	Phone Svc/Intrn	182.83
010-3310-91445	Gas/Diesel/Oil	238.45
010-3350-91310	Phone Svc/Intrn	83.14
010-3350-91330	Advertising	1,573.26
010-3350-91360	Govt Permit/Tax	547.00
010-3350-91415	Cntrct Svc/Bldg	188.00
010-3350-91425	Cntrct Svc/Jant	13,984.99
010-3350-91430	Cntrct Svc/Eqpt	306.37
010-3350-91431	Othr Cntrct Svc	848.68
010-3350-91435	Field Supplies	3,515.65
010-3350-91455	Unif/Cloth/Sfty	964.15
010-3350-91510	PG&E/Gas & Elec	2,333.70
010-3350-91520	Garbage Fees	168.52
010-3350-93120	Field Equipment	6,097.54
010-3350-93140	Major Fac Reprs	12,100.00
010-3357-91435	STA Bldg Maint-Field Su…	129.18
010-3363-90160	Salary Transfrs	210.00
010-3363-91435	Field Supplies	229.18
010-3363-91520	Garbage Fees	5,321.58
010-3410-90322	Retiree Health	172.70
010-3410-91140	Othr Prof. Srvc	376.25
010-3410-91310	Phone Svc/Intrn	51.69
010-3410-91330	Advertising	313.87
010-3410-91435	Field Supplies	20.00
010-3410-93310	Prof.Studies	6,500.00
010-3505-90322	Retiree Health	86.35
010-3505-91310	Phone Svc/Intrn	47.81
010-3505-91330	Advertising	275.00
010-3505-91465	Leases/Rentals	200.00
010-3505-93310	Prof.Studies	616.20
010-6005-90322	Retiree Health	14.13
010-6005-90501	TRAVEL TRAINING	1,250.00
010-6007-90322	Retiree Health	31.40
010-6010-90160	Salary Transfrs	-210.00
010-6010-90322	Retiree Health	12.56
010-6010-90501	TRAVEL TRAINING	3,012.87
010-6010-91300	Office Supplies	91.73
010-6010-91310	Phone Svc/Intrn	144.22
010-6010-91325	Prntng/Copy Exp	0.82
010-6330-91420	Cntrct Svc/Grnd	3,388.64
010-6330-91435	Field Supplies	5,972.33
010-6330-91510	PG&E/Gas & Elec	17.83
010-6330-91525	Water/Sewer Chg	12,614.28
010-8610-75220	Room Rentls/Rec	247.00
010-8610-90500	PHY/BACKGROUNDS	288.00
010-8610-91140	Othr Prof. Srvc	3,316.00
010-8610-91300	Office Supplies	785.02
010-8610-91310	Phone Svc/Intrn	770.99
010-8610-91320	Postage	1,926.47
010-8610-91325	Prntng/Copy Exp	706.67
010-8610-91350	Bank Fees/Chgs.	82.15

Account Summary

Account Number	Account Name	Payment Amount
010-8610-91435	Field Supplies	152.19
010-8610-91445	Gas/Diesel/Oil	221.02
010-8610-93220	Membership/Dues	180.00
010-8615-91435	Field Supplies	137.86
010-8617-91435	Field Supplies	51.71
010-8618-91435	Field Supplies	250.73
010-8680-91140	Othr Prof. Srvc	89.97
010-8680-91415	Cntrct Svc/Bldg	142.32
010-8680-91435	Field Supplies	6,229.36
010-8680-91510	PG&E/Gas & Elec	2,307.89
010-8680-91525	Water/Sewer Chg	2,504.58
010-8680-93120	Field Equipment	2,312.33
010-8750-75220	Room Rentls/Rec	36.00
010-8750-90501	TRAVEL TRAINING	600.00
010-8750-91140	Othr Prof. Srvc	1,860.50
010-8750-91310	Phone Svc/Intrn	28.86
010-8750-91415	Cntrct Svc/Bldg	153.68
010-8750-91435	Field Supplies	2,024.60
010-8750-91510	PG&E/Gas & Elec	2,459.49
010-8760-91310	Phone Svc/Intrn	83.85
010-8760-91435	Field Supplies	2,141.03
010-8760-91510	PG&E/Gas & Elec	62.58
010-8760-91525	Water/Sewer Chg	425.26
052-8817-91140	Othr Prof. Srvc	350.00
052-8817-91360	Govt Permit/Tax	440.10
052-8817-91431	Othr Cntrct Svc	1,340.00
052-8817-91435	Field Supplies	184.86
105-6320-90322	Retiree Health	31.40
105-6320-91435	Field Supplies	6,980.03
105-6320-91510	PG&E/Gas & Elec	43.18
105-6320-91515	PG&E/St Lights	5,988.39
115-04599	RETENTION-SHORT CON…	-43,364.76
115-9900-96310	CIP	107,498.40
115-9906-96310	CIP	590,871.81
115-9907-96310	CIP	11,000.00
115-9908-96310	CIP	265,423.24
117-3355-91425	Cntrct Svc/Jant	673.05
117-3355-91435	Field Supplies	644.74
129-6029-91330	Advertising	9,016.10
130-6030-91330	Advertising	1.95
132-6032-91330	Advertising	5,000.00
142-2405-91430	Cntrct Svc/Eqpt	808.92
142-2405-91445	Gas/Diesel/Oil	166.04
167-1917-91305	Sftwre/Srv Agre	7,289.96
167-1917-96440	ERP SYSTEM	6,635.00
167-6017-91435	Field Supplies	8,550.00
171-8650-90501	TRAVEL TRAINING	25.00
171-8650-91310	Phone Svc/Intrn	82.58
171-8650-91435	Field Supplies	1,354.36
171-8651-91435	Prop 49-ASES Relief III-Fi…	1,927.21
175-2428-96420	CIP/BLDG REPAIR	2,200.00
185-6310-90322	Retiree Health	15.70
187-8675-91410	Cntrct Svc/Infr	1,606.68
189-8659-90501	Travel Training	487.00
189-8659-91140	Othr Prof. Srvc	600.00
189-8659-91435	Field Supplies	2,329.20
190-6315-90322	Retiree Health	7.85
190-6315-91431	Othr Cntrct Svc	11,026.45

Account Summary

Account Number	Account Name	Payment Amount
205-7505-94110	Principal - PG&E OBF	1,648.63
300-9855-96210	Heritage Park-Capital De…	10,267.47
302-04599	Retention-CIP Contracts	-6,739.99
302-9919-96210	Capital Design	5,266.44
302-9919-96310	CIP	134,799.83
312-9992-93121	Field Equip >5k	2,955.19
320-6510-93310	Prof.Studies	21,184.60
420-6425-91420	Cntrct Svc/Grnd	76.37
420-6425-91510	PG&E/Gas & Elec	2,875.59
420-6425-91515	PG&E/St Lights	936.44
420-6425-91525	Water/Sewer Chg	13,044.19
425-6430-91515	PG&E/St Lights	18.21
425-6430-91525	Water/Sewer Chg	1,017.00
430-6435-91515	PG&E/St Lights	241.37
430-6435-91525	Water/Sewer Chg	18,758.16
435-6440-91515	PG&E/St Lights	799.73
435-6440-91525	Water/Sewer Chg	9,553.14
445-6445-91431	Othr Cntrct Svc	152.75
445-6445-91510	PG&E/Gas & Elec	990.76
445-6445-91515	PG&E/St Lights	2,801.20
448-6456-91525	Water/Sewer Chg	423.20
453-6453-91515	PG&E/St Lights	735.51
454-6454-91515	PG&E/St Lights	695.77
455-6455-91510	PG&E/Gas & Elec	793.47
455-6455-91515	PG&E/St Lights	1,400.83
458-6458-91515	PG&E/St Lights	164.61
459-6459-91431	Othr Cntrct Svc	6,250.00
459-6459-91515	PG&E/St Lights	170.28
465-6465-91525	Water/Sewer Chg	100.80
468-6468-91431	Othr Cntrct Svc	173.00
506-5098-91140	Othr Prof. Srvc	2,989.90
507-5075-77610	Water Sales	-5,391.42
507-5076-91110	Legal Services	1,260.00
507-5076-91325	Printing/copy	1,356.12
507-5076-91335	Board/Comm. Exp	700.00
507-5078-91140	Othr Prof. Srvc	24,293.55
507-5080-91140	Othr Prof. Srvc	333,387.41
507-5080-93220	Membership/Dues	20,000.00
507-5081-91140	Othr Prof. Srvc	81,700.01
507-5082-91140	Othr Prof. Srvc	332,298.69
510-5073-91140	Corona Evaluation Phase…	15,257.95
510-5231-96310	CIP	888.00
510-5296-96310	CIP	29,473.54
510-5351-96410	Blowers@Tank2A and G…	1,332.00
510-5353-91140	Water Quality Monitoring	8,043.42
512-5425-96310	CIP	35,397.11
705-6380-91430	Cntrct Svc/Eqpt	7,483.45
705-6380-91435	Field Supplies	315.41
705-6380-91440	Auto Parts/Supp	5,038.43
705-6380-91445	Gas/Diesel/Oil	881.27
706-6385-91308	VEHICLE LEASE	42,872.92
710-3320-90322	Retiree Health	47.10
710-3320-91300	Office Supplies	416.29
710-3320-91305	Sftwre/Srv Agre	99.00
710-3320-91307	COMPUTER LEASE	716.35
710-3320-91310	Phone Svc/Intrn	1,084.28
710-3320-91435	Field Supplies	682.47
710-3320-93130	Comptr Eq/Softw	1,049.07

Account Summary

Account Number	Account Name	Payment Amount
712-2312-90322	Retiree Health	157.00
712-2312-90500	PHY/BACKGROUNDS	6,438.00
712-2312-90501	TRAVEL TRAINING	-78.20
712-2312-91300	Office Supplies	185.52
712-2312-91305	Sftwre/Srv Agre	7,463.80
712-2312-91455	Unif/Cloth/Sfty	173.18
713-6395-90125	Temp Agency	49,948.54
713-6395-90310	PERS Retirement	300.08
713-6395-90322	Retiree Health	157.00
713-6395-90500	PHY/BACKGROUNDS	969.04
713-6395-90501	TRAVEL TRAINING	2,100.62
713-6395-91300	Office Supplies	244.19
713-6395-91310	Phone Svc/Intrn	819.59
713-6395-91325	Prntng/Copy Exp	164.94
713-6395-91415	Cntrct Svc/Bldg	165.15
713-6395-91425	Cntrct Svc/Jant	673.05
713-6395-91435	Field Supplies	899.14
713-6395-91445	Gas/Diesel/Oil	3,516.37
713-6395-91455	Unif/Cloth/Sfty	2,710.60
715-1770-90322	Retiree Health	15.70
715-1770-91310	Phone Svc/Intrn	15.37
715-1770-91925	Ins Prcd/Paymts	816.69
750-1780-90322	Retiree Health	32.97
750-1780-91310	Phone Svc/Intrn	14.90
750-1780-91925	Ins Prcd/Paymts	27,369.10
810-4810-91250	REMIT TO AGENCY	185,260.00
830-4830-91250	REMIT TO AGENCY	456,213.52
901-3511-90322	Retiree Health	161.71
901-3511-91110	Legal Services	655.60
901-3511-91310	Phone Svc/Intrn	115.51
902-05548	NOTES PAYABLE-SHELD…	241,231.81
902-7620-94210	Interest Exp	26,768.19
903-3514-90322	Retiree Health	78.50
903-3514-91140	Othr Prof. Srvc	19,323.00
903-3514-91310	Phone Svc/Intrn	4.16
903-3514-91435	FIELD SUPPLIES-HOUSING	3,795.96
908-3361-91510	PG&E/Gas & Elec	1,889.58
908-3361-91520	Garbage Fees	358.72
909-8910-91300	Office Supplies	77.98
909-8910-91310	Phone Svc/Intrn	177.91
909-8910-91360	Govt Permit/Tax	288.00
909-8910-91425	Cntrct Svc/Jant	1,060.00
909-8910-91435	Field Supplies	107.17
909-8910-91445	Gas/Diesel/Oil	153.36
909-8910-91510	PG&E/Gas & Elec	1,125.41
909-8910-91520	Garbage Fees	746.31
909-8910-93220	Membership/Dues	150.00
932-01001	HOUSING AUTH.--BANK …	386,973.80
945-3490-90322	Retiree Health	39.25
945-3490-91300	Office Supplies	458.45
945-3490-91310	Phone Svc/Intrn	42.89
945-3490-91325	Prntng/Copy Exp	56.86
974-3365-91510	PG&E/Gas & Elec	602.08
	Grand Total:	**4,862,650.22**

Project Account Summary

Project Account Key	Payment Amount
None	4,862,650.22

Project Account Summary

Project Account Key	Payment Amount
None	
Grand Total:	**4,862,650.22**

AGENDA ITEM NO. 18.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Accept the Investment Report for the Quarter Ending September 30, 2024.

FISCAL IMPACT: No fiscal impact; informational only. Considering the projected timing of cash receipts and disbursements and the structure of the Pooled Investment Portfolio, the City should be able to comfortably meet overall cash flow needs over the next six months.

STRATEGIC PLAN: Ensure Fiscal Solvency; Provide Good Governance.

BACKGROUND: Each quarter it is necessary to produce an Investment Report showing how all City, Housing Authority, Successor Agency and Suisun-Solano Water Authority's available cash is invested, in terms of the type of investment, what institution it is invested in, and current value and interest earnings.

STAFF REPORT:

The total cash and investment portfolio book value (cost) held by the City as of September 30, 2024 was $45,847,072, balances held in restricted accounts was $5,168,972

SSWA 2019 Series Bond Proceeds	$ 573,253
Debt Service Reserves	$, 4,595,719
General Fund	$ 7,614,443
Trust/Fiduciary Funds	$ 9,394,259
All Other Funds	$ 28,838,370
Total	$51,016 044

The cash and investments held by the City include the following components: Managed Investment Portfolio ($35,849,553), State of CA Local Agency Investment Fund ($18,814), California Asset Management Program (CAMP) Pooled Investment Fund ($6,365,193), Cash/Time Deposits ($3,399,072), and accrued interest on investments ($214,440).

Cash and investments held by the City and the trustees continue to be invested in accordance with the Government Code and the City's Investment Policy.

During the quarter, four investments matured: Three Certificates of Deposit in the amounts of $330,000, $450,000 & $325,000 and one Federal Agency Bond in the amount of $250,000. 16 new investments were purchased: Two Certificates of Deposit in the amounts of $250,000 & $250,000, Three Corporate Bonds/Notes in the amounts of $1,951,300, $2,775,300 & $1,847,400, Seven Federal Agency Bonds/Notes in the amounts of $331,996, $961,100, $144,727, $962,000, $465,220, $1,724,243 & $962,500 & Four municipal bonds/notes in the amounts of $1,158,234, $247,063, $176,540 & $249,958.

Two-year Treasuries yielding 4.71% at the beginning of the quarter ended lower at the end of the quarter at 3.66%, which was a decrease of 105 basis points for the quarter.

As of September 30, 2024, the Weighted Yield to Maturity on the Managed Investment Portfolio was 4.32%.

At the end of this quarter, the Weighted Average Maturity of the Managed Investment Portfolio was 2.84 years.

The Federal Open Market Committee (FOMC) meets approximately every six weeks and determines the level of the Federal Funds Rate. At the September 17th meeting, the FOMC voted to lower the target range for the federal funds rate by ½ percentage point to 4¾ to 5 percent.

Finance staff hired Optimized Investment Partners in May 2024 to help improve the investment returns for the city and to ensure compliance with California Government Code by ensuring safety of principal and sufficient liquidity for operations. Ongoing portfolio management activity will continue to be performed in partnership with Optimized Investment Partners, the City Manager, the Finance Director and the Finance Manager.

STAFF RECOMMENDATION: DECISION-MAKER CONFLICT: Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the real property holdings of the City Council members do not create a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.).

Staff is not independently aware and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

STAFF RECOMMENDATION: It is recommended that the Council/Authority accept the Quarter Ending September 30, 2024, Financial Officer's Investment Report.

DOCUMENTS ATTACHED:

1. Financial Officer's Investment Report, for the Quarter Ending September 30, 2024.

PREPARED BY: Elizabeth Luna, Accounting Services Manager
REVIEWED BY: Lakhwinder Deol, Finance Director
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

Quarterly Investment Report Suisun City-For the Quarter Ended September 30, 2024.pdf
Suisun City-Investment Report - Council Info Memo 9.30.24.docx

OPTIMIZED
Investment Partners



INVESTMENT REPORT FOR THE QUARTER ENDED SEPT 30, 2024

Robert Michalik
COO & Registered Investment Advisor
www.optimizedip.com

by Optimized Investment Partners, LLC

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PERFORMANCE SUMMARY SNAPSHOT

TOTAL INTEREST EARNINGS FOR THE QUARTER: $518,017

ESTIMATED EARNINGS BY MONTH

Interest Earnings	FY23-24	FY24-25	Change
July		$ 110,095	$ 110,095
August		$ 210,048	$ 210,048
September		$ 197,874	$ 197,874
Total for Quarter	$ -	$ 518,017	$ 518,017

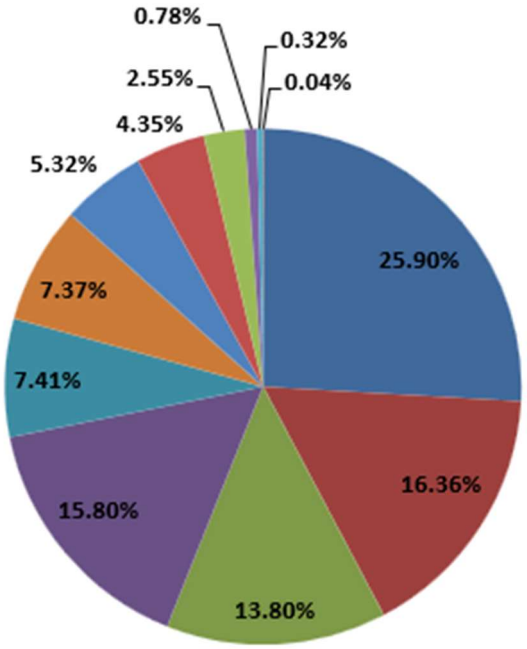
Note: Interest Earnings figures do not include capital gains or losses

PORTFOLIO KEY STATISTICS

Portfolio Key Statistics		
PAR Value	$	43,333,288
Book Value (COST)	$	42,233,560
Market Value	$	42,737,374
Weighted Average Maturity (in years)		2.84
Weighted Yield to Maturity*		4.32%

*Note: Cash/time deposits not included in WYTM

% OF PORTFOLIO BY INVESTMENT TYPE

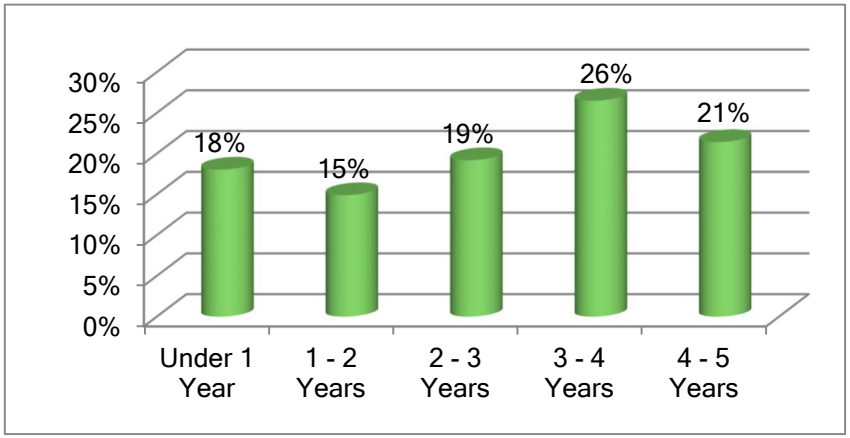


Investment Type	% Held
CORPORATE ISSUES	25.90%
ASSET BACKED/MORTGAGE BACKED SECURITIES	16.36%
CAMP	13.80%
FEDERAL AGENCY BOND	15.80%
U.S. TREASURY BILL/NOTE	7.41%
CASH/TIME DEPOSITS	7.37%
U.S. BANK CUSTODIAL CASH ACCOUNT	5.32%
MUNICIPAL BOND/NOTE	4.35%
CERTIFICATE OF DEPOSIT	2.55%
SENIOR UNSECURED UNSUBORDINATE OBLIGATIONS (SUPRANATIONALS)	0.78%
COMMERCIAL PAPER	0.32%
STATE OF CA LOCAL AGENCY INVESTMENT FUND	0.04%
ALL INVESTMENTS	**100.00%**

PORTFOLIO MATURITY DISTRIBUTION

Portfolio Maturity	PAR Maturing	% Maturing
Under 1 Year	$ 6,219,312	18%
1 - 2 Years	$ 5,136,991	15%
2 - 3 Years	$ 6,615,410	19%
3 - 4 Years	$ 9,136,612	26%
4 - 5 Years	$ 7,385,000	21%
Total	$ 34,493,325	100%

Pooled investments & U.S. Bank Custodial cash accounts are not included in the Portfolio Maturity Distribution table or chart.



Suisun City
Summary of Cash and Investments for the Quarter Ended September 30, 2024

Portfolio Assets	Par Value (1)	Market Value (2)	Book Value (3)	% of Portfolio
Cash & Investments Held by District				
Investment Portfolio				
Managed Investments				
U.S. Bank Custodial Cash Account	$ 2,455,955.65	$ 2,455,955.65	$ 2,455,955.65	5.38%
U.S. Treasury Bill/ Note	$ 3,465,000.00	$ 3,418,483.55	$ 3,380,518.77	7.41%
Federal Agency Bond	$ 7,435,000.00	$ 7,290,754.75	$ 7,222,476.29	15.83%
Certificate of Deposit	$ 1,160,000.00	$ 1,178,638.20	$ 1,160,000.00	2.54%
Commercial Paper	$ 150,000.00	$ 148,612.50	$ 144,215.00	0.32%
Corporate Issues	$ 12,255,000.00	$ 11,949,168.90	$ 11,736,405.45	25.72%
Asset Backed/Mortgage Backed Securities	$ 7,538,324.81	$ 7,548,083.15	$ 7,423,938.37	16.27%
Senior Unsecured Unsubordinate Obligations (Supranationals)	$ 350,000.00	$ 358,060.00	$ 349,246.50	0.77%
Municipal Bond/Note	$ 2,140,000.00	$ 2,005,609.80	$ 1,976,796.70	4.33%
Managed Investments Subtotal	**$ 36,949,280.46**	**$ 36,353,366.50**	**$ 35,849,552.73**	**78.56%**
Pooled Investments				
State of CA Local Agency Investment Fund	$ 18,814.26	$ 18,814.26	$ 18,814.26	0.04%
CAMP	$ 6,365,192.81	$ 6,365,192.81	$ 6,365,192.81	13.95%
Pooled Investments Subtotal	**$ 6,384,007.07**	**$ 6,384,007.07**	**$ 6,384,007.07**	**13.99%**
Investment Portfolio Subtotal	**$ 43,333,287.53**	**$ 42,737,373.57**	**$ 42,233,559.80**	**92.55%**
Cash/Time Deposits	$ 3,399,071.96	$ 3,399,071.96	$ 3,399,071.96	7.45%
Funds Available for Investment	**$ 46,732,359.49**	**$ 46,136,445.53**	**$ 45,632,631.76**	**100.00%**
Accrued Interest	$ 214,439.79	$ 214,439.79	$ 214,439.79	
Total Cash & Investments Held by City	**$ 46,946,799.28**	**$ 46,350,885.32**	**$ 45,847,071.55**	

Cash & Investments Held by Trustee			
Investment Agreements	$ -	$ -	$ -
Cash with Fiscal Agents	$ -	$ -	$ -
Restricted Cash	$ 5,168,972.00	$ 5,168,972.00	$ 5,168,972.00
U.S. Government	$ -	$ -	$ -
Total Cash & Investments Held by Trustee	**$ 5,168,972.00**	**$ 5,168,972.00**	**$ 5,168,972.00**
Total Portfolio	**$ 52,115,771.28**	**$ 51,519,857.32**	**$ 51,016,043.55**

Notes:

1. Par value is the principal amount of the investment on maturity.
2. Market values contained herein are received from sources we believe are reliable; however, we do not guarantee their accuracy.
3. Book value is par value of the security plus or minus any premium or discount on the security.

TRANSACTIONS REPORT

Matured Investments

Security Description	Maturity Date	CUSIP Id	Transaction Description	PAR Value	Tax Cost	Proceeds
BANK OF MONTREAL CHICAGO	08/16/2024	06367DC60	MATURED PAR VALUE OF BANK OF MONTREAL C D 5.970%	$330,000.00	$(330,000.00)	$330,000.00
FEDERAL HOME LOAN BKS	09/23/2024	3130AMVV1	MATURED PAR VALUE OF F H L B DEB 0.430%	$250,000.00	$(250,000.00)	$250,000.00
TORONTO DOMINION BANK NY	07/05/2024	89115BRL6	MATURED PAR VALUE OF TORONTO DOMINION C D 6.030%	$325,000.00	$(325,000.00)	$325,000.00
WESTPAC BKG CORP N Y BRH INSTL	08/02/2024	96130AUL0	MATURED PAR VALUE OF WESTPAC BKG C D 5.850%	$450,000.00	$(450,000.00)	$450,000.00

Newly Purchased Investments

CUSIP Id	Security Description	Settlement Date	Transaction Description	PAR Value	Tax Cost
38150VWG0	GOLDMAN SACHS BK	**08/06/2024**	PURCHASED PAR VALUE OF GOLDMAN SACHS BK C D 4.750%	$ 250,000.00	$ 250,000.00
07371BYP0	BEAL BK PLANO TEX	**08/07/2024**	PURCHASED PAR VALUE OF BEAL BK PLANO C D 4.750%	$ 250,000.00	$ 250,000.00
14913R3A3	CATERPILLAR FINL SVCS	**07/31/2024**	PURCHASED PAR VALUE OF CATERPILLAR FINL MTN 3.600%	$ 2,000,000.00	$1,951,300.00
24422EUY3	JOHN DEERE CAPITAL CORP	**07/31/2024**	PURCHASED PAR VALUE OF JOHN DEERE MTN 2.800%	$ 3,000,000.00	$2,775,300.00
713448EL8	PEPSICO INC	**07/31/2024**	PURCHASED PAR VALUE OF PEPSICO INC 2.625%	2,000,000.00	1,847,400.00
3130ANDH0	FEDERAL HOME LOAN BKS	**07/31/2024**	PURCHASED PAR VALUE OF F H L B DEB 1.000%	$ 350,000.00	$ 331,996.00
3130ANEG1	FEDERAL HOME LOAN BKS	**07/31/2024**	PURCHASED PAR VALUE OF F H L B DEB 0.750%	$ 1,000,000.00	$ 961,100.00
3130AQR62	FEDERAL HOME LOAN BKS	**07/31/2024**	PURCHASED PAR VALUE OF F H L B DEB 1.750%	150,000.00	144,727.50
3133EL2U7	FEDERAL FARM CREDIT BKS	**07/31/2024**	PURCHASED PAR VALUE OF F F C B DEB 0.680%	1,000,000.00	962,000.00
3134GWBN5	F H L M C M T N	**07/31/2024**	PURCHASED PAR VALUE OF F H L M C M T N 0.800%	500,000.00	465,220.00
3134H16U2	F H L M C M T N	**07/31/2024**	PURCHASED PAR VALUE OF F H L M C M T N 4.300%	1,735,000.00	1,724,243.00
3135G05M1	F N M A	**07/31/2024**	PURCHASED PAR VALUE OF F N M A 0.700%	1,000,000.00	962,500.00
67908PBG0	OKLAHOMA ST CAPITOL IMPT AUTH REV	**07/31/2024**	PURCHASED PAR VALUE OF OKLAHOMA ST CAPITOL 1.949%	1,265,000.00	1,158,234.00
752096AG2	RANCHO ADOBE FIRE PROTN DIST CA	**08/05/2024**	PURCHASED PAR VALUE OF RANCHO ADOBE CA 1.960%	270,000.00	247,063.50
658909H33	NORTH DAKOTA ST HSG FIN AGY TAXABLE	**08/07/2024**	PURCHASED PAR VALUE OF NORTH DAKOTA ST HSG 3.380%	180,000.00	176,540.40
03255LJF7	ANAHEIM CA PUB FING AUTH LEASE	**08/14/2024**	PURCHASED PAR VALUE OF ANAHEIM CA PUB 1.864%	280,000.00	249,958.80

Sold Investments

Security Description	Settlement Date	CUSIP Id	Transaction Description	PAR Value	Tax Cost	Proceeds
NONE						

Paid Down Investments

Security Description	Settlement Date	CUSIP Id	Transaction Description	Paid Down Par Value	Tax Cost	Proceeds
BMW VEH OWNER TR	07/25/2024	05602RAD3	PAID DOWN PAR VALUE OF BMW VEH OWNER TR 3.210%	$ (3,070.25)	$ (3,070.25)	$ (3,070.25)
BMW VEH OWNER TR	08/26/2024	05602RAD3	PAID DOWN PAR VALUE OF BMW VEH OWNER TR 3.210%	$ (3,135.24)	$ (3,135.24)	$ (3,135.24)
BMW VEH OWNER TR	09/25/2024	05602RAD3	PAID DOWN PAR VALUE OF BMW VEH OWNER TR 3.210%	$ (3,079.73)	$ (3,079.73)	$ (3,079.73)
CARMAX AUTO OWNER TRUST	7/15/24	14318MAD1	PAID DOWN PAR VALUE OF CARMAX AUTO OWNER 3.970%	$ (7,977.11)	$ (7,977.11)	$ (7,977.11)
CARMAX AUTO OWNER TRUST	8/15/24	14318MAD1	PAID DOWN PAR VALUE OF CARMAX AUTO OWNER 3.970%	$ (8,112.28)	$ (8,112.28)	$ (8,112.28)
CARMAX AUTO OWNER TRUST	9/16/24	14318MAD1	PAID DOWN PAR VALUE OF CARMAX AUTO OWNER 3.970%	$ (8,640.53)	$ (8,640.53)	$ (8,640.53)
F N M A GTD R E M I C PASS THRU	9/25/24	3136BQDE6	PAID DOWN PAR VALUE OF F N M A GTD REMIC 4.190%	$ (9,830.05)	$ (9,830.05)	$ (9,830.05)
F H L M C MULTICLASS MTG PARTN	7/25/24	3137BGK24	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 3.062%	$ (719.21)	$ (719.21)	$ (719.21)
F H L M C MULTICLASS MTG PARTN	8/26/24	3137BGK24	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 3.062%	$ (5,503.71)	$ (5,503.71)	$ (5,503.71)
F H L M C MULTICLASS MTG PARTN	9/25/24	3137BGK24	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 3.062%	$ (27,884.78)	$(27,884.78)	$(27,884.78)
F H L M C MULTICLASS MTG PARTN	7/25/24	3137BJP64	PAID DOWN PAR VALUE OF F H L M C MLTCL MTG 3.205%	$ (416.35)	$ (416.35)	$ (416.35)
F H L M C MULTICLASS MTG PARTN	8/26/24	3137BJP64	PAID DOWN PAR VALUE OF F H L M C MLTCL MTG 3.205%	$ (396.23)	$ (396.23)	$ (396.23)
F H L M C MULTICLASS MTG PARTN	9/25/24	3137BJP64	PAID DOWN PAR VALUE OF F H L M C MLTCL MTG 3.205%	$ (397.55)	$ (397.55)	$ (397.55)
F H L M C MULTICLASS MTG PARTN	7/25/24	3137BTUM1	PAID DOWN PAR VALUE OF F H L M C MLTCL MTG 3.347%	$ (292.24)	$ (292.24)	$ (292.24)
F H L M C MULTICLASS MTG PARTN	8/26/24	3137BTUM1	PAID DOWN PAR VALUE OF F H L M C MLTCL MTG 3.347%	$ (276.05)	$ (276.05)	$ (276.05)
F H L M C MULTICLASS MTG PARTN	9/25/24	3137BTUM1	PAID DOWN PAR VALUE OF F H L M C MLTCL MTG 3.347%	$ (276.98)	$ (276.98)	$ (276.98)
F H L M C MULTICLASS MTG PARTN	7/25/24	3137FJXQ7	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 3.750%	$ (248.44)	$ (248.44)	$ (248.44)
F H L M C MULTICLASS MTG PARTN	8/26/24	3137FJXQ7	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 3.750%	$ (93.16)	$ (93.16)	$ (93.16)
F H L M C MULTICLASS MTG PARTN	9/25/24	3137FJXQ7	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 3.750%	$ (93.52)	$ (93.52)	$ (93.52)
F H L M C MULTICLASS MTG PARTN	9/25/24	3137FLN34	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 3.208%	$ (1,281.53)	$ (1,281.53)	$ (1,281.53)
F H L M C MULTICLASS MTG PARTN	7/25/24	3137FMU67	PAID DOWN PAR VALUE OF F H L M C MLTCL MTG 2.862%	$ (386.13)	$ (386.13)	$ (386.13)
F H L M C MULTICLASS MTG PARTN	8/26/24	3137FMU67	PAID DOWN PAR VALUE OF F H L M C MLTCL MTG 2.862%	$ (358.41)	$ (358.41)	$ (358.41)
F H L M C MULTICLASS MTG PARTN	9/25/24	3137FMU67	PAID DOWN PAR VALUE OF F H L M C MLTCL MTG 2.862%	$ (359.74)	$ (359.74)	$ (359.74)
F H L M C MULTICLASS MTG PARTN	7/25/24	3137HAD45	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 4.777%	$ (115.98)	$ (115.98)	$ (115.98)
F H L M C MULTICLASS MTG PARTN	8/26/24	3137HAD45	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 4.777%	$ (113.93)	$ (113.93)	$ (113.93)
F H L M C MULTICLASS MTG PARTN	9/25/24	3137HAD45	PAID DOWN PAR VALUE OF F H L M C MLTCL MT 4.777%	$ (114.54)	$ (114.54)	$ (114.54)
F H L M C MULTICLASS MTG PARTN	7/25/24	3137HAMN3	PAID DOWN PAR VALUE OF F H L M C MLTCL 5.272%	$ (171.68)	$ (171.68)	$ (171.68)
F H L M C MULTICLASS MTG PARTN	8/26/24	3137HAMN3	PAID DOWN PAR VALUE OF F H L M C MLTCL 5.272%	$ (213.43)	$ (213.43)	$ (213.43)
F H L M C MULTICLASS MTG PARTN	9/25/24	3137HAMN3	PAID DOWN PAR VALUE OF F H L M C MLTCL 5.272%	$ (214.70)	$ (214.70)	$ (214.70)
GM FIN CONS AUTO REC	7/16/24	380146AC4	PAID DOWN PAR VALUE OF GM FIN CONS AUTO 1.260%	$ (2,256.65)	$ (2,256.65)	$ (2,256.65)
GM FIN CONS AUTO REC	8/16/24	380146AC4	PAID DOWN PAR VALUE OF GM FIN CONS AUTO 1.260%	$ (2,347.89)	$ (2,347.89)	$ (2,347.89)
GM FIN CONS AUTO REC	9/16/24	380146AC4	PAID DOWN PAR VALUE OF GM FIN CONS AUTO 1.260%	$ (2,212.60)	$ (2,212.60)	$ (2,212.60)
HYUNDAI AUTO REC TR	7/15/24	448977AD0	PAID DOWN PAR VALUE OF HYUNDAI AUTO REC 2.220%	$ (5,761.58)	$ (5,761.58)	$ (5,761.58)
HYUNDAI AUTO REC TR	8/15/24	448977AD0	PAID DOWN PAR VALUE OF HYUNDAI AUTO REC 2.220%	$ (5,765.05)	$ (5,765.05)	$ (5,765.05)
HYUNDAI AUTO REC TR	9/16/24	448977AD0	PAID DOWN PAR VALUE OF HYUNDAI AUTO REC 2.220%	$ (5,726.61)	$ (5,726.61)	$ (5,726.61)
MERCEDES BENZ AUTO	7/15/24	58768PAC8	PAID DOWN PAR VALUE OF MERCEDES BENZ AUTO 5.210%	$ (3,399.34)	$ (3,399.34)	$ (3,399.34)
MERCEDES BENZ AUTO	8/15/24	58768PAC8	PAID DOWN PAR VALUE OF MERCEDES BENZ AUTO 5.210%	$ (11,425.11)	$(11,425.11)	$(11,425.11)
MERCEDES BENZ AUTO	9/16/24	58768PAC8	PAID DOWN PAR VALUE OF MERCEDES BENZ AUTO 5.210%	$ (11,260.23)	$(11,260.23)	$(11,260.23)

Security Description	CUSIP Id	Settlem Date	Maturity	Par Value	Market Value	Book Value	YTM	Moody Rating	S&P Rating
BANK OF MONTREAL CHICAGO	06367DC60	08/17/23	08/16/24	$ 330,000	$ 330,145.20	$ 330,000.00	5.970%	N/A	N/A
COOPERATIEVE CENTRALE RAIFFEISEN	21684LGS5	07/20/23	07/17/26	$ 250,000	$ 256,652.50	$ 250,000.00	5.080%	N/A	N/A
NATIXIS NY	63873QP65	09/20/23	09/18/26	$ 160,000	$ 165,283.20	$ 160,000.00	5.610%	N/A	N/A
TORONTO DOMINION	89115B6K1	10/31/22	10/27/25	$ 250,000	$ 254,222.50	$ 250,000.00	5.580%	N/A	N/A
TORONTO DOMINION BANK NY	89115BRL6	07/10/23	07/05/24	$ 325,000	$ 325,026.00	$ 325,000.00	6.030%	N/A	N/A
WESTPAC BKG CORP N Y BRH INSTL	96130AUL0	08/07/23	08/02/24	$ 450,000	$ 450,117.00	$ 449,979.74	5.850%	N/A	N/A
GOLDMAN SACHS BK	38150VWG0	08/06/24	08/06/25	$ 250,000	$ 251,240.00	$ 250,000.00	4.750%	N/A	N/A
BEAL BK PLANO TEX	07371BYP0	08/07/24	08/06/25	$ 250,000	$ 251,240.00	$ 250,000.00	4.750%	N/A	N/A
CERTIFICATE OF DEPOSIT				**$ 2,265,000**	**$ 2,283,926.40**	**$ 2,264,979.74**			
FEDERAL HOME LOAN BKS	3130AMVV1	03/31/23	09/23/24	$ 250,000	$ 247,097.50	$ 235,380.00	4.560%	N/A	N/A
FEDERAL HOME LOAN BKS	3130AJHU6	04/16/20	04/14/25	$ 120,000	$ 117,573.60	$ 119,404.80	0.600%	AAA	AA+
F H L M C M T N	3134GWZV1	12/07/21	10/22/25	$ 225,000	$ 217,242.00	$ 219,937.50	1.250%	AAA	N/A
FEDERAL HOME LOAN BKS	3130APQ81	08/08/22	11/08/24	$ 200,000	$ 199,206.00	$ 189,644.00	3.410%	AAA	AA+
FEDERAL HOME LOAN BKS	3130ANMH0	07/20/22	08/20/26	$ 200,000	$ 190,486.00	$ 182,338.00	3.440%	AAA	AA+
F N M A	3135G0X24	01/10/20	01/07/25	$ 100,000	$ 99,193.00	$ 99,681.00	1.690%	AAA	AA+
FEDERAL HOME LOAN BKS	3130ATS57	03/23/23	03/10/28	$ 200,000	$ 205,826.00	$ 204,684.49	3.980%	AAA	AA+
F H L M C M T N	3134GYDT6	01/24/23	01/24/25	$ 200,000	$ 199,936.00	$ 200,000.00	5.150%	AAA	AA+
F N M A	3135GAS28	04/30/24	04/23/27	$ 255,000	$ 256,211.25	$ 255,000.00	5.420%	AAA	AA+
F H L M C M T N	3134H1FT5	10/10/23	10/10/28	$ 200,000	$ 199,778.00	$ 200,000.00	6.000%	AAA	AA+
FEDERAL HOME LOAN BKS	3130ANDH0	07/31/24	07/28/26	$ 350,000	$ 337,039.50	$ 331,996.00	4.470%	AAA	AA+
FEDERAL HOME LOAN BKS	3130ANEG1	07/31/24	08/19/25	$ 1,000,000	$ 969,160.00	$ 961,100.00	4.580%	AAA	AA+
FEDERAL HOME LOAN BKS	3130AQR62	07/31/24	08/25/26	$ 150,000	$ 146,851.50	$ 144,727.50	4.450%	AAA	AA+
FEDERAL FARM CREDIT BKS	3133EL2U7	07/31/24	08/04/25	$ 1,000,000	$ 971,720.00	$ 962,000.00	4.570%	AAA	AA+
F H L M C M T N	3134GWBN5	07/31/24	07/30/26	$ 500,000	$ 473,540.00	$ 465,220.00	4.470%	AAA	N/A
F H L M C M T N	3134H16U2	07/31/24	07/17/28	$ 1,735,000	$ 1,734,201.90	$ 1,724,243.00	4.470%	AAA	AA+
F N M A	3135G05M1	07/31/24	07/30/25	$ 1,000,000	$ 972,790.00	$ 962,500.00	4.570%	AAA	AA+
FEDERAL AGENCY BOND/NOTE				**$ 7,685,000**	**$ 7,537,852.25**	**$ 7,457,856.29**			
FIRST AMERICAN GOVERNMENT	31846V203			$ 2,455,956	$ 2,455,955.65	$ 2,455,955.65	N/A	N/A	N/A
INVESTMENT CASH ACCOUNT				**$ 2,455,956**	**$ 2,455,955.65**	**$ 2,455,955.65**			
U S TREASURY NOTE	91282CAB7	08/04/21	07/31/25	$ 200,000	$ 193,802.00	$ 197,843.75	0.520%	AAA	N/A

Security Description	CUSIP Id	Settlem Date	Maturity	Par Value	Market Value	Book Value	YTM	Moody Rating	S&P Rating
U S TREASURY NOTE	91282CAM3	10/26/21	09/30/25	$ 250,000	$ 240,977.50	$ 243,046.87	0.970%	AAA	N/A
U S TREASURY NOTE	91282CAZ4	10/26/21	11/30/25	$ 205,000	$ 196,904.55	$ 199,642.78	1.030%	AAA	N/A
U S TREASURY NOTE	91282CBC4	07/07/21	12/31/25	$ 165,000	$ 158,084.85	$ 164,645.51	0.820%	AAA	N/A
U S TREASURY NOTE	91282CCZ2	10/26/21	09/30/26	$ 100,000	$ 94,727.00	$ 99,687.50	1.170%	AAA	N/A
U S TREASURY NOTE	91282CCR0	12/07/23	07/31/28	$ 190,000	$ 172,558.00	$ 163,563.28	4.340%	AAA	N/A
U S TREASURY NOTE	91282CCH2	10/31/23	06/30/28	$ 250,000	$ 229,707.50	$ 212,773.44	4.850%	AAA	N/A
U S TREASURY NOTE	912828J27	02/02/24	02/15/25	$ 335,000	$ 331,867.75	$ 325,944.53	4.700%	AAA	N/A
U S TREASURY NOTE	91282CGV7	04/05/24	04/15/26	$ 225,000	$ 225,009.00	$ 220,992.19	4.680%	AAA	N/A
U S TREASURY NOTE	91282CGU9	09/14/23	03/31/25	$ 100,000	$ 99,757.00	$ 98,046.88	5.210%	AAA	N/A
U S TREASURY NOTE	91282CGX3	12/12/23	04/30/25	$ 125,000	$ 124,685.00	$ 123,203.13	4.960%	AAA	N/A
U S TREASURY NOTE	91282CJT9	03/04/24	01/15/27	$ 340,000	$ 342,815.20	$ 335,736.72	4.470%	AAA	N/A
U S TREASURY NOTE	91282CFU0	01/05/24	10/31/27	$ 520,000	$ 528,226.40	$ 522,234.38	4.000%	AAA	N/A
U S TREASURY NOTE	91282CJA0	02/02/24	09/30/28	$ 310,000	$ 322,037.30	$ 319,917.58	3.870%	AAA	N/A
U S TREASURY NOTE	91282CJF9	03/01/24	10/31/28	$ 150,000	$ 157,324.50	$ 153,240.23	4.360%	AAA	N/A
U.S. TREASURY NOTE/BILL				**$ 3,465,000**	**$ 3,418,483.55**	**$ 3,380,518.77**			
NATIXIS NY C P	63873JMB3	03/19/24	12/11/24	$ 150,000	$ 148,612.50	$ 144,215.00	5.410%	N/A	N/A
COMMERCIAL PAPER				**$ 150,000.00**	**$ 148,612.50**	**$ 144,215.00**			
JPMORGAN CHASE CO	46647PCV6	02/24/22	02/24/26	$ 175,000	$ 173,274.50	$ 175,000.00	2.600%	A1	A-
HONEYWELL INTERNATIONAL	438516CE4	03/03/22	03/01/27	$ 125,000	$ 117,085.00	$ 119,160.00	2.090%	A2	A
ANALOG DEVICES INC	032654AU9	11/01/23	10/01/28	$ 160,000	$ 146,998.40	$ 134,230.40	5.480%	A2	A-
STATE STR CORP	857477BR3	04/26/22	02/06/26	$ 160,000	$ 158,113.60	$ 152,467.20	3.080%	A1	A
CITIGROUP INC	17327CAN3	01/25/22	01/25/26	$ 85,000	$ 84,140.65	$ 85,000.00	2.010%	A3	BBB+
HOME DEPOT INC	437076BN1	08/22/23	09/15/26	$ 100,000	$ 96,673.00	$ 91,748.00	5.070%	A2	A
INTERNATIONAL BUSINESS MACHS	459200KM2	02/25/22	02/09/27	$ 175,000	$ 167,585.25	$ 172,840.50	2.470%	A3	A-
WELLS FARGO COMPANY	949746SH5	07/18/23	10/23/26	$ 175,000	$ 171,038.00	$ 163,735.25	5.170%	A1	BBB+
JPMORGAN CHASE CO	46625HQW3	07/21/23	04/01/26	$ 110,000	$ 108,617.30	$ 104,919.10	5.160%	A1	A-
AMAZON COM INC	023135CF1	04/26/22	04/13/27	$ 160,000	$ 157,956.80	$ 158,696.00	3.480%	A1	AA
UNITEDHEALTH GROUP INC	91324PEG3	05/20/22	05/15/27	$ 35,000	$ 34,835.50	$ 34,981.10	3.710%	A2	A+
INTEL CORP	458140BY5	08/12/22	08/05/27	$ 170,000	$ 166,651.00	$ 170,205.70	3.720%	BAA1	BBB+
ABBOTT LABORATORIES	002824BF6	08/24/23	11/30/26	$ 110,000	$ 109,928.50	$ 105,691.30	5.060%	AA3	AA-
BRISTOL MYERS SQUIBB CO	110122DE5	03/15/23	02/20/28	$ 175,000	$ 174,328.00	$ 170,044.00	4.550%	A2	A
WALMART INC	931142FB4	04/18/23	04/15/28	$ 75,000	$ 75,365.25	$ 74,862.00	3.940%	AA2	AA

OPTIMIZED Investment Partners

Security Description	CUSIP Id	Settlem Date	Maturity	Par Value	Market Value	Book Value	YTM	Moody Rating	S&P Rating
WALMART INC	931142EX7	09/14/22	09/09/27	$ 165,000	$ 166,138.50	$ 165,267.30	3.910%	AA2	AA
NORTHERN TR CORP SR NT	665859AW4	05/12/22	05/10/27	$ 110,000	$ 110,179.30	$ 111,062.60	3.790%	A2	A+
MERCK CO INC	58933YBH7	05/17/23	05/17/28	$ 65,000	$ 65,547.30	$ 64,947.35	4.070%	A1	A+
LOCKHEED MARTIN CORP	539830BZ1	05/25/23	05/15/28	$ 15,000	$ 66,049.75	$ 14,973.00	4.490%	A2	A-
LOCKHEED MARTIN CORP	539830BZ1	06/06/23	05/15/28	$ 50,000	N/A	$ 49,820.00	4.530%	A2	A-
AIR PRODUCTS AND CHEMICALS INC	009158BH8	02/08/24	02/08/29	$ 145,000	$ 148,507.55	$ 144,807.15	4.630%	A2	A
TEXAS INSTRS INC	882508CG7	02/08/24	02/08/29	$ 130,000	$ 133,369.60	$ 129,862.20	4.620%	AA3	A+
META PLATFORMS INC	30303M8L9	06/05/23	05/15/28	$ 105,000	$ 107,704.80	$ 105,157.50	4.560%	AA3	AA-
BLACKROCK FUNDING	09290DAA9	03/14/24	03/14/29	$ 15,000	$ 221,138.25	$ 14,972.85	4.740%	AA3	AA-
BLACKROCK FUNDING	09290DAA9	03/14/24	03/14/29	$ 200,000	N/A	$ 200,494.00	4.640%	AA3	AA-
ADOBE INC SR GLBL	00724PAF6	04/04/24	04/04/29	$ 80,000	$ 82,646.40	$ 79,880.80	4.830%	A1	A+
CISCO SYS INC	17275RBR2	02/26/24	02/26/29	$ 115,000	$ 118,930.70	$ 114,959.75	4.860%	A1	AA-
BP CAP MKTS AMER INC	10373QBY5	05/17/24	11/17/27	$ 110,000	$ 113,122.90	$ 110,000.00	5.020%	A1	A-
STATE STR CORP	857477CD3	08/03/23	08/03/26	$ 70,000	$ 163,388.80	$ 70,025.20	5.260%	A1	A
STATE STR CORP	857477CD3	08/03/23	08/03/26	$ 90,000	N/A	$ 90,000.00	5.270%	A1	A
GOLDMAN SACHS BK USA	38151LAG5	05/21/24	05/21/27	$ 120,000	$ 121,942.80	$ 120,000.00	5.410%	A1	A+
BANK OF AMERICA NA	06428CAA2	08/18/23	08/18/26	$ 325,000	$ 333,693.75	$ 325,000.00	5.530%	AA1	A+
AMERICAN HONDA FIN CORP	02665WEK3	07/18/23	07/07/26	$ 75,000	$ 76,430.25	$ 75,829.50	4.850%	A3	A-
AMERICAN HONDA FIN CORP	02665WEM9	07/07/23	07/07/28	$ 85,000	$ 87,818.60	$ 84,962.60	5.140%	A3	A-
BANK OF NY MELLON CORP	06406RBA4	01/28/22	01/26/27	$ 165,000	$ 157,992.45	$ 165,199.65	2.020%	A1	A
CATERPILLAR FINL SVCS MTNS BE FR	14913R2U0	01/12/22	01/08/27	$ 150,000	$ 142,860.00	$ 148,989.00	1.840%	A2	A
DEERE JOHN CAPITAL CORP	24422EWA3	01/13/22	01/11/27	$ 125,000	$ 118,846.25	$ 124,295.00	1.820%	A1	A
JOHN DEERE CAPITAL CORPORATION	24422EXB0	07/14/23	07/14/28	$ 25,000	$ 25,829.75	$ 24,962.75	4.980%	A1	A
MORGAN STANLEY FR	61747YEM3	02/18/22	02/18/26	$ 135,000	$ 133,718.85	$ 135,000.00	2.630%	A1	A-
NATIONAL RURAL UTIL COOP FIN	63743HFC1	04/26/22	02/07/25	$ 160,000	$ 158,310.40	$ 153,728.00	3.360%	A2	A-
PACCAR FINANCIAL CORP	69371RS64	08/10/23	08/10/28	$ 105,000	$ 108,694.95	$ 104,834.10	4.990%	A1	A+
TOYOTA MTR CR CORP	89236TLB9	09/11/23	09/11/28	$ 75,000	$ 78,145.50	$ 74,869.50	5.290%	A1	A+
TOYOTA MTR CR CORP FR	89236TKX2	08/14/23	08/14/26	$ 90,000	$ 91,631.70	$ 89,891.10	5.040%	A1	A+
TRUIST FINANCIAL CORP	89788MAD4	03/14/22	03/02/27	$ 165,000	$ 157,339.05	$ 155,034.00	2.570%	BAA1	A-
CATERPILLAR FINL SVCS	14913R3A3	07/31/24	08/12/27	$ 2,000,000	$ 1,987,520.00	$ 1,951,300.00	4.460%	N/A	N/A
JOHN DEERE CAPITAL CORP	24422EUY3	07/31/24	07/18/29	$ 3,000,000	$ 2,841,180.00	$ 2,775,300.00	4.500%	N/A	N/A
PEPSICO INC	713448EL8	07/31/24	07/29/29	$ 2,000,000	$ 1,887,900.00	$ 1,847,400.00	4.340%	N/A	N/A
Corporate Bond/Note				**$ 12,255,000**	**$ 11,949,169**	**$ 11,736,405**			

Security Description	CUSIP Id	Settlem Date	Maturity	Par Value	Market Value	Book Value	YTM	Moody Rating	S&P Rating
DISCOVER CARD EXE	254683CS2	05/26/22	05/17/27	$ 170,000	$ 168,624.70	$ 169,986.18	3.320%	AAA	N/A
GM FIN CONS AUTO REC	380146AC4	01/19/22	11/16/26	$ 19,973	$ 19,701.80	$ 19,971.29	1.260%	N/A	AAA
MERCEDES BENZ AUTO	58768PAC8	11/22/22	08/16/27	$ 158,910	$ 159,706.30	$ 158,878.73	5.210%	AAA	AAA
DISCOVER CARD EXE	254683CW3	08/09/22	07/15/27	$ 125,000	$ 124,102.50	$ 124,984.49	3.560%	AAA	AAA
CARMAX AUTO OWNER TRUST	14318MAD1	07/20/22	04/15/27	$ 117,488	$ 116,953.68	$ 117,485.47	3.970%	N/A	AAA
BMW VEH OWNER TR	05602RAD3	05/18/22	08/25/26	$ 28,047	$ 27,858.86	$ 28,045.88	3.210%	AAA	AAA
HYUNDAI AUTO REC TR	448977AD0	03/16/22	10/15/26	$ 51,886	$ 51,315.09	$ 51,883.83	2.220%	N/A	AAA
ALLY AUTO RECV TR	02007WAC2	07/19/23	05/15/28	$ 120,000	$ 121,590.00	$ 119,979.54	5.460%	AAA	N/A
DAIMLER TRUCKS RETAIL	233868AC2	09/27/23	03/15/27	$ 130,000	$ 131,886.30	$ 129,998.01	5.900%	AAA	N/A
FIFTH THIRD AUTO	31680EAD3	08/23/23	08/15/28	$ 155,000	$ 157,196.35	$ 154,990.39	5.530%	AAA	AAA
DISCOVER CARD EXE	254683CZ6	06/28/23	06/15/28	$ 105,000	$ 106,314.60	$ 104,985.82	4.930%	AAA	AAA
GM FINL CON AUT RECV TR	36267KAD9	07/19/23	06/16/28	$ 70,000	$ 71,045.10	$ 69,997.30	5.450%	AAA	AAA
HONDA AUTO RECEIVABLES OWNER	43815QAC1	08/22/23	02/18/28	$ 140,000	$ 142,010.40	$ 139,971.13	5.420%	N/A	AAA
FORD CR AUTO OWNER TR	344928AD8	03/31/23	02/15/28	$ 80,000	$ 80,196.80	$ 79,991.66	4.650%	N/A	AAA
FORD CR AUTO OWNER TR	344930AD4	06/26/23	05/15/28	$ 65,000	$ 65,783.90	$ 64,999.12	5.230%	N/A	AAA
HYUNDAI AUTO RECEIVABLES TR	44933XAD9	07/19/23	04/17/28	$ 70,000	$ 71,063.30	$ 69,996.96	5.480%	N/A	AAA
NISSAN AUTO LEASE TRUST	65480MAD5	10/25/23	03/15/28	$ 45,000	$ 45,944.55	$ 44,990.87	5.940%	AAA	N/A
AMERICAN EXP CR	02582JKH2	04/23/24	04/16/29	$ 135,000	$ 139,028.40	$ 134,972.33	5.230%	N/A	AAA
CHASE ISSUE TR	161571HV9	01/31/24	01/16/29	$ 185,000	$ 187,362.45	$ 184,971.82	4.610%	N/R	AAA
WELLS FARGO CARD ISSUANCE TRUST	92970QAA3	03/01/24	02/15/29	$ 200,000	$ 204,198.00	$ 199,945.72	4.950%	AAA	AAA
AMERICAN EXPRESS CREDIT	02582JJT8	05/24/22	05/17/27	$ 195,000	$ 193,596.00	$ 194,956.87	3.390%	N/A	AAA
BANK OF AMERICA CREDIT CARD TR	05522RDF2	06/02/23	04/17/28	$ 215,000	$ 216,636.15	$ 216,016.21	4.890%	AAA	AAA
HARLEY DAVIDSON MOTORCYCLE	41285JAD0	02/23/23	12/15/27	$ 70,000	$ 70,305.90	$ 69,992.95	5.050%	AAA	N/A
BMW VEH OWNER TR 2023 A	05592XAD2	07/18/23	02/25/28	$ 60,000	$ 60,744.00	$ 59,989.37	5.470%	N/A	AAA
CAPITAL ONE MULTI ASSET	14041NGD7	05/24/23	05/15/28	$ 210,000	$ 210,833.70	$ 209,951.85	4.430%	N/A	AAA
CHASE ISSUANCE TRUST	161571HT4	09/15/23	09/15/28	$ 175,000	$ 178,797.50	$ 174,951.49	5.170%	N/R	AAA
BANK OF AMERICA CREDIT CARD	05522RDG0	06/16/23	05/15/28	$ 75,000	$ 75,768.75	$ 74,983.02	4.790%	N/A	AAA
F N M A GTD R E M I C PASS THRU	3136BQDE6	07/31/23	07/25/28	$ 215,000	$ 215,873.33	$ 211,355.50	4.580%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137BJP64	08/08/22	03/25/25	$ 217,663	$ 215,869.88	$ 216,039.46	3.510%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HAMH6	09/14/23	08/25/28	$ 225,000	$ 229,767.75	$ 221,671.58	4.990%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HAQ74	10/19/23	08/25/28	$ 215,000	$ 220,497.55	$ 210,283.76	5.260%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HAST4	10/31/23	09/25/28	$ 160,000	$ 164,588.80	$ 154,898.72	5.600%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HB3D4	11/21/23	10/25/28	$ 80,000	$ 82,917.60	$ 79,768.72	5.140%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137H14B9	08/15/23	05/25/28	$ 245,000	$ 227,004.75	$ 214,432.42	4.730%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HAD45	07/27/23	06/25/28	$ 178,547	$ 181,393.20	$ 178,542.66	4.780%	N/A	N/A

OPTIMIZED Investment Partners

Security Description	CUSIP Id	Settlem Date	Maturity	Par Value	Market Value	Book Value	YTM	Moody Rating	S&P Rating
F H L M C MULTICLASS MTG PARTN	3137BGK24	03/25/20	12/25/24	$ 347,938	$ 345,950.80	$ 365,171.31	1.950%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137BNGT5	04/14/23	01/25/26	$ 200,000	$ 196,262.00	$ 191,718.75	4.370%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137BSP72	04/17/23	08/25/26	$ 200,000	$ 194,984.00	$ 190,898.44	4.140%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137BTUM1	05/24/23	11/25/26	$ 147,153	$ 144,943.90	$ 142,623.13	4.310%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137BVZ82	05/24/23	01/25/27	$ 215,000	$ 212,456.55	$ 208,491.21	4.340%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137BXQY1	08/18/23	03/25/27	$ 235,000	$ 231,103.70	$ 221,671.09	4.980%	N/A	AAA
F H L M C MULTICLASS MTG PARTN	3137F1G44	06/13/23	04/25/27	$ 225,000	$ 220,914.00	$ 215,604.49	4.440%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HACX2	07/20/23	06/25/28	$ 220,000	$ 225,757.40	$ 222,197.36	4.590%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137FJXQ7	08/15/23	08/25/25	$ 213,711	$ 212,215.38	$ 207,789.42	5.240%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137FLN34	08/16/23	02/25/26	$ 218,660	$ 215,802.60	$ 209,196.60	5.080%	N/A	AAA
F H L M C MULTICLASS MTG PARTN	3137FMU67	08/16/23	05/25/26	$ 295,283	$ 289,533.59	$ 279,042.22	5.040%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HAMN3	09/28/23	08/25/28	$ 113,064	$ 116,447	$ 113,064	5.270%	N/A	N/A
F H L M C MULTICLASS MTG PARTN	3137HAMS2	09/28/23	09/25/28	$ 200,000	$ 205,234.00	$ 197,609.40	5.070%	N/A	N/A
ASSET BACKED/MORTGAGE BACKED SECURITIES				**$ 7,538,324.81**	**$ 7,548,083.15**	**$ 7,423,938.37**			
INTERNATIONAL FINANCE CORP	45950KDF4	12/06/23	01/15/27	$ 100,000.00	$ 101,440.00	$ 99,674.00	4.490%	AAA	AAA
NATIONAL AUSTRALIA BK	63253QAE4	06/13/23	06/13/28	$ 250,000.00	$ 256,620.00	$ 249,572.50	4.940%	AA2	AA-
SENIOR UNSECURED UNSUBORDINATE OBLIGATIONS (SUPRANATIONALS)				**$ 350,000.00**	**$ 358,060.00**	**$ 349,246.50**			
CONNECTICUT ST TAXABLE GO BDS 2023	20772KTK5	06/22/23	05/15/28	$ 50,000.00	$ 51,077.50	$ 50,000.00	4.510%	AA3	AA-
CALIFORNIA ST UNIV REV TAXABLE	13077DTD4	08/09/23	11/01/27	$ 95,000.00	$ 96,806.90	$ 95,000.00	4.590%	AA2	AA-
NORTH DAKOTA ST HSG FIN AGY TAXABLI	658909H33	08/07/24	07/01/27	$ 180,000.00	$ 176,700.60	$ 176,540.40	4.090%	AA1	N/A
OKLAHOMA ST CAPITOL IMPT AUTH REV	67908PBG0	07/31/24	07/01/28	$ 1,265,000.00	$ 1,178,094.50	$ 1,158,234.00	4.310%	N/A	AA-
RANCHO ADOBE FIRE PROTN DIST CA	752096AG2	08/05/24	08/01/28	$ 270,000.00	$ 249,180.30	$ 247,063.50	4.300%	N/A	AA
ANAHEIM CA PUB FING AUTH LEASE	03255LJF7	08/14/24	07/01/29	$ 280,000.00	$ 253,750.00	$ 249,958.80	4.326%	A1	AA
MUNICIPAL BOND/NOTE				**$ 2,140,000.00**	**$ 2,005,609.80**	**$ 1,976,796.70**			
Custodial Account Subtotals				**$ 38,304,280.46**	**$ 37,705,752.20**	**$ 37,189,912.47**			

ECONOMIC SUMMARY

The economic market summary for Q3 2024 shows the unemployment rate holding steady at 4.1%, indicating a stable labor market with no major layoffs or hiring surges. The Gross Domestic Product (GDP) is projected to grow at an annualized rate of 0.8%, down from a revised 3.0% in Q2 2024, attributed to stronger domestic demand and inventory increases. In response to inflation trends, the Federal Open Market Committee has reduced the target range for the federal funds rate by 0.5 percentage points to 4.75% to 5%. Treasury yields have also decreased, with the 5-year yield at 3.58% and the 2-year yield at 3.66%, reflecting investor caution regarding economic health. Inflation has fallen to 2.4%, the same rate as right before the pandemic. The recent FOMC meeting highlighted ongoing economic expansion and a balanced approach toward achieving maximum employment and the 2% inflation target. The Committee remains committed to monitoring economic indicators to adapt its monetary policy as necessary, with recent votes indicating general consensus on the rate adjustments except for one dissenting opinion advocating a smaller rate cut.

ECONOMIC MARKET UPDATE:

UNEMPLOYMENT: The unemployment rate remained 4.1%, unchanged from the previous quarter, indicating a steady labor market with no significant layoffs or hiring booms.

- **Q3 2024**: 4.1% (Bureau of Labor Statistics)
- **Q2 2024**: 4.1% (Bureau of Labor Statistics)

GROSS DOMESTIC PRODUCT (GDP): GDP is predicted to grow, increasing by an annualized rate of .8%, from 3.0% (revised) in Q2 2024. This forecast is led by a strengthening domestic demand and increases in inventory.

- **Q3 2024**: 0.8% annualized growth (The Conference Boards, forecasted)
- **Q2 2024**: 3.0% annualized growth (US Bureau of Economic Analysis, revised)

FEDERAL FUNDS EFFECTIVE RATE: Given the advancements in inflation and the overall balance of risks, the Federal Open Market Committee opted to reduce the target range for the federal funds rate by half a percentage point, bringing it to a range of 4.75% to 5%.

- **Q3 2024**: Federal funds rate reduced to a range of 4.75% to 5.00% (Federal Reserve, FOMC Statement)
- **Q2 2024**: Federal funds rate was a range of 5.25% to 5.50% (Federal Reserve, Minutes of the Federal Open Market Committee)

TREASURY YIELDS: Treasury yields fell, with the 5-year yield moving to 3.58% and the 2-year yield to 3.66%. These changes indicate that investors are cautious regarding the health of the economy.

- **Q3 2024**: 5-year Treasury yield at 3.58%, 2-year Treasury yield at 3.66% (U.S. Department of the Treasury)
- **Q2 2024**: 5-year Treasury yield at 4.33%, 2-year Treasury yield at 4.71% (U.S. Department of the Treasury)

MOST RECENT FEDERAL OPEN MARKET COMMITTEE (FOMC) MEETING SUMMARY: (Federal Reserve)

At the September 17-18th, 2024 meeting, the FOMC voted to lower the target range for the federal funds rate by 1/2 percentage point to 4-3/4 to 5 percent and to continue reducing the Federal Reserve's securities holdings.

"Recent indicators suggest that economic activity has continued to expand at a solid pace. Job gains have slowed, and the unemployment rate has moved up but remains low. Inflation has made further progress toward the Committee's 2 percent objective but remains somewhat elevated.

The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. The Committee has gained greater confidence that inflation is moving sustainably toward 2 percent, and judges that the risks to achieving its employment and inflation goals are roughly in balance. The economic outlook is uncertain, and the Committee is attentive to the risks to both sides of its dual mandate.

In light of the progress on inflation and the balance of risks, the Committee decided to lower the target range for the federal funds rate by 1/2 percentage point to 4-3/4 to 5 percent. In considering additional adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee will continue reducing its holdings of Treasury securities and agency debt and agency mortgage-backed securities. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's

assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments.

Voting for the monetary policy action were Jerome H. Powell, Chair; John C. Williams, Vice Chair; Thomas I. Barkin; Michael S. Barr; Raphael W. Bostic; Lisa D. Cook; Mary C. Daly; Beth M. Hammack; Philip N. Jefferson; Adriana D. Kugler; and Christopher J. Waller. Voting against this action was Michelle W. Bowman, who preferred to lower the target range for the federal funds rate by 1/4 percentage point at this meeting."

COMPLIANCE

This statement serves to confirm that during the reporting period for the quarter ended September 30, 2024, the investment account(s) managed by Optimized Investment Partners, LLC for Suisun City, as outlined in the City's Investment Policy, are in full compliance with the relevant state laws, regulations, and standards governing public investments.

In adherence to the City's Investment Policy, we have undertaken the following measures to ensure compliance:

1. **Investment Eligibility**: All investments made are in accordance with the eligible securities as specified in the Investment Policy, including but not limited to U.S. Government securities, local agency bonds, and high-quality commercial paper.
2. **Credit Risk and Diversification**: Investments are diversified to minimize credit risk, with an emphasis on maintaining high credit quality and adhering to the credit ratings and issuer limits outlined in the policy.
3. **Liquidity and Maturity**: We have maintained appropriate levels of liquidity to meet the City's short-term financial needs while adhering to the maturity limits set forth in the policy.
4. **Internal Controls**: Robust internal controls are in place to safeguard public funds, ensure accurate reporting, and prevent any potential misuse or fraud.
5. **Performance Reporting**: Regular performance reports are provided to the City Council and relevant stakeholders to ensure transparency and accountability in the management of the City's investment portfolio.
6. **Ethics and Conflict of Interest**: All investment activities are conducted in compliance with ethical standards and conflict of interest regulations to maintain integrity and public trust.

This statement confirms our commitment to adhering to the principles and guidelines established in the City's Investment Policy and reflects our ongoing efforts to manage the City's investments prudently and effectively.

DISCLOSURES

Optimized Investment Partners, LLC (OIP) is an investment advisor registered with the U.S. Securities and Exchange Commission. The information provided herein is based on sources believed to be reliable, but OIP cannot guarantee its accuracy, completeness, or suitability. The views expressed are those of OIP at the time of distribution and are subject to change. This material does not constitute an offer to buy or sell any securities.

Investment Risk Disclosures: Investments managed by OIP are not FDIC insured, (except for certificates of deposit) and there is no bank guarantee. Investments may lose value. Past performance is not indicative of future results. Economic factors, market conditions, and changes in investment strategies can materially alter performance outcomes. Fixed income investments are subject to interest, credit, and market risks. Interest rate risk, credit risk, and market risk may affect investment values, particularly in periods of rising interest rates.

Performance and Reporting: Performance results are presented gross of advisory fees and include the reinvestment of dividends. The deduction of advisory fees will lower performance results. Historical performance of investment indices, including those referenced in this report, does not reflect transaction and custodial charges or investment management fees.

Valuation and Pricing: Prices are provided by US Bank, an independent resource.

Legal and Advisory Note: This report is for informational purposes only and should not be considered as specific investment or legal advice. The content may become outdated or superseded without notice. Opinions and views expressed are based on current market conditions and are subject to change. This report does not constitute an offer or solicitation regarding any securities or investment strategy.

GLOSSARY OF TERMS

Accrued Interest: Interest earned but not yet received.

Active Deposits: Funds that are immediately required for disbursement.

Amortization: An accounting practice of gradually decreasing (increasing) an asset's book value by spreading its depreciation (accretion) over a period of time.

Asked Price: The price a broker dealer offers to sell securities.

Basis Point: One basis point is one hundredth of one percent (0.01%).

Bid Price: The price a broker/dealer offers to purchase securities.

Book Entry Securities: Securities that are recorded in a customer's account without physical certificates. Transactions are recorded electronically, reducing costs and risks of handling.

Book Value: The value at which a debt security is shown on the holder's balance sheet, calculated as acquisition cost less amortization of premium or accretion of discount.

Bond: A financial obligation where the issuer promises to pay the bondholder a specified stream of future cash flows, including periodic interest payments and a principal repayment.

Bond Swap: Selling one bond issue and buying another to achieve benefits like tax-deductible losses, increased yields, or improved portfolio quality.

Bullet Bond: A debt obligation that cannot be called or repaid before its scheduled maturity date.

Callable Bond: A debt obligation where the issuer has the option to call the bond or repay it early.

Certificate of Deposit: A deposit insured up to $250,000 by the Federal Deposit Insurance Corporation (FDIC) at a set rate for a specified period of time.

Collateral: Securities, evidence of deposit, or pledges used to secure repayment of a loan, or securities pledged by a bank to secure public money deposits.

Constant Maturity Treasury (CMT): An average yield of a specific Treasury maturity sector for a given time frame, used as a market index for reference.

Credit Analysis: A review and appraisal of the economic and financial conditions or the ability to meet debt obligations.

Custody: A banking service that provides safekeeping for securities in a customer's investment portfolio and handles related transactions.

Delivery vs. Payment (DVP): The simultaneous exchange of money for securities.

Discount: The difference between the cost of a security and its value at maturity when quoted at a lower than face value.

Diversification: The practice of spreading investment funds among a variety of securities to reduce risk.

Duration: The weighted average maturity of a bond's cash flow stream, representing the time at which an investor has received half of the original investment in present value terms.

Fannie Mae: Trade name for the Federal National Mortgage Association (FNMA), a U.S. government-sponsored corporation.

Federal Deposit Insurance Corporation (FDIC): Insurance provided to customers of a subscribing bank, guaranteeing deposits up to a set limit (currently $250,000) per account.

Federal Reserve System: The central bank of the U.S., consisting of a seven-member Board of Governors, 12 regional banks, and approximately 8,000 commercial banks.

Fed Wire: A wire transmission service established by the Federal Reserve Bank for transferring funds through debits and credits between participants.

Freddie Mac: Trade name for the Federal Home Loan Mortgage Corporation (FHLMC), a U.S. government-sponsored corporation.

Investment Agreements: Agreements with financial institutions to borrow public funds with terms concerning collateral, liquidity, and interest rates.

Interest Rate: The annual yield earned on an investment, expressed as a percentage.

Internal Controls: Procedures and practices designed to protect assets from loss, theft, fraud, or misuse and ensure accurate financial reporting.

Joint Powers Authority Pool: Shares of beneficial interest issued by a joint powers authority that invests in securities and obligations in compliance with California codes.

Liquidity: The ability to rapidly convert an investment into cash.

Market Value: The price at which a security is trading and could be bought or sold.

Maturity: The date upon which the principal or stated value of an investment becomes due and payable.

Nationally Recognized Statistical Rating Organizations (NRSRO): Agencies that assess the creditworthiness of an entity or specific security, typically referring to Standard and Poor's, Fitch Ratings, or Moody's.

Non-callable Bond: Also known as a Bullet Bond; a debt obligation where the bond issuer does not have the option to call the bond before its scheduled maturity date.

Par Value: The face value or principal amount of a bond or other security.

Perfected Delivery: Refers to an investment where the actual security or collateral is held by an independent third party representing the purchasing entity.

Portfolio: A collection of securities held by an investor.

Rate of Return: The yield obtainable on a security based on its purchase price or current market price, including amortized yield to maturity or current income return.

Repurchase Agreement (REPO): A transaction where the seller agrees to buy back securities from the buyer at an agreed-upon price after a stated period.

Reverse Repurchase Agreement (REVERSE REPO): A transaction where the buyer agrees to sell securities to the seller and buy them back at a future date.

Risk: The degree of uncertainty of return on an asset.

Safekeeping: The custody service provided for the individual securities in a customer's investment portfolio.

Settlement Date: The date on which a trade is cleared by delivery of securities against funds.

Time Deposit: An interest-paying deposit that requires the money to remain in the account for a specific length of time, such as a certificate of deposit.

Treasury Obligations: Debt obligations of the U.S. Government sold by the Treasury Department, including bills, notes, and bonds.

U.S. Government Agencies: Instruments issued by various U.S. government agencies, secured by the creditworthiness of the specific agency.

Yield: The rate of annual income return on an investment, expressed as a percentage.

Yield to Maturity: The rate of income return on an investment, considering any premium or discount, spread over the period from the date of purchase to maturity.

FINANCE DEPARTMENT

DATE: November 13, 2024

TO: Honorable Mayor and City Council

VIA: Bret Prebula, City Manager

FROM: Lakhwinder Deol, Finance Director

SUBJECT: **INVESTMENT REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2024**

Attached for your information is the quarterly report of investments as of September 30, 2024.

The total cash and investment portfolio book value (cost) held by the City as of September 30, 2024 was $45,847,072, balances held in restricted accounts was $5,168,972.

The cash and investments held by the City include the following components: Managed Investment Portfolio ($35,849,553), State of CA Local Agency Investment Fund ($18,814), California Asset Management Program (CAMP) Pooled Investment Fund ($6,365,193), Cash/Time Deposits ($3,399,072), and accrued interest on investments ($214,440). *Earned interest is the interest earned on investments over a specific time period, accrued interest is the interest that an investment has earned, but hasn't yet been received, and paid interest is the interest that has already been received as payment.*

Cash and investments held by the City and the trustees continue to be invested in accordance with the Government Code and the Council Investment Policy.

During the quarter, four investments matured: Three Certificates of Deposit in the amounts of $330,000, $450,000 & $325,000 and one Federal Agency Bond in the amount of $250,000. 16 new investments were purchased: Two Certificates

of Deposit in the amounts of $250,000 & $250,000, Three Corporate Bonds/Notes in the amounts of $1,951,300, $2,775,300 & $1,847,400, Seven Federal Agency Bonds/Notes in the amounts of $331,996, $961,100, $144,727, $962,000, $465,220, $1,724,243 & $962,500 & Four municipal bonds/notes in the amounts of $1,158,234, $247,063, $176,540 & $249,958.

Two-year Treasuries yielding 4.71% at the beginning of the quarter ended lower at the end of the quarter at 3.66%, which was a decrease of 105 basis points for the quarter.

As of September 30, 2024, the Weighted Yield to Maturity on the Managed Investment Portfolio was 4.32%.

At the end of this quarter, the Weighted Average Maturity of the Managed Investment Portfolio was 2.84 years.

The Federal Open Market Committee (FOMC) meets approximately every six weeks and determines the level of the Federal Funds Rate. ***At the September 17th meeting, the FOMC voted to lower the target range for the federal funds rate by ½ percentage point to 4¾ to 5 percent.***

Finance staff hired Optimized Investment Partners in May 2024 to help improve the investment returns for the city and to ensure compliance with California Government Code by ensuring safety of principal and sufficient liquidity for operations. Ongoing portfolio management activity will continue to be performed in partnership with Optimized Investment Partners, the City Manager, the Finance Director and the Finance Manager.

Considering the projected timing of cash receipts and disbursements and the structure of the Pooled Investment Portfolio, the City will be able to comfortably meet overall cash flow needs over the next six months.

If you have any questions, please feel free to contact me at (707) 421-7300.

AGENDA ITEM NO. 19.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 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 August 13, 2024, August 20, 2024, September 3, 2024, and October 1, 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 August 13, 2024, August 20, 2024, September 3, 2024, and October 1, 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 August 13, 2024, August 20, 2024, September 3, 2024, and October 1, 2024.

DOCUMENTS ATTACHED:

1. Minutes - August 13, 2024, Regular Meeting of the City Council-Successor Agency-Housing Authority
2. Minutes - August 20, 2024, Regular Meeting of the City Council-Successor Agency-Housing Authority
3. Minutes - September 3, 2024, Regular Meeting of the City Council-Successor Agency-Housing Authority
4. Minutes - October 1, 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 - August 13, 2024, City Council-Successor Agency-Housing Authority
2. Minutes - August 20, 2024, City Council-Successor Agency-Housing Authority

3. Minutes - September 3, 2024, City Council-Successor Agency-Housing Authority
4. Minutes - October 1, 2024, City Council-Successor Agency-Housing Authority

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, AUGUST 13, 2024

5:00 PM

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

5:00 P.M. CLOSED SESSION
6:30 P.M. REGULAR MEETING

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: **825 4747 4591**
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. – 810)
(Next City Council Res. No. 2024 – 103)
(Next Suisun City Council Acting as Successor Agency Res. No. SA2024 - 02)
(Next Housing Authority Res. No. HA2024 – 02)

5:00 P.M CLOSED SESSION

CALL TO ORDER

Mayor Hernandez called the meeting to order at 5:00pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Osum, Pal
ABSENT: Washington

Vice Mayor Washington arrived at 5:26pm.

CONFLICT OF INTEREST NOTIFICATION

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

Councilmember Pal conflict with Closed Session item 1

PUBLIC COMMENT CLOSED SESSION

(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.)

In-Person:
Michelle Chavez spoke on Items 1 & 2 and gave her vote of confidence that negotiations will go well and will preserve the historic value of 718 Main Street and that the negotiations will be to the best interest of the firefighters.

George Guynn spoke on the critical times the city is in and lack of resources and disappointed in people wanting more money and hopes 718 Main Street will not be a give away building.

Email:
James Berg commented urged council to come together on the decision for the Lawler House; Item 2 – wrong time to be giving staff pay raises with Measure S on the ballot; Item 3 – Pleased this position is finally getting a serious look; this is one area where quality and unbiased opinions are important; Item 4 – city manager has done a poor job representing the city; confrontations at public meeting, online spat with a business owner. Thanked the city for turning off the electrical outlets along the light poles on the waterfront.

Steve Olry commented on city refusing to cut costs and ridding our administrative staff of incompetence which jeopardizes Measure S extension; exposing us to bankruptcy; transfer of Lawler will trigger lawsuit if not done intelligently.

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

Council entered into closed session at 5:10pm.

CLOSED SESSION

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

Suisun City Council Acting as Successor Agency

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
   A closed session will be held, pursuant to Government Code Section 54956.8, to conduct Negotiations regarding Real Property identified by APN 0032-141-130, located at 718 Main Street.
   Agency Negotiator: City Manager, Bret Prebula
   Subject: Price and Terms of Payment
   Parties Negotiating with: To Be Determined

2. CONFERENCE WITH LABOR NEGOTIATOR
   A Closed Session will be held, Pursuant to Government Code Section 54957.6, to Conduct Labor Negotiations among:
   Agency Negotiator: City Manager, Bret Prebula
   Employee Organizations:
   Suisun City Management and Professional Employees' Association;
   Suisun City Professional Firefighters' Association;
   Suisun City Employees' Association.

3. 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.

4. 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.

6:30 RECONVENE OPEN SESSION

Closed session recess 6:16pm and will return to closed session after regular council meeting.

CALL TO ORDER
Mayor Hernandez called the meeting to order at 6:31pm.

ROLL CALL
PRESENT: Dawson, Hernandez, Osum, Pal, Washington
ABSENT: None

PLEDGE OF ALLEGIANCE
Led by Council Member Osum

INVOCATION
Given by Clerk Skinner

CLOSED SESSION REPORT
Announcement of Actions Taken, if any in Closed Session.

APPROVAL OF REORDERING OF AGENDA
Motion by Council Member Dawson and seconded by Council Member Osum. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

CONFLICT OF INTEREST NOTIFICATION: NONE
(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.)

5. City Manager Update - (Prebula: bprebula@suisun.com).
   Mr. Prebula reported that electricity to light pole outlets have been disconnected to help prevent unhoused from using them; removed 7 40 yd dumpsters of debris from the 30 acre site encampments; cited 6 individuals and had them removed from the area; code enforcement issuesp around 1240 Humphrey Drive and made contact with the bank that owns the home and they will be monitoring the property. Also exploring having a consistent illegal dumping team and is working with staff to build up a temporary work force.

6. City Attorney Report - (Taylor/Andrews).
   Anthony Taylor reported the firm is closely monitoring new legislature on homeless encampments and related matters.

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.)

Michelle Chavez requested the garbage totes ordinance be reinstated and enforced; urban camper using the Humphrey Canal to relieve himself; residents are receiving letters from the city stating they are responsible for sidewalk repairs and would like information on who is responsible, what happens if streets are causing the issues, and how does the city know if repairs are done properly.

Steve Olry commented city has been full of blight the last 3 years; mis-management from department heads; attended a meeting organized by Assemblywoman Lori Wilson regarding the logistic center off of Walters Road and was embarrassed by the lack of representation by the city and the verbal attach by the city manager and mayor on for Board of Supervisor Jim Spering.

Donna LeBlanc commented to save the date for the I Art Suisun event on 9/7 from Noon to 4pm; thanked staff for putting our people on the flyer for Measure S; garbage tote comments ; RPMA mtg advised for rules for wearing badges to public events; if it is not city sponsored or a city event they can't wear them and if they can't then council should not be allowed either; town hall meeting tomorrow and is requesting that a microphone be available for public to use as you could not hear questions being asked at the last meeting when you listen to the tape..

George Guynn commented years ago the city did sidewalk repairs on his property so there is precedence set and is a big liability issue.

On line
Mr. Charles Tuna commented on sidewalk comments and reviewed his quit claim deed and there is no mention of owner responsibility; city has to do something about the garbage totes; only town where trash cans are part of the landscape; zero enforcement on weeds along public pathways and Highway 12; Potrero Hills need to clean up Hwy 12 and Walters Road.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

7. Mayoral Appointment to the Environment & Climate Advisory Committee - (Hernandez: ahernandez@suisun.com).

Mayor appointed Dr. Jacquie Bruessard.
Motion by Mayor Hernandez to approve the appointment and seconded by Council Member Pal.
Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

COUNCIL COMMENTS

8. Council/Board Member Updates.

   Council Member Dawson spoke on the new school bus route; asked monthly passes updated info be sent to the schools; back pack giveaway, Back to school shopping on Sunday morning with Chule Car Club; Shop with a Cop during the holidays; congratulations to parents in getting kids back to school tomorrow.

   Council Member Osum commented there is a planning workshop by Beautification Committee to prepare a report to council;

   Vice Mayor Washington thanked residents for continuing to reach out to her; thanked staff for their work on National Night Out; Harbor Theater Ad Hoc on Thursday August 15th; Kroc Center back pack giveaway; thanked the Sea Scout ship for the cleanup of the waterway; upcoming water rate increase meetings.

   Councilmember Pal thanked all the partners who help the fix the cut internet line by PG&E on Tree Duck Way; concerns about the fires downtown and maybe it's time to have a meeting with the downtown residents.

   Mayor Hernandez attended the 3 yr anniversary event with Beyond Tea; visited several National Night Out block parties but was unable to make them all; gave an update on the STA parking structure; Sewer District won the Small Facility of the Year for Innovation award.

CONSENT CALENDAR

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

City Council

Atty Taylor stated that Item 15 is being pulled and will be on the next agenda, technical edits working with HR; Item 13 salary resolution for executive management for transparency, need to read out, page 63.

9. Council Adoption of Resolution No. 2024-103: Authorizing the City Manager to Terminate the Existing Construction Contract with GradeTech, Inc. and to Enter into a Construction Contract on the City's Behalf with Suulutaaq, Inc. for the Green Stormwater Infrastructure Project - (Vue: nvue@suisun.com).

10. Council Consideration of a Professional Services Contract Agreement for Support Services in Completing a Final Draft Franchise Agreement - (Vue: nvue@suisun.com):

a. Council Adoption of Resolution No. 2024-104: Adopting the 2nd Amendment to the Annual Appropriation Resolution No. 2024-87 to Appropriate Funds for the Contract with R3 Consulting Group, Inc.
b. Council Adoption of Resolution No. 2024-105: Authorizing the City Manager to Execute a Professional Services Contract Agreement on the City's Behalf with R3 Consulting Group, Inc.

11. Council Adoption of Resolution No. 2024-106: Authorizing the City Manager to Execute Contract Amendment No. 3 on the City's Behalf with David Wade and Associates to Process the Development Application for the Suisun Logistics Center Project - (Bermudez: jbermudez@suisun.com).

12. Council Adoption of Resolution No. 2024-109: Authorizing the City Manager to Execute a Contract Amendment on the City's Behalf with David Wade and Associates to Process the Development Application for the Highway 12 Logistics Center Project - (Bermudez: jbermudez@suisun.com).

13. Council Adoption of Resolution No. 2024-107: Amending and Restating the Schedule of Salary and Benefits for Unrepresented and Executive Management Employees - (Penland: cpenland@suisun.com).

14. Council Adoption of Resolution No. 2024-108: Amending the Citywide Salary Schedule to Implement a 4% Base Wage Adjustment for the Classifications and Incumbent Employees in the Development Services Director, Recreation, Parks and Marina Director, and Human Resources Administrator Classifications - (Penland: cpenland@suisun.com).

15. Council Adoption of Resolution No. 2024-___: Authorizing the Payment of Stipends and Benefits to Volunteer Firefighters Retroactive to July 2019 and Going Forward - (Penland: cpenland@suisun.com).

16. Council Adoption of Resolution No. 2024-110: Approving and Authorizing the City Manager to Enter into an Agreement with Team CivX, LLC, for Consulting Services to Assess the Feasibility of a Ballot Measure and Provide Additional Services as Needed Related to the November 2024 Ballot Measure - {Prebula: bprebula@suisun.com).

17. Council Authorization for the Recommendation to Allow Free Rides on the Suisun Microtransit Fixed Route known as the School Tripper for the Remainder of August - (Solano Transportation Authority).

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

18. 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 June 18, 2024 – (Skinner: clerk@suisun.com).

Councilmember Dawson pulled Items 13 & 14

PUBLIC COMMENT

Donna LeBlanc
Item 10 : Garbage contract, council and the public should have input on what goes into the contract; choose size of garbage cans, bulk pickups; street sweeping.

Item 16: Already have flyers and surveys going out, don't understand why we need to spend more money, are we really expecting the measure to fail; recommend Council vote no we have social media.

Michelle Chavez
Item 12 ; Logistic center, how much are we working with Travis AFB and the ex-commander; what type of security issues will the logistic center and Travis need to be aware of;

George Guynn
Item 11 & 12: look like they are the same; two projects, second project concerns Travis AFB and seems there are some things that need to be worked out first; former Mayor/Board of Supervisors Jim Spering has concerns about Travis that need to be considered.

Council Member Pal moved to approve Consent Calendar Items 9, 11, 12, 16, 17, 18 and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Washington
NOES: Osum on Items 11 & 12 only
ABSENT: None

Councilmember Dawson moved to approve Item 10 and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Washington
NOES: None
ABSENT: Pal (Due to Conflict of Interest

Item 13 & 14:
Councilmember Dawson commented that her closed session no vote still stands on these items and wanted that part of the record.

Councilmember Pal commented these items came forward from a vote in closed session and asked city attorney confirm.

Attorney Taylor stated he was not at the closed session meeting and cautioned council that closed session items cannot be discussed.

Mr. Prebula explained, using an airplane analogy, that we are able to recruit and retain department heads as we move forward.

PUBLIC COMMENT
Steve Olry stated he rebut city manager comments on airplane analogy; we are not changing behavior, let the staff walk, urge council to reconsider.

Vice Mayor Washington asked for clarification from attorney on closed session

Mayor Hernandez stated this is not a new item and council can further discuss but need to be mindful of restrictions.

Motion by Councilmember Pal to approve Items 13 & 14 and seconded by Mayor Hernandez. Motion passed by the following vote:

AYES: Hernandez, Pal, Washington
NOES: Dawson, Osum
ABSENT: None

Councilmember Pal left dais at 7:43pm.

PUBLIC HEARING - NONE

GENERAL BUSINESS – NONE

REPORTS: (Informational items only)

19. Non-Discussion Items.

Council Adjourned to closed session.

ADJOURNMENT
There being no further business the meeting was adjourned at 10:55pm.

_____
Anita Skinner, City Clerk

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, AUGUST 20, 2024

6:00 PM

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

REVISED AGENDA

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: **846 0505 0596**
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. – 810)
(Next City Council Res. No. 2024 – 111)
(Next Suisun City Council Acting as Successor Agency Res. No. SA2024 - 02)
(Next Housing Authority Res. No. HA2024 – 02)

CALL TO ORDER

Mayor Hernandez called the meeting to order at 6:00pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Osum, Pal
ABSENT: Washington

PLEDGE OF ALLEGIANCE

Led by Councilmember Pal.

INVOCATION
Given by Clerk Skinner.

APPROVAL OF REORDERING OF AGENDA
Motion by Councilmember Dawson to move General Business before Consent Calendar and seconded by Councilmember Pal. Motion carried by the following vote:

AYES: Dawson, Hernandez, Osum, Pal
NOES: None
ABSENT: Washington

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.)

City Attorney Andrews stated should Vice Mayor Washington arrive in time she has a conflict with Item #12.

REPORTS (Informational items only.)

1. City Manager Update - (Prebula: bprebula@suisun.com).
   Staff with dump truck will start next couple of weeks start looking for illegal dumping throughout the city on public lands; staff is looking at potential agreements with agencies to handle illegal dumping on private properties; continued progress on small streets and roads projects; great opening of the school year and school tripper issues were resolved by STA.

2. City Attorney Report - (Taylor/Andrews).
   City Attorney Andrews thanked the council and staff for the past 15 years as the city's attorneys and they will support the new city attorney during the transition.

Vice Mayor Washington arrived at 6:09pm.

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.)

Steve Olry thanked the city attorney for their years of service; newspaper article regarding San Francisco's purchase of drones and passing ordinance for illegally parked RV's; not optimistic for Measure S passing; illegal dumping, gun issues, illegal parking comments creating blight; finances mis-managed.

Michelle Chavez thanked city attorney; thanked Union Pacific on reported issue which they took care of; comments on the governor's executive order on removing vehicles which she hopes will be a tool for the city.

Donna LeBlanc thanked attorneys; appreciates Brandon (STA) making adjustments to the school tripper schedule but understands there are no CSO or officers at schools to help with drop off and pickups; city has 3 CSO's why can't they be assigned; I Art Suisun to be held on 9/7.

George Guynn commented he is happy to hear city has 5 drones and hope it helps with the next 4th of July holiday will be safer; hopes city can keep expenses within reason.

Mr. Prebula clarified the drones were in reference to comments about the city of San Francisco and not Suisun City.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

3. Presentation of Proclamation Recognizing Volunteer Fire Engineer Richard Anderson - (Hernandez: ahernandez@suisun.com).

   Councilmember Dawson presented and Mayor Hernandez read proclamation. Richard thanked his family for supporting him and thanked the city. Mayor Hernandez on behalf of the council thanked Richard for his service.

Council took a short recess at 6:39pm for refreshments and returned at 6:48pm.

COUNCIL COMMENTS

4. Council/Board Member Updates.

   Vice Mayor Washington thanked residents, always a pleasure to serve; announced she has a new intern to help her here at city; Rotary Club Decades concert on 8/24 with proceeds going to local VFW Halls; shout out to Capt. Martin who is deployed to Boise Fire Department; theater Ad Hoc update and are creating a RFI for usage of the theater comments; happy for the connection with So College to present The Taming of the Shrew; grateful for the town halls, shout out to students who went back to school; thanked the Sea Scouts 317 for cleanup along the waterfront; comments on AB1886; Government Transparency Policy Committee update, updates on AB2717; SB251 and AB2911.

   Mayor Hernandez updated the Bay Delta Plan; Thursday meeting for Homeless Regional Board at the County Building at 6pm; 8/28 Climate/Environment Committee meeting and will be recusing herself as they discuss an EIR; comments city's lack of representation on ALUC; great meeting with new president of Solano Community College who is open to collaborate with the city.

GENERAL BUSINESS

Joint City Council/Housing Authority

23. Approval of a Legal Services Agreement with the Law Firm of Richards, Watson & Gershon, A Professional Corporation to Serve as City Attorney and General Counsel to the Housing Authority - (Prebula: bprebula@suisun.com).
    a. Council Adoption of Resolution No. 2024 -124: Approving a Legal Services Agreement with the Law Firm of Richards, Watson & Gershon to Serve as Attorney, and Authorizing the Mayor to Execute the Agreement on the City's Behalf; and

b. Housing Authority Adoption of Resolution No. HA 2024 -02: Approving a Legal Services Agreement with the Law Firm of Richards, Watson & Gershon to Serve as its General Counsel, and Authorizing the Chairperson to Execute the Agreement on the Housing Authority's Behalf.

Mr. Prebula gave a brief background on the process for recruiting a new law firm.

Patrick Enright thanked council for the opportunity and the current city attorney for a smooth transition. Spoke briefly on the firm and his expertise. Two offices one in Sacramento and San Francisco and he is from the Sacramento office and David Quinn, who will be working with the Planning Commission, is from the San Francisco office.

PUBLIC COMMENT
George Guynn voiced concerns about past practice and hopes that they come up with system to handle and limit questions to keep costs down.

Motion by Councilmember Pal to approve Item 22 and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

20. Council Adoption of Resolution No. 2024-125: Approving a Project Labor Agreement for City Capital Improvement Projects Exceeding $200,000 - (Prebula: bprebula@suisun.com).

Mr. Prebula gave the staff report and brief explanation.

PUBLIC COMMENTS

Clerk Skinner read email comments from Matthew Estipona asking the item be removed from the agenda pending further discussion and action by including local businesses and contractors to be art of the process and negotiating a fair and equitable project labor agreement.

George Guynn commented that it appears that everyone will be getting a chance and that it works out for the best.

Napa Solano Central Labor Council representative encouraged council to move forward with this agreement.

Motion by Councilmember Dawson to approve the item and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

21. Council Adoption of Resolution No. 2024-126: Approval of and Authorization for the City Manager to Execute an Agreement with the Hinderliter De Llamas & Associates (HDL Companies) for Business License Administrative Services and Transient Occupancy Tax Services - (Deol: ldeol@suisun.com).

Mr. Prebula introduced Ian Davis with HDL and gave a brief background on the company.

Mr. Davis presented the staff report.

PUBLIC COMMENTS
Donna LeBlanc asked about the Amnesty program; are there different levels of business license fees; education for the public; would there be information for the public that they will need to get a license from HDL; legal enforcement.

Steve Olry voiced concern about more sales tax that city is losing with the sidewalk vendors; who determines an illegal vendor.

Motion by Vice Mayor Washington to approve the item and seconded by Councilmember Dawson. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

Council took a brief recess at 8:13pm and reconvened at 8:27pm.

Motion by Council Member Dawson to reorder the agenda to Consent Calendar items and seconded by Vice Mayor Washington. Motion carried by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

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

City Council

5. Council Consideration of a Construction Contract for the Traffic Signal Improvements Project - (Vue: nvue@suisun.com):
    a. Council Adoption of Resolution No. 2024-111: Adopting the 1st Amendment to the Annual Appropriation Resolution No. 2024-87 to Appropriate Funds for the Traffic Signal Improvements Project; and
    b. Council Adoption of Resolution No. 2024-112: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Pacific Excavation, Inc. for the Traffic Signal Improvements Project.

6. Council Adoption of Resolution No. 2024-113: Authorizing the City Manager to Execute a Contract Amendment on the City's Behalf with DKS Associates for the Traffic Signal Improvements Project - (Vue: nvue@suisun.com).

7. Council Adoption of Resolution 2024-114: A Resolution of Intention to Annex Territory to Community Facilities District and to Authorize the Levy of Special Taxes Therein (Blossom Avenue Apartments) - (Vue: nvue@suisun.com).

8. Council Adoption of Resolution No. 2024-115: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Insituform Technologies, LLC for the 2024 Sanitary Sewer and Storm Drain Pipe Lining Project - (Vue: nvue@suisun.com).

9. Council Adoption of Resolution No. 2024-116: Authorizing the City Manager to Enter into a Memorandum of Understanding between the City of Fairfield and the City of Suisun City for Fire Department Duty Chief Coverage - (Lopez: bllopez@suisun.com).

10. Council Adoption of Resolution 2024-117: Acknowledging Receipt of a Report Made by the Fire Marshal of the Suisun City Fire Department Regarding the State Mandated Inspections of Specific Occupancies Pursuant to Sections 13146.2 and 13146.3 of the California Health and Safety Code - (Lopez: bllopez@suisun.com).

11. Council Adoption of Resolution No. 2024-118: Approving the Design and Budget of Phase 1 of the Montebello Vista Park Revitalization Project and Authorizing the City Manager to Proceed with the Project - (Lofthus: klofthus@suisun.com).

12. Council Adoption of Resolution No. 2024-119: Authorizing the City Manager to Enter into a Professional Design Services Contract on the City's Behalf with GSM Landscape Architects, Inc. for the Heritage Park Enhancement Project and Authorizing the City Manager to Approve Change Orders up to 10% of the Original Contract Amount - (Lofthus: klofthus@suisun.com).

13. Council Adoption of Resolution No. 2024-120: Updating City of Suisun City Administrative Directive 5, Purchasing Policy for Supplies, Equipment, and Services to Reflect Adherence to Davis-Bacon and Related Acts and Section 3 of the Housing and Urban Development Act of 1968 - (Lofthus: klofthus@suisun.com).

14. Council Adoption of Resolution No. 2024-121: Approving the Establishment of a Full-Time Firefighter Classification, Approving the Firefighter Class Specification, Amending the Fire Engineer Class Specification, and Expanding Representation by the Suisun City Professional Firefighters Association (SCPFA) to Include the Firefighter Classification - (Penland: cpenland@suisun.com).

15. Council Adoption of Resolution No. 2024-122: Amending the Citywide Salary Schedule to Align the Firefighter Classification with the Suisun City Professional Firefighters' Association (SCPFA) Representation Unit and Benefits Group, and to Include Average Monthly Starting and Ending Salary for Full-Time Firefighter Position - (Penland: cpenland@suisun.com).

16. Council Adoption of Resolution No. 2024-123: Ratifying and Authorizing the Payment of Stipends and Benefits to Volunteer Firefighters Effective from July 2019 and Going Forward - (Penland: cpenland@suisun.com).

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

Joint City Council/Suisun City Council Acting as Successor Agency

18. Council/Agency Approval of July 2024 Accounts Payable and Payroll Warrants - (Deol: ldeol@suisun.com).

19. Accept the Investment Report for the Quarter Ending June 30, 2024 - (Deol: ldeol@suisun.com).

Councilmember Pal pulled Items 5 & 9.
Vice Mayor Washington has a conflict with Item 12.

PUBLIC COMMENTS

George Guynn made comments on the following items.
Items 15
Unsure what this item is, is it a part time position, will we get more benefits from it.
Item 16
More monies going out.
Item 17
Explanation on what is being rezoned.
Item 18
Make sure competitive.

Steve Olry stated city needs to make cuts now to get Measure S passed.

Motion by Councilmember Dawson to approve Consent Calendar Items 6,7 8 10 11 13 16 17 18 and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

Item #5
Councilmember Pal asked to make sure there are no general funds being used; what warranty safeguards are there.
Public Works Director Vue responded to questions.

Motion by Councilmember Pal to approve Consent Calendar Item 5 and seconded by Councilmember Osum. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

Item 12
Motion by Councilmember Dawson to approve Consent Calendar Item 12 and seconded by Councilmember Pal. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

Item 9
Councilmember Pal asked for a brief overview as to why this is happening; will we be paying for the same position twice.
Fire Chief Lopez responded.

PUBLIC COMMENT
Donna LeBlanc asked when this starts and is thee an end date?
Fire Chief Lopez responded.

Motion by Councilmember Pal moved to approve Item 9 and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

Item 15
Human Resource Officer Christina Penland (on line) explained what this item is trying to accomplish.

Motion by Mayor Hernandez to approve Consent Calendar Item 15 and seconded by Councilmember Pal. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

PUBLIC HEARING - NONE

GENERAL BUSINESS

City Council

22. Discussion and Direction on the Approval of the Updated Norms and Procedures, and Relevant Policies and Municipal Code Sections - (Prebula: bprebula@suisun.com).

Mr. Prebula gave a brief background.

Following Council discussion there was consensus on the following:

Subsection 2.08.110
bring item back and do more research;

Section 1
1.43(b)
Establish a nomination committee that rotates on a yearly basis.

Section 2.1
Mayor Pro Tem Selection

Add no distinction between appointed or elected
Table for futhere research

Section 3.5
provide a report at next meeting, keep language
Reporting out
detailed expenses on council trips in agenda-consensus

Section 5.2
Strike out (d) redundant

Section 5.4
Include Mayor and council

Section 5.6
Read by vote of city council,
Mayor – needs to be ratified to match the by-laws of the commissions and how it reads for their removal
Add subsection

Section 5.3
Commissions should be residents but not all boards
Need to verify residency

Section5.3.a
must be resident for commission

Section 5.7 (c)
Research and bring back

Section 6 –
Emergency meetings

Section 8.6
add mayor or council member

Section 8.9
Certificates of recognition- consensus
Council to request more than 2-consensus

Section 9
Do we have to do a roll call on every item?
Discussion but does not need to add specific section

Section 12
Add if individual is being disrupted, after a warning, Mayor can have individual escorted out.

Section 14
Create a shared calendar when office is available
Mayor – per deputy clerk one is already in place

Motion by Councilmember Dawson to approve Item 22 with changes and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

Motion by Councilmember Pal that committees and commissions be allowed to use title for identification purpose only and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

REPORTS: (Informational items only)

24. Non-Discussion Items.

ADJOURNMENT
There being no further business the meeting was adjourned at 10:47pm in honor of Attorney Floy Andrews and the law firm of Aleshire and Wynder for their service to the city.

_____
Anita Skinner, City Clerk

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, SEPTEMBER 3, 2024

5:00 PM

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

5:00 P.M. CLOSED SESSION
6:30 P.M. REGULAR MEETING

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: **828 2923 5503**
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. – 810)
(Next City Council Res. No. 2024 – 128)
(Next Suisun City Council Acting as Successor Agency Res. No. SA2024 - 02)
(Next Housing Authority Res. No. HA2024 – 03)

5:00 P.M. CLOSED SESSION

CALL TO ORDER
Mayor Hernandez called the meeting to order at 5:00pm.

ROLL CALL
PRESENT: Dawson, Hernandez, Pal
ABSENT: Osum, Washington

CONFLICT OF INTEREST NOTIFICATION None
(Any items on the closed session agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

PUBLIC COMMENT CLOSED SESSION

(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.)

Michelle Chavez commented on Closed Session Item 1 stating as a resident and victim, as you look at Fiscal Emergency, do everything in your power to make sure Measure S+ passes.

Mayor Pro Tem Washington arrived at the meeting at 5:03 pm.

George Guynn commented on Closed Session Item 1 stating it is a threat to the city, and the public should know all kinds of issues with public safety; need to make sure city does not deal with companies that want to maintain wars.

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

Council entered into closed session at 5:06pm.
Councilmember Osum arrived at 5:37pm.

CLOSED SESSION

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

1. THREAT TO PUBLIC SERVICES OR FACILITIES
   Consultation with: Suisun City Police Chief

2. CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION – Government Code section 54956.9(d))
   Name of Case: City of San Diego et al. ex rel. Blackbird Special Project, LLC v. Invitation Homes, Inc. Case No. 22-CV-00260-BAS-MMP United States District Court Southern District of California.

Closed Session Ended at 6:07 pm

6:30 RECONVENE OPEN SESSION

CALL TO ORDER

Mayor Hernandez called the meeting to order at 6:31pm.

ROLL CALL

PRESENT: Dawson, Hernandez, Osum, Pal, Washington
ABSENT: None

PLEDGE OF ALLEGIANCE

Led by Vice Mayor Washington.

INVOCATION

Given by Clerk Skinner.

CLOSED SESSION REPORT

City Attorney Enright reported out on Item 2 that a settlement had been reached along with 40 other cities and have agreed to our fair share.

APPROVAL OF REORDERING OF AGENDA

Councilmember Dawson moved to approve agenda order and seconded by Mayor Hernandez. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

CONFLICT OF INTEREST NOTIFICATION None

(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.)

3. City Manager Update - (Prebula: bprebula@suisun.com).

None

City Attorney Report - (Enright).
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.)

Donald Lipary spoke on proposed water rates, feels 50% of residents are not aware. Attorney Enright gave a brief explanation regarding the protest process.

Mayor Hernandez stated there would be a hearing on 9/9 at 6pm at City Hall regarding the water rates.

Steve Olry thanked council for coming together last week; RV's and boats on streets, need streets free for residential cars; illegal fireworks fines, code enforcement on Humphrey Drive to take care of Ms Chavez's concerns.

Michelle Chavez presented council with hand out with her comments; phone app for reporting dead animals is needed; will there be a workshop or town hall to discuss the Fiscal Emergency.

Donna LeBlanc commented she heard the Tractor Supply was up for sale; get ordinance/resolution for use tax on businesses that will leave; graffiti on Geopp Park playground equipment.

George Guynn comments on raising revenue.

On line
Elizabeth commented on water rate increase; raw water rate increase, (water purchased and made available for developers when they are ready to build but residents would pay for it now) extend the time the public has to respond.

Mr. Prebula responded to comments.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

5. Presentation on Sea Level Rise - (Sustainable Solano).

Allison Nagel with Sustainable Solano presented the report which identified risks, addressed sea level rise, current work being done; possible solutions for Suisun, invitation to council and community, Sunday, rain garden installation, in front of city hall, register in advance as lunch will be provided. Sustainablesolano.org/events

Council thanked her for the presentation.

6. Presentation on Year One Progress Report on Police Activities League (Prop 64) - (Downey: jdowney@suisun.com).

Recreation Supervisor, Jeff Downey presented the report on year one of a 5 year program.
Council thanked him for the report.

Mr. Prebula stated this was RPMA Director Kris Lofthus last meeting and thank him for his years of service and that he was joining the City Manager club,

7. Presentation on Pavement Management Program (Vue - nvue@suisun.com).

Public Work Director Vue and Paul Wagowsky, Capitol Asset & Pavement Services, presented the report

Mr. Vue also reported on the Street Median Hardscape Improvements.

PUBLIC COMMENT
George Guynn commented he felt the State has put city in its current situation.

Donna LeBlanc asked if it needed to be asphalt or can it be concrete instead? Asked why median at Marina Blvd were not included in developer costs.

Michelle Chavez commented on broken payment along fog line and chunks of asphalt going into canal.

Steve Olry commented these issues were inherited from previous council; save the roads about to fail; upscale development.

Staff responded to questions asked by the community.

8. Presentation on Active Capital Improvement Projects (CIP) - (Vue: nvue@suisun.com).

Director Vue presented report on active projects;

PUBLIC COMMENT
Donna LeBlanc commented on the Hwy 12 project , 2 yr contract to maintain roadway.

Steve Olry charging station comments,

Councilmember Osum left dais at 8:30pm and returned at 8:33pm.

9. Appointment of Voting Delegate and Alternate(s) for the League of California Cities 2024 Annual Conference - (Hernandez: ahernandez@suisun.com).

Mayor Hernandez appointed Councilmember Dawson and herself as alternate.

Motion by Mayor Hernandez to approve appointments and seconded by Councilmember Pal. Motion passed by the following vote:
AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

COUNCIL COMMENTS

10. Council/Board Member Updates.

Councilmember Dawson encouraged residents to use city app to report issues.

Councilmember Osum stated the beautification plan of action will be presented at next council meeting.

Vice Mayor Washington stated she has started next course at Harvard; I Heart Suisun event on 9/7; updated reports on AB839, AB3131, SB1050; water board meeting on Monday, thanked everyone for coming today; patronize local business.

Mayor Hernandez attended Solano Transportation meeting on busses, will be attend Cal Work Force conference;

CONSENT CALENDAR

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

11. Council Adoption of Resolution No. 2024-128: Accepting the Victory Way Landscape Improvements Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project. (Vue - nvue@suisun.com)

12. Council Adoption of Resolution No. 2024-___: Authorizing the City Manager to Execute the Lease Agreement Between the City of Suisun City and Bulldog Baseball & Softball Club for Field Use at the Lambrecht Sports Complex - (Lofthus: klofthus@suisun.com).

13. Council Adoption of Resolution No. 2024-129: Authorizing the City Manager to enter a Professional Services Agreement with Joe A. Gonsalves & Son for Legislative Advocacy Services Related to State Legislative and Governmental Affairs - (Prebula: bprebula@suisun.com).

Mayor Hernandez stated Item #12 is being pulled and will come back at a future date.

Motion by Councilmember Pal to approve Consent Calendar Item 11 and seconded by Vice Mayor Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

Item #13 was pulled by Councilmember Pal.

Mr. Prebula explained the plan and Paul Gonsalves with the firm spoke on what the firm will provide.

PUBLIC COMMENTS
Donna LeBlanc asked about proactively looking for grants; line-item states it is City Manager budget and asked what that meant.

Tom Scholl voiced concerns about asking for Measure S approval; asking for Fiscal Emergency now and will this do what we need to have done and improve our status as a city.

George Guynn commented that the city just needs a few ideas like to change things, this is a good thing.

Motion by Councilmember Pal to approve Consent Calendar Item 13 and seconded by Councilmember Osum. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

PUBLIC HEARING - NONE

GENERAL BUSINESS - NONE

REPORTS: (Informational items only)

14. Non-Discussion Items.

ADJOURNMENT
There being no further business the meeting was adjourned at 9:13pm.

_____
Anita Skinner, City Clerk

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

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, 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 6:30pm

Mayor Hernandez called meeting to order at 6:30pm.

Mr. Prebula reported that Vice Mayor Washington would be late due to prior engagement.

Councilmember Dawson reported that she is attending remotely due to illness and that she does have two individuals under the age of 18 with her at her residence.

ROLL CALL

PRESENT: Dawson, Hernandez, Osum, Pal
ABSENT: Washington

PLEDGE OF ALLEGIANCE
Led by Councilmember Pal.

INVOCATION
Given by Clerk Skinner.

APPROVAL OF REORDERING OF AGENDA
Motion by Councilmember Pal to approve agenda order seconded by Councilmember Osum. Motion passed by the following vote;

AYES: **Dawson, Hernandez, Osum, Pal**
NOES: **None**
ABSENT: **Washington**

CONFLICT OF INTEREST NOTIFICATION None
(Any items on the regular meeting agenda that might be a conflict of interest to any Councilmembers / Boardmembers should be identified at this time.)

Vice Mayor Washington arrived at 6:35pm.

REPORTS (Informational items only.)

1. City Manager Update - (Prebula: bprebula@suisun.com).

   Announced Community meetings on the following dates 10/5 and 10/11 & 10/12; Oct 16 Measure S information session with himself and staff.

2. City Attorney Report - (Enright).
   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.)

Donna LeBlanc – Ohana fest was fabulous with at least 3k attendance; thank you WK Foundation, and Mr. Ramos for a family friendly event; asked City Manager to reconsider Mr. Ramos' desire to purchase property next to Tractor Supply to expand his business; savesuisuncity.org for Measure S information; asked the Strategic Planning meetings be streamed.

Michael Zeiss thanked council and staff for informational meetings that are being held; please put the most important agenda items first; never a perfect project but think Suisun City can do better, hope city manager will do better in attracting better businesses.

Michelle Chavez read email from Kelly, partner with Fairfield for Safe Parking and Camp Program; shout out to Justin for cleanup, condolences to CSO Emily, who lost a member of her family.

James Berg commented he attended the last Cap Solano mtg and spoke on latest funding; city has not applied for any funding that is available; Police Department complains of lack of resources, spoke about his restraining order and issues with enforcement.

Steve Olry stated he was proud of the residents here and the four council members; Measure S comments, reduce water rate increase to 20% so residents can absorb the Measure S increase.

George Guynn commented it was nice to see we are getting a lot more public comments; police chief left last meeting due to a shooting and hasn't heard anything about it.

Gabriele Satmereau commented on Farmers Market, great idea please do not give up on it; spoke with chamber who said they did not have city support; no one had anything good to say about the market.

Chuck thanked all of the previous speakers who spoke about the horrible condition the city is in; comments on RV's, trailers parked all over the city, we ask and nothing is done; we don't get any services we pay for; parks with dead grass; need updates, correspondence; Hwy 12 looks awful.

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"

Nannette S accepted the proclamation presented by Council Member Osum and read by Mayor Hernandez. Nannette thanked the council and spoke on the history of the constitution; the Daughters of the American Revolution (DAR) membership.

    b. Proclamation Proclaiming October 6 through 12, 2024, as "National Fire Prevention Week"

Presented to Fire Chief Lopez and Fire Marshall Colin by Council Member Pal and read by Mayor Hernandez. Chief Lopez commented on prevention week and introduced Fire Marshall Colin who spoke on the use of fire alarms. Open house 10/12 11am-2pm; spoke on the different activities and contests.

James Berg spoke on Old Town, boat ramp big fire hazard; 7/23 asked for weed abatement for neighbor's house and took 2 month; lack of weed abatement before 4th of July event, make it better and safer or cancel it.

COUNCIL COMMENTS

4. Council/Board Member Updates.

Council Member Pal spoke on the great time at Ohana Fest and Eddrick Osborne's art event.

Council Member Osum attended some of the events, met with residents and business owners; feel the communication outreach is working based on feedback he is getting.

Vice Mayor Washington commented on Eddrick Osborne focus on the arts; comments on staying COVID safe; staffing issues to maintain the integrity of the waterfront area; attended the KC10 going away party; great meeting with TNT partners, asked for letter of support to combat illegal fireworks; thank you to all who reach out to her.

Council Member Dawson – no comments

Mayor Hernandez spoke on the homelessness round table feedback; theater has been closed for some time but does not prohibit its use, Levin kids and Napa Theater performed for seniors and again at the Harbor Plaza.

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. 2024-132: 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).

Motion by Vice Mayor Washington to approve Consent Calendar and seconded by Council Member Pal. Motion passed by the following vote:

AYES: Dawson, Hernandez, Osum, Pal, Washington
NOES: None
ABSENT: None

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. 2024-133: Submitting Annexation of Territory and Levy of Special Taxes to Qualified Electors (Blossom Avenue Apartments); and
    b. Council Adoption of Resolution No. 2024-134: 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. 811: 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).

Director Vue presented the report.

Mayor Pro Tem Washington left dais at 7:41pm and returned at 7:45pm.

Councilmember Pal necessary sidewalk improvements by developer or city; developer

Mayor Hernandez opened the Public Hearing.

Mike Zeiss commented road maintenance is not included and can language be added.

Michelle Chavez commented there is road damage on old Railroad Ave; how much per unit is being paid to the city; will the blight at the Corona property be cleaned up.

Steve Olry asked if these apartments are low income, market value; another option for illegal fireworks by Railroad tracks;

George Guynn commented the city needs to address issues and assure that people are doing what they are supposed to; need to make sure everything is addressed now.

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

Director Vue responded to questions raised during the public hearing. Director Bermudez responded to the question on the Corona property.

Consultant addressed the special rate per unit.

Clerk Skinner read CFD sealed vote.

Motion by Vice Mayor Washington to approve Item 8 and seconded by Councilmember Pal. Motion passed by the following vote:

AYES: **Dawson, Hernandez, Osum, Pal, Washington**
NOES: **None**
ABSENT: **None**

Mayor Hernandez announced Item 9 will be continued to November 19th.

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

Mayor Hernandez stated there would be no presentation or discussion but will open public hearing, take comments.

Mayor Hernandez opened the Public Hearing.

Donna LeBlanc no objection to continuance but should be announced at beginning of meeting.

Mike Zeiss no objection to continuance, announce at beginning of meeting that an item is going to be continued so members of the public aren't waiting for hours.

George Guynn no objection to continuance.

Director Bermudez confirmed that the email sent stated that if they were unable to attend the 11/19 meeting comments would be heard tonight.

Scout Cobert no objection but will not be able to attend the 11/19 and email stated could comment tonight Ms. Cobert stated she is a Legal Follow with the Center of Biological Diversity and previously sent more detailed comments on EIR regarding native species and their habitats. The Center is worried the EIR fails to properly disclose and analyze the projects impact along with greenhouse gas emissions and asks the Council does not approve project until more detailed studies can be done.

Mike Zeiss acknowledged he received email.

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

Motion by Councilmember Dawson to continue item to November 19 and seconded by Councilmember Pal. Motion passed by the following vote:

AYES: **Dawson, Hernandez, Osum, Pal, Washington**
NOES: **None**
ABSENT: **None**

GENERAL BUSINESS - NONE

REPORTS: (Informational items only)

10. Non-Discussion Items.

ADJOURNMENT
There being no further business the meeting was adjourned in memory of CSO Kelly's family member at 8:15pm.

_____
Anita Skinner, City Clerk

AGENDA ITEM NO. 20.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Discussion and Review of the Economic Development Advisory Committee Bylaws and Procedures as Adopted by the City Manager's Office.

FISCAL IMPACT: There is no fiscal impact associated with this action.

STRATEGIC PLAN: Provide good governance.

BACKGROUND: The Economic Development Advisory Committee (the "Committee") is established to provide guidance and support to the City Manager or Community Development Director on economic development strategies for Suisun City. The Committee's mission is to foster a thriving business environment and stimulate economic growth by offering insights from various key sectors and stakeholders. Operating without the constraints of the Brown Act, the Committee can offer flexible, strategic recommendations aimed at advancing the city's economic objectives.

STAFF REPORT: The Committee is composed of ten appointed members representing a cross - section of Suisun City's key economic sectors, including the Travis Community Consortium, Solano County Economic Development, the Fairfield-Suisun City Chamber of Commerce, and other sectors critical to the city's economic strategy. The Committee's design allows for expert input while maintaining flexibility in meeting schedules and operations.

Key Elements of the Bylaws:

1. **Purpose:** The Committee's mission is to advise city leadership on strategies that promote economic growth and enhance the business climate.
2. **Membership:** Members are chosen based on sector expertise and commitment to economic growth, with a focus on areas like workforce development, tourism, real estate, and technology.
3. **Meetings:** Meetings will be conducted as needed, with a preference for meeting quarterly, and will operate without Brown Act requirements, offering flexibility to address economic development goals promptly.
4. **Powers and Duties:** The Committee will focus on identifying opportunities within the city, recommending business attraction and retention strategies, supporting downtown revitalization, and exploring development options.
5. **Reporting:** Recommendations and findings will be directed to the City Manager or Community Development Director. The Committee will not report directly to the City Council, ensuring that it functions within its advisory role, ensuring its technical expertise is at the forefront of the committee over political appointments. The City Manager may decide to bring specific items to the City Council for discussion but it is not a mandate of this advisory body.

The adoption of these bylaws provides an organized framework for the Economic Development Advisory Committee to operate effectively, ensuring a focused approach to advancing Suisun City's economic development objectives. This structure will allow the city to benefit from sector-specific expertise and foster collaboration across various economic domains. While residency is not a

requirement, preference is given to individuals with relevant experience who have a strong commitment to the city's long-term development. Anyone interested in doing business with Suisun City—including, but not limited to, brokers, real estate agents, developers, and other professionals are not eligible to sit on the committee.

STAFF RECOMMENDATION: Staff recommends that the City Council receive and file the Economic Development Advisory Committee Bylaws and Procedures, as adopted by the City Manager's Office, which provide the guidelines for the Committee's operations and responsibilities.

DOCUMENTS ATTACHED:

1. Economic Development Advisory Committee Bylaws and Procedures
2. PowerPoint Presentation

PREPARED BY: Bianca Vasquez, Admin Assistant
REVIEWED BY: Bret Prebula, City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Economic Development Committee Bylaws and Procedures
2. PowerPoint Presentation

Economic Development Advisory Committee

Bylaws and Procedures

Article I: Purpose
The Economic Development Advisory Committee (the "Committee") is established to provide guidance and support to the City Manager or Community Development Director on economic development strategies for Suisun City. The Committee's mission is to foster a thriving business environment and stimulate economic growth by offering insights from various key sectors and stakeholders. Operating without the constraints of the Brown Act, the Committee can offer flexible, strategic recommendations aimed at advancing the city's economic objectives.

Article II: Membership
The Committee shall consist of ten (10) appointed members representing the following key economic sectors:

- Chair of the Travis Community Consortium
- Chief Executive Officer of the Solano County Economic Development
- Executive Director of the Fairfield-Suisun City Chamber of Commerce
- Suisun City Business Member
- Industrial Development Sector
- Real Estate and Housing Development Sector
- Tourism and Hospitality Sector
- Workforce Development Sector
- Technology and Innovation Sector
- Finance Sector

Committee members are selected based on their expertise in key sectors and their dedication to advancing Suisun City's economic growth. While residency within the city is not a requirement, preference is given to individuals with relevant experience who have a strong commitment to the city's long-term development. Anyone interested in doing business with Suisun City—including, but not limited to, brokers, real estate agents, developers, and other professionals are not eligible to sit on the committee.

Article III: Formation and Appointment
The Committee is established by the City Manager, who is responsible for appointing its members or designating a representative to do so. While individual City Council members may suggest potential candidates for the Committee, ultimate oversight and control of the Committee rests with City staff. The City Council, as a legislative body, can take no "formal" action or have any input in the committee's formation, composition, or recommendations. The Committee is tasked with directing its recommendations to the City Manager and/or the Community Development Director for further action.

Article IV: Meetings
The Committee shall meet as needed, with a preference of meeting quarterly, and meeting schedules set by the City Manager or Community Development Director. Meetings may be held informally, without a fixed schedule, to provide flexibility in addressing Suisun City's economic development needs. Attendance and participation are encouraged, and meetings will operate without the constraints of the Brown Act requirements.

Article V: Powers and Duties
The Committee's responsibilities include the following:

- Identifying economic development needs and opportunities within Suisun City.
- Advising the City Manager or Community Development Director on strategies to attract and retain businesses.
- Supporting downtown revitalization and workforce development.
- Exploring potential for city-owned property development.
- Promoting policies to stimulate sustainable growth, innovation, and tourism.

Article VI: Reporting and Recommendations
The Committee shall direct all recommendations, reports, and findings to the City Manager or Community Development Director.

Article VII: Public Input
Although the Committee may welcome public input from time to time on specific agenda items, it is not required to hold formal public comment sessions or follow the structured public comment procedures, as it operates under an exemption from the Brown Act. This flexibility allows the Committee to focus on its advisory role while maintaining compliance with applicable legal guidelines.

Article VIII: Attendance and Participation
Committee members should inform the Chair in advance if they are unable to attend a scheduled meeting. Regular participation is encouraged to ensure continuity and effectiveness.



Creation of the Economic Development Advisory Committee

November 19, 2024

1

Mission: To provide strategic advice and support to the City Manager and Community Development Director

- Fostering a thriving business environment.
- Supporting economic growth in Suisun City.



2

Committee Composition

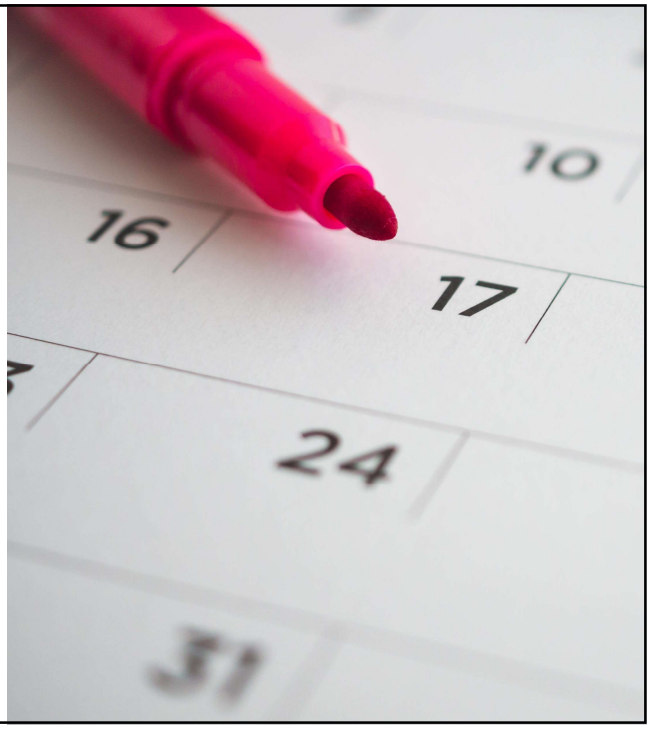
- **Membership:** 10 appointed members by the City Manager representing key economic sectors for expertise and commitment.
- **Representation:**
  - Travis Community Consortium
  - Solano County Economic Development
  - Fairfield-Suisun City Chamber of Commerce
  - Additional Sectors: Workforce, Tourism, Real Estate, Technology, and more.



3

Meeting Structure

- **Frequency:** Meetings are scheduled as needed to address Suisun City's economic needs, with a preference of quarterly meetings.
- **Flexibility:** *No fixed schedule*; meetings operate without Brown Act constraints, allowing dynamic, strategic discussions.



4

Powers and Duties



- **Primary Responsibilities:**
  - Identify economic needs and opportunities.
  - Advise on business attraction and retention strategies.
  - Support downtown revitalization and workforce development.
  - Explore development opportunities for city-owned property.
  - Promote sustainable growth, innovation, and tourism policies.



5



Reporting and Recommendation

- **Flow of Information:**
  - Recommendations directed to the City Manager and Community Development Director.
  - No direct reporting to the City Council to maintain an advisory, non-political role.

6

Public Input

- The Committee may occasionally welcome public input on specific items but is not required to hold formal public comment sessions due to its exemption from the Brown Act, allowing it to focus on its advisory role while staying within legal guidelines



7

Conclusion and Next Steps

Adoption of Bylaws: Approved by the City Manager's Office.

Roles of the City Council: Review and file the bylaws in support of governance goals.

Goal: Establish a foundation for impactful economic development strategies in Suisun City.

8

AGENDA ITEM NO. 21.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Continued 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, Requesting the Solano County Local Agency Formation Commission to Initiate Proceedings for the 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.

City Council Hearing

A public hearing for the project was held on October 1, 2024. During this meeting, the City Council did not discuss the merits of the project but instead voted to continue the hearing to a specific date, November 19, 2024. The Council did, however, hear public testimony regarding the continuation of the project at that time.

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.

Subsequent Correspondence

Before the public hearing on October 1, 2024, and following the close of the public comment period, the City received a letter from both the Center for Biological Diversity and the Solano County Orderly Growth Committee raising concerns about the environmental impacts of the project. In response to their feedback, the City carefully reviewed the concerns and, in deference to the commenters, strengthened

several mitigation measures (Attachment 7). Notably, Mitigation Measure 4.2-1k has been added to require communication with the Bay Area Air Quality Management District (Air District) and to accommodate space on the Project Site for an air monitor station, should the Air District request such; Mitigation Measure 4.3-17e has been revised to include the prohibition of rodenticides within the Development Area and Managed Open Space Area; and Mitigation Measure 4.6-1a has been revised to add a performance standard for the amount of alternative fueled and electric construction equipment that shall be used for all phases of construction.

STAFF RECOMMENDATION:

1. Adopt Resolution No. 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_publicreviewdrafteir_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** (November, 2024)
https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/exhibit-b_hwy-12-eir_findingssoc_11-06-2024_1.pdf
Exhibit C - Final Highway 12 Logistics Center Environmental Impact Report including Response to Comments and Mitigation Monitoring and Reporting Program (MMRP) and **Appendices** (SCH# 2021110026), dated November, 2024:
https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/highway-12/hwy-12-logistics-center-final-eir_combined-w-appendices_11-07-2024.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
7. Subsequent Correspondence - Center for Biodiversity and Solano County Orderly Growth Committee
8. PowerPoint Presentation

PREPARED BY:	Jim Bermudez, Development Services Director
REVIEWED BY:	Bret Prebula, City Manager
APPROVED BY:	Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution Certifying EIR Adopting Findings and SOC and approving MMRP 10-31-2024 tracked.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.pdf
4. Ordinance Approving PUD Application for a Warehouse and Logistics Project.docx
5. Resolution Approving and Submiting an Application to the Solano County LAFCO docx

5a. Exhibit A -Annexation Attachments.pdf

6. Hwy 12 Logistics Center FIA.pdf
7. Subsequent Correspondence Center for Biodiversity and Solano County Orderly Growth Committee
8. PowerPoint Presentation.

RESOLUTION NO. 24-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE HIGHWAY 12 LOGISTICS CENTER PROJECT, 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 FOR THE HIGHWAY 12 LOGISTICS PLAN PROJECT

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 El R 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 City of 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, on September 13, 2024, after the release of the Draft Final EIR and initial Planning Commission meeting on the EIR, the City received a letter from the Center for Biological Diversity pertaining to the Draft EIR and Final EIR and on September 30, 2024, after the release of the Draft Final EIR and initial Planning Commission meeting on the EIR, the City received a letter from Michael Zeiss pertaining to the Draft EIR and Final EIR; and

WHEREAS, the post-Draft EIR correspondence from the Center for Biological Diversity and Michael Zeiss did not constitute timely commentary on the Draft EIR, the City was under no legal obligation to provide written responses to such correspondence, but chose to do so in the spirit of transparency and to make clear to the correspondents that the City took their input and recommendations seriously; and

WHEREAS, the City has prepared responses to each topic raised in the post-Draft EIR correspondence from the Center for Biological Diversity and Michael Zeiss, explaining that none of the topics raised in this correspondence change any of the analysis or conclusions or the Draft EIR or Final EIR, and the City now has included responses to the post-Draft EIR correspondence as a part of the Final EIR; 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:

1. Exhibit A - Highway 12 Logistics Center Project Draft Environmental Impact Report, dated August 2023 (SCH# 2021110026).

2. Exhibit B - Highway 12 Logistics Center Project Final Environmental Impact Report

Project (updated since consideration by the Planning Commission) including Response to Comments and Mitigation Monitoring and Reporting Program (MMRP) dated November 2024 (SCH# 2021110026).

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 B), 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 C.

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, including the deletion of Mitigation Measure 4.6-1n pursuant to the statement of overriding considerations that is attached hereto as Exhibit C. 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 C. City Council find that each of the overriding considerations set forth within Exhibit C 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 19th day of November 2024 by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of November 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 November, 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 19th day of November 2024 by the following vote:

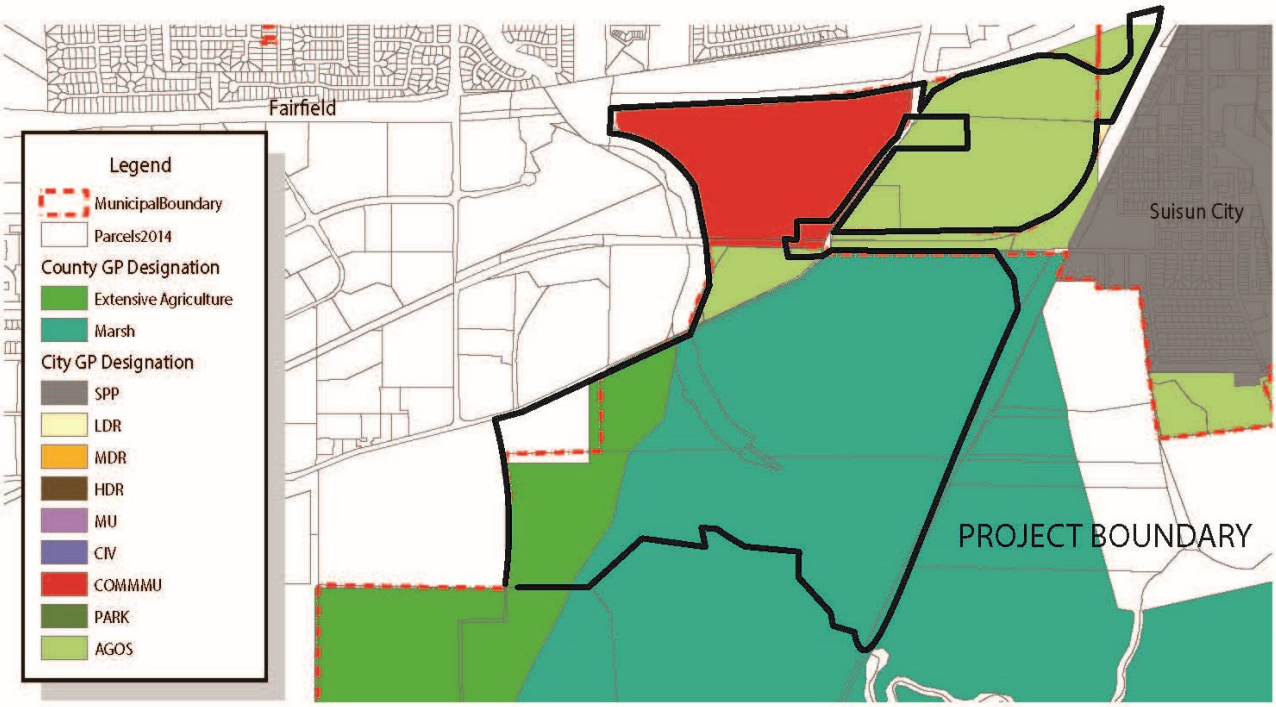
AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 19th day of November 2024.

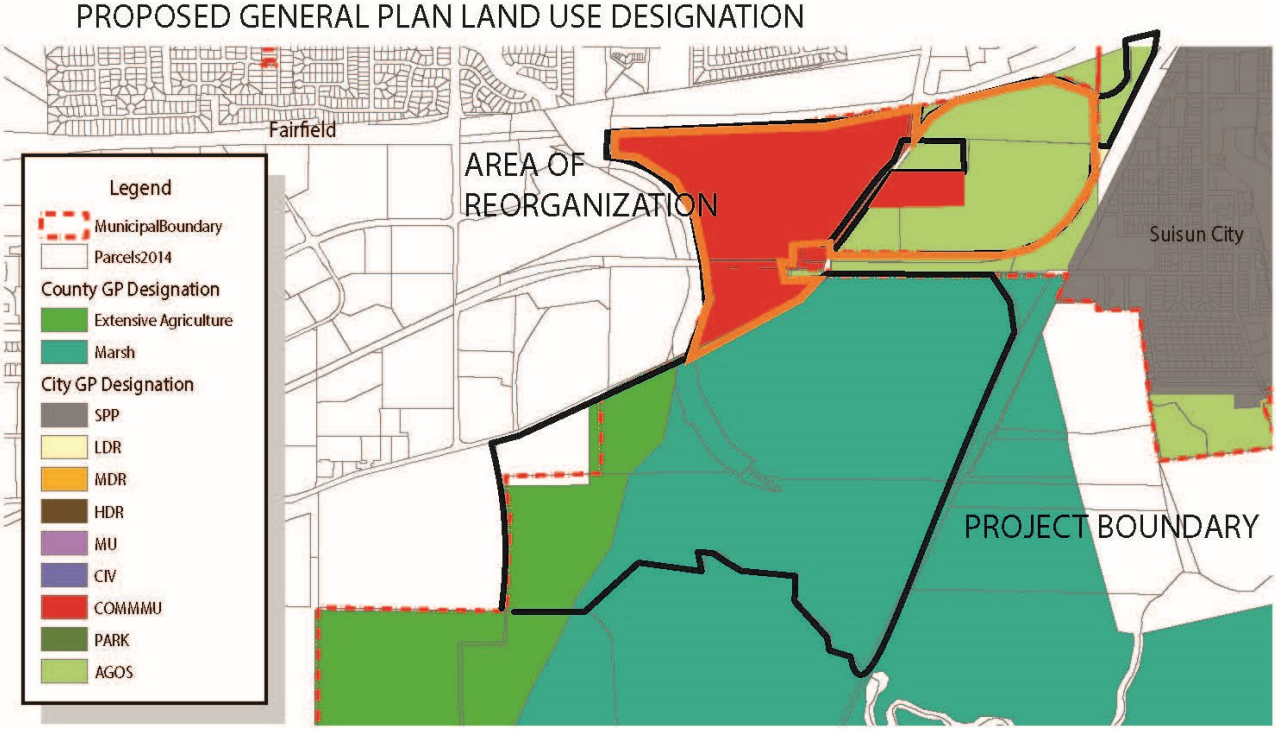
_____
Anita Skinner, City Clerk

EXHIBIT A

CURRENT GENERAL PLAN LAND USE DESIGNATION



PROPOSED GENERAL PLAN LAND USE DESIGNATION



ORDINANCE NO. __

AN ORDINACE 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 prezoning 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 19th day of November 2024, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of November 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 19th day of November 2024, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of November 2024.

_____
Anita Skinner
City Clerk

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

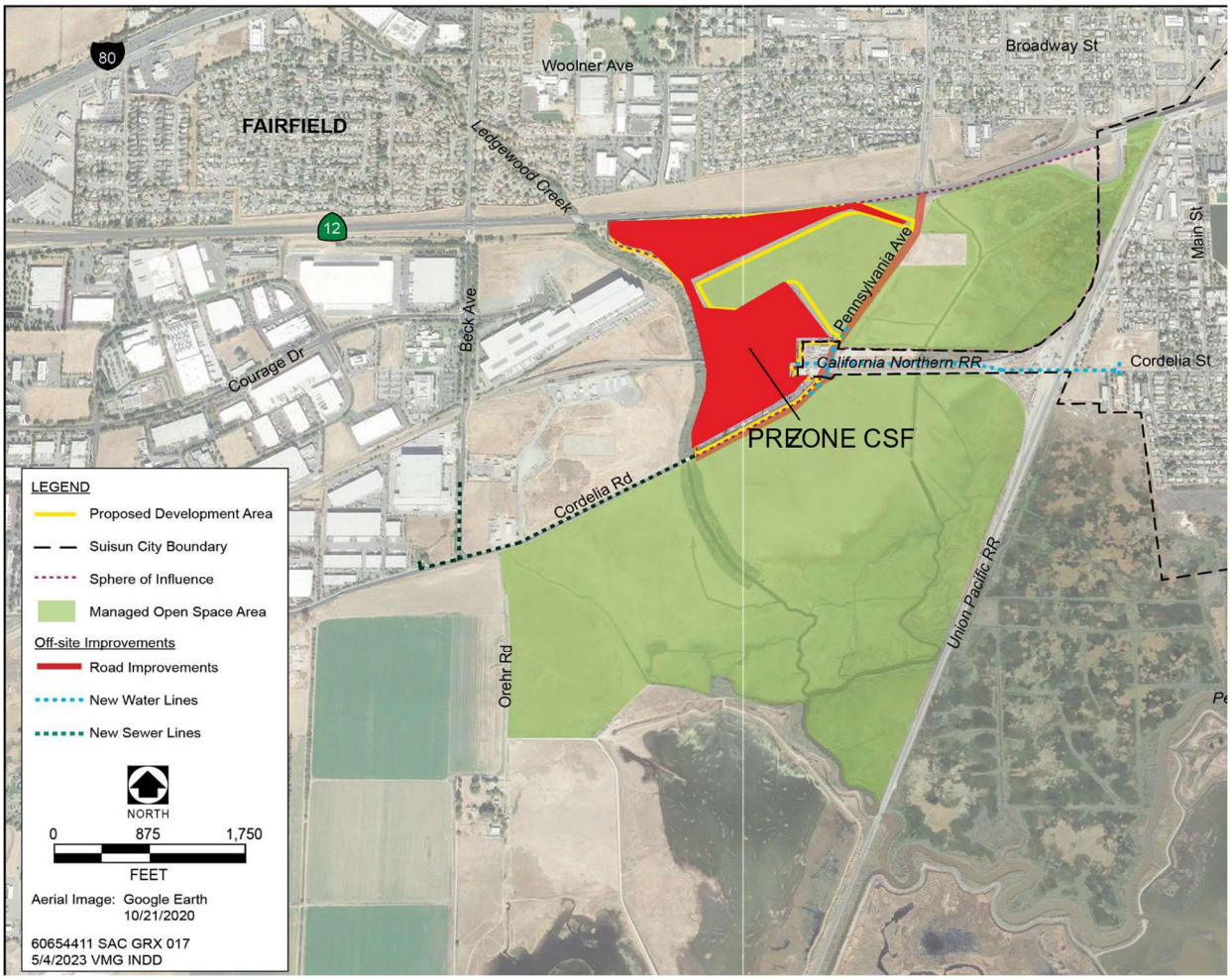


EXHIBIT B

Highway 12 Logistics Center Project
Pennsylvania Avenue between Cordelia Road and Highway 12

Solano County 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 19th day of November 2024, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of November 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 19th day of November 2024, by the following vote:

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

WITNESS my hand and the seal of said City this 19th day of November 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, REQUESTING THE SOLANO LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE ANNEXATION/REORGANIZATION OF THE HIGHWAY 12 LOGISTICS PROJECT

RESOLVED by the Council OF THE City of Suisun City, that,

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

WHEREAS the City of Suisun City desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Act of 2000, commencing with the section 56000 of the California Government Code, for a reorganization of territory as it relates to the Highway 12 Logistics Project; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Council has conducted a public hearing based upon this notification; and

WHEREAS, the principal reasons for the proposed reorganizations are as follows:

- Economic development.
  - Promote economic growth through new capital investment, expansion of the tax base, creation of new employment opportunities, and payment of development fees.
  - Attract new employment-creating industries to Suisun City that generate new tax revenue and minimize demands on City services.
- Jobs/Housing balance: Improve Suisun City's jobs-housing ratio by locating new employment opportunities near existing infrastructure.
- Orderly Development. Continue the orderly development of the western gateway of Suisun City with a well-designed project.
- Utilities and Service Systems.
  - New or Expanded Utilities and Service Systems
  - Increased Demand for Water Supplies
  - Increased Demand for Wastewater Treatment Facilities
  - Increased Generation of Solid Waste in Excess of Capacity
- Implement the General Plan. Further the goals and policies of the City of Suisun City General Plan by developing land contemplated to support urban development to its highest and best use.

- Biologic Preservation. Preserve the most biologically sensitive portions of the project site as open space.
- Infrastructure Improvements. Install circulation improvements along Pennsylvania Avenue and Cordelia Street that provide efficient ingress and egress to the proposed project while also ensuring these facilities operate at acceptable levels.
- Public Safety. Promote public safety by incorporating security measures into the project design.
- Environmental Protection. Mitigate impacts on the environment through implementation of feasible mitigation measures.

WHEREAS, the following agency or agencies would be affected by the proposed jurisdictional changes:

Agency	**Nature of Change**
City of Suisun City	Annex
Fairfield-Suisun Sewer District	Annex
Suisun Fire Protection District	Detach
Solano County Lighting Service Area	Detach

WHEREAS, the territory proposed to be reorganized is Uninhabited and a map and description of the boundaries of the territory are attached hereto as Exhibit A and by this reference incorporated herein; and,

WHEREAS, it is desired to provide that the proposed reorganization be subject to the following terms and conditions: “None”; and,

WHEREAS, this proposal is consistent with the adopted spheres of influence for the agencies subject to this reorganization; and,

WHEREAS, this Council certifies that: The proposal will not have a significant effect on the environment based on the Final Environmental Impact Report (FEIR) for this proposal];

Impacts Mitigated to Less Than Significant Impact

- Air Quality
    - Substantial Pollutant Concentrations (health risks)
- Biological Resources
    - Contra Costa Goldfields + Critical Habitat, Alkali Milk-Vetch, Saline Clover, Long-styled sand-spurrey plants, Crotch Bumble Bee, Northern Harrier + Short-Eared Owl, Swainson's Hawk, Burrowing Owl, California Black Rail, Loggerhead Shrike, Suisun Song Sparrow, Grasshopper Sparrow, Tricolored Blackbird, Construction Impacts on Salt Marsh Harvest Mouse and Suisun Shrew, Loss of Upland Refugia, Nesting Birds, Special Status Fish Species, Riparian Habitat, Wetlands

- Cultural and Tribal Cultural Resources
    - Undiscovered historical resources or unique archeological resources, human remains, tribal cultural resources
- Hazards, Hazardous Materials Wildfire
    - Exposure of People and the Environment to Existing Hazardous Materials, Including Cortese-listed Sites
    - Interference with Emergency Response or Evacuation Plans
- Noise and Vibration
    - Construction vibration
    - Long-term, stationary-source noise
- Transportation and Circulation
    - Vehicle-Miles Traveled (VMT)
    - Circulation System
    - Pedestrian and Bicycle Systems

Significant and Unavoidable Impacts

- Aesthetics and Visual Resources
    - Effects on Scenic Vistas
    - Substantial New Light and Glare and Skyglow Effects
- Air Quality
    - Conflict with or Obstruct Implementation of the Applicable Air Quality Plan
    - Cumulative Increase of Criteria Air Pollutant and Precursor Emissions
- Greenhouse Gas Emissions & Energy
    - Greenhouse Gas Emissions impacts
    - Noise and Vibration
    - Temporary, short-term construction noise

Findings

- Mitigated
- In another agency’s jurisdiction, or
- Infeasible to fully mitigate

Statement of Overriding Considerations

- Promotes development and conservation consistent with the City of Suisun City and Solano County General Plans.
- Strategically-located master planned complex of buildings to meet the increased demand for warehouse and distribution services in the City and region.
- New local employment opportunities for existing and future residents of the City and region.
- Increases the tax base of the City and includes fiscal benefits.
- Ensure the permanent protection and preservation of 437 acres of open space.

NOW, THEREFORE BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the Council of the City of Suisun City, and the Local Agency Formation of Solano County is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of Suisun City held on Tuesday the 19th day of November 2024 by the following vote:

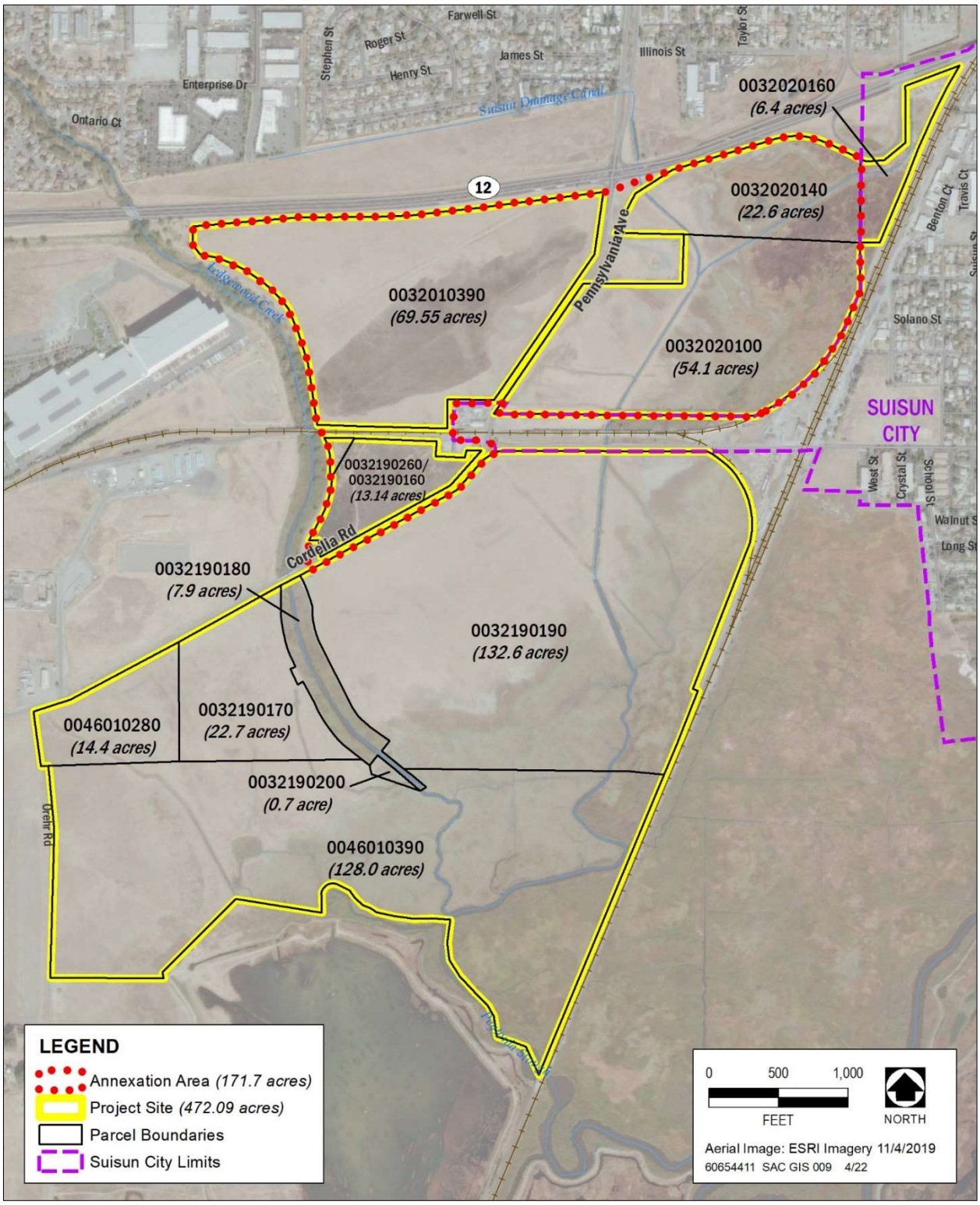
AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____
ABSTAIN:	Councilmembers:	_____

WITNESS my hand and the seal of said City this 19th day of November 2024.

_____
Anita Skinner
City Clerk

Exhibit 5a.

Proposed Annexation Area



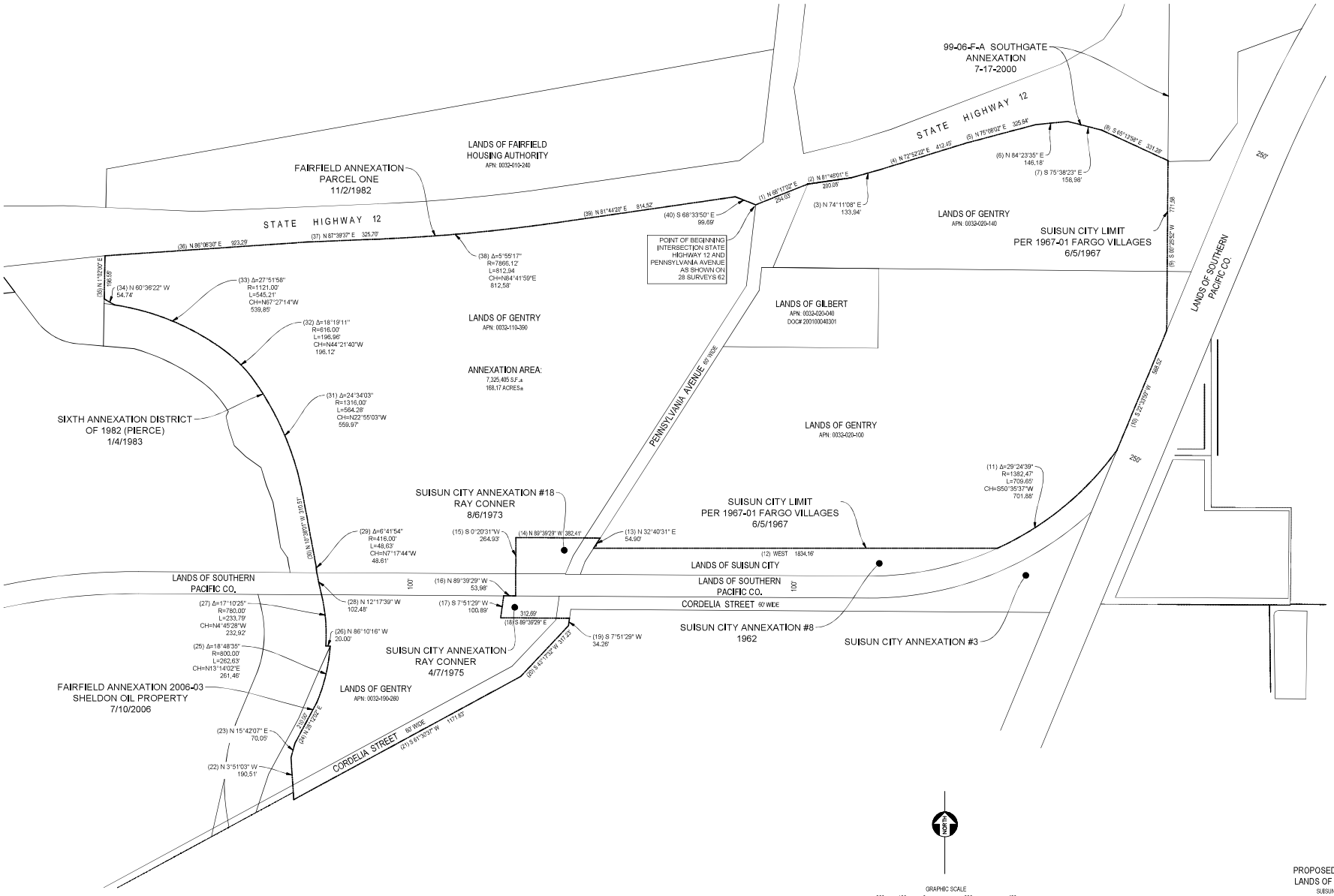


EXHIBIT "A"

PROPOSED ANNEXATION BOUNDARY MAP
LANDS OF TOM GENTRY CALIFOIRNIA, CO
SUISUN CITY, SOLANO COUNTY, CALIFORNIA

OCTOBER 2024 SCALE: 1"=200'

GENTRY ANNEXATION

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

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;

THNECE 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;

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 NOTHERLY 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 ANNEXTION, (17) SOUTH 7°51’29” WEST, 100.89 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID ANNEXTION, (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;

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;

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:	**Prepared by:**
Client	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

655 UNIVERSITY AVE, SUITE 200 • SACRAMENTO, CA 95825
PHONE: (916) 561-0890 • FAX: (916) 561-0891
WWW.GOODWINCONSULTINGGROUP.NET

City of Suisun
Highway 12 Logistics Center
Fiscal Impact Analysis

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Chapter 1
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.

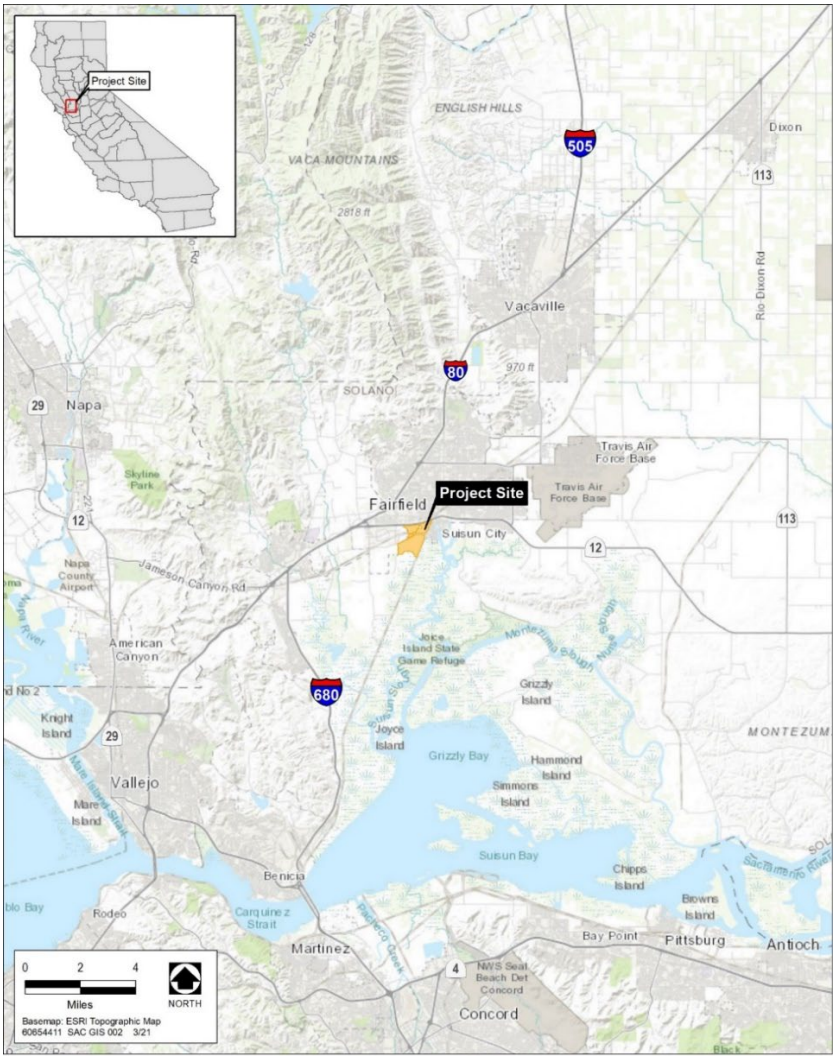
Chapter 2

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



PROJECT AREA

As depicted in Figure 2 below (Project Site Map) and in Figure 3 on the following page (Proposed Annexation Area Map), the Project area is bounded to the east by the Union Pacific Railroad and to the north by SR-12. The western perimeter of the Project site is bounded by Ledgewood Creek. To the south, the Project site meets the California Northern Railroad, between Pennsylvania Avenue and the Union Pacific Railroad, and meets Cordelia Road further south on the western side. This Project area encompasses approximately 162 acres, is generally located outside City limits but within the City's Sphere of Influence, and covers one Tax Rate Area (TRA) within the County (TRA 060-002).

FIGURE 2
PROJECT SITE MAP

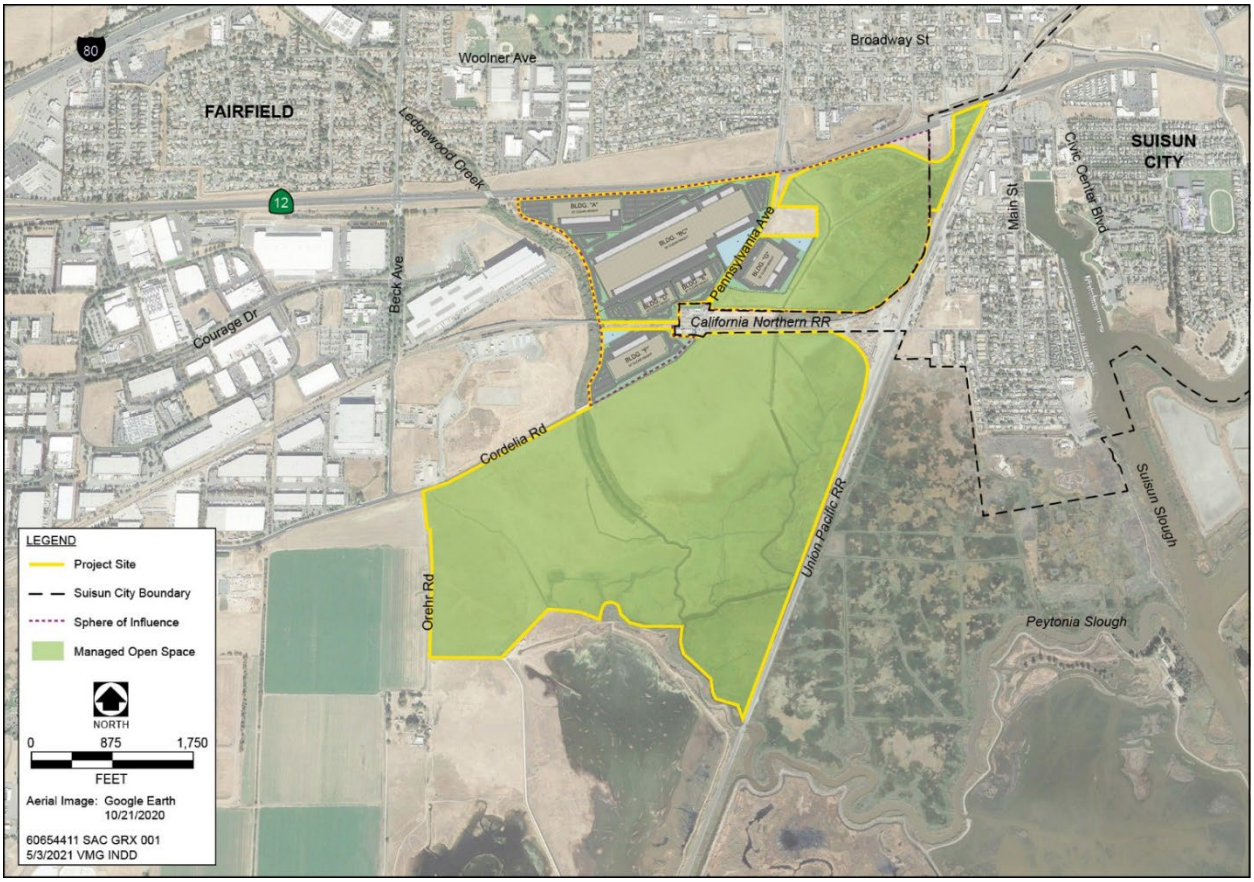
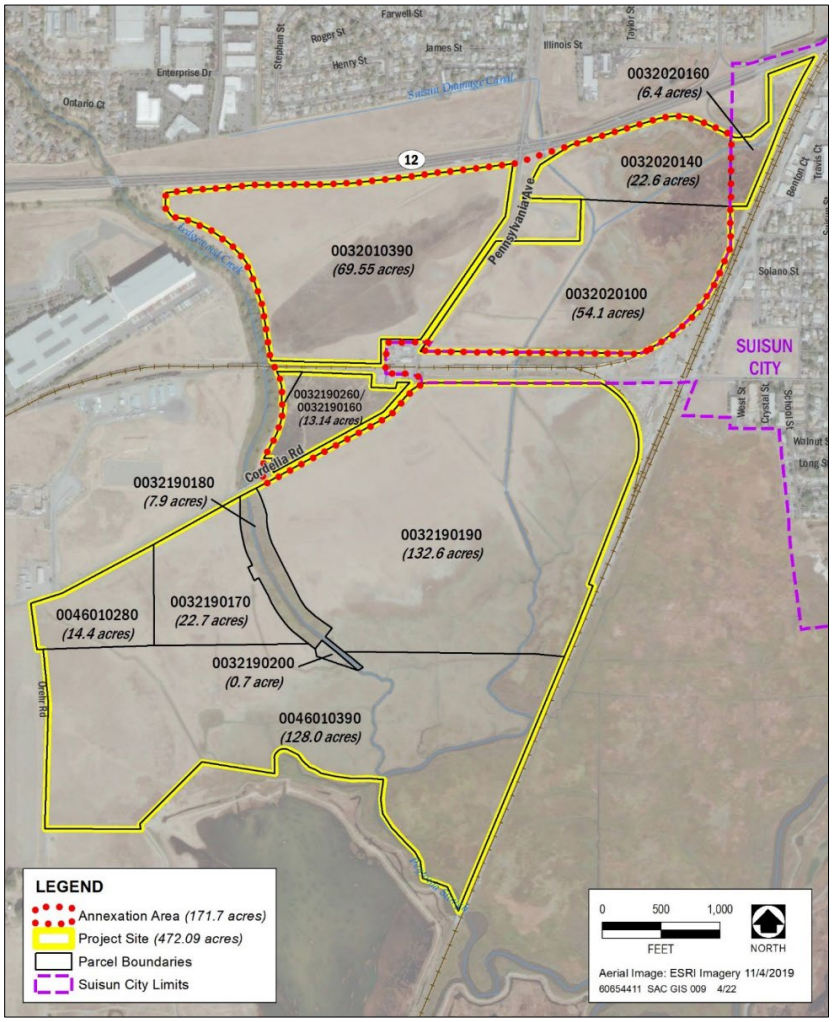


FIGURE 3
PROPOSED ANNEXATION AREA MAP



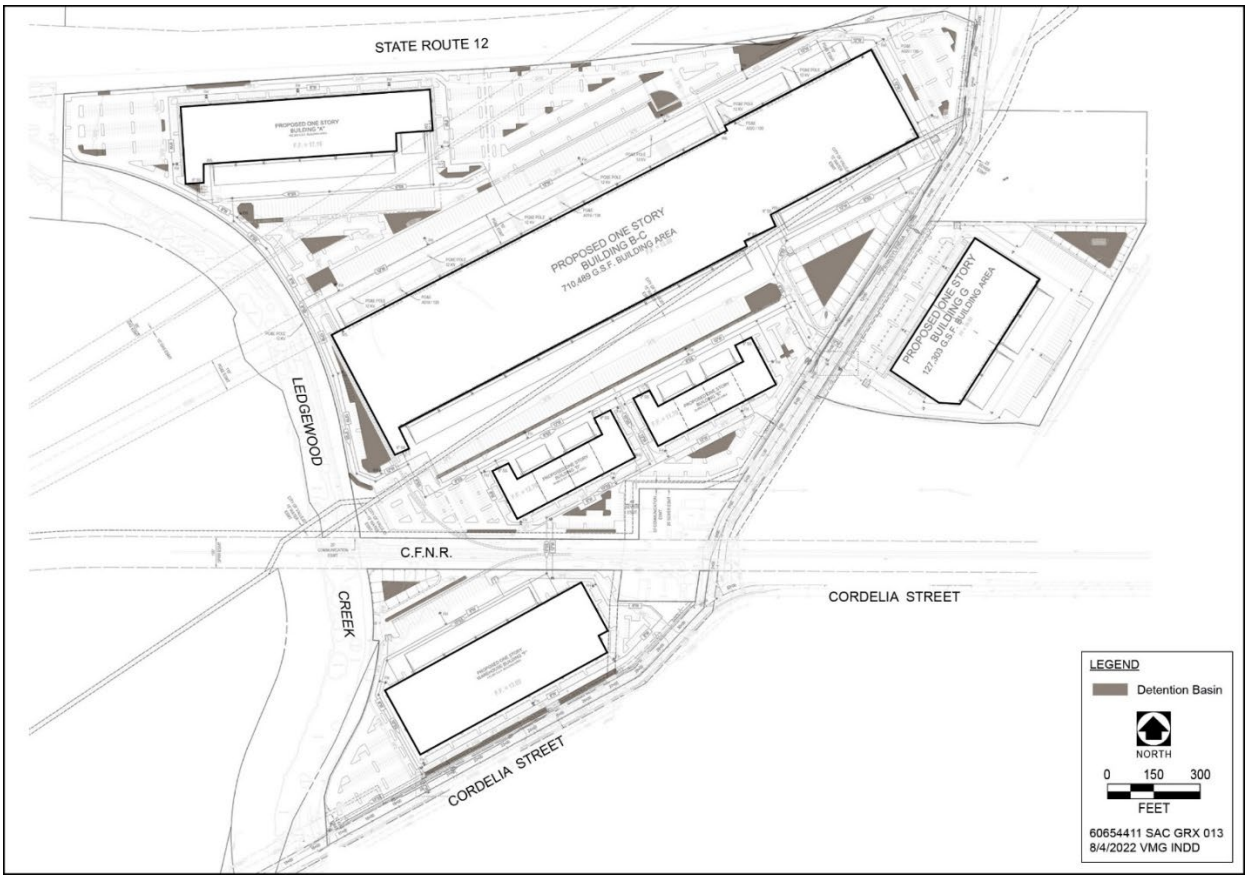
PROPOSED DEVELOPMENT

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

Proposed Buildings	*Building Square Feet*
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

Proposed Buildings	***Building Square Feet***
Building A	170,120
Building B	187,208
Building C	172,380
Total	529,708

FIGURE 5
EIR SCENARIO 2 SITE MAP

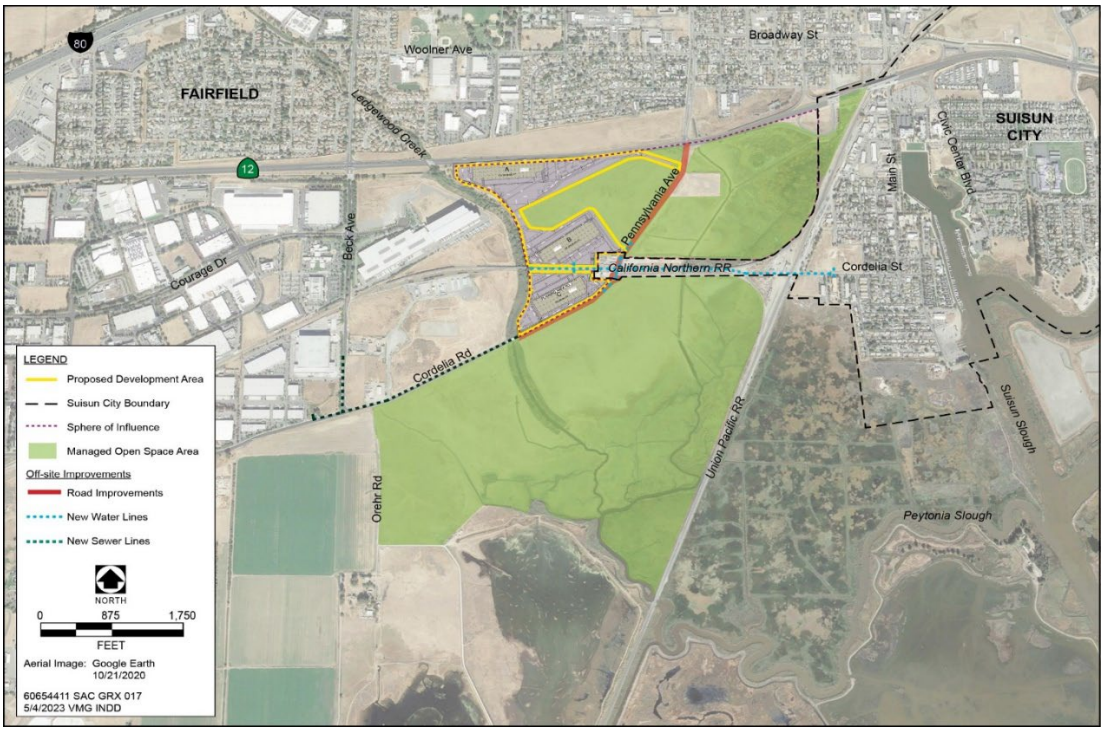
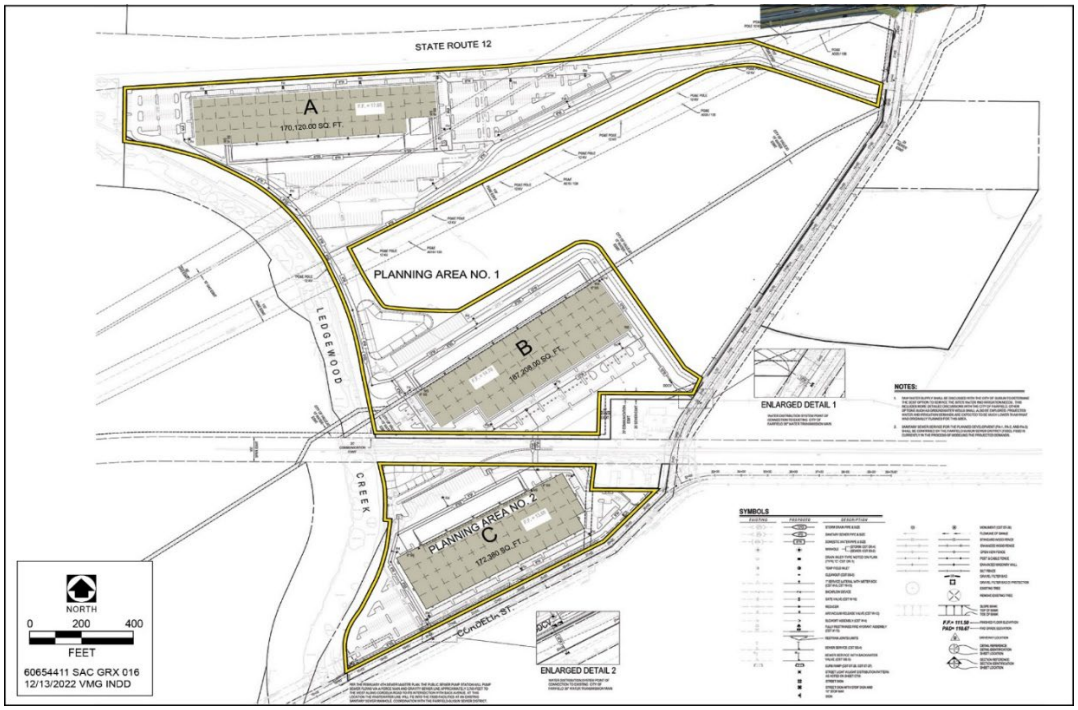


FIGURE 6
EIR SCENARIO 2 DEVELOPMENT MAP



Chapter 3

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

	City Total
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	
Recurring Revenues	
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
Recurring Expenses	
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.

Chapter 4

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 ÷ $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.

Chapter 5

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

City General Fund	*Annual Impacts at Buildout*
Revenues	$1,835,549
Expenses	($634,714)
Annual Net Fiscal Impact	**$1,200,835**
Annual Surplus per 1,000 Building Square Feet	**$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 $)	
Jurisdiction Statistics	
	City of Suisun
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 *11/07/2023*

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
Warehouse Uses						
Building A		152,305	152 *employees*		$160	$24,368,800
Building B/C		710,489	710 *employees*		$160	$113,678,240
Building D		56,880	57 *employees*		$160	$9,100,800
Building E		56,880	57 *employees*		$160	$9,100,800
Building F		172,380	172 *employees*		$160	$27,580,800
Building G		127,303	127 *employees*		$160	$20,368,480
Total	93	1,276,237	1,275 *employees*	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 *11/07/2023*

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 060-002 162.0 ac.	Weighted Average		Allocation to ERAF	Post ERAF Allocation /1
General County		0.40744	0.40744	/2		
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	/2		
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%**			
			Pre-ERAF			
Property Tax Allocated to the City			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).

Source: County of Solano Master Property Tax Transfer Agreement; Solano County; Goodwin Consulting Group *11/07/2023*

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).

Source: City of Suisun City FY 2022-23 Budget; Goodwin Consulting Group *11/07/2023*

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

Property Tax (Secured & Unsecured) Allocation to City (post-ERAF)	13.3%
Sales and Use Tax	
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
Taxable Sales per Improved Square Foot	*Amount per SF*
Warehouse Uses	$5
Property Tax In-Lieu of Vehicle License Fee (PTILVLF)	
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
Existing or Proposed LMD/CFD Revenue	
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 *11/07/2023*

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 *11/07/2023*

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

General Fund Function	Reference Table	Modeling Methodology
General Government		
City Council	Table B-5	Multiplier Method: Persons Served
City Clerk	Table B-5	Multiplier Method: Persons Served
City Treasurer	Table B-5	Multiplier Method: Persons Served
City Manager	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 *11/07/2023*

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.

Source: City of Suisun City FY 2022-23 Budget; Goodwin Consulting Group *11/07/2023*

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

Annual Revenues/Expenses	Annual Impact	% of Subtotal
Revenues		
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%
Expenses		
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 *11/07/2023*

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
Revenues						
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
Expenses						
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**

Source: Goodwin Consulting Group *11/07/2023*

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
Warehouse Uses						
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 *11/07/2023*

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
Revenues		
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%
Expenses		
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**

Source: Goodwin Consulting Group *11/07/2023*

September 13, 2024

Sent via email

City of Suisun City
Attn: Jim Bermudez
Development Services Director
701 Civic Center Boulevard
Suisun City, CA 94585
jbermudez@suisun.com

Re: Comments on the Environmental Impact Report for the Highway 12 Logistics Center Project (State Clearinghouse No. 2021040016)

Dear Mr. Bermudez:

This letter is submitted on behalf of the Center for Biological Diversity ("Center") regarding the Environmental Impact Report for the Highway 12 Logistics Center Project ("Project") (State Clearinghouse No. 2021040016).

The Center is a non-profit, public interest environmental organization dedicated to the protection of native species and their habitats through science, policy, and environmental law. The Center has over 1.7 million members and online activists throughout California and the United States. The Center has worked for many years to protect imperiled plants and wildlife, open space, air and water quality, and overall quality of life for people throughout Solano County. The Center frequently participates in environmental review for industrial development projects in Solano County, and frequently reviews and submits comment letters on draft environmental impact reports prepared pursuant to CEQA for warehouses throughout the state.

Late1-1

The Center is concerned with the Project's significant impacts to biological resources, water quality, and greenhouse gas emissions. The City must revise and recirculate an EIR that complies with CEQA.

I. The Primary Mitigation Mechanism for Impacts to Biological Resources is Inadequate.

The primary mitigation strategy for biological impacts is the formation of the Managed Open Space, a 437-acre area of the Reduced Footprint Alternative Project site that would be protected with a deed restriction or conservation easement. However, the majority of the proposed Managed Open Space area (331.7 acres, or 76%) already lies within the Primary and Secondary Management Areas of the Suisun Marsh Preservation Act area (DEIR at 4.3-3), which severely limits development. As described in the EIR, in the Primary Management Area "Urban development is precluded and other uses such as oil and gas exploration and construction and operations of utilities and other facilities are highly regulated by San Francisco Bay Conservation and Development Commission" (DEIR at 4.3-60). Citing the Suisun Marsh Protection Plan, the EIR further explains that "Within the Primary Management Area '… land and water areas should be managed so as to achieve the following objectives: Preservation and enhancement of Marsh habitat; Provision of habitat attractive to waterfowl; Improvement of water distribution and levee systems; Encouragement of agricultural and grazing practices consistent with wildlife use, waterfowl hunting, and elimination of mosquito breeding; Restoration of historic wetlands'" (DEIR at 4.3-60, 61). The proposed Project would not accomplish any of these goals. Therefore, most of the land that is purported to be preserved via the Managed Open Space is land that would not be developed in any case. The proposed Managed Open Space only additively protects 105 acres of open space habitat – and while this is certainly greater than the initial proposed Project, the variety of habitats within this area does not guarantee effective mitigation for all of the affected species, which have diverse habitat needs. The Managed Open Space serves as the primary mechanism for mitigating impact to many of the species and habitats listed in the EIR, including but not limited to Contra Costa goldfields, Swainson's hawk, burrowing owl, salt marsh harvest mouse, Suisun shrew, upland refugia, and wetlands. However, because the Managed Open Space sits on land that is not at risk of future development, it does nothing to compensate for the habitat that will be lost, and therefore does not serve as sufficient mitigation for any of these species or habitats. Late1-2

Additionally, a deed restriction does not provide sufficient guarantee that the land that in the proposed Managed Open Space will be protected in the future. Deed restrictions are not a substitute for conservation easements because, *inter alia*, there is no third-party organization charged with regularly monitoring the relevant land and ensuring that it remains in compatible use and retains its conservation value. Additionally, a deeded conservation easement grants the third-party steward legal remedies to enforce compliance with the terms of the easement. Thus, in order for there to be substantial evidence that relying on this mitigation measure will reduce the Project's impacts to upland annual grassland, seasonally saturated annual grassland, vernal pools, alkali seasonal wetlands, and perennial brackish marsh, and any other impacted habitats to less-than-significant levels, the EIR must, at a minimum: (1) identify and describe the exact boundaries of the property to be preserved, (2) demonstrate that there is a qualified third-party steward willing to acquire and hold the conservation easement, and (3) require that a conservation easement be recorded prior to any ground-breaking activity on the project site. (*Cf. Preserve Wild Santee v. City of Santee* (2012) 210 Cal.App.4th 260, 281 [plan for habitat

management failed to describe future management actions or include standards or guidelines for future actions and was therefore inadequate as a mitigation measure].)

II. The Project Does Not Adequately Mitigate for Impacts to Biological Resources

We are encouraged to see the City is considering the Reduced Footprint Alternative, as a opposed to the full Project. However, the Reduced Footprint Alternative would still have significant impacts on biological resources. The Project lies on and adjacent to important wetland, upland, and marsh wildlife habitat. Numerous special-status species are present or possibly present in the Project area and its surroundings. The EIR addresses some of these species, but its analysis of impacts to wildlife is incomplete. Therefore, the mitigation measures included in the EIR are also incomplete, as they do not account for impacts to species that were not fully analyzed. Additionally, for those species that were analyzed in the EIR, several proposed mitigation measures are insufficient.

Late1-3

A. Numerous Special-Status Species are Inappropriately Excluded from Analysis or Mitigation

The EIR improperly excludes several species based on faulty conclusions. For example, the Delta ground beetle and special-status vernal pool invertebrates (vernal pool tadpole shrimp and vernal pool fairy shrimp) are discussed in the EIR but are excluded from any analysis. The basis for the exclusion of these species is flawed; the EIR inappropriately concludes that these species do not exist in the Project area without sufficient evidence. The EIR also excludes California red-legged frog and western pond turtle from analysis, ignoring potential sightings in the California Natural Diversity Database ("CNDDB") from the area, without any further discussion.

The EIR provides no evidence for its claim that the Project would have no impact on the delta green ground beetle. The EIR acknowledges that the beetle can be found in small vernal pools, hog wallows, or grassy swales, especially in wet years, but is unlikely to breed in these areas (EIR at 4.3-66). The EIR goes on to conclude that because the beetle does not breed in these habitats, and because drought years diminish habitat quality, there is no suitable habitat present at the site. This logic is erroneous – it is still entirely possible that delta green ground beetles are present at the Project site, even if their presence is temporary or seasonal. The EIR notes that the suitability of vernal pools as habitat for delta green ground beetles varies based on precipitation; in dry years, pools may be less suitable (DEIR at 4.3-67). The EIR does not, however, acknowledge the corollary: in wet years, pools may be more suitable, and may serve as habitat for the delta green ground beetle. It is therefore inappropriate to conclude that the Project would have "no impact to the delta green ground beetle, and no mitigation is warranted" (DEIR at 4.3-67). Furthermore, the natural history of the delta green ground beetle – including behavior,

Late1-4

habitat use, and dispersal among other factors – is not well understood. It is not safe to assume that they are not present based on our limited understanding of the species. Instead, the Application must actually assess whether this endangered species is present using species-appropriate surveys during the beetle's active season (February through May) over wet and dry years before making any conclusions about potential impacts. Of course, if such surveys reveal that the delta green ground beetle is present in the Project area at any time, the EIR must provide adequate mitigation for impacts to the delta green ground beetle.

The EIR also concludes that special status vernal pool crustaceans are not present in the Project area. Unlike the case of the delta green ground beetle, the EIR does cite results from several targeted surveys; several of which occurred before 2005, and two of which occurred in 2020-2021 (DEIR at 4.3-69). While we appreciate that surveys were conducted for these species, these surveys are not sufficient to conclude absence of vernal pool crustaceans. These species, including the federally-listed vernal pool fairy shrimp and vernal pool tadpole shrimp, can be dispersed between vernal pool habitats by birds and mammals, as well as through movement of water between habitats. It is therefore possible that negative survey results from 2021 and earlier do not reflect current conditions. The EIR must therefore include pre-construction surveys of suitable habitat, and must include potential mitigation measures in the case that special-status vernal pool crustaceans are found in the Project area.

Two additional special-status species were also excluded from analysis. The EIR states that both California red-legged frog (a federally-threatened species) and western pond turtle (recently proposed as federally-threatened) are "Not present" in the Project area. For the western pond turtle, the EIR states that the species is "Not present. No CNDDB records in the vicinity of the property" (DEIR at 4.3-24). However, a query of the CNDDB "Species in a Quad" tool centered on the Fairfield South quad, which contains the Project area, shows observations of both California red-legged frog and western pond turtle. These observations are classified as "unprocessed," which means they have not yet gone through the full verification process; however, as suitable habitat for both species potentially exists at the Project site in the form of streams and wetlands, these observations should be assumed to be accurate, surveys should be performed to determine whether these two species are present at the Project site, and mitigation measures should be implemented if either is present.

Late1-4 cont.

B. The EIR Inappropriately Minimizes Impacts to California Tiger Salamander Critical Habitat

The California tiger salamander ("CTS") populations that inhabit Solano county are federally threatened. The EIR conducted surveys for this species and found no evidence of CTS in the Project area. However, the EIR also notes that the entire Project site lies within designated critical habitat for the species. The EIR goes on to explain that the habitat within the Project area is not likely to be suitable for the species, and concludes that "**no impacts** to California tiger salamander or designated critical habitat for this species would result from construction of the

Late1-5

proposed Project and no mitigation is warranted" (DEIR at 4.3-68). This statement is definitionally false – although the habitat present on the Project site does not represent ideal habitat for CTS, it still contains potentially suitable habitat, therefore any impacts to vernal pools present in the project area will impact designated critical habitat, and must be mitigated. (Guidelines § 15065, subd. (a)(1) [significance finding required when project has potential to "substantially reduce the habitat of a fish or wildlife species" or "substantially reduce the number or restrict the range of an endangered, rare or threatened species"].)

Late1-5 cont.

C. The Proposed Mitigation for Contra Costa Goldfields is Insufficient

The EIR acknowledges that impacts to Contra Costa goldfields are potentially significant, even under the proposed Reduced Footprint Alternative (DEIR at 6-26). The first mitigation measure proposed in the EIR (measure 4.3-1a) states that the Applicant will create a minimum 1:1 ratio of new Contra Costa goldfields habitat supporting a minimum of 51 plants at least 2 out of 10 years of the monitoring period (FEIR Errata 3-6). This mitigation ratio is insufficient. The EIR does not provide any information on whether such establishment of new populations has ever been attempted, or successful. Establishing new populations of endangered plants, especially plants with very particular habitat requirements like Contra Costa goldfields, can be extremely difficult, and often does not result in stable populations. A higher mitigation ratio should therefore be required for new Contra Costa goldfields habitat since it is likely not to provide the same quality of habitat for species as naturally occurring habitat. Moreover, this measure includes no provisions for how the Project will move forward if mitigation fails or unexpected mitigation is needed, failing to comply with CEQA's mandate that the EIR provide the public with an understanding of what impact the project will have ahead of construction. (*See id.*; CEQA Guidelines § 21003. [requiring that environmental review documents provide information about the planned project in a way that provides the public and decisionmakers a meaningful understanding of how the project will be carried out].) This mitigation measure provides neither sufficient protections to ensure mitigation succeeds nor sufficient information to the public about how additional mitigation would be carried out if necessary.

Late1-6

D. The Lack of Information About Pesticide Use in the Managed Open Space Makes the EIR Inadequate as an Informational Document.

In its proposed mitigation for impacts to Crotch bumble bee (measure 4.3-6a), the EIR states that a Crotch's Bumble Bee Avoidance and Minimization Plan will be developed if any individuals are discovered through targeted pre-construction surveys (DEIR at 4.3-77). The EIR notes that part of that plan may include reducing the use of harmful pesticides within the Managed Open Space Area, but provides no other details about pesticide use in the Managed Open Space Area in any other section of the EIR, including in Appendix C (Biological Resources Report). This description is troubling, as it suggests that harmful pesticides may be

Late1-7

employed in the Managed Open Space, which is the EIR's primary means of mitigating impacts to special status species and habitats throughout the Project. Many pesticides (including insecticides and herbicides) have significant harmful effects on non-target species, including the federally- and state-protected species that will be present in the Project's proposed Managed Open Space. The EIR must therefore provide more detailed information about proposed pesticide use throughout the Project development and operation, especially in the Managed Open Space.

A "conclusory discussion" of a significant environmental impact makes an EIR "inadequate as an informational document." (*Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 514.) An EIR must provide information regarding the project's significant environmental impacts that is sufficient to allow decision-makers and the public to understand the environmental consequences of the project. (*Id*. at p. 520; *Laurel Heights Improvement Ass'n v Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 404; See CEQA Guidelines § 15151.) The document must include enough detail to enable the public "to understand and to consider meaningfully the issues raised by the proposed project." (*Id*. at 516 (citation omitted).)

Late1-7 cont.

E. The EIR Inappropriately Minimizes Impacts to Nesting and Migratory Birds

The EIR notes that the Project has potentially significant impacts on numerous special-status nesting bird species, including northern harrier, short-eared owl, Swainson's hawk burrowing owl, California black rail, loggerhead shrike, Suisun song sparrow, grasshopper sparrow, and tricolored blackbird (DEIR at 4.3-78 through 4.3-83). The EIR asserts that pre-construction nesting surveys for all of these species, and buffers around any existing nests, will reduce impacts to less than significant (Mitigation Measure 4.3-8b, 9a, 11; DEIR at 4.3-80, 81, 81). However, this analysis ignores the impacts of the loss of nesting habitat, as well as edge effects from Project operations on these special-status species. For example, field observations and controlled laboratory experiments have shown that traffic noise can significantly degrade habitat value for migrating songbirds (Ware et al., 2015). Subjects exposed to 55 and 61 dBA (simulated traffic noise) exhibited decreased feeding behavior and duration, as well as increased vigilance behavior (Ware et al., 2015). Another study found a 28% decrease in bird abundance in areas when traffic noise was present compared to when there was no traffic noise (McClure et al., 2013). For further discussion of the impacts of edge effects on wildlife, see the section of this letter on Wildlife Connectivity below.

Late1-8

Additionally, the EIR fails to assess impacts to migratory birds. The MND also fails to mention that the Project Area lies directly within an Audubon-designated Important Bird Area ("IBA") for resident and migratory birds – the Suisun Marsh IBA – that sits within the Pacific Flyway, a north-south migratory corridor the extends from Alaska to Patagonia.[1] IBAs are critical for regional, state, and global connectivity particularly for migratory birds that require

[1] Audubon Important Bird Areas of California, available at https://www.audubon.org/important-bird-areas/state/california?field_iba_status=1&priority=2 (Accessed July 21, 2023).

habitat along their migratory path to find food, shelter, and nesting habitat. Of particular importance are the diverse habitats in the Project Area that provide essential nesting and resting habitat for both resident and migratory birds. Any reduction in natural habitat through new development in the Project area will reduce the native habitat present in this IBA and will have significant impact on the many bird species that use the Project area, including not only nesting birds but migratory birds as well. The Project's impacts to migratory birds must therefore be analyzed, disclosed, and mitigated.

Late1-8 cont.

F. The EIR Fails to Mitigate Impacts to Swainson's Hawk

Swainson's hawk is a raptor species native to California that is a threatened species under the California Endangered Species Act (CDFW, 2016). Historically, Swainson's hawk was common throughout most of California. Currently, there are estimated to be under 2,000 breeding pairs anywhere in the state—a 80% decrease from historic levels. (*Ibid*.) The primary threat to the hawk is habitat loss, which may have been the greatest factor in reducing its range and abundance in California over the last century. (*Ibid*.) Swainson's hawk need natural grasslands, pasture, or hay crops to forage, which makes them dependent on land use patterns and vulnerable to development of incompatible land uses and to habitat fragmentation. (*Ibid*.) Therefore, maintaining large heterogenous areas of grasslands is a priority for protecting the species. (*Ibid*.)

In its proposed mitigation for impacts to Swainson's hawk foraging habitat (Mitigation Measure 4.3-8a), the EIR claims that the Managed Open Space provides enough mitigation for the lost habitat that would result from Project construction (DEIR at 4.3-79). But, as noted above, much of the open space (331.7 acres) was already protected, and therefore cannot be considered effective compensatory mitigation. The additional acreage that is proposed as Managed Open Space under the Reduced Footprint Alternative (105 acres), while certainly preferable to the Project as initially proposed, still does not sufficiently mitigate for impacts to Swainson's hawk. While it is not clear from information provided in the EIR how much suitable Swainson's hawk foraging habitat is additively protected within the 105 acres of additional open space in the Reduced Footprint Alternative, the vast majority of the proposed additional open space north of the railroad appears to be marsh, vernal pool and wetland (App. C, Draft Biological Resources Report, Fig 10). Swainson's hawk is not typically associated with wetlands and foraging habitat is primarily open grassland, and marsh and wetlands are unlikely to provide enough suitable foraging habitat to compensate for the grassland that will be lost from Project construction. The EIR's only other mitigation measures for Swainson's hawk focus on buffer areas around observed nests, which do not address the area's primary use to the hawk as foraging habitat.

Late1-9

In addition, the use of anticoagulant rodenticides in the Project area should be prohibited. Secondary poisoning has been documented in many non-target animals, especially predators, including mountain lions (Department of Pesticide Regulation, 2018), coyotes (Riley et al.,

2003), bobcats (Riley et al., 2007; Serieys et al., 2015, 2018), San Joaquin kit fox (McMillin et al., 2008), California fishers (Gabriel et al., 2012), raptors (Lima & Salmon, 2010), and many more. Special-status species, including Swainson's hawk, golden eagles, northern harriers, and others that are known to occur or have the potential to occur in the Project are vulnerable to poisoning. The poisons can also leach into the water and soils, harming other animals and plants across the landscape. Instead, alternatives to the use of harmful rodenticides, such as promoting the presence of natural predators, should be considered. A 2017 study conducted in the Ventura County Watershed Protection District found that attracting raptors to flood control facilities by installing raptor perches and nesting facilities (e.g., barn owl boxes, hawk nesting platforms) nearby was 50% more effective at preventing new rodent burrows compared to rodenticides (Ventura County Public Works Agency, 2017). The authors estimated that this technique could result in savings of about $7,500 annually. Not only is this method cost-effective, but it would also avoid exposing a multitude of non-target species to harmful rodenticides.

Late1-9 cont.

In sum, the proposed Project would permanently remove a large are of suitable foraging habitat, increase human activity and traffic around the project site, which could have significant impacts to Swainson's hawk. Simply conducting pre-construction nesting bird surveys and protecting unsuitable habitat does not reduce the Project's impacts on Swainson's hawk to less than significant.

G. Impacts to Salt Marsh Harvest Mouse and Suisun Shrew are Significant

The EIR incorrectly states that the impacts of the Project on salt marsh harvest mouse and Suisun shrew would be less than significant with mitigation (DEIR at 4.3-86). The EIR's conclusion does not take into the account the impact of habitat loss that would result from Project construction on these two species, both of which have extremely small ranges and highly specific habitat requirements. Habitat loss from wetland modification and destruction, including for development, has been a primary driver of population decline in both of these small mammal species, and continues to threaten marsh and wetland habitat throughout California today (US Fish and Wildlife Service, 2010; Williams, 1986). The salt marsh harvest mouse is a federally- and state-endangered species, a status that reflects its significant vulnerability to population decline and extinction. As stated by (Smith et al., 2014), "Every remaining hectare of salt marsh harvest mouse habitat is crucial." Any reduction in habitat for new development, including the proposed Project, would further reduce this endangered mammal's range and drive it closer to extinction. The habitat requirements and range of the Suisun shrew, a California species of special concern, overlaps very closely with those of the salt marsh harvest mouse. Suisun shrew would therefore suffer similar negative impacts of any habitat loss through development in and adjacent to their marshland habitat.

Late1-10

For Mitigation Measure 4.3-13, the EIR claims that raising the elevation of portions of the upland area within the Managed Open Space will be sufficient to compensate for any loss in habitat (DEIR at 4.3-87). However, the EIR does not specify how much upland habitat will be

altered, how it will be altered, or how it will be monitored to ensure success. This mitigation is therefore inadequate and improperly deferred. This improperly deferred mitigation violates CEQA. (see *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 670 [EIR inadequate where the success or failure of mitigation efforts "may largely depend upon management plans that have not yet been formulated, and have not been subject to analysis and review within the EIR"]). In the limited circumstances in which deferred mitigation is appropriate, the agency must meet all of the following elements: (1) practical considerations prevented the formulation of mitigation measures during the planning process; (2) the agency committed itself to developing mitigation measures in the future; (3) the agency adopted specific performance criteria prior to project approval; and (4) the EIR lists the mitigation measures to be considered, analyzed, and possibly incorporated into the mitigation plan. (See *POET, LLC v. State Air Resources Bd.* (2013) 218 Cal.App.4th 681, 736-37 [review denied].) Here, the DEIR fails to meet these criteria. The lack of adequate details provided in the Mitigation Measure 4.3-13a does not allow the public and decisionmakers to evaluate the mitigation measures being taken; the EIR violates CEQA.

Late1-10 cont.

Additionally, the proposed 50-foot setback from the proposed Development Area and the adjacent brackish marsh (Mitigation Measure 4.3-12e; DEIR at 4.3-85), which is suitable habitat for both the salt marsh harvest mouse and Suisun shrew, is insufficient. As detailed further below, recommended buffers for wildlife often far exceeded 325 feet, well beyond the largest buffers implemented in practice (Fischer & Fischenich, 2000; Robins, 2002). The EIR must implement buffers at least 200 feet or greater to minimize impacts to these species.

H. The EIR Fails to Analyze or Mitigate Impacts to Wildlife Connectivity

Habitat connectivity is vital for wildlife movement and biodiversity conservation. Limiting movement and dispersal with barriers (*e.g.*, development, roads) can affect animals' behavior, movement patterns, reproductive success, and physiological state, which can lead to significant impacts on individual wildlife, populations, communities, and landscapes (Ceia-Hasse et al., 2018; Cushman, 2006; Haddad et al., 2015; Trombulak & Frissell, 2000; van der Ree et al., 2011). Individuals can die off, populations can become isolated, sensitive species can become locally extinct, and important ecological processes like plant pollination and nutrient cycling can be lost. In addition, connectivity between high quality habitat areas in heterogeneous landscapes is important to allow for range shifts and species migrations as climate changes (Cushman et al., 2013; Heller & Zavaleta, 2009). Lack of wildlife connectivity results in decreased biodiversity and degraded ecosystems.

Late 1-11

In addition to providing habitat connectivity, buffer zones around the County's aquatic habitats are essential to protect the County's high diversity of plants, fish, aquatic invertebrates, birds, amphibians, and reptiles. Species that rely on these aquatic habitats also rely on the adjacent upland habitats (*e.g.*, riparian areas along streams, grassland habitat adjacent to wetlands). In fact, 60% of amphibian species, 16% of reptiles, 34% of birds and 12% of

mammals in the Pacific Coast ecoregion depend on riparian-stream systems for survival (Kelsey & West, 2001). Many other species use riparian areas and natural ridgelines as migration corridors or foraging habitat (Dickson et al., 2005; Hilty & Merenlender, 2004; Jennings & Lewison, 2013; Jennings & Zeller, 2017). Additionally, fish rely on healthy upland areas to influence suitable spawning habitat (Lohse et al., 2008). Thus, to preserve the County's valuable biodiversity in these habitats, it is important to develop and implement effective buffer widths informed by the best available science.

The EIR makes no effort to analyze the Project's impacts to habitat connectivity. While the Project site lies adjacent to urbanized areas of Fairfield and Suisun City, it is bordered on the southern side by the Suisun Marsh, an extremely biodiverse and important ecosystem that connects marine, estuarine, freshwater, and terrestrial habitats. Additionally, Pennsylvania Avenue Creek and Ledgewood Creek both run through the Project site and drain into Peytonia Slough and Suisun Marsh. As noted above, riparian areas such as these provide important connectivity for many aquatic, semi-aquatic, and terrestrial species.

Edge effects like noise and light from Project construction and operation will have impacts on wildlife and wildlife movement as well. Negative edge effects from human activity, traffic, lighting, noise, domestic pets, pollutants, and invasive weeds have been found to be biologically significant up to 300 meters (~1000 feet) away from anthropogenic features in terrestrial systems (Environmental Law Institute, 2003). This is important to consider when open space is immediately adjacent to the Project Area, as is the case with the proposed Project, as birds and other wildlife have been found to be sensitive to edge effects. For example, field observations and controlled laboratory experiments have shown that traffic noise can significantly degrade habitat value for migrating songbirds (Ware et al., 2015). Subjects exposed to 55 and 61 dBA (simulated traffic noise) exhibited decreased feeding behavior and duration, as well as increased vigilance behavior (Ware et al., 2015). Such behavioral shifts increase the risk of starvation, thus decreasing survival rates. Another study found a 28% decrease in bird abundance in areas when traffic noise was present compared to when there was no traffic noise (McClure et al., 2013).

The EIR fails to analyze how the Project would impact connectivity for species that use these riparian corridors and waterways, an egregious oversight considering the sensitivity and importance of Suisun Marsh for regional and statewide biodiversity and ecosystem functioning.

Late1-11 cont.

I. Riparian and Marsh Setback Buffers Are Inadequate

The EIR attempts to mitigate the Project's impacts on riparian areas and marsh habitat by implementing limited setbacks of 50 feet (Mitigation Measure 4.3-12e, targeted towards impacts to salt marsh harvest mouse and Suisun shrew habitat; 4.3-16b targeted towards riparian areas). A 50-foot buffer is too insignificant to properly mitigate the Project's effects; 50-foot setbacks are insufficient to preserve habitat for riparian species, many of which are likely to use habitat far from the actual water source. A literature review found that recommended buffers for wildlife

Late1-12

often far exceeded 325 feet, well beyond the largest buffers implemented in practice (Fischer & Fischenich, 2000; Robins, 2002). For example, (Kilgo et al., 1998) recommend more than 1,600 feet of riparian buffer to sustain bird diversity. In addition, amphibians, which are considered environmental health indicators, have been found to migrate over 1,000 feet between aquatic and terrestrial habitats through multiple life stages (Cushman, 2006; G. M. and Fellers & Kleeman, 2007; Semlitsch & Bodie, 2003; Trenham & Shaffer, 2005). For example, the California red-legged frog was found to migrate about 600 feet between breeding ponds and non-breeding upland habitat and streams, with some individuals roaming over 4,500 feet from the water (G. M. Fellers & Kleeman, 2007), while western pond turtles have been documented to move regularly between aquatic habitats with long-distance movements of up to 2,018 feet (Sloan, 2012) (both of these species have the potential to occur in the Project area; see above). The limited buffers proposed in the EIR do not leave sufficient habitat species living in and around Pennsylvania Avenue Creek, Ledgewood Creek, Peytonia Slough, and other water bodies on the Project property to thrive.

Late1-12 cont.

Further, more extensive buffers provide resiliency in the fact of climate change-driven alterations to these habitats, which will cause shifts in species ranges and distributions (Cushman et al., 2013; Heller & Zavaleta, 2009; Warren et al., 2011). This research emphasizes the need for sizeable riparian and upland buffers around streams and wetlands in Solano County, as well as connectivity corridors between heterogeneous habitats. The EIR should consider the steps that need to be taken to protect potential habitat, while supporting the regional biodiversity by minimizing its impact on crucial riparian habitats and adjacent terrestrial habitats.

III. The EIR Fails to Analyze Cumulative Impacts to Biological Resources

As courts have explained, "[o]ne of the most important environmental lessons evident from past experience is that environmental damage often occurs incrementally from a variety of small sources." (*Kings Cty. Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 720.) Consequently, CEQA requires analysis of cumulative impacts. (CEQA Guidelines, Appendix G, §§ 15130, 15355.) The DEIR acknowledges this requirement: in its "Methodology" section at 4.3-65, the DEIR states that "This section analyzes potential direct and indirect, temporary and permanent, and **cumulative impacts** to biological resources that have the potential to be affected by implementation of the proposed Project" (emphasis added). However, no cumulative impacts analysis is presented. The EIR fails to analyze cumulative impacts to biological resources at all. This is an egregious oversight that misleads the public and fails to comply with CEQA.

Late1-13

IV. The Proposed Project Puts People and Wildlife At Risk by Developing in a Flood Zone

As stated in the DEIR (p. 4.8-5), the majority of the Project site falls within the 100-year flood zone as determined by the Federal Emergency Management Agency (FEMA).

Late1-14

Development in flood zones puts people in harm's way and puts ecosystems at risk. Floodplains naturally flood periodically, although the interval between flood events varies significantly. Such periodic flooding provides important ecosystem services, including habitat (aquatic and terrestrial) for sensitive species including fish and birds, surface water filtration and purification, groundwater recharge, nutrient retention, and greenhouse gas sequestration, among others. (Jakubínský 2021.) Much of the Central Valley and Delta regions consist of historical floodplains, but they have been extensively developed for agriculture and urbanization, and dams and levees have been built to control water flows and prevent flooding. This has led to the destruction of nearly all historic riparian and floodplain habitat in these areas. Without these functioning natural ecosystems, when flows are exceptionally high, agricultural and urban areas in historical floodplains experience extreme floods and significant damage, including destruction of buildings and infrastructure as well as direct human harm. Such destruction also introduces debris, pollutants, and toxins into aquatic environments during floods, compromising water quality and harming aquatic and semi-aquatic flora and fauna. With climate change, extreme floods are expected to become more common, and the impacts on human developments and ecosystems in floodplain areas will only get worse. Developments such as the proposed Project compromise the functionality of floodplains and place more people and wildlife at risk of harm.

Late1-14 cont.

Development in this area is in violation of the County's General Plan, which says the County will "protect existing open spaces, natural habitat, floodplains, and wetland areas that serve as groundwater recharge areas" (Policy RS.P-68) and will "preserve open space and agricultural areas that are subject to natural flooding and are not designated for future urban growth; prohibit permanent structures in a designated floodway where such structures could increase risks to human life or restrict the carrying capacity of the floodway" (Policy HS.P-9).The EIR fails to address the inconsistency between these General Plan policies and the plan to build 1.28 million square feet of industrial development almost entirely in a 100-year flood zone. Thus, the EIR violates CEQA. (CEQA Guidelines, § 15125, subd. (d), *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 361.)

V. The EIR Fails to Analyze and Mitigate Impacts to Hydrology and Water Quality

Late1-15

The Suisun Marsh is the largest brackish water wetland in western North America and makes up 10% of California's remaining wetlands.[2] It is an important component of the Sacramento-San Joaquin Delta, a critical component of California's water system. The Suisun Marsh supports an incredible amount of aquatic, semi-aquatic, and terrestrial biodiversity that relies on the marsh's habitats and ecosystem functions. The Delta region, including the Suisun Marsh, has experienced significant declines in ecosystem health due to human activity, including

[2] Water Education Foundation, Suisun Marsh. Accessed 4 April 2024. https://www.watereducation.org/aquapedia/suisun-marsh

water conveyance and urban development. It is therefore critically important that any potentially damaging impacts to the hydrology or water quality of the Marsh be avoided, to protect this sensitive ecosystem from further decline or collapse.

Late1-15 cont.

A. The EIR Fails Adequately Analyze Impacts to Water Quality

Water quality is a key factor in wetland health, including that of the Suisun Marsh. It is therefore extremely important that any new development in or near the Marsh fully mitigate any potential impacts to water quality. The EIR describes the existing regulations around water quality, and posits that by adhering to these regulations, the Project will sufficiently minimize pollutants entering waterways. However, the EIR does not provide any actual detail about the potential sources or quantities of pollutants that will be introduced to the area through construction or ongoing operation of the Project. The EIR therefore fails to provide decision-makers with the information needed to make an intelligent judgment concerning a project's environmental impacts, and is inadequate. (14 Cal Code Regs §15151. *Napa Citizens for Honest Gov't v Napa County Bd. of Supervisors* (2001) 91 CA4th 342, 356.)

The Project is a logistics/warehouse development and will experience high volumes of vehicle travel to and from Project facilities. Trucks and other vehicles will introduce vehicle-related toxins to the area, and into the surrounding waterways via runoff, including Suisun Marsh. One pollutant source of particular importance is rubber tires. Tire particles, including the chemical 6PPD-quinone ("6PPD"), have been shown to have significant negative impacts—including mortality—on multiple species of fish, including developmental abnormalities, morbidity, and mortality (Brinkmann et al., 2022; Chang et al., 2023; McIntyre et al., 2021; Tian et al., 2021). Research on non-fish species is limited, although tire particles have been shown to inhibit growth and cause mortality in one plant and one invertebrate species, respectively (Kim et al., 2023). When it rains, stormwater flushes bits of aging vehicle tires left on roads into neighboring streams and watersheds, and 6PPD and other tire materials leach into the water. Leaching of 6PPD in particular has directly been implicated in widespread death of coho salmon before they can spawn (Tian et al., 2021). The EIR fails to even mention this important potential source of toxicants that is likely to diminish water quality in and around the Project area.

Late1-16

Additional pollutants would come from construction and operation of the Project as well. As noted in the DEIR (p. 4.8-29, 30):

> *As indicated in Table 4.8-2, several streams adjacent to and downstream of the Project Site and the off-site improvement areas are included on the SWRCB's 303(d) list of impaired water bodies for a variety of pollutants such as pesticides, salinity, total dissolved solids, chlorides, and PCBs (among others). These streams include Ledgewood Creek, Suisun Marsh wetlands, and Suisun Bay (SWRCB 2022a).*

Sediment, trash, organic contaminants, nutrients, trace metals, and oil and grease compounds are common urban runoff pollutants that can degrade receiving water quality. Sources of these pollutants may be erosion from disturbed areas, deposition of atmospheric particles derived from automobiles or industrial sources, corrosion or decay of building materials, rainfall contact with toxic substances, and accidental spills of toxic materials on surfaces that receive rainfall and generate runoff.

While the EIR acknowledges these potential sources of pollution, it does not even attempt to quantify the potential impacts of these pollutants or their sources. The EIR therefore provides no support for the claim that impacts to water are less than significant. The EIR must disclose information necessary to a reasonable analysis of the issue. (*Save Our Capitol! v Department of Gen. Servs.* (2023) 87 CA5th 655, 695.) An EIR's impact findings are legally inadequate if they are unsupported by evidence in the record. (*Spring Valley Lake Ass'n v City of Victorville* (2016) 248 CA4th 91, 103; *City of Maywood v Los Angeles Unified Sch. Dist.* (2012) 208 CA4th 362, 391.) Here, that would require at least a detailed analysis of the potential pollutants that may be introduced into waterways in and around the Project area.

The fact that the EIR has provided no details on potential Project impacts to water quality makes it impossible to mitigate for these potential harms. As such, the EIR fails in its duty to accurately analyze and mitigate the potential impacts of the Project to water quality. (Pub Res C §§21002.1(a))

Late1-16 cont.

IV. The EIR's Greenhouse Gas Analysis Fails To Disclose, Analyze, Or Mitigate Significant Impacts.

Despite the dire urgency of addressing climate change, the EIR does not properly analyze the Project's GHG impacts and fails to adopt all feasible mitigation measures to reduce the Project's significant GHG impacts. The Center urges the City to correct these errors and produce an EIR in compliance with CEQA.

Late1-17

A. Climate Change Is a Catastrophic and Pressing Threat to California.

A strong, international scientific consensus has established that human-caused climate change is causing widespread harms to human society and natural systems, and that climate change threats are becoming increasingly dangerous. The Intergovernmental Panel on Climate Change (IPCC), the leading international scientific body for the assessment of climate change, concluded in its 2023 Sixth Assessment Report that: "[u]nsustainable and unequal energy and land use as well as more than a century of burning fossil fuels have unequivocally caused global warming, with global surface temperature reaching 1.1°C above 1850-1900 in 2011-2020." (IPCC 2023.) The increase in global surface temperature has resulted in sea level rise, increased frequency of extreme weather events, and has resulted in "irreversible losses" at the species and ecosystem levels. (IPCC 2023.) These findings were echoed in the United States' own 2023 Fifth

Late1-18

National Climate Assessment, prepared by scientific experts and reviewed by the National Academy of Sciences and multiple federal agencies. The 2023 Assessment concluded that "[t]he global warming observed over the industrial era is unequivocally caused by greenhouse gas emissions from human activities–primarily burning fossil fuels" and long-term responses include "sea level rise, ice sheet losses, and associated disruptions to human health, social systems, and ecosystems." (Jay 2023.)

Immediate and aggressive greenhouse gas emissions reductions are necessary to keep warming well below 2°C above pre-industrial levels. The IPCC Sixth Assessment Report and other expert assessments have established global carbon budgets, or the total amount of carbon that can be burned while maintaining some probability of staying below a given temperature target. According to the IPCC, "[t]he best estimates of the remaining carbon budgets from the beginning of 2020 are 500 GtCO2 for a 50% likelihood of limiting global warming to 1.5°C and 1150 GtCO2 for a 67% likelihood of limiting warming to 2°C." (IPCC 2023 at 19.) Additionally, "[i]f the annual CO2 emissions between 2020-2030 stayed, on average, at the same level as 2019, the resulting cumulative emissions would almost exhaust the remaining carbon budget for 1.5°C (50%), and deplete more than a third of the remaining carbon budget for 2°C (67%)." (IPCC 2023). As of 2023, climate policies by the world's countries would lead to an estimated 2.7°C of warming, and possibly up to 3.4°C of warming, well above the level needed to avoid the worst dangers of climate change. (Climate Action Tracker, The CAT Thermometer 2023.)

Late1-18 cont.

In California, climate change will transform our climate, resulting in increased temperature and frequency of wildfires, and a reduction in snowpack, precipitation levels, and water availability. (Turco 2023.) California has taken steps through legislation and regulation to fight climate change and reduce statewide GHG emissions. Enforcement of and compliance with these steps are essential in order to stabilize the climate and avoid catastrophic impacts to our environment.

California has a mandate under AB 1279, the California Climate Crisis Act, to achieve net zero GHG emissions by no later than 2045, and achieve and maintain net negative GHG emissions thereafter, and to ensure that by 2045, statewide GHG emissions are reduced to 85% the level in 1990. (AB 1279 2022.) In 2019, Governor Newsom issued an executive order to leverage state investments to further California's climate goals (Executive Order N-19-19 (2019).) Newsom has continued to issue climate-related executive orders, such as a 2020 order requiring that, by 2035, all passenger vehicles will be zero-emission, in addition to other motor vehicle emission goals. (Executive Order N-79-20 (2020).) Through these bills and orders, California has laid a path that may allow the state to achieve tangible climate solutions, but there is still work to be done.

Although some sources of GHG emissions may seem insignificant, climate change is a problem with cumulative impacts and effects. (*Ctr. for Biological Diversity v. Nat'l Highway Traffic Safety Admin.*, (9th Cir. 2008) 538 F.3d 1172, 1217 ("the impact of greenhouse gas emissions on climate change is precisely the kind of cumulative impacts analysis" that agencies must conduct).) One source or one small project may not appear to have a significant effect on climate change, but the combined impacts of many sources can drastically damage California's climate as a whole. Therefore, project-specific GHG emission disclosure, analysis and mitigation is vital to California meeting its climate goals and maintaining our climate.

Late1-18 cont.

B. The EIR's Greenhouse Gas Analysis Is Inadequate Because the Employment Estimate is Not Supported by Substantial Evidence.

The EIR's finding that the GHG emissions are not significant relies on an unsupported estimate of how many jobs the Project will generate. The main body of the DEIR says "[t]he proposed Project would create approximately 1,275 new jobs (EPS 2021)." (DEIR at 7-2.) However, the references section does not seem to contain a citation corresponding to "EPS 2021." Appendix B, the section that is meant to contain "modeling details, assumptions, inputs and outputs" for the GHG significance threshold, does not provide evidence for the estimate either. (DEIR at 4.6-21.) The Appendix says that the jobs estimates is "per Economic Impact Analysis" (e.g. Appendix B at 109) but does not explain what the Economic Impact Analysis is or cite to any supporting evidence. The City selects a GHG threshold of significance that comes down to a ratio between two numbers—the total GHG emissions and the total service population (here meaning the warehouse employees). (DEIR at 4.6-18-21, 23.) Therefore, if either the total emissions or the estimated number of employees are not supported by substantial evidence, then the finding of significance is not supported. Because the EIR does not explain how the jobs estimate was made nor provide any evidentiary support for the estimate, the City "fail[ed] to disclose the analytic route the . . . [City] traveled from evidence to action and is thus not sufficient to allow informed decision making." (*Vineyard Area Citizens for Responsible Growth*, 40 Cal.4th at p. 445, internal citation and quotation marks omitted.) "The reader attempting to understand the [City]'s plan . . . [was] left to rely on inference and speculation." (*Ibid.*) For this reason, the analysis is inadequate under CEQA.

Late1-19

In fact, it is likely that the jobs estimate is too high, and therefore that the GHG impacts are more significant than the EIR finds. The Project proposes 1.28 million square feet of warehouse space, so an estimate of 1,275 jobs created seems to assume roughly one job per 1,000 square feet. The United States Energy Information Administration estimated 2,222 sf per employee in warehouse and storage land uses. (USEIA, 2018 p10.) Using that estimate, the Project would only employ 576 people—less than half what is assumed by the EIR. The efficiency would be much lower, and the resulting GHG impacts much higher.

D. The EIR's Mitigation Measures for Greenhouse Gas Impacts Are Inadequate.

The EIR concludes that the emissions per worker after mitigation will be 21.8 MT CO2e in 2026, far above the significance threshold.[3] (DEIR 4.6-27-28.) Even setting aside the likely undercounting of emissions, this is a profoundly significant GHG impact. CEQA therefore requires the City to adopt all feasible mitigation measures to reduce the Project's significant GHG impacts. The EIR must sufficiently detail mitigation measures to gauge their effectiveness, and the EIR must show by substantial evidence that the measure will be effective. (*See, e.g. Preserve Wild Santee v. City of Santee* (2012) 210 Cal.App.4th 260, 281 [plan for active habitat management did not describe anticipated management actions or include standards or guidelines for actions that might be taken]; *Sacramento Old City Ass n v City Council* (1991) 229 Cal.App.3d 1011, 1027.)

The EIR here relies on GHG emissions credits to bring the Project's emissions to a less than significant level (DEIR at 4.6-25-26), but it admits that the City cannot guarantee such credits will be available and will effectively reduce emissions. (DEIR at 4.6-28.) Further, even if the credits were available, offsets must be a last resort after every feasible on-site mitigation has been implemented. Here, there is feasible mitigation that the DEIR does not adopt. Late1-20

The City argues in the FEIR that the Attorney General's recommended mitigation measure of requiring zero-emission vehicles is not feasible, without sufficient evidence. (FEIR 2-245.) The City argues that imposing "onerous" requirements on future users would "put the Project at a competitive disadvantage." (*Ibid*.) The City is effectively arguing economic infeasibility, but does not meet CEQA's standard for making this determination. A finding of economic infeasibility must be supported by substantial, specific evidence that allows the public to compare costs and profits. (*Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th 587, 599.) Because the EIR is prepared for the public and decision-makers, it must include the basis for a finding of unfeasibility so that the public can, from the information presented, independently judge whether the measure is feasible. (*Kings County Farm Bureau v City of Hanford* (1990) 221 CA3d 692, 736). Conclusory statements are not enough. (*Center for Biological Diversity v County of San Bernardino* (2010) 185 CA4th 866, 884) What is required is a "quantitative, comparative analysis" showing that the additional costs and lower profits of the mitigation are so severe that the alternative would be impractical. (*Kings County Farm Bureau, supra*, at p. 735.)

[3] The DEIR says that this number includes "mitigation as applicable in 2026 (i.e. not yet implementing Mitigation Measure 4.6-1m for all zero-emissions trucks.)" (DEIR at 4.6-27.) It's not clear what this means, as Mitigation Measure 4.6-1m does not seem to have any requirements that change over time and is not about zero-emissions trucks. (DEIR at 4.6-25.)

The City also argues that the mitigation measure of installing solar photovoltaic systems sufficient to supply the Project's energy needs is already included in the Draft EIR, but the City misses an important aspect of that recommended mitigation measure. (FEIR at 2-247.) The EIR requires the Project to use carbon-free power, but does not require it to generate that power on-site through solar panels. (FEIR at 2-247.) Installing solar on the roofs of large warehouses in California is a crucial opportunity to use miles of flat, sunny space that would otherwise be wasted. In order to meet its decarbonization targets, California needs to double its clean energy generation in the next decade, which will require a "record-breaking" expansion of clean energy infrastructure. (Cart, California Energy Commission.) The Joint Agency SB 100 Report calls for building 2.8 GW/year of solar every year for 25 years, which is higher than the previous maximum annual build. (California Energy Commission at 116.) The biggest obstacle to increasing solar energy capacity as fast as it's needed is the large amount of flat, sunny land that solar farms require. (Groom.) Building solar infrastructure across undeveloped land is an imperfect solution that hurts important ecosystems, eliminates opportunities for natural carbon sinks, and is often opposed by local residents. (Groom, Courage.) The Project would use up to 32,634 MWh of electricity per year. (DEIR at 4.6-29) If it consumes that amount of renewable energy without generating it, the City misses an opportunity to contribute to the urgently needed solar buildout. Each warehouse built with the capacity to provide 100% of its own clean energy via rooftop solar brings California closer to the clean energy targets we must meet in order to avoid the most devastating effects of the climate crisis. The California Attorney General recommends that new warehouses are built with this capacity, and companies and municipalities are realizing it makes sense. (AGO 2021.) The City of Fontana already requires that every warehouse over 400,000 square feet get all its power from rooftop solar. (City of Fontana at 9-73.4) The FEIR does not establish that this recommended mitigation measure is not feasible.

Late1-20

VIII. CONCLUSION

Thank you for the opportunity to submit comments on the Final Environmental Impact Report for the Highway 12 Logistics Center Project. We urge the City to correct these errors and recirculate an EIR that complies with CEQA.

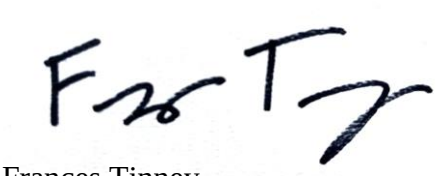
Given the possibility that the Center will be required to pursue legal remedies in order to ensure that the City complies with its legal obligations including those arising under CEQA, we would like to remind the City of its statutory duty to maintain and preserve all documents and communications that may constitute part of the "administrative record" of this proceeding. (§ 21167.6(e); Golden Door Properties, LLC v. Superior Court (July 30, 2020, Nos. D076605, D076924, D076993) ___Cal.App.5th___ [2020 Cal. App. LEXIS 710.) The administrative record encompasses any and all documents and communications that relate to any and all actions taken by the City with respect to the Project, and includes "pretty much everything that ever came near a proposed [project] or [] the agency's compliance with CEQA . . . ." (*County of*

Late1-21

Orange v. Superior Court (2003) 113 Cal.App.4th 1, 8.) The administrative record further includes all correspondence, emails, and text messages sent to or received by the City's representatives or employees, that relate to the Project, including any correspondence, emails, and text messages sent between the City's representatives or employees and the Applicant's representatives or employees. Maintenance and preservation of the administrative record requires that, inter alia, the City (1) suspend all data destruction policies; and (2) preserve all relevant hardware unless an exact replica of each file is made. Late1-21

Please add the Center to your notice list for all future updates to the Project and do not hesitate to contact the Center with any questions at the number or email listed below.

Sincerely,



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Preserving Open Space and Agriculture

https://solanoorderlygrowth.org

September 30, 2024

City Council, City of Suisun City
[submitted via electronic mail]

SUBJECT: Highway 12 Logistics Center Project
(agenda item #9 in meeting scheduled for 10/1/2024)

REFERENCE: Our letter of 10/14/2023 to Jim Bermudez RE: "Draft Environmental Impact Report for the Highway 12 Logistics Center"

Dear Councilmembers:

We remain convinced that the best option for Suisun City residents is for you to adopt the **reduced-footprint alternative**, as we explained in our referenced letter - - *and as your own planning staff originally recommended.*

However, if you decide to approve the project that is currently before you, we request that you add four additional mitigation measures to address "significant and unavoidable impacts" to air quality, greenhouse gases, and biological resources:

1. **During the construction phase, at least 15 percent of the construction fleet shall be alternatively fueled or electric.** We have copied this mitigation measure from the draft EIR for the "Suisun Logistics Center" project. The same mitigation measure should apply to both Buzz Oates projects.

2. **For the operation phase, design specifications for truck-related infrastructure shall meet the standards necessary to accommodate zero-emission trucks, including electric trucks and alternatively-fueled trucks. Truck-related infrastructure does not include electric vehicle capable parking intended for passenger vehicles[i].** California's Air Resources Board requires that, by 2035, all drayage trucks within California shall be zero-emission[ii]. Let's ensure that the logistics center is ready for this transition. Currently, electric trucks are substantially heavier than diesel trucks, which may require (for example) more-robust roadways within the logistics center site.

Late2-1

Late2-2

3. **The project applicant shall work with Bay Area Air Quality Management District (BAAQMD) to plan, and fund, air-monitoring stations sufficient to quantify air pollutant levels to which Suisun City residents are exposed.** Air-quality monitoring within our air basin is under the jurisdiction of BAAQMD. Unfortunately, BAAQMD has no air-quality monitoring station within Suisun City, and none downwind of proposed logistics centers. The nearest BAAQMD monitoring station is located at 1010 Chadbourne Road in Fairfield, upwind of the project site. Worse, the Chadbourne Road station only monitors for ozone - - it does not monitor for other criteria pollutants such as particulate matter or nitrogen dioxide[iii]. Good news: sensors capable of monitoring particulate matter are available for less than $300 each.[iv] Let's ensure we have *actual data* about projects' impacts. Late 2-3

4. **For biological resources, submission of each Annual Monitoring Report shall include a presentation at an open session of the Suisun City Council.** The current Mitigation and Monitoring Plan[v] already requires Buzz Oates, Inc. to submit annual reports on the success, or perhaps failure, of efforts to mitigate damage to rare plants and animals. Let's make it easy for the public to track progress. Late 2-4

Our air district already is out of compliance with health standards for particulate matter and ozone, known to cause asthma and associated with lung cancer. To make matters worse, a large logistics center, LogistiCenter at Fairfield, recently began operation upwind of Suisun City. In short, the risks of asthma and lung cancer are unacceptable now and will get worse in the near future. Nonetheless, the project that is currently before you proposes to add "significant and unavoidable impacts" to the air that we breathe. Late 2-5

Yes, Suisun City needs revenue to address its fiscal emergency. But at the same time, City Council has an obligation to protect residents' health from air pollutants. In addition, as a municipality critically affected by sea-level rise, Suisun City has a special obligation to reduce greenhouse gas emissions. Please honor all of your responsibilities by adding the four mitigation measures we have proposed. Late 2-6

Your sincerely,



Michael Zeiss, Suisun City resident
On behalf of Solano County Orderly Growth Committee

Notes and references:

[i] **Passenger vehicles.** Mitigation Measure 4.2-1e requires electric vehicle capable parking consistent with the California Green Building Standards Code Tier 2 standards.

[ii] **Electric trucks.** Drayage trucks are, "in-use class 7 and 8 on-road vehicles that transport containers and bulk goods to and from seaports and intermodal railyards." This definition applies even to trucks that visit a seaport or intermodal railyard *as seldom as once per year*.

The definition, and details about upcoming requirements for electric trucks, are available at: https://ww2.arb.ca.gov/resources/fact-sheets/advanced-clean-fleets-regulation-detailed-drayage-truck-requirements

To see how businesses in Southern California already have begun implementing the transition to electric trucks, visit: https://www.sierraclub.org/sierra/2024-3-fall/feature/electric-big-rigs-are-poised-revolutionize-trucking-industry?tum_campaign=sierramagdigital

[iii] **Air quality: current monitoring.** Bay Area Air Quality Management District. 2024. *Table 4.9 - Fairfield Site Information*, page 66. *In:* 2024 Annual Air Monitoring Network Plan. Available at: https://www.baaqmd.gov/~/media/files/technical-services/air-monitoring-network-plans/2024_network_plan-pdf.pdf?rev=03780ced2a2a41909338416d1b2bc527&sc_lang=en

[iv] **Air quality: inexpensive monitors for particulate matter.** Purple Air Sensors. https://www2.purpleair.com/products/list

[v] **Annual reports on biological mitigation.** Annual reporting requirements are set forth in the Mitigation and Monitoring Plan, which is **Attachment 7** within 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

Comment Letter #Late1:

CENTER FOR BIOLOGICAL DIVERSITY

RESPONSE TO COMMENT LETTER #LATE1

Comment Late1-1. *Summary of Comment: The comment submitted on September 13, 2024, after the release of the Draft Final EIR and initial Planning Commission meeting on the EIR, summarizes the work that the Center for Biological Diversity (Center) does, including review and comment on environmental impact reports prepared pursuant to CEQA for warehouses throughout the State. The comment notes the Center's concern regarding the Project's impacts to biological resources, water quality, and greenhouse gas emissions, and requests that the City revise and recirculate the EIR.*

Response: The City acknowledges the role that the Center has played reviewing and commenting on environmental documents for warehouse projects. Detailed responses to each of the Center's comments related to biological resources, water quality, and greenhouse gas emissions are addressed in the comments and responses below. See Responses to Comments Late1-2 through Late1-21.

Comment Late1-2. *Summary of Comment: The comment summarizes the Project's proposed Managed Open Space and argues that protection of the Managed Open Space Area as proposed by the Project PUD and evaluated in the EIR and required by EIR mitigation does not serve as sufficient mitigation for the species or habitats identified as potentially impacted in the Draft EIR. The comment acknowledges that the Project proposes to protect the Managed Open Space with a deed restriction or conservation easement. The comment notes that a portion of the Managed Open Space Area is within the Primary and Secondary Management Areas of the Suisun Marsh Preservation Act area and that within the Primary Management Area "[u]rban development is precluded and other uses such as oil and gas exploration and construction and operations of utilities and other facilities are highly regulated by San Francisco Bay Conservation and Development Commission"…and within the Primary Management Area "… land and water areas should be managed so as to achieve the following objectives: Preservation and enhancement of Marsh habitat; Provision of habitat attractive to waterfowl; Improvement of water distribution and levee systems; Encouragement of agricultural and grazing practices consistent with wildlife use, waterfowl hunting, and elimination of mosquito breeding; Restoration of historic wetlands." The comment asserts that the Managed Open Space Area is on land that is not "at risk of future development" and, therefore, "does not compensate for the habitat that will be lost."*

The comment also asserts an additional 105 acres of open space habitat protected by the Project's proposed Managed Open Space Area does not provide the habitat

that would guarantee effective mitigation for all effected species identified within the Draft EIR impact analysis.

The comment also asserts that a deed restriction does not guarantee protection of the land in the Managed Open Space Area into the future because "there is no third-party organization charged with regularly monitoring the relevant land and ensuring that it remains in compatible use and retains its conservation value" and argues that a conservation easement would provide greater protection.

The comment asserts that, in order to mitigate potentially impacted habitats to less-than-significant levels, the EIR needs to "(1) identify and describe the exact boundaries of the property to be preserved, (2) demonstrate that there is a qualified third-party steward willing to acquire and hold the conservation easement, and (3) require that a conservation easement be recorded prior to any ground-breaking activity on the project site."

Response: With regard to the Managed Open Space Area serving as compensatory mitigation and including appropriate habitat for effective mitigation of potential impacts resulting from the proposed Project, these topics were covered in the Final EIR Response to Comments A7-4, A7-6, A7-7, A7-9 and A8-16.

With regard to the use of a deed restriction over the Managed Open Space Area, this topic was covered in the Final EIR Response to Comment A8-9.

Comment Late1-3. *Summary of Comment: The comment references the Reduced Footprint Alternative that was evaluated in the Draft EIR and asserts that this Alternative would have significant impacts on biological resources. The comment asserts that the EIR analysis of impacts to wildlife is incomplete and that mitigation measures in the EIR do not account for impacts to some species or were otherwise insufficient. More detail is provided in Comments Late1-4 through Late1-12.*

Response: Although City staff recommended to the City of Suisun Planning Commission that the Commission recommend that the City Council approve the Reduced Footprint Alternative, the Commission instead recommended that the Council approve the full proposed project, as was described in the Draft EIR. In doing so, the Commission emphasized the substantially greater fiscal benefits of the full project. Although the initial version of the proposed Final EIR, as published in June 2024, reflected that earlier staff recommendation favoring the Reduced Footprint Alternative, the updated version of the Final EIR, as published in September 2024, reflected the Planning Commission's recommendation in favor of the full project. In light of the Commission action, City staff is no longer recommending approval of the Reduced Footprint Alternative.

The commenter is incorrect in suggesting that the Reduced Footprint Alternative

will cause significant unavoidable biological resource impacts. It will not; nor will the full project. The Draft EIR comprehensively analyzed potential impacts to all applicable biological resources and included mitigation measures to reduce potentially significant impacts to less-than-significant levels. See Responses to Comments Late1-4 through Late1-12 for more detail.

Comment Late1-4. *Summary of Comment: The comment asserts that the EIR does not provide sufficient evidence for the conclusion contained therein that the project would not impact the Delta ground beetle, vernal pool tadpole shrimp, vernal pool fair shrimp, California red-legged frog, and western pond turtle.*

The comment references potential sightings in the California Natural Diversity Database (CNDDB) for the California red-legged from and western pond turtle.

The comment cites to the Draft EIR discussion of the Delta ground beetle on pages 4.3-66 to 4.3-67, but asserts that an assessment of whether this species is present using species- appropriate surveys during February through May over wet and dry years is needed before an impact determination could be made and, if the species is identified as present, the EIR must provide adequate mitigation for impacts to the Delta green ground beetle.

The comment cites to the Draft EIR results of target surveys (Draft EIR page 4.3-69) and claims that the surveys do not represent current conditions. The comment states that pre-construction surveys and mitigation in the case that special-status species are identified during such pre-construction surveys must be included in the EIR.

The comment asserts that the EIR excluded evaluation of the California red-legged frog and western pond turtle and that additional surveys are implemented if presence is identified through such surveys, because of observations the commenter references from the CNDDB "Species in a Quad" tool centered on the Fairfield South quad, which contains the Project area, showing "unprocessed" observations of both California red-legged frog and western pond turtle.

Response:

The determination of presence and potential impacts to Delta green ground beetle (Elaphrus viridis) and special-status vernal pool invertebrates (vernal pool tadpole shrimp and vernal pool fairy shrimp) is based on the detailed Biological Resources Report prepared for the Project Site, inclusive of many past and more recent surveys, as well as expert information pertaining to the habitat and species. The CNDDB database was referenced and used to inform the analysis. The Biological Resources Report and the related surveys provide abundant substantial evidence regarding the conclusions reached regarding, among other things, the absence of suitable on-site habitat for the particular species mentioned by the commenter.

The commenter suggests that, because the delta green ground beetle is not well understood, surveys must be conducted during the beetle's active season (February through May) over wet and dry years before making any conclusions about potential impacts. The commenter does not provide a specific protocol to conduct the surveys or define wet and dry years, likely due to the fact that currently there are no CDFW or USFWS protocol survey guidelines for conducting delta green ground beetle surveys.

The Draft EIR analysis is supported by the detailed Biological Resources Report (BRR) (Appendix C to the Draft EIR) which included additional detail about the surveys and this species.

In the absence of CDFW or USFWS "protocol survey guidelines," the BRR relied on the best available science, which included: (1) a habitat assessment conducted by Vollmar Consulting; (2) several years of surveys for special status invertebrates and amphibians, which occurred during the beetle's active season referenced by the commenter (February through May); and (3) documentation of known occurrences of Delta green ground beetle within a 10-mile radius of the Project Site. Additional details to these points are as follows:

1. As described in the BRR section 4.10.2.2, Vollmar Consulting assessed the habitat within the Project Site for the presence of potential habitat of the Delta green ground beetle during studies conducted in 2003. Based on discussions of preferred habitat characteristics with Larry Sherpa, a species expert with the Nature Conservancy, Vollmar Consulting assessed the vernal pools within the Development Area and the Managed Open Space Area as not appearing to provide suitable habitat for this species since the vernal pools onsite are mostly small and shallow, and lack barren areas (Vollmar Consulting, November 2003). Vollmar Consulting indicated that the large vernal pools in the southern portion of the property, which is within the Managed Open Space Area, appear to provide only marginally suitable foraging habitat for this species. This evidence, along with the fact that the pools are human-caused or enhanced, makes it very unlikely the beetles would occur on the site (Vollmar Consulting, January 2003).

2. Dr. Helm with May Consulting Services in 2000 and again with Helm Biological Consulting in 2021 conducted wet season surveys for several vernal pool invertebrates. Although the surveys did not focus on Delta green ground beetle, surveys were conducted during the beetle's active season referenced by the commenter and Dr. Helm would have recorded any observations of the beetle if found during these surveys. Other technical biological reports

prepared for the 2006 HBG Biological Report included a protocol wet season survey for federally listed vernal pool brachiopods conducted by Dr. Brent Helm (then of May Consulting Services) in 2000, and dry season surveys by Dr. Helm of Helm Biological Consulting in 2002 and again by Dr. Helm of Area West Environmental in 2005.

3. Based on the CNDDB, the Delta green ground beetle is known to occur only at two sites south of Dixon, and at the Jepson Prairie Preserve.

Wildlife biologists with the Huffman Broadway Group, Inc., reviewed these findings and concluded, based on the best available science, (1) that the development site lacked suitable habitat; (2) that no delta green ground beetle have been found on the Project Site and the distance between the Project Site and the nearest known delta green ground beetle is within playa lake complexes at the Jepson Prairie; (3) that the Project Site is not within designated critical habitat; and (4) that, for these reasons, construction of the proposed Project will have no impact to the Delta green ground beetle and no mitigation is warranted.

Furthermore, as noted in the Draft EIR on page 4.3-69, despite the lack of vernal pool crustaceans within the Project Site, as demonstrated by multiple protocol surveys conducted between 2000 and 2021, the seasonal wetlands within the Project Site provide suitable (albeit marginal) habitat conditions for vernal pool crustaceans. Approximately 38 acres of unoccupied suitable habitats for vernal pool crustaceans would be impacted (filled) as a result of Project construction, but overall habitat conditions suitable for vernal pools crustaceans throughout the Project Site would remain because mitigation for wetland losses (see Impact 4.3-15 and Mitigation Measure 4.3-15) includes creation of 38 acres of wetlands (including vernal pools) to achieve no net loss of these habitats. In addition, approximately 107.2 acres of seasonal wetlands (including vernal pools) will be preserved within the Managed Open Space Area.

Because the assessment and findings pertaining to Delta green ground beetle and special-status vernal pool invertebrates are supported by substantial evidence, no additional analysis or mitigation is necessary.

With regard to California red-legged frog (Rana draytonii) and Western pond turtle (Emys marmorata), the commenter incorrectly claims that the California red-legged frog and western pond turtle were excluded from analysis. The BRR does acknowledge western pond turtle in Section 4.10.2 and, although these two species are not addressed in the BRR at Section 5.2.2.1 (Special Status Animals Not Impacted by Project), California red-legged frog and western pond turtle are acknowledged and addressed in Attachment 2 Table 4 (Special Status Animal Species known to Occur within a 10-Mile Radius of the Project Site).

The commenter states that within a 10-mile radius of the Project Site, there is an observation of both California red-legged frog and Western pond turtle, and both of these observations are classified as "unprocessed," which means they have not yet gone through the full verification process. The commenter further states that suitable habitat for both species potentially exists at the Project Site in the form of streams and wetlands; therefore, these observations should be assumed to be accurate, and surveys should be performed to determine absence or presence.

The City and its expert consultants, for multiple reasons, do not agree with the commenter's contention that additional surveys are required to demonstrate the absence of suitable on-site habitat. First, it would be inaccurate to assume a species is present based on an unprocessed or unconfirmed sighting in the CNDDB. The CNDDB goes through a detailed vetting process that makes it a valuable tool to use when determining a potential impact of a project on a species. CNDDB records show verified sightings of California red-legged frog within the 10-mile radius of the site, with the nearest approximately five miles southwest of the Project Site. The CNDDB also shows a record of Western pond turtle sighting approximately 3.5 miles east of the Project Site near the Potrero Hill Landfill. Significant barriers between these sighting locations and the Project Site make it very unlikely individuals from these populations could migrate to the Project Site. To determine the location of any "unprocessed" sightings near the Project Site, Huffman Broadway Group contacted CDFW directly and obtained data showing several "unprocessed" California red-legged frog and Western pond turtle sightings within the 10-mile radius of the Project Site. The nearest "unprocessed" California red-legged frog sighting is in the Cordelia quad – not the commenter's referenced Fairfield South quad – five miles southwest of the Project Site. The nearest Western pond turtle is within the Fairfield South quad, approximately 1.5 miles to east of the Project Site. Regardless as to whether or not the referenced "unprocessed" sightings are valid and the locations accurate, similar to the confirmed or processed sightings, significant barriers between these sightings and the Project Site make it very unlikely individuals from these populations could migrate to the Project Site.

The BRR impact assessment is based on existing conditions, barriers between the development and adjacent habitat, processed CNDDB observations, and on a variety of special-status species surveys and assessments that have taken place for the Project Site over the last 20 years. Protocol-level wet season surveys were conducted by May Consulting Services in the winter/spring of 2000 for federally listed vernal pool branchiopods (vernal pool fairy shrimp and tadpole shrimp). These surveys also served to check for the presence of other invertebrates, as well as California tiger salamanders. Although the surveys were not specifically focused on the California red-legged frog or western pond turtle, if they were observed within the wetlands the species would have been noted in the survey reports, and they were not. Based on the nature of the existing habitat, past and recent aquatic surveys, numerous site visits by biologists over the past 20 years,

and CNDDB data, it was determined that California red-legged frog and western pond turtle occurrence is "Not present" on the Project Site.

That being said, although both California red-legged frog and western pond turtle are primarily species of freshwater habitats, there is the remote possibility that either of these species could occur within brackish slough channels in the area or within Ledgewood Creek. Should these two species move onto the Project Site from Ledgewood Creek or the brackish slough channel or other location prior to the start of construction, mitigation measures outlined in the EIR would minimize the potential for individuals of the species to be harmed during construction operations. For example, a biological monitor will be on-site during initial grading to minimize potential impacts to special status species; exclusion fencing will be installed down to the perennial brackish marsh slough channel; and a buffer will be provided adjacent to Ledgewood Creek. Mitigation measures outlined in the EIR would also offset any impacts to habitat for California red-legged frog or western pond turtle. For example, wetland mitigation measures would offset any potential loss of habitat for California red-legged frog. With respect to the western pond turtle, the perennial brackish marsh slough channel will be preserved in the Managed Open Space Area, should the turtle colonize the channel in the future. Ledgewood Creek will not be directly impacted, and a 50-foot buffer will be maintained between the development and Ledgewood Creek, allowing protection of both aquatic and upland areas that could be used by the species. Also, any western pond turtle that may have wandered onto the Project Site prior to construction would be discovered during required preconstruction surveys and moved to a suitable location out of harm's way.

In summary, the assessment and findings pertaining California red-legged frog and western pond turtle are supported by substantial evidence, and mitigation set forth in the Draft EIR would address any potential impacts to these species; no additional analysis or mitigation are necessary nor have been incorporated into the Final EIR.

Comment Late1-5. <u>*Summary of Comment:*</u> *The comment asserts that the EIR conclusion regarding potential impacts to the California tiger salamander or critical habitat for this species is not accurate. The comment acknowledges that the habitat in the Project Site "does not represent ideal habitat" for the California tiger salamander but argues that the Project Site does include "potentially suitable habitat" and that any impacts to vernal pools present in the project area would impact designated critical habitat and needs to be mitigated, citing to CEQA Guidelines* § 15065, subd. (a)(1).

<u>Response:</u> Page 4.3-68 of the Draft EIR describes the Project Site habitat and findings from site surveys to support the impact determination. The commenter-referenced CEQA Guidelines are addressed through the analysis and do not specifically state that a project within a designated Critical Habitat area would

result in a significant impact. The proposed Project would not substantially reduce California tiger salamander critical habitat nor substantially reduce the number or restrict the range of the California tiger salamander. The proposed Development Area would impact 93.4 acres (1.6 percent) of the 5,699-acre California tiger salamander Critical Habitat Jepson Prairie Unit and, as part of the wetland mitigation measures, preserve 393.24 acres (6.9 percent) within the Managed Open Space Area. In addition, as noted in Response to Comment Late1-4, Draft EIR mitigation measures for wetland preservation and habitat creation will ensure the avoidance of any net loss of vernal pools habitat and preserve existing vernal pool habitat within the Managed Open Space Area.

Comment Late1-6. *Summary of Comment: The comment notes the EIR finding that potential impacts to Contra Costa goldfields are potentially significant under the full buildout proposed Project and the Reduced Footprint Alternative. The comment summarizes the mitigation proposed in the Draft EIR to reduce this potential impact, including revisions to Mitigation Measure 4.3-1a identified in the Final EIR Errata (page 3-6). The commenter asserts that the mitigation ratio of 1:1 is insufficient, and a higher mitigation ration should be required, simply because the commenter asserts, without evidence, that the proposed mitigation habitat is not likely to provide the same quality of habitat as naturally occurring habitat. The commenter also claims that the mitigation does not include provisions for mitigating actions if Mitigation Measure 4.3-1a is unsuccessful or additional mitigation is required.*

Response: As outlined in Draft EIR Mitigation Measures 4.3-1a, the Project applicant shall establish/create a ***minimum*** *(emphasis added)* of 0.03 acre (1:1 ratio) of Contra Costa goldfields habitat, and this would be accomplished in consultation with US Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW). If the USFWS and/or CDFW require(s) additional mitigation to obtain approval, then the Project applicant would establish Contra Costa goldfields habitat at a higher ratio and incorporate methods recommended by USFWS and CDFW to ensure Contra Costa goldfields populations are established for at least two years out of a 10-year monitoring period. To ensure successful establishment of Contra Costa goldfields habitat, the proposed location for establishment was selected based on the 0.03-acre area positioned adjacent to and supporting the same soil type as the core population of Contra Costa goldfields within Critical Habitat designation Subunit 5G. This area supports an approximately 17-acre area in the southwestern vicinity of the Project Site that hosts over 8,000 individual Contra Costa goldfields plants.

In the unlikely event that establishment for at least two out of 10 years is not met, then, like all performance standards when not met, an analysis would be conducted of why the plants did not establish, and a strategy for how to correct the problem will be developed and implemented. This strategy is provided in Section 11 in the

Permittee Responsible Preliminary Mitigation and Monitoring Plan and Long-Term Management Plan for the Highway 12 Logistics Center, Solano County, California (Appendix C to the Draft EIR). Section 11 outlines the Adaptive Management methods that will be used if performance standards are not met for a number of matrices, including the establishment of wetlands and rare plant habitat, including Contra Costa goldfields.

See also Final EIR Response to Comment A7-10 with regard to the creation of habitat, and Response to Comment A7-9 with regard to the mitigation ratio.

Comment Late1-7. *Summary of Comment: The comment references the EIR Mitigation Measure 4.3-6a that includes reducing the use of harmful pesticides within the Managed Open Space Area to minimize potential impacts to the Crotch's bumble bee. The commenter asserts that this implies that harmful pesticides would be used in the Managed Open Space Area and that the EIR needs include additional information about the use of pesticides, citing to various court cases regarding provision of sufficient information within the EIR.*

Response: Mitigation Measure 4.3-6a requires that if Crotch's bumble bee is detected, a site-specific Crotch's Bumble Bee Avoidance and Minimization Plan will be prepared in coordination with CDFW that will include measures to reduce use of harmful pesticides within the Managed Open Space Area. This plan must include, among other components, "compensatory mitigation for the loss of potential nest sites, such as incorporation of appropriate native flower resources that would support this species throughout the flight period and promote development of queens (i.e., perennial plants)[.]" That being said, there is no indication that pesticides are being used or would be used in the proposed Managed Open Space Area.

Potential use of herbicides is discussed in the Project's *Mitigation and Monitoring Plan* (Appendix C to the Draft EIR). As outlined in Section 7.3.3 in the *Mitigation and Monitoring Plan*, herbicide use (with restrictions) is one of four methods listed that may be employed to control harmful invasive plants. The other methods are hand or mechanical removal, mowing, or use of focused grazing. As outlined in Section 7.3.3, only herbicides registered with the California Department of Pesticide Regulation would be applied. To prevent impacts to plants that are not the target species, herbicide application would be only localized spot treatments and would be conducted on calm days only with wind less than five (5) miles per hour. Other pesticides, including insecticides, are not proposed to be used within the Managed Open Space Area, as suggested by the commenter. If Crotch's bumble bee is detected, the use of herbicides in the Managed Open Space area would be assessed in the Crotch's bumble bee Avoidance and Minimization Plan, prepared in coordination with the CDFW, to ensure methods of application do not harm Crotch's bumble bee as required under Mitigation Measure 4.3-6a. For

example, an avoidance and minimization measure would include, at a minimum, (1) employing only hand or mechanical removal, mowing, or use of focused grazing to control invasive plants within habitat known to support Crotch's bumble bee; (2) prior to implementation of invasive plant management activities, a minimum 50-foot buffer would be created around an active nest to reduce the risk of disturbance and protect foraging resources; and (3) in areas where management of invasive plants is required, Crotch's bumble bee foraging habitat would be established by planting native flowering plants to replace the non-native invasive plants removed.

Comment Late1-8. *Summary of Comment: The comment asserts that the EIR analysis of potential impacts to special-status nesting bird and migratory bird species does not account for the potential impacts of the loss of nesting habitat or edge effects from the proposed Project. The commenter states that traffic noise can degrade habitat value and affect behaviors.*

The comment also referenced the impacts of edge effects as detailed further in Comment Late1-11 (regarding wildlife connectivity) below. With regard to migratory birds, the commenter asserts that the "MND" does not acknowledge the Project Site location within the Suisun Marsh Important Bird Area within the Pacific Flyway. The comment asserts that development in the Project area will reduce habitat in this Important Bird Area and the EIR must "analyze, disclose, and mitigate" such impacts.

Response: As described in the Draft EIR, the Project Site already includes existing roadways and related traffic noise, as well as existing railroad traffic. As detailed in the Noise section of the EIR, existing ambient noise conditions exceed 55 dBA for all monitoring locations within and around the Project Site except LT-02 and ST-01 – locations where there is no proposed development or new access roadways/circulation (Exhibit 4.10-2 and Table 4.10-2 of the Draft EIR). As shown in Table 4.10-22 of the Draft EIR, the modeling conducted shows that future development, in addition to existing conditions, would result in traffic noise level increases ranging from 0.1 dBA to 0.5 dBA Ldn, compared to noise levels without the Project, or an approximately 0.1- to 0.8-percent increase. Nesting and migratory birds that use the surrounding habitat are habituated to traffic and various noises produced by the adjacent industries; therefore, the minimal increase will have no additional adverse impacts.

With regard to migratory birds and the Audubon-designated Important Bird Area (IBA), the Draft EIR in Section 4.3.1 acknowledges the fact that the proposed Development Area is adjacent to the Suisun Marsh, that portions of the Open Space Management Area are located within the Suisun Marsh itself, and that the Suisun Marsh is the largest contiguous brackish water marsh remaining on the west coast of North America. The Draft EIR also notes that the Project Site is a critical migratory stop for birds using the Pacific Flyway and is a critical part of

the San Francisco Bay-Delta estuary ecosystem. The Draft EIR discusses migratory and non-migratory birds utilizing the Project Site (page 4.3-6, *Wildlife Populations*) and assesses the potential for special status birds to utilize the site (Table 4.3-4, *Special Status Animal Species Known to Occur Within a 10-Mile Radius of the Project Site*, and pages 4.3-41 through 4.3-46). Based on the location of the Project Site and Managed Open Space Area, existing habitats, and analysis in the BRR, the Draft EIR determines that significant impacts to migratory and non-migratory birds that may use the Project Site would be reduced to levels of insignificance through implementation of mitigation measures provided in the Draft EIR. Impacts and mitigation measures are discussed in the Draft EIR section and include Mitigation Measures 4.3-7a and -7b, 4.3-8a and -8b, 4.3-9a and -9b, 4.3-10 and 4.3-11.

The commenter also states that the diverse habitats in the Project area provide essential nesting and resting habitat for both resident and migratory birds and suggests that any reduction in natural habitat within the IBA will have significant impact on the many bird species and should be analyzed, disclosed, and mitigated. It should be noted that, while Audubon's designation of a location as an IBA is useful information regarding the identification of areas that may be important to bird populations, such a designation provides no additional regulatory authority or requirements. As discussed in the Draft EIR and the BRR, CEQA provides guidelines and questions for determining whether impacts to biological resources are significant. Questions include whether a proposed project would have a substantial effect on or substantially reduce the habitat of a fish or wildlife species. The Project will result in the loss of uplands and wetlands that wildlife currently use; however, in light of the Project being adjacent to the 116,000-acre Suisun Marsh, the 93.4-acre loss does not rise to the level of substantial for any particular species that could be present in the Project area and would in fact would be reduced to a level of insignificance with the implementation of the recommended mitigation measures.

As discussed above, the Project impacts to special status species, nesting migratory birds, and foraging habitat for migratory birds is comprehensively addressed in the Draft EIR and BRR. In addition, to offset impacts to 93.4 acres of uplands, wetlands, and rare plant species habitat impacted by Project development, approximately 393.24 acres of open space abutting and within the Suisun Marsh primary and secondary management area and within the Audubon-designated IBA will be preserved, offsetting the loss of natural habitat and providing protected sites for resting, nesting, or foraging for migratory birds using the IBA and Pacific Flyway. Potential impacts to migratory birds are comprehensively analyzed in the Draft EIR; no revision to the Draft or Final EIR is necessary.

Comment Late1-9. *Summary of Comment: The comment summarizes the status of Swainson's hawk and its habitat needs. The comment asserts that EIR Mitigation Measure 4.3-8a and the Project's proposed Managed Open Space Area are not effective*

compensatory mitigation. The comment notes that much of the proposed Managed Open Space Area "was already protected," and asserts that the proposed open space north of the railroad is not appropriate habitat for Swainson's hawk and not likely to "provide enough suitable foraging habitat to compensate" for impacts from the proposed Project, and that increased human activity on site could have additional impacts. The comment also asserts that the use anticoagulant rodenticides should be prohibited due to potential impacts to biological resources.

Response: Mitigation Measure 4.3-8a requires that foraging habitat mitigation be developed consistent with CDFW guidance set forth in the "*1994 Staff Report Regarding Mitigation for Impacts to Swainson's Hawks in the Central Valley of California*. CDFW 1994 guidance provides that mitigation lands should be provided if an active nest is located within a 5-mile radius but greater than a 1-mile radius of the Project Site, mitigation habitat value shall be equal to or higher than what currently occurs on the Project Site, and at a minimum of 0.75:1 ratio." This guidance specifically requires that the habitat be of equal value or higher than what currently occurs, ensuring that, contrary to this comment, it does "provide enough suitable foraging habitat to compensate for the grassland that will be lost from Project construction." The Mitigation also provides actions if the onsite mitigation is determined insufficient: "If additional Swainson's hawk foraging habitat mitigation is required by the 1994 CDFW guidance, the Project applicant shall purchase mitigation credits from an approved Swainson's hawk mitigation bank which services the Project Site, or preserve suitable foraging habitat off-site at an approved CDFW location so as to satisfy the additional CDFW requirement to offset the permanent loss of foraging habitat." HBG conducted a protocol level Swainson's Hawk (*Buteo swainsoni*) nesting survey in 2023. Results indicated the nearest active nest is approximately 1.25 miles west of the Project Site. See also Response to Comment Late1-2 regarding the Managed Open Space Area serving as compensatory mitigation.

With regard to the use of rodenticides, the use of such will be prohibited on the Development Area and Managed Open Space. Mitigation Measure 4.3-17e has been revised to incorporate this requirement. The revised portion of the mitigation measure is shown below.

> **Mitigation Measure 4.3-17e: Implement Mitigation and Monitoring Plan**
>
> To compensate for loss of wetlands and impacts to rare plant populations, the Project applicant shall implement an Agency-approved Mitigation and Monitoring Plan…. In summary, the Mitigation and Monitoring Plan shall:
>
> …
>
> - Prohibit the use of rodenticides within the Managed Open Space Area and the Development Area, and require appropriate signage in the development area noticing tenants and operators of this requirement.

Comment Late1-10. *Summary of Comment: The comment summarizes the status of the Salt marsh harvest mouse and Suisun shrew. The comment asserts that the EIR conclusion that the impact of the Project on salt marsh harvest mouse and Suisun shrew would be less than significant with mitigation does not account for habitat loss from construction. The comment specifically identifies Mitigation Measure 4.3-13 of the Draft EIR to address these potential impacts, and asserts that it is inadequate and deferred mitigation because it does not define "how much upland habitat that would be altered, how it would be altered, or how it will be monitored…" The comment also asserts that the proposed setbacks identified in Mitigation Measure 4.3-12e are insufficient and must instead be 200 feet or greater. See also Comment Late1-12 regarding setbacks.*

Response: As detailed in the Biological Resources Report, page 94, "[n]o habitat for salt marsh harvest mouse or Suisun shrew occurs within the proposed development area of the project site…. No habitat loss for salt marsh harvest mouse or Suisun shrew would occur from construction within the proposed development area or the proposed Managed Open Space portion of the project site, as no habitat for these species occurs in these areas. However, both the salt marsh harvest mouse and Suisun shrew have been known to inhabit uplands adjacent to areas of brackish marsh. If construction activities occurred in upland habitat near brackish marshes in areas in the proposed development area or the proposed Managed Open Space portion of the project site, direct construction impacts could occur to a wandering salt marsh harvest mouse or Suisun shrew in the adjacent upland areas."

Taken together, Mitigation Measures 4.3-12a through 4.3-12h ensure that, through timing requirements, the use of buffers, fencing, monitoring, the creation of refugia, and other steps, any significant impacts on the Salt marsh harvest mouse and Suisun shrew will be mitigated to less-than-significant levels. These measures are formulated to ensure, among other things, that any 'stray' mouse or shrew would be avoided and not impacted during construction and to minimize any direct impacts from operational effects such as noise or attracting predator species through additional food available at the site. Although there is no habitat in the development area, Mitigation Measure 4.3-13 addresses the potential that the creation of wetlands could have an effect on upland refugia habitat. Because the details of wetland mitigation are subject to development of a mitigation plan in consultation with applicant agencies, it is not possible at this time to identify the specific size and location of any upland refugia. These are practical considerations that make it infeasible to develop a more detailed mitigation plan at present. Because the Salt marsh harvest mouse is a species listed under the federal Endangered Species Act (ESA) and because Mitigation Measure 4.3-13, which also benefits the Suisun shrew, requires consultation with the United States Fish and Wildlife Service, legal standards and requirements under the ESA will guide

the formulation of mitigation details. As the courts have held, compliance with ESA standards and requirements is one means of ensuring satisfaction of the CEQA requirement that deferred mitigation be governed by enforceable performance standards (see, e.g., *Center for Biological Diversity v. California Department of Fish and Wildlife* [2015] 234 Cal.App.4th 214, 246 [ESA regulations "provide sufficient performance standards to satisfy CEQA"]; *Rialto Citizens for Responsible Growth v. City of Rialto* [2012] 208 Cal.App.4th 899, 943–946 [upholding mitigation measure requiring ESA "section 10" consultation despite the lack of identified performance standards in the mitigation measure]; and *North Coast Rivers Alliance v. Marin Municipal Water Dist. Bd. of Directors* [2013] 216 Cal.App.4th 614, 647 [mitigation measure requiring compliance with federal permitting process under the ESA and Clean Water Act was not impermissibly deferred]). See also Response to Comment A7-9 with regard to how the Biological Resources Mitigation and Monitoring Plan is consistent with mitigation requirements under CEQA and does not constitute deferred mitigation.

Draft EIR Impact 4.3-12 (pages 4.3-83 to 4.3-84) and Impact 4.3-13 (pages 4.3-86 to 4.3-87) describe the direct and indirect effects that could result in habitat loss and other threats to the salt marsh harvest mouse and Suisun shrew, identifying this as a potentially significant impact. The BRR (identify page) discusses the upland habitat that would be altered as a result of the proposed Project, how this habitat would be altered, and how it will be monitored to ensure success.

Mitigation Measure 4.3-13 does specify that the topographic elevation would be raised for portions of the remaining 60.2 acres of upland habitat within the Managed Open Space Area. Specific details regarding the widths, lengths, side slopes, top elevations of the enhanced upland areas to create refugia habitat, total acreage, and performance standards will be developed in consultation with the permitting agencies and provided with the final agency approved Mitigation and Monitoring Plan and Long-Term Management Plan for the Project. The specific location of the enhanced upland areas will consider the location of other sensitive habitats including special status plant species. See also Response to Comment A7-9 with regard to the Draft EIR mitigation and impact analysis not constituting a deferral of mitigation. See also Response to Comment Late 1-12 regarding setbacks. No revision to the Draft or Final EIR is necessary.

Comment Late1-11. *Summary of Comment: The comment summarizes the benefits of habitat connectivity and buffer zones around various habitats and claims that the EIR does not analyze the Project's potential impacts to habitat connectivity or impacts from edge effects.*

Response: The Conservation Analysis Unit (CAU) of the California Department of Fish and Wildlife (CDFW) develops and maintains spatial data and models of wildlife movement, corridors, and habitat connectivity across California. These

maps and models are used by scientists and decision-makers to inform how to best conserve habitat connectivity, or the ability of species and ecological processes to move through the landscape. The spatial data developed by CAU scientists is available in the CDFW spatial data library. Based on this special library, the proposed Development Area of the Project Site is identified as providing terrestrial connectivity of "Connections with Implementation Flexibility" and "Limited Connectivity Opportunity."

Impact analysis in the Biological Resources section of the Draft EIR is based on the recognition of the Suisun Marsh value as habitat for species, including within the larger region for habitat connectivity. Mitigation measures to address impacts to sensitive habitats, most notably the on-site wetlands, are included in Section 4.3 of the Draft EIR and include the obligation to prepare and implement a detailed Compensatory Wetland Mitigation Plan. Other mitigation measures are recommended to address indirect impacts to wildlife found in perennial marsh habitats and surrounding uplands in close proximity to the development during both construction and operational periods of the project. These measures include recommendations for setbacks, protective fencing, access restrictions, forms of on-site management and maintenance, and treatment of night lighting, among others. Additional mitigation measures address possible impacts to the wildlife corridor along Ledgewood Creek through the establishment of a protective buffer zone in addition to erosion control and other measures. Impact 4.3-16 speaks directly to the value of Ledgewood Creek and related riparian corridor and Mitigation Measures 4.3-16a and 4.3-16b protect this corridor.

The Biological Resources Report discusses the potential of whether "[t]he proposed project could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites." As noted in the Report, "[a]lthough a number of wildlife species, including a variety of bird species that potentially include special status species, were observed on the property during field surveys, the development of the proposed Project would not result in significant impacts to wildlife populations on the site. The proposed Project Site abuts the Suisun Marsh, which is 116,000 acres of grasslands, wetlands, bays, and sloughs providing habitat for a wide variety of fish and wildlife species. The development will impact 93.40 acres of grassland and wetland habitat suitable for a variety of wildlife species and preserve approximately 393.24 acres which abuts the Suisun Marsh. Based on the location of the proposed Development Area with urban uses on the north and west boundaries and the southern and eastern boundaries proposed for preservation as Managed Open Space and the southern portion of the site abutting the Suisun Marsh, the proposed project will not fragment existing wildlife habitat and will not substantially reduce wildlife habitat of species typically found in grassland and wetland habitat adjacent to and within the Suisun Marsh." See also Response to

Comment Late1-8. No revision to the Draft or Final EIR is necessary.

Comment Late1-12. *Summary of Comment: The comment references the setback of 50 feet identified in Mitigation Measures 4.3-12e and 4.3-16b of the Draft EIR and asserts that this buffer is not wide enough. The comment specifically references studies which suggest recommended buffers for wildlife often far exceed 325 feet, and discusses the ability of amphibians to migrate long distances including the California red-legged frog, with some individuals roaming over 4,500 feet from the water (G. M. Fellers & Kleeman, 2007), while western pond turtles having been documented to move regularly between aquatic habitats with long-distance movements of up to 2,018 feet.*

Response: Mitigation Measure 4.3-16a provides BMPs to avoid direct and indirect impacts to Ledgewood Creek and its riparian habitat. It would create a 50-foot fenced buffer from Ledgewood Creek riparian habitat and provide management funding. Under existing baseline conditions, Ledgewood Creek and its riparian habitat are currently subject to disturbance from encampments along the creek and associated pedestrian and vehicular activities that potentially interfere with wildlife movements and wildlife activities such as foraging and nesting. In addition to the trash the encampments generate, illegal dumping of household trash (appliances, old fiberglass boat, furniture, and many types of plastics) within this buffer likely contributes to trash entering Ledgewood Creek and eventually Peytonia Slough. Establishment of a riparian setback from Ledgewood Creek, along with funding to coordinate with law enforcement and to clean up the trash generated from illegal dumping and encampments, would improve baseline conditions and serve to protect the stream from current activities that result in environmental degradation.

The 50-foot buffers, along with preservation of the Managed Open Space Area, would allow animals to continue to migrate across the landscape to and from Ledgewood Creek, Peytonia Slough, and Pennsylvania Creek. The Project Development Area would not isolate adjacent habitats, and the Managed Open Space Area would provide good cover and accessibility across undeveloped and protected land to Ledgewood Creek, Peytonia Slough, and Pennsylvania Avenue Creek. In addition, funding will be provided in the Conservation Easement to manage trash and encampments that degrade the corridors and manage the native vegetation planted within the buffer that will provide good cover for terrestrial animals moving across the landscape. No revision to the Draft EIR, the Final EIR, nor proposed mitigation is necessary.

Comment Late1-13. *Summary of Comment: The comment cites to CEQA Guidelines requirements for the analysis of cumulative impacts and asserts that the Draft EIR acknowledges the requirement but does not present an analysis of cumulative impacts.*

Response: Cumulative impacts are addressed in Chapter 5 of the Draft EIR.

Comment Late1-14. *Summary of Comment: The comment references the Draft EIR (page 4.8-5) discussion of a portion of the Project Site being within the 100-year flood zone, as determined by the Federal Emergency Management Agency (FEMA). The commenter describes general potential hazards (not specific to this Project or the Draft EIR) associated with development in flood zones and development within flood zones throughout the Central Valley and Delta regions. The comment also discusses how flood events may change over time as a result of climate change. The comment asserts that development, "such as the proposed Project," reduce the floodplain functionality and increase risk of harm. The comment also asserts that development in the Project Site is inconsistent with the County's General Plan Policy RS.P-68, and asserts that this inconsistency is a violation of CEQA Guidelines* § 15125, subd. (d).

Response: See Final EIR Response to Comments IO-3-2 and IO-4-5. As detailed in Section 4.8 of the Draft EIR, "Hydrology and Water Quality," some of the Project Site is located in a 100-year flood zone (1 percent annual exceedance probability [AEP]), as designated by the Federal Emergency Management Agency (FEMA 2016). Planning Areas 1 and 2 of the proposed Development Area and a portion of the proposed Management Open Space area are designated by FEMA as Zone AO, which is a 100-year flood zone where flooding is expected to occur via sheet flow, and with an average depth at the Project Site of 1 foot. Most of the remainder of the Project Site is designated by FEMA as Zone AE, which is a 100-year flood zone where the base flood elevation has been determined. Some of the proposed off-site improvements are also located in FEMA 100-year flood zones. A small portion of the proposed Managed Open Space area in the southwest corner of the Project Site, a portion of the proposed off-site water line along Cordelia Street, and the southern end of the proposed off-site sewer line along Cordelia Road and Beck Avenue, are within FEMA Zone X, which is an area of minimal flood hazard (Exhibit 4.8 2).

Consistent with City of Suisun City General Plan policies, the City will use the most current flood hazard and floodplain information from state and federal agencies (such as the State Department of Water Resources, the Federal Emergency Management Agency, and the Army Corps of Engineers) as a basis for project review and to guide development, in accordance with federal and state regulations; the City will regulate development within floodplains according to state and federal requirements; the City has required evaluation of potential flood hazards as a part of the review of the proposed project; the City will require that structures intended for human occupancy within the 100-year floodplain are appropriately elevated and flood proofed for the profile of a 100-year flood event; and the City has required the applicant to demonstrate that the proposed project will not result in an increase to downstream flooding. The City required the

applicant to commission a drainage master plan to demonstrate compliance with applicable standards related to flooding and drainage. As explained in Section 3.4, page 3-3 of the project's planned unit development document, "[f]inished floors will be 1ft above the high water mark."

The commenter alleges that development in the vicinity of the proposed Project site is "in violation of the County's General Plan, which says the County will "protect existing open spaces, natural habitat, floodplains, and wetland areas that serve as groundwater recharge areas" (Policy RS.P-68) and will "preserve open space and agricultural areas that are subject to natural flooding and are not designated for future urban growth; prohibit permanent structures in a designated floodway where such structures could increase risks to human life or restrict the carrying capacity of the floodway" (Policy HS.P-9).

As detailed in Section 4.9-10 of the Draft EIR, "Land Use & Planning, Population and Housing," with approval of the proposed Project, approval of the proposed General Plan amendment, annexation of the Development Area into the City of Suisun City, and associated zoning changes, development of the proposed Project would not conflict with the City of Suisun City's General Plan or zoning. With respect to the relationship between the proposed Project and other plans (the City's General Plan, the County's General Plan, Play Bay Area, etc.), policy inconsistencies are not physical effects on the environment under CEQA unless it relates to a physical impact on the environment that is significant in its own right. Implementation of the proposed Project would not conflict with adopted City General Plan policies or other land use plan, policy, or regulation that would generate any adverse physical impacts beyond those addressed in detail in the environmental sections of the Draft EIR. The Project is proposed to develop within the City of Suisun City and portions of the Project Site proposed to remain in Solano County are proposed as Managed Open Space. This is consistent with Solano County General Plan Policy RS.P-68 and Policy HS.P-9. As detailed in Section 4.8 of the Draft EIR, "Hydrology and Water Quality," and described above, the proposed Project is consistent with applicable regulations and City policy related to the floodplain.

There is no change needed, nor would any revision be appropriate to the Draft EIR or Final EIR in response to this comment.

Comment Late1-15. *Summary of Comment: The comment describes the Suisun Marsh and its value to the Sacramento-Sam Joaquin Delta. The comment asserts that the ecosystem health of the Suisun Marsh has declined due to water conveyance and urban development, and that any potential impacts to hydrology or water quality of the Suisun Marsh must be avoided.*

Response: The Draft EIR describes the Suisun Marsh, including noting it being the "largest contiguous brackish water marsh remaining on the west coast of North America" and the importance to the San Francisco Bay-Delta estuary ecosystem (Draft EIR Page 4.3-1). Potential impacts to hydrology and water quality from implementation of the proposed Project are comprehensively addressed in Section 4.8 of the Draft EIR. See also Responses to Comments Late1-16 and Late1-17.

Comment Late1-16. *Summary of Comment: The comment describes the importance of water quality to wetland health, including that of the Suisun Marsh. The comment asserts that the Project will result in tire particles and other pollutants entering surface water and diminishing water quality. The comment asserts that the EIR does not quantify the potential sources or quantities of pollutants related to Project construction or operations and, therefore, does not provide substantial evidence to support the EIR's less-than-significant impact determination.*

Response: Contrary to the commenter's assertion, the Draft EIR comprehensively analyzed potential Project impacts to water quality and included mitigation, as applicable, to reduce potentially significant impacts to a less-than-significant level. The commenter offers no legal authority for the contention that the analysis is deficient for failing to quantify various environmental inputs.

The Draft EIR section 4.8, "Hydrology and Water Quality," summarizes and takes into account existing surface water quality, including identifying existing and potential beneficial uses designated in the San Francisco Bay Basin Plan for surface waters in the Suisun Basin Hydrologic Unit that could receive runoff from the proposed Project. The section also identifies waters where the permit standards, any other enforceable limits, or adopted water quality standards are still unattained according to Section 303(d) of the Clean Water Act (Draft EIR page 4.8-2 through 4.8-6). The analyses of impacts 4.8-1 through 4.8-6 in the Draft EIR take into consideration these existing conditions in the evaluation of the potential for the Project to result in impacts related to hydrology and water quality, including the degradation of surface or ground water quality, risk for release of pollutants, and potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Furthermore, as described in detail in the Drainage Master Plan for the proposed Project (provided as Appendix D to the Draft EIR), the proposed Project would implement a variety of Low Impact Development techniques such as bioswales and other stormwater biofiltration facilities throughout the Project Site, including within the parking lots, around the building perimeters, and along Ledgewood Creek (see for example, "Stormwater Quality Control Plan, Planning Area No. 1" presented on page 201 of Appendix D to the Draft EIR). These are the same types of stormwater treatment techniques suggested by the commenter. These LID stormwater treatment strategies would meet City requirements, as well as the

requirements of the MS4 permit issued to the Solano Stormwater Alliance (of which the City is a permittee). This information is also presented and evaluated in detail throughout Draft EIR Section 4.8, "Hydrology and Water Quality."

See also Final EIR Response to Comment IO3-1 with regard to additional analysis of potential impacts associated with water quality and effects on biological resources, including Mitigation Measure 3.2-15a, which requires implementation of a Stormwater Pollution Prevention Plan and Best Management Practices to avoid impacts to water quality. No revision to the Draft or Final EIR is necessary.

Comment Late1-17. *Summary of Comment: The comment asserts that the EIR does not 'properly' analyze GHG impacts and does not adopt all feasible mitigation measures to reduce significant GHG impacts. The comment provides additional statements around these points in Comments Late1-18 through Late1-20.*

Response: See Responses to Comments Late1-18 through late1-20.

Comment Late1-18. *Summary of Comment: The comment summarizes the global climate change phenomena, effects of climate change on the natural environment, assessments of global warming scenarios presented by the Intergovernmental Panel on Climate Change (IPCC), and California's regulatory framework for greenhouse gas reduction targets. The comment acknowledges that a single project may not have a significant effect on climate change, but the combine impacts (i.e., cumulative) of many projects can influence climate, and emphasizes the importance of project-specific GHG emissions disclosure, analysis, and mitigation.*

Response: The City acknowledges this background summary pertaining to climate change and state regulations for GHG reductions. The City also concurs with the commenter's point regarding requirements under CEQA to evaluate GHG emissions. No revision to the Draft or Final EIR is necessary.

Comment Late1-19. *Summary of Comment: The comment asserts that the less than significant finding for the GHG emissions relies on what the commenter states is an unsupported estimate of jobs that would be generated by the proposed Project, referencing the 2021 EPS report cited in the Draft EIR and the jobs estimate provided in the Air Quality and Greenhouse Gas Emissions Appendix B to the Draft EIR. The comment notes that the EIR does not include a citation corresponding to the 2021 EPS citation. The comment points to a 2018 United States Energy Information Administration estimate of square feet per employee in warehouse and storage land uses and uses this data point to claim that the employment generated by the Project would be less than half that presented in the EIR. The comment concludes that, because the GHG threshold of significance in the Draft EIR is based on a ratio that utilizes the estimate of employees serving the Project and because the comment does not consider the estimate of employees to be substantiated, the*

threshold is not supported by substantial evidence.

Response: The commenter is incorrect in stating that the EIR concludes that the Project's GHG-related impacts will be less than significant. The EIR actually found that, even with feasible mitigation, the Project would result in GHG emissions that were cumulatively considerable and significant and unavoidable. (See Draft EIR, pp. 4.6-28.)

The commenter is correct, however, that the citation for EPS 2021 is missing from the Draft EIR. This citation was inadvertently omitted and has been added to Chapter 3, "Errata," of the Final EIR. The estimate of employees that would serve the proposed Project is based on substantial evidence and reflective of the anticipated operational use of the proposed Project and employment generation of similar operations. This estimate of employees was informed by both the ITE trip rate for the Fulfillment Center Warehouse land use category and the employee estimate of the Economic Impact Analysis conducted by Economic and Planning Systems, Inc., in support of the proposed Project. The evaluation contained within the Draft EIR and used to determine potential environmental impacts and necessary mitigation measures was based upon best available information, expert opinion, and reasonable assumptions for what would be considered a reasonable 'worst-case' or conservative analysis. (See also Response to Comment IO 1-6 [explaining why analyses of GHG and air pollutant emissions were "based on reasonable assumptions and expert opinion with regard to proposed operations and based upon what would be a 'most-intensive-case' scenario of operations pertaining to a given environmental resource"]).

As defined in CEQA Guidelines Section 15384, "substantial evidence" means "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the Project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Substantial evidence includes "facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." As detailed above, the GHG analysis and quantification of GHG emissions and the related GHG threshold were conducted in accordance with industry standards and best practices.

Comment Late1-20. *Summary of Comment: The comment references the Draft EIR's estimate of GHG efficiency of the Project and notes that this is a significant GHG impact and, per CEQA, requires the adoption of all feasible mitigation. The comment goes on to note that the Draft EIR includes mitigation for the purchase of GHG emissions credits to reduce the Project's emissions, and that the Draft EIR notes that the City cannot guarantee the availability of such credits. The comment suggests that offsets must be a "last resort after every feasibly on-site mitigation has been*

implemented." The commenter also references the explanation in the Final EIR that requiring zero-emission vehicles is not feasible and asserts that this finding is not supported by substantial evidence.

The comment also claims that the Final EIR states that mitigation requiring installation of solar photovoltaic systems sufficient to supply the Project's energy needs is included in the Draft EIR. The comment also acknowledges the EIR mitigation requiring the Project to use carbon-free power but asserts that this power should be required to be generated through on-site solar to support the State's goals for clean energy generation.

Response: The City agrees with the general legal principle that, under CEQA, public agencies faced with significant environmental impacts should adopt all *feasible* mitigation measures. As the courts have explained, however, agencies need not adopt mitigation measures determined to be infeasible. (See, e.g., *San Diego Citizenry Group v. County of San Diego* [2013] 219 Cal.App.4th 1, 19 *San Diego Citizenry Group*).

For example, as the commenter notes, mitigation or alternatives can be determined to be economically infeasible. (See, e.g., *Uphold Our Heritage v. Town of Woodside* [2007] 147 Cal.App.4th 587, 600 [alternative was infeasible where the marginal costs of the alternative compared to the costs of the proposed project were such that a reasonably prudent property owner would not proceed with the alternative]; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* [2002] 102 Cal.App.4th 656, 693-694 [an alternative is infeasible where the reduction in profits or additional costs would deter a reasonably prudent investor]).

Mitigation or alternatives can also be infeasible based on policy considerations. (See, e.g., ; *City of Del Mar v. City of San Diego* [1982] 133 Cal.App.3d 410, 417 ["'[f]easibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors"];*California Native Plant Society v. City of Santa Cruz* [2009] 177 Cal.App.4th 957, 1001 [*CNPS*] [same]; *San Diego Citizenry Group*, *supra*, 219 Cal.App.4th at p. 17 [same, applied to both mitigation measures and alternatives]).

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*Sierra Club v. County of Napa* [2004] 121 Cal.App.4th 1490, 1506-1509 [upholding CEQA findings rejecting alternatives in reliance on applicant's project objectives]; see also *CNPS*, *supra*, 177 Cal.App.4th at p. 1001 [*"*an alternative 'may be found infeasible on the ground it is inconsistent with the project objectives as long as the finding is supported by substantial evidence in the

record'"]; *Citizens for Open Government v. City of Lodi* [2012] 205 Cal.App.4th 296, 314-315 [court upholds agency action where alternative selected "entirely fulfill" a particular project objective and "would be 'substantially less effective' in meeting" the lead agency's "goals"]).

Here, the Final EIR explains that "Project end users are unknown at the time of Final EIR publication and, thus, it would be speculative to place restrictions on fleet equipment. Furthermore, imposing onerous requirements on the potential fleet of future unknown users could put the Project at a competitive disadvantage by limiting the breadth of potential future end users that could comply, and may be technologically infeasible due to the performance needs of the end user." The City, as lead agency, was entitled to take these practical policy considerations into account when formulating proposed mitigation measures.

Furthermore, current regulations in California and those being developed acknowledge that the technology has to be available and financially competitive with alternatives to be feasible for businesses. On September 23, 2020, Governor Gavin Newsom issued Executive Order N-79-20 establishing a goal that 100 percent of new passenger cars and trucks sold in California shall be zero-emission by 2035. The Executive Order also sets a goal that, where feasible, all operations include zero-emission medium- and heavy-duty trucks by 2045, and drayage trucks by 2035. Off-road vehicles have a goal to transition to 100 percent zero-emission vehicles by 2035, where feasible. While in-state sales of electric vehicles will increase through 2045, the State does not have legislation that will restrict or preclude the use of fossil-fueled vehicles by or after 2045.

The Project provides for the electric hookups and to require newer model trucks, in alignment with state programs to influence an increasingly zero-emissions truck fleet, but this is not the standard at this time and would put the project at an economic disadvantage by requiring such of future tenants that could otherwise go elsewhere without such requirements to turnover their entire fleet. These are practical policy and economic considerations sufficient to support the City's determination that requiring zero emission truck fleets as a mitigation requirement would be infeasible.

With regard to the commenter's assertion that the EIR mitigation (Mitigation Measure 4.7-1f) requiring the Project to use carbon-free power should require such power be generated through on-site solar, the requirement to procure GHG-free power from the existing utility versus generate such power on-site would not result in a change in the Project's GHG emission and therefore not provide any additional mitigating value relative to the potential impact. Mitigation Measure 4.7-1f provides flexibility for implementation such that the "sources may include, but are not limited to on-site renewable generation system(s) or Pacific Gas and Electric Company (PG&E) 100 percent solar electricity service option, or a similar

100 percent carbon-free utility option that becomes available in the future and meets the requirements of this mitigation measure," so that the most appropriate source be selected at the time of implementation. There are no regulatory requirements, nor nexus with the potential impact, to require revisions to Mitigation Measure 4.7-1f.

Comment Late1-21. *Summary of Comment: The comment thanks the City for the opportunity to comment on the Final EIR and reiterates the commenter's belief that corrections to and recirculation of the EIR is needed. The comment also notes the City's requirements for maintenance of the administrative record for the Project and requests that the Center for Biological Diversity be added to the Project's noticing list for all future updates.*

Response: The City appreciates the commenter's review of the Draft and Final EIR and acknowledges requirements for the administrative record under CEQA. For the reasons presented in Final EIR Responses to Comments IO2-1 through IO2-25, IO7-3 through IO7-25, and Responses to Comment Late1-2 through Late1-20, there is no support for recirculation of the Draft EIR and no change to the Final EIR is required to support the City's review of the proposed Project.

Response to Comment Letter Late2:

MICHAEL ZEISS

RESPONSE TO COMMENT LETTER LATE2

Comment Late2-1. *Summary of Comment: The comment submitted on September 30, 2024, after the release of the Draft Final EIR and initial Planning Commission meeting on the EIR shares the opinion that the City should adopt Alternative 2, the Reduced Footprint Alternative and suggests additional mitigation. The commenter suggests that at least 15 percent of the construction fleet uses alternative fuels, including electricity.*

Response: Although City staff recommended to the City of Suisun Planning Commission that the Commission recommend that the City Council approve the Reduced Footprint Alternative, the Planning Commission instead recommended that the Council approve the full proposed project, as was described in the Draft EIR. In doing so, the Commission emphasized the substantially greater fiscal benefits of the full project. The Planning Commission, in recommending to the City Council to advance the proposed Project rather than Alternative 2, also cited the additional local employment benefits attributable to the proposed Project. The Planning Commission also addressed other advantages of the proposed Project compared to Alternative 2, including the circulation benefits related to the additional street frontage improvements that would be provided as a part of the proposed Project that would not be provided under Alternative 2 and the greater aesthetic improvements. The Planning Commission observed that biological resources impacts would still be able to be mitigated to less than significant levels under the proposed Project, and that, since only one impact (criteria air pollutant emissions of ROG from project operations) would be changed from significant and unavoidable to less than significant with mitigation under Alternative 2, and considering the fiscal, employment, circulation, and aesthetic benefits, it was appropriate to recommend the proposed Project rather than Alternative 2 to the City Council.

Although the initial version of the proposed Final EIR, as published in June 2024, reflected that earlier staff recommendation favoring the Reduced Footprint Alternative, the updated version of the Final EIR, as published in September 2024, reflected the Planning Commission's recommendation in favor of the full project. In light of the Commission action, City staff is no longer recommending approval of the Reduced Footprint Alternative.

With regard to the commenter's request for a mitigation measure requiring at least 15 percent of the construction fleet uses alternative fuels, including electricity, the City has made this revision through amendments and additions to Mitigation

Measuer 4.6-1a. The revised mitigation measure is shown below.

Mitigation Measure 4.6-1a: Use ~~Battery or Electric-powered~~ Low or No Emission Construction Equipment

The Project applicant shall require that construction contractor(s):

- Where grid power is available, prohibit portable diesel engines and provide electrical hook ups for electric construction tools, such as saws, drills and compressors, and using electric tools, unless such electric-powered tools would not meet the power or longevity requirements to achieve the construction task, or are otherwise infeasible due to site conditions such as wet or damp circumstances.

- Where grid power is not available, use alternative fuels, such as propane or solar electrical power, for generators at construction sites.

- Use battery-powered equipment for all off-road construction equipment with a power rating below 19kW (e.g., plate compactors, pressure washers) during construction.

- At least 15 percent of the construction fleet for each project phase shall be alternatively fueled or electric. Alternative fuels shall only include those that involve zero direct GHG emissions.

Prior to the issuance of grading permits for the Project, the Project applicant shall include all requirements in applicable bid documents (e.g., bid documents, purchase orders, and contracts), purchase orders, and contracts, with successful contractors demonstrating the ability to supply the compliant on- or off-road construction equipment for use prior to any ground-disturbing and construction activities.

Comment Late2-2. *Summary of Comment: The comment references California regulations requiring zero-emission trucks and the fact that such trucks can be heavier compared to diesel trucks. The commenter also references the transition to zero-emission trucks.*

Response: Approved by the Governor on September 12, 2024, AB 1953 modified Vehicle Code section 35551 and added a new section 35559. Both statutes address the weight of trucks. Existing federal law prohibits the maximum gross vehicle weight of a vehicle operated by an engine fueled primarily by natural gas or powered primarily by means of electric battery power from exceeding 82,000 pounds. Existing state law, to the extent expressly authorized by federal law,

authorizes a near-zero-emission vehicle or a zero-emission vehicle, as defined, to exceed the weight limits on the power unit by up to 2,000 pounds. Effective January 1, 2025, AB 1953 will clarify that the power unit of a near-zero emission or zero-emission vehicle, as defined, is authorized to exceed the allowable gross weight limits by up to a maximum of 2,000 pounds, as specified. This legislation clarifies that the maximum gross vehicle weight for a near-zero-emission vehicle or a zero-emission vehicle is 82,000 pounds.

No change to the design or materials of the Project's internal circulation system or parking areas is needed due to AB 1953. Mitigation Measure 4.2-1e already requires the Project applicant to incorporate CALGreen Tier 2 Standards for Electric Vehicle Infrastructure Project Design. This measure will require the Project applicant to satisfy whatever CALGreen Tier 2 standards are appliable at the time of an application for a building permit for the proposed Project.

Comment Late2-3. *Summary of Comment: The comment requests a monitoring station in Suisun City.*

Response: Because air quality monitoring, by itself, does not reduce air pollutant emissions, this request is not directly related to the impact analysis and mitigation presented in the Draft EIR and Final EIR. For this reason, no change to the Draft EIR or Final EIR is needed to address this comment. Even so, the City has included, with the applicant's consent, an additional Mitigation Measure 4.2-1k as follows:

> **Mitigation Measure 4.2-1k: Contribute to Air Quality Monitor if Requested**
>
> At least ten business days prior to issuing a grading permit, the City of Suisun City will contact the Bay Area Air Quality Management District (Air District) and inquire as to whether the Air District would have an interest in the installation of an air quality monitoring station within the City of Suisun City, or whether the Air District in coordination with the California Air Resources Board would have such an interest. If, prior to issuance of a building permit, the Air District identifies interest in the installation of an air quality monitoring station, the Project applicant shall offer suitable space on the project parcel for an air quality monitoring station in Suisun City. If no such interest is timely expressed through communication by the Air District to the City of Suisun City prior to issuance of a building permit, no further action is required.

The City declines to adopt the commenter's recommendation that the City set up a monitoring station within Suisun City independent of the regional monitoring system operated by the Bay Area Air Quality Management District (BAAQMD). Data that may be collected by independent air monitor instruments, such as that

mentioned by the commenter, are not verified or validated and therefore do not undergo the same level of quality control as an air district-operated monitor and are geared toward providing near-real-time information. The data do not come from regulatory monitors and cannot be used to infer violations of the law or related health standards, such as those used to establish ambient air quality standards of NAAQS and CAAQS. The data provided by such air monitoring stations are typically instantaneous measurements of $PM_{2.5}$ concentrations. This is in contrast to the annual average concentrations computed from the monitors operated by the air district, which collect data on an hourly basis and must meet minimum data collection requirements. On any given day, independent monitoring data may be unavailable, and data capture may be low and inconsistent.

The City acknowledges the importance of monitoring air quality impacts associated with the project. The project's air quality analysis, as detailed in Section 4.2 of the Draft EIR, includes a comprehensive assessment of potential air quality impacts during both construction and operational phases.

Within the San Francisco Bay Area Air Basin, the BAAQMD is responsible for ensuring that emission standards are not violated. The BAAQMD maintains multiple air quality monitoring stations that continually measure the ambient concentrations of major air pollutants throughout the San Francisco Bay Area Air Basin. Table 4.2-2 in the Draft EIR summarizes published monitoring data for 2019 through 2021. The nearest monitoring station to the Project Site is the Fairfield monitoring station, approximately 1 mile southwest from the Project site. This station monitors ozone. Data for NO_2 and $PM_{2.5}$ were obtained from the Vallejo monitoring station, which is located approximately 14 miles southwest of the Project site. Data for PM_{10} was obtained from the Vacaville Merchant Street monitoring station approximately 8 miles to the north-northeast of the Project site. In general, the ambient air quality measurements from this station are representative of the air quality in the Project vicinity.

To address potential air quality impacts, the Project will implement several mitigation measures, including dust control measures and use of low-emission construction equipment to reduce potential construction-related emissions to a less-than-significant level, as well as operational measures to reduce employee vehicle trips. These operational measures include requiring CalGreen Tier 2 standards for the project design, requiring the use of electric equipment and TRUs, prohibiting truck idling, requiring newer model-year trucks, and requiring use of Teir 4 engines for diesel backup generators and fire pumps. The construction-related measures will reduce construction emissions to a less-than-significant level and the operational measures will reduce all criteria air pollutant operational emissions to a less-than-significant level, with the exception of ROG emissions. ROG is an ozone precursor that is considered a regional pollutant due to the manner in which it is transported and converted to ozone at a regional scale. As

such, monitoring at the local scale, as done by the BAAQMD air monitoring network in compliance with state and federal regulatory requirements, such as those under the Clean Air Act and California Clean Air Act, is appropriate to monitor ambient air quality of ozone.

As noted by BAAMQD in the 2024 Annual Air Monitoring Network Plan, the population centers throughout the Bay Area represent a variety of conditions in terms of population size, the mix of local emissions sources, topography, and meteorological conditions. While resources do not allow for monitoring sites in every city, EPA regulations require the Air District to place monitoring sites at locations that reasonably represent other areas with similar pollution sources. This approach allows the Air District to estimate air pollution levels to which many people throughout the region are exposed even if they are not near an actual monitoring site. Locations for permanent air monitoring sites are initially based on knowledge of population density, local wind patterns, topography, and sources of air emissions, while the final site selection is determined after considering logistical constraints and analyzing available air quality data from previous monitoring or modeling studies.

The Draft EIR Impact 4.2-3 describes that Project construction activities would not exceed the BAAQMD threshold of significance for excess cancer, chronic non-cancer, or acute risk, but the maximum annual $PM_{2.5}$ concentrations would result in exceedances of the threshold for 2024 construction activities at the maximum worker receptor. Similarly, chronic non-cancer and acute impacts from the proposed Project operations would be below the BAAQMD thresholds for operational activities, but Project operational activities could expose sensitive receptors to substantial pollutant concentrations for annual $PM_{2.5}$ and excess cancer risk exposure. These potentially significant impacts are reduced to below their respective recommended thresholds of significance with implementation of mitigation, and therefore would not expose sensitive receptors to substantial pollutant concentrations. Therefore, proposed mitigation identified in the Draft EIR, and as modified through the Final EIR (See Chapter 3, Errata, to the Final EIR), are sufficient to reduce potentially significant impacts related to the exposure of sensitive receptors to substantial pollutant concentrations. The Draft EIR comprehensively evaluated potential Project impacts through detailed calculations and modeling consistent with industry standards. No further mitigation is required.

Comment Late2-4. *Summary of Comment: The comment requests an annual presentation to the City Council related to mitigation monitoring.*

Response: Certain mitigation measures require annual reporting. For example, Mitigation Measure 4.2-1d requires future tenants to report annually on required the success of transportation demand management actions. Mitigation Measure

4.3-1 requires annual reporting on inspections and maintenance practices to authorizing agencies in relation to wetlands mitigation. The mitigation monitoring and reporting program will be kept on file with the City of Suisun City and will be updated to document implementation of the required mitigation, as stipulated in each adopted mitigation measure. This is public information to which the commenter will have access. The applicant team will update City staff periodically in relation to ongoing permitting activities involving state and federal regulatory agencies. No change to the Draft EIR nor Final is needed in response to this comment, nor would any change be appropriate.

Comment Late2-5. *Summary of Comment: The comment provides information related to nonattainment that is included, as appropriate, in the Draft EIR. The comment identifies operation of a logistics center.*

Response: The commenter is correct that the region is in nonattainment for PM and ozone. The proposed Project's significant unavoidable operational air quality impact is due to a potential exceedance of ROG emission, while PM emissions would be less than the recommended thresholds of significance. Additional feasible operational ROG reduction measures within the Project applicant's control are not available because operational ROG emissions are primarily the result of operational consumer product use, which are reflected in a default emissions factor in the emissions estimating model based on existing emissions inventories. Notably, though, the California Air Resources Board is actively pursuing opportunities to support, incentivize, and require lower emissions limits for consumer products in order to reduce these emissions inherent in building operations; and such emissions will likely reduce over time compared to the emissions estimates presented in the Draft EIR for 2025. The inclusion of ROG emissions from consumer product use is consistent with the approach throughout the Draft EIR, which is conservative and may tend to overstate potential impacts. ROG emissions are influenced by technological advances and availability of lower VOC products.

Comment Late2-6. *Summary of Comment: The comment acknowledges that the City needs to increase revenues, and suggests that the City address public health concerns related to air pollutant emissions, concerns related to sea level rise, and the need to reduce greenhouse gas emissions. The comment restates the request to incorporate four additional mitigation measures.*

Response: The City agrees with the commenter regarding the need to focus on fiscal health, public health, and environmental health. Section 4.2 of the Draft EIR, "Air Quality," comprehensively addresses air quality impacts attributable to the proposed Project, including impacts related to the public health. Section 4.6 of the Draft EIR, "Greenhouse Gas Emissions and Energy," addresses impacts related to greenhouse gas emissions. Chapter 7, "Other CEQA Considerations" comprehensively evaluates cumulative effects related to the proposed Project,

including impacts related to air pollutant emissions. Regarding the additional proposed mitigation measures, this is addressed in Responses to Comments Late2-1 through Late2-5. No change to the Draft EIR nor Final is needed in response to this comment, nor would any change be appropriate.

City of Suisun City

City Council

November 19, 2024

Highway 12 Logistics Center

1

Project Vision

Highway 12 Logistics Center is a warehouse and distribution complex that provides marketing flexibility to attract a variety of warehouse and distribution uses to support job growth and economic development within the City of Suisun City.



Frame the street with buildings



Provide for visual links to building entries



Conceptual project entry with gateway signage

2

Project Objectives

Economic Development	• Promote economic growth through new capital investment, expansion of the tax base, creation of new employment opportunities, and payment of development fees. • Attract new employment-creating industries to Suisun City that generate new tax revenue and minimize demands on City services.
Jobs/Housing Balance	• Improve Suisun City's jobs-housing ratio by locating new employment opportunities near existing infrastructure.
Orderly Development	• Continue the orderly development of the western gateway of Suisun City with a well-designed project.

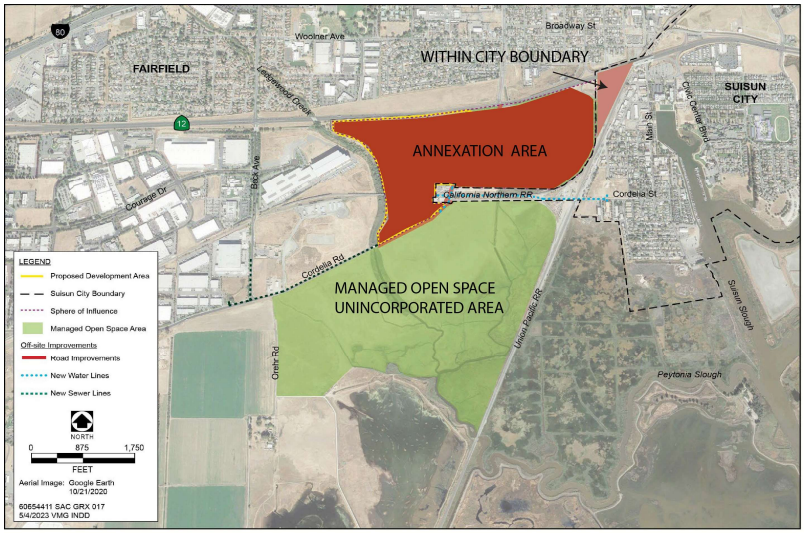
3

Project Objectives (Continued)

Implement the General Plan	• Further the goals and policies of the City of Suisun City General Plan by developing land contemplated to support urban development to its highest and best use.
Biologic Preservation	• Preserve the most biologically sensitive portions of the project site as open space.
Infrastructure Improvements	• Install circulation improvements along Pennsylvania Avenue and Cordelia Street that provide efficient ingress and egress to the proposed project while also ensuring these facilities operate at acceptable levels.
Public Safety	• Promote public safety by incorporating security measures into the project design.
Environmental Protection	• Mitigate impacts on the environment through implementation of feasible mitigation measures.

4

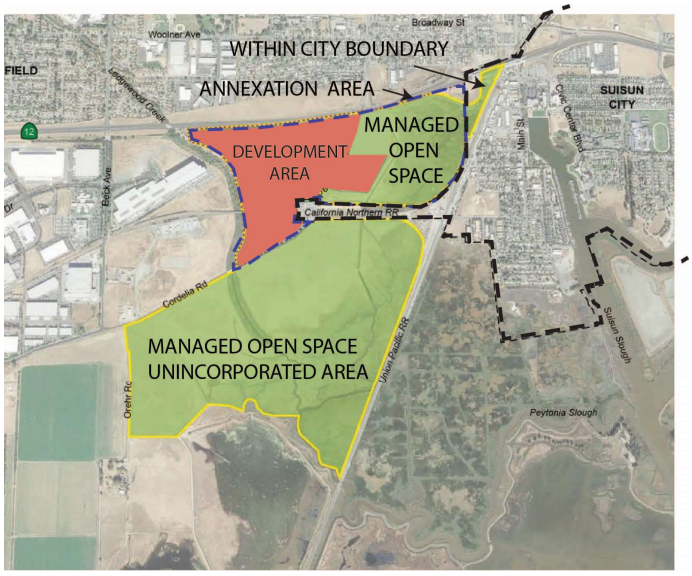
Project Location



5

Proposed Project Summary

- 482 acres Total Area
- 161 acres annex to Suisun City
- 93 acres of developed area
- 389 acres of Managed Open Space

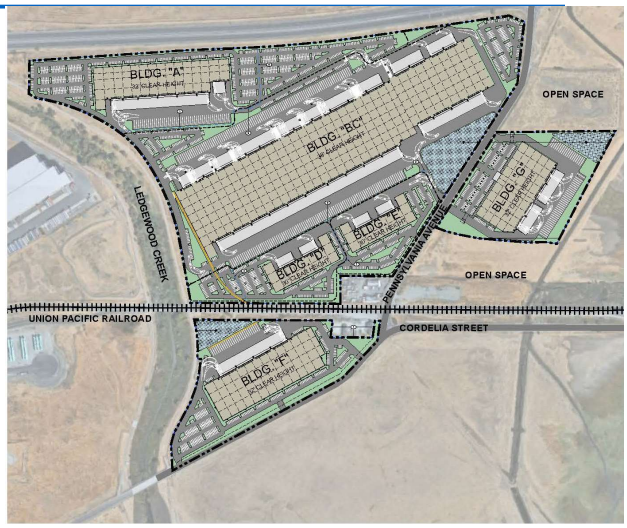


6

Project Site Plan

- 1.28 million square feet of building area
- High cube warehouse space

Proposed Buildings	*Building Square Feet*
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



7

Planned Unit Development (PUD)

- The City will utilize this Planned Unit Development (PUD) document to guide and evaluate development proposals.
- Projects consistent with this PUD will require only Administrative review for individual project approvals and building permits.
- Potential environmental impacts associated with the development of the Project are fully analyzed at the project level in the EIR.
- No further environmental review is required for development applications consistent with this PUD.



The PUD regulates the project:

- Land Use
- Design Guidelines
- Circulation
- Infrastructure
- Phasing
- Implementation

8

Fiscal Impact Analysis

CITY ANNUAL NET FISCAL IMPACTS SUMMARY

City General Fund	Annual Impacts at Buildout	Annual Impacts at Buildout
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.	Proposal	Reduced Footprint Alternative
Revenues	$1,835,549	$762,000
Expenses	($634,714)	($263,000)
Annual Net Fiscal Impact	$1,200,835	$499,000
Annual Surplus Per 1,000 Building Square Feet	$941	$941

Source: Goodwin Consulting Group, September 2023

9

General Plan Consistency

- Findings
  - The proposed Project is consistent with the General Plan's policies for PUDs.
    - As a Planned Unit Development, the Project has provided a higher level of design than the City might otherwise have obtained for the site, as well as a high degree of certainty about that design.
    - As a result, deviation from the strict requirements of the General Plan and Zoning Ordinance are justified under the General Plan's policies for PUDs.
- Subject Area of Consistency
  - Land Use
  - Transportation
  - Economic Development

10

City of Suisun City

City Council

November 19, 2024

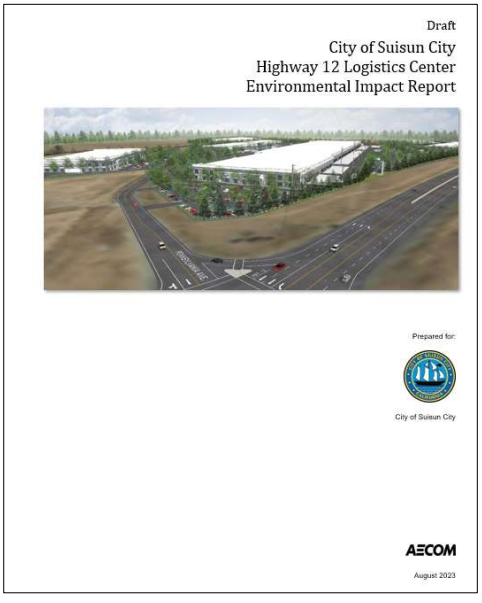
Highway 12 Logistics Center

Environmental Impact Report

11

California Environmental Quality Act

- Identify and disclose impacts
- Focus on potentially significant adverse physical effects
- Identify measures to reduce or avoid potential impacts
- Examine feasible alternatives
- Provide framework for mitigation monitoring



12

CEQA Review Process

Scoping
- Invitation to consult to Affiliated Native American Tribal Representatives (completed in 2021)
- Notice of Preparation *(April 1, 2021, reissued May 14 2021)*
- Scoping Meeting *(April 13, 2021)*

Draft EIR
- Technical studies to inform project planning & environmental impact analysis
- Prepare Draft EIR, including Alternatives and Mitigation Measures
- Notice of Availability & Draft EIR Public Review and Comment Period *(August 31 through October 17, 2023)*

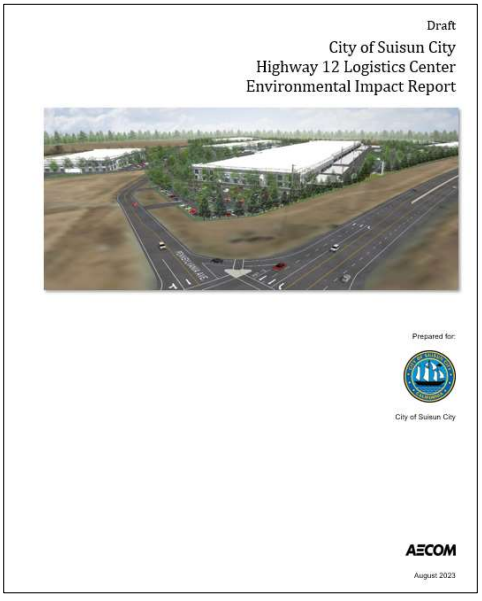
Final EIR
- Prepare Responses to Comments
- Consider any necessary revisions.
- Publish Final EIR.

Certification
- Planning Commission Recommendation to the City Council, July 9th, 2024
- **City Council action**

13

Type of CEQA Document

- "Full-scope" Environmental Impact Report (EIR)
- Comprehensive study of all adverse physical environmental effects
- Requires feasible measures to reduce or avoid impacts
- Detailed analysis of alternatives to the proposed project


Draft
City of Suisun City
Highway 12 Logistics Center
Environmental Impact Report
Prepared for:
City of Suisun City
AECOM
August 2023

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Impact Analysis

- Chapter 4: Environmental Impact Analysis
- **Thresholds of Significance:** criteria to differentiate less than significant from significant environmental effects
- **Impact Analysis:** potential adverse physical environmental effects compared to existing conditions.
- **Mitigation Measures:** requirements to avoid, minimize, rectify, reduce, or compensate for significant impacts.

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Impacts Mitigated to Less than Significant

- Air Quality
  - Substantial Pollutant Concentrations (health risks)
- Biological Resources
  - Contra Costa Goldfields + Critical Habitat, Alkali Milk-Vetch, Saline Clover, Long-styled sand-spurrey plants, Crotch Bumble Bee, Northern Harrier + Short-Eared Owl, Swainson's Hawk, Burrowing Owl, California Black Rail, Loggerhead Shrike, Suisun Song Sparrow, Grasshopper Sparrow, Tricolored Blackbird, Construction Impacts on Salt Marsh Harvest Mouse and Suisun Shrew, Loss of Upland Refugia, Nesting Birds, Special Status Fish Species, Riparian Habitat, Wetlands
- Cultural and Tribal Cultural Resources
  - Undiscovered historical resources or unique archeological resources, human remains, tribal cultural resources

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Impacts Mitigated to Less than Significant (cont.)

- Hazards, Hazardous Materials Wildfire
  - Exposure of People and the Environment to Existing Hazardous Materials, Including Cortese-listed Sites
  - Interference with Emergency Response or Evacuation Plans
- Noise and Vibration
  - Construction vibration
  - Long-term, stationary-source noise
- Transportation and Circulation
  - Vehicle-Miles Traveled (VMT)
  - Circulation System
  - Pedestrian and Bicycle Systems

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Significant and Unavoidable Impacts

- Aesthetics and Visual Resources
  - Effects on Scenic Vistas
  - Substantial New Light and Glare and Skyglow Effects
- Air Quality
  - Conflict with or Obstruct Implementation of the Applicable Air Quality Plan
  - Cumulative Increase of Criteria Air Pollutant and Precursor Emissions
- Greenhouse Gas Emissions & Energy
  - Greenhouse Gas Emissions impacts
- Noise and Vibration
  - Temporary, short-term construction noise

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Alternatives

- CEQA requires the consideration of alternatives to a proposed project.
  - According to the CEQA Guidelines, the range of alternatives "shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant impacts" (CEQA Guidelines Section 15126.6[c]; see also CEQA Guidelines Section 15126.6[a]).
- Alternatives Considered in Detail in the Draft EIR
  - No Project Alternative (Buildout of Existing Land Use Designations)
    - 73 acres developed – Commercial Mixed Use, 363,000 square feet; 726 employees; 0 acres of Managed Open Space
  - Reduced Footprint Alternative (Staff Recommendation)
    - 51 acres developed, 529,708 square feet; 528 employees; 437 acres of Managed Open Space
  - Reduced Criteria Air Pollutant and GHG Emissions and Transportation-Related Energy Consumption Alternative
    - 46 acres developed (office + warehouse space), 471,000 square feet; 1,275 employees; 0 acres of Managed Open Space

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Alternatives

- The Planning Commission recommended the proposed project, found that the Reduced Footprint Alternative:
  - Would not provide sufficient fiscal and local employment benefits
  - All biological resources can be mitigated to less-than-significant levels (making environmental rationale for Alternative 2 less compelling)
- Reduced Footprint Alternative is less effective in meeting the project objectives:
  - "[c]apitalize on the existing Interstate 80 and State Highway 12 transportation corridor, the existing rail facilities that can provide direct rail service unique to this logistics market area, and the increased demand for warehouse and distribution services in the City and region"
  - "[c]reate a master planned complex of buildings to accommodate the current and future need for warehouse and distribution uses in an economically viable project with coordinated infrastructure and landscaping"
  - "[o]ffer a project with the scale, location, amenities, and sustainability features necessary to create competitive advantages in attracting and retaining a variety of reputable warehousing and logistics users."
- Details on infeasibility of the Reduced Footprint Alternative in the CEQA Findings

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Final EIR

- **Draft EIR Comments:** 8 Comment letters from public agencies and 8 comment letters from individuals and organizations (plus some late comments)
- **Final EIR Chapter 2**: Responses to Comments
- **Final EIR Chapter 3:** Errata
  - Revisions for clarity, including clarity of mitigation requirements
  - Based on comments from public agencies regarding topics in their purview
  - To apply biological resources mitigation to the Reduced Footprint Alternative
  - To clarify that a conservation easement is required for compensatory mitigation and a deed restriction for the balance of the Managed Open Space area
  - Add a discussion of irreversible changes (commitments of resources)
- **Mitigation Monitoring and Reporting Program** imposes requirements during construction and operation.

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Findings of Fact + Overriding Considerations

- Findings
  1. Mitigated
  2. In another agency's jurisdiction, or
  3. Infeasible to fully mitigate
- Statement of Overriding Considerations
  - Promotes development and conservation consistent with the City of Suisun City and Solano County General Plans.
  - Strategically-located master planned complex of buildings to meet the increased demand for warehouse and distribution services in the City and region.
  - New local employment opportunities for existing and future residents of the City and region.
  - Increases the tax base of the City and includes fiscal benefits.
  - Ensure the permanent protection and preservation of 437 acres of open space.

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City of Suisun City

City Council

November 19, 2024

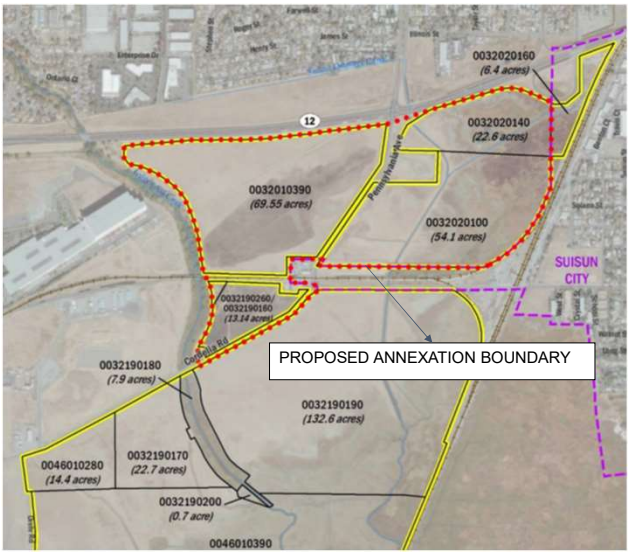
Highway 12 Logistics Center

Staff Recommendation

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Annexation Area

City propose to LAFCO the annexation of 161 acres within the existing Sphere of Influence to the City boundary.

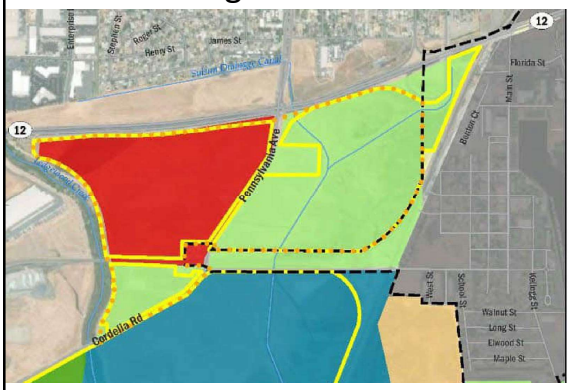


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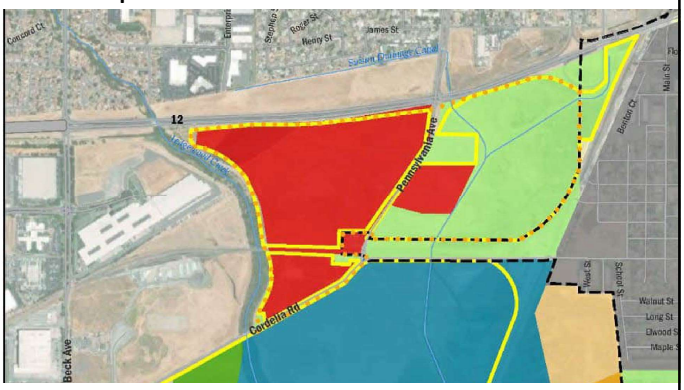
General Plan Amendment

The Suisun City General Plan Map will be amended by adding 13.14 acres to the existing CMU designation.

Existing General Plan



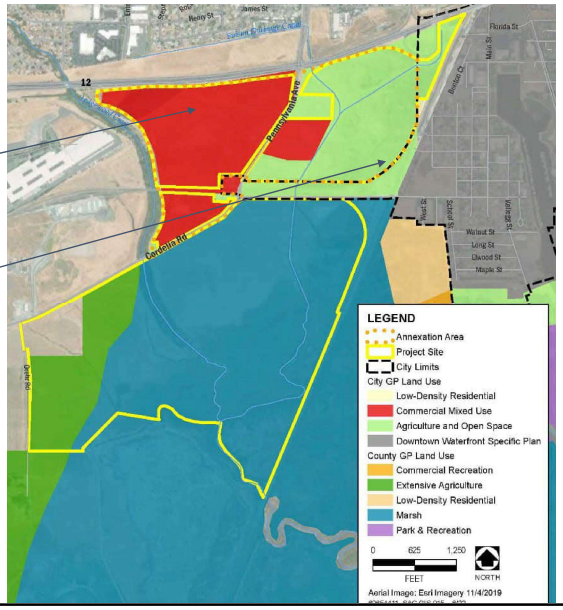
Proposed General Plan



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Prezone

- The Suisun City Zoning Map will be amended to add
  - 63.7 acres of Commercial Services and Fabricating (CSF)
  - 97.3 acres of Managed Open Space (OS)



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Conditions of Approval

- Staff has prepared recommended conditions of approval for the consideration of the City Council.
- 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.
- Conditions apply in the following categories:
  - General
  - Public Works
- The Project's developer has reviewed and agreed to the conditions of approval.

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Project Update

- Draft EIR proposed 14 mitigation measures to minimize GHG emissions.
- The Applicant accepts 13 of the 14 measures, including the added costs associated with each.
- Due to mobile source emissions that are primarily regulated by State and Federal actions, and truck travel including that outside the region, the Reduced Footprint Alternative GHG emissions would be Significant and Unavoidable with all mitigation.
- Mitigation Measure 4.6-1n would require the purchase and retirement of GHG emissions credits.
- Based on current credit costs that have shown an upward trend, Mitigation Measure 4.6-1n would add an estimated $14 million cost to the overall development costs.
- Based on substantial evidence provided through evaluation of the project's Internal Rate of Return by a third-party economic consulting firm, the added financial burden would result in the project being economically infeasible, or marginally infeasible with consideration of any bond financing.

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Proposed Project-related Document Modifications

- The Project Applicant requests the Planning Commission to recommend that the City Council consider this mitigation economically infeasible, consistent with CEQA Guidelines, § 15091, subd. (a)(3), and precedent cases including
  - *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal. App. 4th 957, 981, citing CEQA Guidelines, § 15091, subd. (a)(3).)
  - *Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal.App.4th 587, 600 (*Uphold Our Heritage*)
  - *Laurel Hills Homeowners Assn. v. City Council* (1978) 83 Cal.App.3d 515, 521.)
  - Others
- Significant effects can be "acceptable" where agency decisionmakers conclude that a project's economic or social benefits outweigh such significant effects. (CEQA Guidelines, § 15091, subd. (a))
- Requires two modifications to project-related documents in draft by City staff:
  - Remove Mitigation Measure 4.6-1n from the Mitigation Monitoring and Reporting Program (MMRP)
  - Modify the draft CEQA Findings to detail the infeasibility of this mitigation measure and finding of significance without its implementation (i.e., significant and unavoidable impact related the GHG emissions, no change from Final EIR and draft Findings)

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Staff Recommendation

- EIR Certification: • Certify Final EIR
- General Plan Amendment: • Approve amendment to General Plan Map
- Prezone: • Approve Prezone of zoning to be applied to annexed lands
- PUD: • Approve PUD as land use and design standards
- Annexation: • Recommend application to LAFCO for annexation

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City of Suisun City

City Council

November 19, 2024

Environmental Impact Report

Highway 12 Logistics Center

31

Additional slides only if needed

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Additional Traffic Data

- Cumulative
  - No project delay at SR 12/Pennsylvania is >120 seconds AM and 118 seconds PM; with Reduced Footprint Alternative and conditions, delay would be >120 seconds PM (no change) and 93 seconds PM (reduced by 25 seconds compared to no project
  - Similar scenario at SR 12/Beck Avenue, SR 12/Marina Boulevard, SR 12/Grizzly Island Road/Sunset Avenue, SR 12/Lawler Ranch, and Cordelia Road/Chadbourne Road

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Cumulative Traffic Conditions

- Intersections would be below LOS thresholds under cumulative conditions with no project:
  - Intersection 3: SR 12/Pennsylvania Avenue (AM and PM peak hours)
  - Intersection 4: SR 12/Beck Avenue (AM and PM peak hours)
  - Intersection 5: SR 12/Marina Boulevard (AM and PM peak hours)
  - Intersection 6: SR 12/Grizzly Island Road/Sunset Avenue (PM peak hour)
  - Intersection 7: SR 12/Lawler Ranch Parkway/Emperor Drive (PM peak hour)
  - Intersection 12: W. Texas Street/Beck Avenue (PM peak hour)
  - Intersection 13: Cordelia Road/Chadbourne Road (AM and PM peak hours)

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Cumulative Queueing Conditions

- The Reduced Project Alternative would add queues beyond storage or add more than 25 feet to locations without adequate storage.
- **Intersection 3, SR12/Pennsylvania Avenue:** the westbound left turn lane queue in the AM peak hour would exceed available storage by ~60 feet, but excess queues use adjacent through lanes or shared through-and-turn lanes which have enough storage to absorb the excess queues.
- **Intersection 4, SR 12/Beck Avenue:** the northbound left turn lane queue in the PM peak hour would exceed the available storage by ~50 feet, but would use adjacent northbound shared through-right lane which has storage to absorb the excess queue.
- **Intersection 11, W Texas Street/Pennsylvania Avenue:** the westbound left turn lane queue in the PM peak hour would exceed available storage by ~10 feet, but can fit into the adjacent westbound through lane without spilling into the upstream intersection.
- **Intersection 14, Beck Avenue/Cadenasso Drive:** the northbound left turn lane would exceed the available storage by ~10 feet in the PM peak hour, but can fit into adjacent northbound shared through-right lane without spilling into upstream intersection.

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Cumulative Traffic Improvements

- Intersection 3: SR 12/Pennsylvania Avenue - Install a second eastbound left turn lane + optimize signal timings
- Intersection 4: SR 12/Beck Avenue - optimize signal timings
- Intersection 5: SR 12/Marina Boulevard - split phasing for the northbound and southbound movements and optimize signal timings
- Intersection 6: SR 12/Grizzly Island Road/Sunset Avenue - modify northbound and southbound split phasing to include protected and permitted left turns and optimize signal timings
- Intersection 7: SR 12/Lawler Ranch Parkway/Emperor Drive - optimize signal timings
- Intersection 12: W. Texas Street/Beck Avenue - optimize signal timings
- Intersection 13: Cordelia Road/Chadbourne Road – install a traffic signal

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AGENDA ITEM NO. 22.

AGENDA TRANSMITTAL

MEETING DATE: November 19, 2024

AGENDA ITEM: Council Introduction and Waive Reading of Ordinance No. _____; An Ordinance of the City Council of the City of Suisun City Repealing and Replacing Section 2.08.110 (Power of Appointment) of Chapter 2.08 (City Manager) of Title 2 (Administration and Personnel) of the Suisun City Municipal Code with Section 2.28.020 (Power of Appointment).

FISCAL IMPACT: There is no fiscal impact related to the modifications to Chapter 2.08.

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 2.08.110 was originally enacted in 1967 and revised in 1985 to limit the authority of the City Manager to appoint, remove, promote, or demote department heads without prior approval by the City Council. On October 15, 2024, the City Council adopted the revised Council's Norms & Procedures. Section 1.4 of the Council Norms & Procedures provides the City Manager shall appoint, remove, promote, and demote any and all officers and employees of the City except for the City Clerk, City Attorney, and City Treasurer without prior approval of the City Council. This Ordinance will make the Suisun Municipal Code consistent with the City Council Norms and Procedures.

STAFF REPORT: Under the City Manager form of government (Government Code §§ 34851-34859), the City Manager has the power to:

- Administer the day-to-day affairs of the City;
- Hire and fire City employees (except for the City Attorney and certain appointed positions); and
- Perform such other functions as the Council chooses to authorize by Ordinance.

Government Code § 34856 provides the City Manager may appoint and dismiss the Chief of Police and other subordinate appointive officers and employees except for the City Attorney. When City Clerk and City Treasurer's offices are appointed, appointments to such offices shall be made by the City Council unless the City Council vests such appointing power in the City Manager by Ordinance. Government Code § 36506 further provides that the City Council shall fix the compensation for all appointed officers and employees.

The City of Suisun City Municipal Code § 2.08.100 does grant to the City Manager the authority to control, order, and give directions to all department heads and to subordinate officers and employees of the City under his jurisdiction through their department heads but makes the appointment, removal, promotion or demotion of department heads subject to City Council approval. This contradicts the Council's Norms & Procedures and the statutory governance of a general law city.

The uniform practice among cities is that the city manager has the authority to hire and fire department heads, subject to personnel rules and federal and state labor laws. This ensures the smooth operations of the city. If the city council has concerns about the hiring and firing of department heads. In that case,

the city council's control is through the personnel evaluation and hiring and firing of the city manager. Since the City Manager and not the City Council has review authority over the performance evaluation of department heads, the City Manager is granted the authority to appoint, remove, promote, or demote department heads. The exceptions are for appointed or elected positions, namely City Attorney, City Clerk, and City Treasurer.

STAFF RECOMMENDATION: Introduce and Waive the Reading of Ordinance No. _____; An Ordinance of the City Council of Suisun City Repealing and Replacing Section 2.08.110 (Power of Appointment) of Chapter 2.08 (City Manager) of Title 2 (Administration and Personnel) of the Suisun City Municipal Code with revised Section 2.08.110 (Power of Appointment).

DOCUMENTS ATTACHED:

1. Ordinance No. ___: Repealing and Replacing Section 2.08.110 (Power of Appointment) of Chapter 2.08 (City Manager) of Title 2 (Administration and Personnel) of the Suisun City Municipal Code with revised Section 2.08.110 (Power of Appointment).
2. Chapter 2.08 - City Manager
3. Council Norms and Procedures

PREPARED BY: Patrick Enright, City Attorney
REVIEWED BY: Bret Prebula, City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Ordinance Repealing and Replacing Section 2.08.110 (Power of Appointment) of Chapter 2.08 (City Manager) of Title 2 (Administration and Personnel) of the Suisun City Municipal Code with revised Section 2.08.110
2. Chapter 208 - City Manager
3. Council Norms and Procedures

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, REPEALING AND REPLACING SECTION 2.08.110 (POWER OF APPOINTMENT) OF CHAPTER 2.08 (CITY MANAGER) OF THE CITY OF SUISUN CITY MUNICIPAL CODE WITH SECTION 2.08.110 (CITY MANAGER POWER OF APPOINTMENT)

WHEREAS, Chapter 2.08 (City Manager) of the City of Suisun City Municipal Code was written and established in 1964; and

WHEREAS, the City Council desires to amend Section 2.08.110 to be consistent with the Council Norms adopted on October 15, 2024; and

WHEREAS, Section 2.08.110 of the City of Suisun City's Municipal Code will be amended to reflect that the City Manager may appoint, remove, promote or demote department heads, except for City Clerk, City Attorney and City Treasurer without the prior approval of the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and are incorporated herein by reference.

Section 2. Chapter 2.08.110 (Power of Appointment) is repealed and replaced with the following:

"2.08.110 - Power of Appointment

> It shall be the duty of the city manager and shall have the power to appoint, remove, promote and demote any and all officers and employees of the city, except the city clerk, city attorney, and city treasurer, subject to personnel ordinances, rules and regulations."

Section 3. CEQA. The City Council hereby finds, in the exercise of its independent judgment and analysis, that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to the General Rule (14 Cal. Code Regs. § 15061(b)(3)) because this Ordinance merely updates administrative regulations regarding the City Manager's powers and duties. The amendments herein clarify administrative regulations and will not result in any changes to the physical environment. As such, the City Council finds, consistent with City staff's conclusion, that it can be seen with certainty that there is no possibility that the proposed Municipal Code text amendments may have a significant effect on the environment. Staff is hereby directed to prepare and file a notice of exemption pursuant to Guidelines Section 15062.

Section 4. **Effects of Amendments.** Except as otherwise specifically provided in this Ordinance, all other provisions of Chapter 2.08 of the City of Suisun Municipal Code remain the same.

Section 5. **Severability**. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or its application to any person or circumstance, is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 6. **Certification and Publication**. The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage, and this Ordinance shall become effective thirty (30) days after its passage.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Suisun City, California, on this ___ day of December, 2024.

_____
Alma Hernandez, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
Patrick Enright, City Attorney

CERTIFICATION

I, Anita Skinner, City Clerk of the City of Suisun City, do hereby certify that the above and foregoing ordinance was introduced at the regular meeting of the said City Council held on November 19, 2024, and passed and adopted at a regular meeting of said City Council held on December 3, 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 December 2024.

_____
Anita Skinner, City Clerk

2.08.010 - Office established.

The office of the city manager is created and established.

(Ord. 511 § 1(part), 1985; Ord. 342 § 1, 1967)

2.08.020 - Appointment—Tenure.

The city manager shall be appointed by the city council solely on the basis of his executive and administrative qualifications and ability. He shall hold office at and during the pleasure of the city council, subject to the provisions of Section 2.08.250.

(Ord. 511 § 1(part), 1985; Ord. 342 § 2, 1967)

2.08.030 - Residency.

Residence in the city at the time of appointment of a city manager shall not be required as a condition of appointment. However, within three months after appointment, the city manager must be a resident of the city and, if not, the city council may declare the office of city manager vacant.

(Ord. 511 § 1(part), 1985; Ord. 342 § 3, 1967)

2.08.040 - Eligibility of councilmen.

No person elected to membership on the city council shall, subsequent to such election, be eligible for appointment to the office of city manager until at least one year has elapsed after he has ceased to be a member of the city council.

(Ord. 511 § 1 (part), 1985; Ord. 342 § 4, 1967)

2.08.050 - Bond.

The city manager shall furnish a corporate surety bond to be approved by the city council in such sum as may be determined by the council and shall be conditioned upon the faithful performance of the duties imposed upon the city manager as prescribed in this chapter. Any premium for such bonds shall be a proper charge against the city.

(Ord. 511 § 1(part), 1985; Ord. 342 § 5, 1967)

2.08.060 - Pro tempore.

The city manager shall designate, subject to the approval of the city council, one of the other officers or department heads of the city to serve as city manager pro tempore during the temporary absence or disability of the city manager. In case of the absence or disability of the city manager and his failure to so designate an administrator pro tempore, the council may designate some duly qualified person to perform the duties of the city manager during the period of absence or disability of such city manager, subject, however, to such person furnishing a corporate surety bond conditioned upon faithful performance of the duties required to be performed as set forth in this chapter.

(Ord. 511 § 1(part), 1985; Ord. 342 § 6, 1967)

2.08.070 - Compensation.

A. The city manager shall receive such compensation and expense allowances as the city council shall from time to time determine and fix by resolution, and the compensation and expenses shall be a proper charge against such funds of the city as the city council designates.

B. The city manager shall be reimbursed for all sums necessarily incurred or paid by him in the performance of his duties or incurred when traveling on business pertaining to the city under direction of the city council; reimbursement shall only be made, however, when a verified, itemized claim, setting forth the sums expended for such business for which reimbursement is requested, has been presented to the city council for approval.

(Ord. 511 § 1(part), 1985; Ord. 342 § 7, 1967)

2.08.080 - Powers and duties generally.

The city manager shall be the administrative head of the government of the city under the direction and control of the city council, except as otherwise provided in this chapter. He shall be responsible for the efficient administration of all the affairs of the city which are under his control. In addition to his general powers as administrative head, and not as a limitation thereupon, it shall be his duty and he shall have the powers set forth through Section 2.08.230.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8(part), 1967)

2.08.090 - Enforcement of laws.

It is the duty of the city manager to see that all laws and ordinances of the city are duly enforced and that all franchises, contracts, leases, permits and privileges granted by the city council are faithfully observed and performed.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.1, 1967)

2.08.100 - Authority over employees.

It shall be the duty of the city manager and he shall have the authority to control, order and give directions to all heads of departments and to subordinate officers and employees of the city under his jurisdiction through their department heads.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.2, 1967)

2.08.110 - Power of appointment.

It shall be the duty of the city manager to, and he shall, appoint, remove, promote and demote any and all officers and employees of the city, except the city clerk, city attorney, and city treasurer; however, appointment, removal, promotion or demotion of department heads shall require prior approval by the city council.

(Ord. 513 § 1, 1985: Ord. 511 § 1(part), 1985; Ord. 342 § 8.3, 1967)

2.08.120 - Representation of city.

It is the duty of the city manager to represent the city in its negotiations and working relationships with the state, the county and other governmental jurisdictions; provided, that any contracts negotiated for the exchange of services from any such other governmental jurisdiction shall be subject to approval by the city council.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.4, 1967)

2.08.130 - Attendance at council meetings.

It is the duty of the city manager to attend all meetings of the city council unless excused therefrom by the council.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.5, 1967)

2.08.140 - Recommendation of ordinances.

It is the duty of the city manager to recommend to the city council for adoption such measures or ordinances as he deems necessary or expedient.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.6, 1967)

2.08.150 - Financial advisement.

It is the duty of the city manager to keep the city council at all times fully advised as to the financial conditions and needs of the city.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.7, 1967)

2.08.160 - Budget preparation.

It is the duty of the city manager to prepare and submit the proposed annual budget and the proposed annual salary plan to the city council for its approval.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.8, 1967)

2.08.170 - Purchasing.

It is the duty of the city manager and he shall be responsible for the purchase of all supplies for all of the departments of the city; provided, that the purchase or acquisition thereof has been approved by the city council or is included in a budget adopted by the city council. No expenditures shall be submitted or recommended to the city council except on report and approval of the city manager.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.9, 1967)

2.08.180 - Investigation of city affairs.

It is the duty of the city manager to make investigations into the affairs of the city or any department or division thereof and any contract for the proper performance of any obligations of the city.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.10, 1967)

2.08.190 - Complaint investigation.

It is the duty of the city manager to investigate all complaints in relation to matters concerning the administration of the city government and in regard to services maintained by public utilities in the city.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.11, 1967)

2.08.200 - Supervision of public property.

It is the duty of the city manager to exercise general supervision over all public buildings, public parks and all other public property which is under the control and jurisdiction of the city council.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.12, 1967)

2.08.210 - Devotion of entire time.

It is the duty of the city manager to devote full time to the duties of his office and the interests of the city.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.13, 1967)

2.08.220 - Delegated duties.

It is the duty of the city manager to perform such other duties and exercise such other powers as may be delegated to him from time to time by ordinance or resolution or other action of the city council.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.14, 1967)

2.08.230 - Attendance at board and commission meetings.

It is the duty of the city manager to attend any and all meetings of any commissions or boards created by the city council before or after the effective date of the ordinance codified in this chapter, upon his own volition or upon direction of the city council. At any such meetings which he attends, the city manager shall be heard by such commissions and boards as to all matters upon which he wishes to address them.

(Ord. 511 § 1(part), 1985; Ord. 342 § 8.15, 1967)

2.08.240 - Subordinate officers to assist.

It is the duty of all subordinate officers, the city attorney, city engineer, city clerk and city treasurer to cooperate with and assist the city manager in administering the affairs of the city most efficiently, economically and harmoniously, so far as may be consistent with their duties as prescribed by the laws and ordinances of the city.

(Ord. 511 § 1(part), 1985; Ord. 342 § 9, 1967)

2.08.250 - Removal or suspension.

Removal and suspension of the city manager shall be only by the affirmative vote of at least three members of the city council at a regular meeting of the council. The city manager shall not be removed from office during or within a period of ninety days next succeeding any general municipal election held in the city at which election a member of the city council is elected. The purpose of this provision is to allow any newly elected member to the city council, or a reorganized city council, to observe the actions and ability of the city manager in the performance of the powers and duties of his office.

(Ord. 511 § 1(part), 1985; Ord. 342 § 10, 1967)



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

ORIGINAL ADOPTION:
July 30, 2019

AMENDED:
FEBRUARY 18, 2020
FEBRUARY 15, 2022
JULY 19, 2022
OCTOBER 15, 2024

SUISUN CITY COUNCIL NORMS & PROCEDURES

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SUISUN CITY COUNCIL
NORMS & PROCEDURES

Section 1. GENERAL

1.1 Purpose.

The purpose of these Norms and Procedures is to promote communication, understanding, fairness, and trust among the members of the City Council and staff concerning their roles, responsibilities, and expectations for management of the business of the City of Suisun City.

In the interest of promoting best practices in our local government as Municipal Legislators, this document will include operational procedures, policies, and practices.

1.2 Code of Conduct.

The residents and businesses of Suisun City are entitled to have a fair, ethical and accountable local government, which has earned the public's full confidence for integrity. The effective function of our democratic government by law requires that:

- Our public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government,
- Our public officials will be independent, impartial and fair in their judgment and action,
- We will ensure the public office be used for the public good, and not for personal gain,
- Public deliberations and processes will be conducted openly, unless legally confidential, in an atmosphere of respect and civility, and
- Legally confidential discussions in closed sessions shall remain confidential to protect the City from liability and the processes of city governance.

In addition to the legal commitments noted above, the City of Suisun City Council agrees to the following governing norms:

- Be transparent and authentic; say what you mean and mean what you say.
- Afford each council member the time and opportunity to share their interest, and refrain from dominating the discussion.
- Be cooperative and assume one another's good intentions.
- Work as a team on behalf of the community, and not as competitors.
- Respect the Council / Manager form of government, including not directing staff.
- Following a council vote, support the decision of the body.
- No personal attacks or profanity.

1.3 Overview of Council responsibilities.

Suisun City is a California General Law city with a council/manager form of government. The City Council, which is elected directly by city voters, is assisted by a number of appointed and separately elected officials to provide services for City residents. The City Council has the following duties and responsibilities:

(a) Appointment of the City Manager and City Attorney. The City Council shall appoint the City Manager and the City Attorney. The City Manager shall implement City Council policy and run day-to-day operations of Suisun City. The City Attorney shall provide legal advice and act as counsel to elected officials and city staff in adherence to all federal, state and local laws pertaining to city operations and public policy. There should be an annual review for the City Manager and the City Attorney.

The City Manager's annual review shall follow closely the format included in the City Manager's contract and include goals for the next period. Less formal evaluations may take place quarterly or every six months at the pleasure of the Council. A separate procedure will be established for this evaluation.

The City Attorney's annual review shall be at a format proposed by the Mayor and agreed upon by the Council informally.

The Mayor at his/her discretion may annually create an ad hoc to oversee annual review process and prepare a summary evaluation.

(b) Establishment of boards, commissions, and committees (each a "City Body" and together "City Bodies"). With the consent of the Council, the Mayor may establish City Bodies.

(c) Legislative decisions. The Council is the legislative body; its members are the community's decision makers. Power is centralized in the elected City Council collectively and not in individual members of the Council. The City Council approves the budget and determines the public services. It focuses on the community's goals, major projects and such long term considerations as community growth, financing and strategic planning. The City Council hires a professional City Manager to carry out administrative responsibilities and the City Council collectively supervises the City Manager's performance.

(d) Legislative Advocacy. The City Council, as the governing body, should develop where possible, with or without the assistance of outside professionals, a state and federal legislative platform. This platform shall be the guiding principles, which the City Council and City Manager use to advocate for the needs of Suisun City. From time to time, support or opposition letters or actions may be needed from the City, and often such action is required in short order, thereby preventing review by the full City Council. In such cases the following shall be the process:

i. When a letter or action is needed to request funding for Suisun City, the Mayor shall have the authority to sign such a letter or provide such direction.
ii. If the letter or action is to support or oppose a specific state or federal action or legislation, the proposed Suisun City position must be taken to a smaller body, such as a legislative subcommittee of the City Council comprised of the Mayor and one other City Council Member.

iii. The additional subcommittee member is appointed by the Mayor with the consent of the Council consent. This appointment shall be made in December of each year for the following 12 months.

1.4 Overview of City Manager responsibilities.

The City Manager is hired to serve the City Council and the community and to bring the benefits of education, training and experience in administering the City's projects, programs, and public services on behalf of the City Council. The City Manager follows the direction of the entire City Council and not individual members of the Council or the public, and serves at the sole discretion of the Council.

As the City's Chief Executive Officer, the City Manager oversees:

- Department heads and department operations
- Budget development and fiscal management
- Policy implementation
- Personnel administration and human resources
- Labor relations
- Intergovernmental relations
- Service delivery
- Elected official support
- A variety of special projects and assignments

The City Manager appoints, removes, promotes, and demotes any and all officers and employees of the city except the City Clerk, City Attorney, and City Treasurer.

Among the chief duties, the City Manager will implement the Council's policies, projects, programs, and public services in an effective and efficient manner, providing professional advice on policy matters, intergovernmental affairs, economic development, and environmental issues.

1.5 Annual Review.

The City Council shall conduct a review of this document annually within three months prior to the start of a new fiscal year, or whenever Council deems necessary, to assist Council Members in being more productive in management of the business of the City.

1.6 Ralph M. Brown Act.

All conduct of each City Body, as well as Task Forces and Ad Hocs shall be in full compliance with the Ralph M. Brown Act.

SECTION 2. COUNCIL REORGANIZATION

2.1 Mayor Pro Tem Selection Process.

In December of each year, the Mayor shall select and appoint a Mayor Pro Tem, with consent of the City Council, from among all the members of the Council, irrespective of whether they were elected or appointed. Selection and appointment shall be at the first meeting of a new term following each General Municipal Election or at the first meeting in December during non-

election years. For all intents and purposes, the title Mayor Pro Tem and Vice Mayor are used interchangeably. The term of the appointment shall be for a 12-month period commencing on January 1st of each year, unless otherwise provided for by majority vote of the Council.

2.2 Duties of the Mayor Pro Tem/Vice Mayor

The Vice Mayor remains as one member of the City Council and has no rights or authority different from any other member of the Council. The Vice Mayor is the designated individual to represent the Mayor and perform any duties as required when the Mayor is unavailable. If the Mayor will be unavailable for an extended period of time, the Mayor shall provide notification to the Vice Mayor, City Manager, and City Clerk, in addition to outlining any additional duties.

2.3 Appointment of a Council Vacancy.

In the event of a vacancy of office on the happening of any of the events provided in Government Code section 1770, the Council shall appoint a new Council Member,, within sixty (60) days after a vacancy or death or resignation becomes effective in compliance with the California Elections Code, unless the Council, by resolution, decides to instead call a special election. In the event of appointment, the Mayor, with the consent of the Council, shall determine by resolution the process for appointment prior to the application process and in accordance with State law.

SECTION 3. ADMINISTRATIVE MATTERS

3.1 Attendance.

City Council Members acknowledge that attendance at lawful meetings of the City Council is part of their official duty. Council Members shall make a good faith effort to attend all such meetings unless unable. Council Members will notify the Mayor, City Manager, and City Clerk, if they will be absent from a meeting.

Pursuant to Government Code Section 36513, “if a city councilmember is absent without permission from all regular city council meetings for 60 days consecutively from the last regular meeting he or she attended, his or her office becomes vacant and shall be filled as any other vacancy.”

3.2 Correspondence.

With some exceptions, proposed correspondence (including electronic) from individual Council Members/Mayor on City stationery shall be reviewed by the Council in draft form prior to release.

The City will provide stationary designated as “The Office of” for each member of the Council to use for correspondence as it relates to each Council Member’s elected position (e.g., thank you notes, letters of recommendation, direct communication to residents or businesses, etc.). This letterhead will have the same information as provided on their business card. Any views expressed in this correspondence (including electronic) are solely the Council Member’s own and do not represent the City's or the Council's views.

E-mails from Council Members should be respectful and professional. This form of correspondence is a public record subject to disclosure under the California Public Records Act.

3.3 Regional Boards, Committees and Ad Hocs

The role of the Council on regional boards will vary depending on the nature of the appointment. Representing the interests of Suisun City is appropriate on some boards; this is generally the case when other local governments have their own representation. The positions taken by the appointed representatives are to be in alignment with the positions that the Council has taken on issues that directly impact Suisun City. If an issue should arise that is specific to Suisun City and the Council has not taken a position, the issue should be discussed by the Council prior to taking a formal position at a regional board meeting, to assure that it is in alignment with a majority of the Council's position.

Council representatives to such various boards shall keep the Council informed of ongoing business through written reports to the Council during properly posted Council meetings. City Council Members shall report to the Mayor and City Manager, through an electronic means created and provided to the City Council members, any updates to the City Council and public, related to work as liaisons on Regional Boards, Commissions, Committees, or Ad Hoc Committees. These updates must be completed by 5 p.m. PST, the Wednesday before each City Council meeting. There may be weeks when no update is necessary, which should be noted in the document.

Council Members shall make a good faith effort to attend all regional meetings to which they are assigned. Attendance should not be less than 75% of all annual scheduled meetings and all absences should be reported to the Mayor. If a Council Member is unable to attend, the Council Member shall notify his/her alternate as far in advance of the meeting as possible so as to allow the alternate to attend.

A list of these assignments is maintained by the Deputy City Clerk and will be distributed to the Council when updated.

3.4 Distribution of Information.

It is essential that every member of the City Council have the same information from which to form decisions and actions. Any information distributed to one Council Member shall also be distributed to all Council Members.

The Mayor, by virtue of the position, may receive information in advance of other members of the Council in order for the City Manager to effectively proceed with the day-to-day operation of the City. The City Manager will make every effort to disseminate this information to the remaining members of the Council prior to the next City Council meeting or before the information becomes public, whether through the City Manager Weekly Update or at the City Manager's meetings with individual Council Members.

3.5 Reimbursement.

Every effort shall be made to limit the need to reimburse Council Members for expenses. City Council Members may be reimbursed for personal expenses for travel to and lodging at conferences or meetings related to their role as a Council Member. The reimbursement of expenses is limited in the following manner: Members shall be reimbursed subject to the

Administrative Directive related to travel expense (AD1.) Any additional expenses that fall outside the scope of this policy may be reimbursed only if approved by the City Council, at a public meeting, before the expenses are incurred. Any request for reimbursement of expenses shall be accompanied by an expense form and receipts documenting the expenditure. These documents are public records subject to disclosure under the California Public Records Act.

3.6 Ethics and Sexual Harassment Prevention & Education Training.

Any member of the City Council or another City Body, Task Force or Ad Hoc formed by the City Council, shall receive at least two hours of ethics training in general ethics principles and ethics laws relevant to his/her public service every two years, as mandated by AB 1234, and at least two hours of sexual harassment prevention training, as mandated by AB 1661. New members must receive this training within their first year of service for ethics and six months for sexual harassment prevention training and education, and file a certificate of completion with the Deputy City Clerk. Members shall attend training sessions that are offered through the League of California Cities or locally in the immediate vicinity of Solano County, or by completing online a state-approved public service ethics education program.

An individual who serves on multiple legislative bodies need only receive two hours of each training every two years to satisfy this requirement for all applicable public service positions. If the City offers either course, the City will use a course that has been reviewed and approved by the Fair Political Practices Commission and the California Secretary of State.

The Deputy City Clerk is required to keep ethics training records for five years to document and prove that these continuing education requirements have been satisfied. These documents are public records subject to disclosure under the California Public Records Act.

3.7 City Seal

The City Seal is an important symbol of Suisun City. No change to the City Seal shall be made without Council approval. Individual Council Members shall be careful in use of the City Seal so as not to create an appearance that the Council Member is acting on behalf of or with official endorsement of Suisun City.

The City Seal and any City Insignia shall only be used for purposes directly connected with the official business of the City of Suisun City, its City Council, boards and commissions, committees, officers or departments, except upon written authorization of the City Manager or his or her designee. City officers, employees, members of the City Council and members of City boards, commissions and committees may use stationary, printed materials and other articles with the City Seal or City Insignia while acting within the scope of their office or employment.

3.8 Use of City Email and Social Media.

Except for emergencies, public officials who are not City employees (“public officials”) conducting City business should not create any “public record” (as that term is defined in California Government Code Section 7920.530 by using any email account that is not a City email account, or by using any non-City-controlled social media account. Instead, public officials should use a City email or City-controlled social media account for City business.

Nothing in this policy is intended to limit a public official's use of private email and social media accounts for non-City business such as personal communications and campaign related activities.

For purposes of this policy "City-controlled social media account" is an account on a social media platform (e.g. Facebook, Instagram, Twitter) that is created and used by the City (e.g. the City's official Facebook page, if any).

Use of City Electronic Devices. In general, when creating or modifying public records in the conduct of City business on an electronic device that can create and modify public records (e.g. computers, mobile phones, tablets), public officials should only use City-issued devices. However, public officials may use non-City electronic devices to access an official City account, such as City email and City-controlled social media accounts.

Exception: If using a City electronic device is clearly impractical or if a public official has not been issued or does not have in the public official's possession a City electronic device, a public official may use a non-City device, but only if a copy of each affected public record is contemporaneously copied to a City account of that same public official, or to the related City-controlled social media account, or a hard copy is provided to the City for retention in City records.

Texting Only on City Devices. Except for emergencies or when communicating with the City Attorney's Office, public officials conducting City business shall not send or receive texts on any device other than a City owned device. In an emergency, a public official may use a non-City device to text, but only if a copy of any public record that is created as a result is contemporaneously copied to a City account of that same public official, or a hard copy is provided to the City for retention in City records.

3.9 Compensation.

The Mayor and Council members are compensated in accordance with California Government Code Sections 36516 and 36516.1. The amount is memorialized in the City's Municipal Code.

SECTION 4. COUNCIL RELATIONSHIP WITH STAFF

Suisun City is a Council/ Manager form of government. The Council establishes policy and the City Manager and their staff implement that policy. To effectively govern and maintain a healthy and productive relationship between City Council and all City Staff, the Council and staff alike must respect and abide by the roles and responsibilities of each and commit to work through the City Manager.

4.1 City Manager.

The City Manager serves as the City's chief executive officer. They implement Council policy, provide professional recommendations and guidance to the Council, direct, supervise and manage all City staff, and manage day-to-day operations. The City Manager may delegate this responsibility to Department Heads, at their discretion.

City Council Members are always free to go to the City Manager to discuss City business. Issues concerning the performance of a department or any employee must be directed to the City Manager. The City Manager will be responsible for communicating with all Council Members.

4.2 Agenda Item Questions.

Council members are to work through the City Manager or City Attorney on all issues, concerns and questions. If a Council Member has a question on an agenda item, the Council Member should contact the City Manager, if at all possible, prior to any meeting at which the item may be discussed, to allow the City Manager and their staff time to provide the most complete answer to the Council Member's question. This does not restrict Council Members from asking questions during a Council meeting.

4.3 Individual Council Member's Requests.

Council Members shall make their requests for information to the City Manager or to a Department Head including the City Manager, to respond to an individual Council Member's request for any purpose or information..

SECTION 5. PROCEDURES FOR APPOINTMENTS TO BOARDS/COMMISSIONS/COMMITTEES

5.1 Definitions of Various City Bodies, including Task Forces, Committees, Ad Hocs, Commissions, and Boards.

(a) Task Force: A temporary grouping of individuals and resources for the accomplishment of a specific objective.

(b) Committee: A group of people officially delegated to perform a function, such as investigating, considering reporting, or acting on a matter.

(c) Ad Hoc: Committees established for a specific purpose. Formed for or concerned with one specific purpose (e.g. ad hoc compensation committee); for the particular end or case at hand without consideration of wider application; formed or used for specific or immediate problems or needs; often improvised or impromptu; contrived purely for the purpose in hand rather than carefully planned in advance.

(d) Commission: A group of people officially authorized to perform certain duties or functions with certain powers or authority granted; the act of granting certain powers or the authority to carry out a particular task or duty; the rank and powers so conferred.

(e) Board: A group of persons having managerial, supervisory, or advisory powers. In parliamentary law, a board is a form of deliberative assembly and is distinct from a committee, which is usually subordinate to a board or other deliberative assembly – in having greater autonomy and authority.

5.2 Recruitment, Nomination and Appointment Process.

(a) On or before December 31st of each year, the Deputy City Clerk shall prepare and post a list of all Council-appointed terms of City Bodies that expire during the next calendar year in compliance with Government Code Section 54972.

(b) The Deputy City Clerk shall annually advertise for applicants wishing to be considered for appointment to a City Body. All persons seeking appointment to a City Body must complete and submit an application form to the Deputy City Clerk.

(c) Annually and if an unscheduled vacancy occurs on a City Body during the year, the following steps should be taken to publicize the vacancy and fill the position:

1. Public announcement of the vacancy at a Council meeting.
2. Newspaper advertisement announcing the vacancy.
3. A recruitment period of at least ten (10) days.
4. A vacancy notice posted at City Hall, the Nelson Center, and on the City's website for at least 20 days.
5. Announcements in the local media, such a press releases , online news outlets and free weekly sales papers.
6. Distribution to appropriate professional and community organizations and all groups that have requested notification.

(d) All persons seeking appointment to a City board, commission or committee shall complete and submit an application form to the City Clerk as set forth in Section 5.6. Applications shall be kept on file for two years in the City Clerk's office and vacancies may be considered from the applications on file, as well as new applications.

(e) Each year, the Mayor shall appoint a two-member Ad Hoc Committee to be known as the Nominating Committee, which committee shall review all applications and interview selected applicants and, based on those efforts, shall make recommendations to the Mayor for appointments to the open positions ensuring that all recommendations meet the requirements of the City Body to which they are recommended for appointment. The Mayor may then, pursuant to Government Code Section 40605, appoint the applicants suggested by the Nominating Committee, choose to appoint another applicant from the pool of applicants, or nominate and appoint another person of their choosing, so long as the appointee meets the requirements of the City Body to which they would be appointed. All appointments to City Bodies must be approved by the City Council.

(f) If a vacancy occurs outside of the annual recruitment cycle, the Mayor may appoint from the previous recommendation of the Nominating Committee or from the existing applications already on file if there is more than four (4) months remaining on the vacant seat. If there are less than four month remaining, the Mayor may elect not to fill that seat and wait for the annual recruitment process, unless there is an urgent reason to appointment immediately such as need for a quorum. The Mayor may also request that a midyear recruitment be conducted to fill the vacancy if needed.

5.3 Requirement for Appointment.

(a) Any person appointed to a City Commission must be a resident of Suisun City. Should any person so appointed move from the City during their term of office, such office shall be forfeited.

(b) Any person appointed to any City Body other than a City Commission must be one of the following: 1) a resident of Suisun City, 2) a majority owner of a business located in Suisun City at the time of their appointment and shall remain so throughout their term of appointment, or 3) a subject matter expert on issues pertaining to the work of the City Body to which the person is appointed. Should any person appointed as a resident of Suisun City move from the City, or appointed as a business owner in Suisun City no longer hold majority ownership of that business, such office shall be forfeited.

(c) Except as provided by state or local statute, the appointee shall not be a current City employee or currently appointed to another City Body.

5.4 Council Notification.

By October 1 of each year, the Deputy City Clerk will notify all members of the City Council of expiring terms for members of City Bodies.

5.5 Incumbents.

(a) At the end of the first term, the incumbent City Body member may, at the discretion of the Mayor, be reappointed for an additional term without the need to apply or interview for re-appointment. In lieu of an application, the member shall submit to the Deputy City Clerk a letter or email expressing interest in re-appointment 60 days prior to the expiration of the member's first term.

(b) Any incumbent interested in re-appointment who has served two or more terms must apply for reappointment as set forth in Section 5.2.

5.6 Attendance.

(a) Members of City Bodies are expected to regularly attend and participate on their respective City Body.

(b) All absences should be reported to the Mayor and Deputy City Clerk in advance of missing the meeting.

(c) A board, commission or committee member whose attendance is less than seventy-five percent (75%) of the required meetings over a period of a year may be subject to removal at the discretion of the City Council.

5.7 Norms and Procedures and Conflicts of Interest.

(a) All City Body members shall be expected to adhere to the Council Norms and Procedures.

(b) All City Body members shall comply with all state and local laws with respect to ethics and conflicts of interests to the extent that such laws apply to their position, including state and local requirements to timely file Statements of Economic Disclosure if the member is designated as a filer by state law or by the City's Conflict of Interest Code.

(c) The City Council may by majority vote expel a member from any City Body for behavior that violates a provision of these Norms and Procedures.

(d) City Body members shall not engage in political activity in any of the following scenarios:

1. While on duty for the City.

2. In any manner that states or implies the City official is speaking on behalf of the City or communicating a City position. This may include but is not limited to engaging in political activity in the following scenarios:

    a. While wearing a City uniform or official City badge, insignia or logo;

    b. Using a City title or position; or

    c. While in a room or building that is owned by the City or primarily paid for or used by the City.

"Political activity" means activity directed at the success or failure of any ballot measure or candidate for elective office in a future election and includes but is not limited to: endorsing a candidate; engaging in fundraising; developing, displaying, or distributing campaign materials; conducting research; or posting comments on social media or other Internet sites. Political activities include advocating for or against any license, permit, land use licenses and permits and any other entitlements as defined in Government Code section 84308.

5.8 Conflicts with Federal, State or Local Law.

In case of a conflict between this section of the Norms and Procedure policy with federal, state or local law, such federal, state or local law shall be the controlling factor.

SECTION 6. MEETINGS

6.1 Open to Public.

All meetings of the City Council whether regular, special, or study sessions, shall be open to the public, unless a closed session is held as authorized by law. All meetings shall be noticed as required to allow action to be taken by the Council.

6.2 Broadcasting of City Council Meetings.

All regular Council meetings shall be scheduled in the Council Chambers to allow for web streaming, unless the number of participants exceeds room capacity. The final decision shall be the responsibility of the Mayor.

6.3 Regular Meetings.

At the first regular meeting in January, the City Council will approve the schedule of meetings for the calendar year, which in addition to the regular meeting schedule, may include the cancellation of regular meetings and the addition of special meetings and study sessions. This practice does not, however, preclude the Mayor from calling additional meetings pursuant to Section 6.5, if necessary.

The City Council shall convene its regular City Council meetings at 6:30 p.m. on the first and third Tuesday of each month. However, each Tuesday is a regular meeting day if necessary to carry out the business of the city and Council members should be prepared to meet on any Tuesday evening.

The City Council hopes to conclude its public business at Regular Meetings by 10:00 p.m. Before an item can be taken up past 10:00 p.m., a vote must occur to continue the meeting. The meeting will only continue if a super majority of the City Council approves such an action. If the decision is to not continue, all remaining agenda items will be moved to the next regular City Council meeting.

6.4 Cancelling Meetings.

Pursuant to Government Code Section 36805, City Council shall hold a Regular Meeting at least once each month. Outside of this provision, the Mayor may cancel no more than four (4) Regular Meetings at his/her discretion no less than 7 days before the planned meeting. The Mayor may cancel a meeting at any time in the case of an emergency or when a majority of members have confirmed their unavailability to attend a meeting.

6.5 Special Meetings.

A special meeting may be called at any time by the Mayor or by a majority of the City Council in accordance with the Brown Act. Written notice of any such meeting must specify the purpose of the meeting. Notice of the meeting must be given at least 24 hours before the time of the meeting in accordance with law. Public comments at special meetings shall be limited to only those items described on the special meeting notice/agenda.

The City Council may hold study sessions or joint meetings with other City Bodies or agencies as deemed necessary to resolve City business. These meetings will be coordinated by the Deputy City Clerk. Study sessions are scheduled to provide Council Members the opportunity to better understand a particular item. While Council may legally take action at any noticed meeting, generally no formal action is taken at study sessions. If action is to be taken at a study session, then the agenda will state that action may be taken.

6.6 Emergency Meetings.

An emergency meeting may be called at any time by the Mayor or by a majority of the City Council in accordance with the Brown Act when an emergency situation, as defined by law, exists. In such circumstances, the 24 hour notice necessary for a special meeting is not required, although one-hour telephone notice to the media may be required.

6.7 Closed Sessions.

(a) The City Council may hold closed sessions at any time authorized by law (and in consultation with the City Attorney), to consider or hear any matter, which is authorized by law. The Mayor or any three Council Members may call a closed session meeting at any time.

(b) In order for three Council Members to call a closed session the following procedure shall be followed. A Council Member shall email or call a meeting with the City Manager or the City Attorney outlining the desire and reason a closed session should be called. The City Manager or City Attorney will interview other Council Members as to their desire to hold such a closed session. If two other Council Members agree that a closed session is warranted, a closed session will be agendized as soon as practicable at a date and time acceptable to the Council Members requesting the closed session.

6.8 Quorum.

Three (3) members of the City Council shall constitute a quorum and shall be sufficient to transact business. If fewer than three Council Members appear at a regular meeting, the Mayor, Vice Mayor in the absence of the Mayor, any Council Member in the absence of the Mayor and Vice Mayor, or in the absence of all Council Members, the City Clerk or Deputy City Clerk, shall adjourn the meeting to a stated day and hour.

6.9 Minutes.

The City Clerk shall prepare minutes of all public meetings of the City Council. Electronic copies will be distributed to the Council for review prior to being placed on the City Council agenda for approval.

6.10 Adjourned Meetings.

The City Council may adjourn any regular, adjourned regular, special, or closed session meeting to a time and place specified in the order of adjournment and permitted by law.

SECTION 7. POSTING NOTICE AND AGENDA

7.1 Posting of Notice and Agenda.

For every regular, special, or study session meeting, the City Clerk or other authorized person shall post a notice of the meeting, specifying the time and place at which the meeting will be held, and an agenda containing a brief description of all items of business to be discussed at the meeting. This notice and agenda may be combined in a single document. Posting is to be according to law.

SECTION 8. AGENDA CONTENTS

8.1 Mayor's Responsibility.

The Mayor is responsible for running a timely and orderly meeting. If the Mayor is unavailable to run a Council meeting, the Vice Mayor shall run the meeting. The Mayor, in consultation with the City Manager or his/her designee, shall organize the agenda and agenda forecast. The agenda forecast will be distributed with the City Manager's report.

8.2 Availability to the Public ad Description of Matters.
The agenda for any regular, special, or study session meeting of the City Council shall be made available to the general public and all items of business to be discussed at a meeting of the City Council shall be briefly described on the agenda in accordance with the Ralph M. Brown Act.

8.3 Limitation to Act Only on Items on the Agenda.
No action shall be taken by the City Council on any item not on the posted agenda, subject only to the exceptions listed below:

(a) Upon a majority determination that an "emergency situation" (as defined by State Law) exists; or

(b) Upon determination by a 4/5 vote of the full City Council, or a unanimous vote if less than a full Council, that there is a need to take immediate action and that the need to take the action came to the attention of the City Council subsequent to posting of the agenda.

8.4 Order and Timing of Agenda – Regular Meeting.
The prescribed order of the agenda for Regular Meetings of the Council will be as follows: Roll Call, Public Comment if a Closed Session is scheduled, Closed Session, Adjourn to Open Session, Pledge of Allegiance, Invocation, Conflict of Interest Notifications, Closed Session Announcement, if any, Informational Reports (City Manager/City Attorney), Presentations/ Appointments, Public Comments on Items not on the Agenda, Council Comment, Consent Calendar, Public Hearings, General Business Items, Non-presented Reports, and Adjournment. The Mayor may "time" the agenda in a way that suggests how much time should be committed to any item such that the meeting may end at the established time.

8.5 Order of Agenda – Special Meeting – Closed Session.
The prescribed order of the agenda for a Special Meeting – Closed Session of the Council will be as follows: Roll Call, Public Comment, Conflict of Interest Notifications, Closed Session, Closed Session Announcement if any, and Adjournment.

8.6 Change in Order of Business.
The Mayor may decide to take matters listed on the agenda out of the prescribed order, and Council Members may make such a request. Council Members shall be given the opportunity to ask questions about Consent Items for clarification without having them removed.

8.7 Agenda Request Policy.
Requests for placement of items on the agenda can be submitted to the Mayor or City Manager at any time. The Mayor and City Manager will review the request and determine appropriate timing to bring the item forth.

Also, any member of the Council may request that an item be placed on a future agenda by indicating their desire to do so under the Council Member Report portion of the City Council

agenda. The request will require the consensus of the Council to have the item brought back at a certain time versus at the pleasure of the Mayor or City Manager.

8.8 Presentations.
Presentations are put on the agenda with concurrence of the Mayor or City Manager. The Mayor or City Manager will use their best judgment on scheduling presentations and recognitions. Time limits shall normally be 5 minutes. Presentations may be extended by special circumstances as needed. Exceptions can be made at the Mayor's discretion.

8.9 Proclamations.
Requests for proclamations may be submitted to the Mayor at any time. The Mayor has full discretion in creating proclamations and issuing special recognitions on behalf of the City and the full City Council.

Council Members other than the Mayor may each create two proclamations and issue two special recognitions per calendar year to be presented on behalf of that Council Member. Council Members may petition the balance of the Council to be permitted to create additional proclamations or issue additional special recognitions if so desired.

To ensure Council Meeting efficiency, a maximum of three proclamations and two special recognitions may be presented at any regular meeting of the City Council. The meeting agenda will include proclamations and special recognitions to be presented during the council meeting, as well as a list of proclamations and special recognitions to be presented outside of the meeting, for informational purposes. Additionally, the Mayor and Council Members presenting proclamations and special recognitions may choose to read a portion of the full language of the item during the Council Meeting.

Attached hereto **Appendix A,** which is incorporated by reference.

SECTION 9. PROCEDURES FOR THE CONDUCT OF PUBLIC MEETINGS

9.1 Rules of Order.
Rosenberg's Rules of Order, Revised 2011, govern all City Council Meetings. These Rules clearly and concisely set forth the important role of the chair (i.e., the Mayor) during a meeting; the process for making and voting on motions; the three standard motions, including the basic motion, the motion to amend, and the substitute motion; the process of debate; other procedural motions, including motions to limit debate, motions to table, and motions to adjourn. All City Council Members are encouraged to review and familiarize themselves with the details contained in this seven-page document. A copy of Rosenberg's Rules of Order is attached hereto and available on the City's website.

9.2 Appeal Procedures.
Appellants shall be given the opportunity to speak first. Appellants and applicants responding to appeals may be given a total of up to 10 minutes each to present their positions to the City

Council prior to hearing public comments. Appellants shall be given up to 5 minutes of rebuttal time after public comments are heard.

9.3 Applicants.

Persons bringing to the City Council a request for approval shall be given a total of up to 10 minutes to present their positions/input prior to hearing public comments. An extension can only be granted by consent of a majority of the Council Members. Applicants shall be given up to 5 minutes of rebuttal time after public comments are heard.

9.4 Staff and Consultant Reports.

In general, staff and consultant reports should be clear, brief and concise. Staff is to assume that the Council has read all materials submitted. Council shall be given an opportunity to ask questions of staff prior to hearing public comments.

9.5 Public Comment.

(a) Persons present at meetings of the City Council, either in-person or participating remotely, may comment on individual items on the agenda at the time the items are scheduled to be heard. During Regular City Council meetings, comments may be offered on items not on the agenda under that portion of the agenda identified for Public Comment.

(b) The limit for speakers will be up to 3 minutes, depending on the number of speakers. Speakers are not allowed to delegate their time to another speaker. The Mayor may limit the time to be spent on an item and may continue the item, with the approval of the majority of the Council, to a future meeting at his/her discretion.

(c) Upon addressing the Council, each speaker is requested, but not required, to first state his/her name, whom they represent and/or city of residence.

(d) After the speaker has completed their remarks, the Mayor may direct the City Manager or City Attorney to briefly address the issues brought forth by the speaker. Council Members shall be respectful of the speakers and shall not enter into a debate with any member of the public nor discuss amongst themselves.

(e) All Council Members shall listen to all public discussion as part of the Council's community responsibility. Individual Council Members should remain open-minded to informational comments made by the public.

(f) The Mayor has the right to ask a member of the public to step down if over the allotted time or if the speaker's comments are not within the city's jurisdiction.

9.6 Council Member Respect.

At all times, Council Members in the minority on an issue shall respect the decision and authority of the majority.

SECTION 10. CLOSED SESSIONS

10.1 Purpose.
It is the policy of the City Council to conduct its business in public to the greatest extent possible. However, state law recognizes that, in certain circumstances, public discussion could potentially jeopardize the public interest, compromise the City's position, and could cost the taxpayers of Suisun City financially. Therefore, closed sessions shall be held from time to time as allowed by law. The procedures for the conduct of these meetings shall be the same as for public meetings, except that the public will be excluded.

Prior to convening the closed session meeting, the Mayor shall publicly announce the closed session items and ask for public input regarding any items on the closed session agenda.

Pursuant to California Government Code Section 54963, City Council Members shall keep all written materials and verbal information provided to them in closed session in complete confidence to insure that the City's position is not compromised. No mention of information in these materials shall be made to anyone other than Council Members, the City Attorney or City Manager, except where authorized by a majority of the City Council.

10.2 Rule of Confidentiality.
The City Council recognizes that breaches in confidentiality can severely prejudice the City's position in litigation, labor relations and real estate negotiations. Further, breaches of confidentiality can create a climate of distrust among Council Members and can harm the Council's ability to communicate openly in closed sessions, thereby impairing the Council's ability to perform its official duties.

The City Council further recognizes that confidentiality of discussions and documents are at the core of a closed session. Confidentiality is essential if the closed session is to serve its purpose. Therefore, the City Council will adhere to a strict policy of confidentiality for closed sessions.

10.3 Breach of Rule of Confidentiality.
No person who attends a closed session may disclose any statements, discussions, or documents used in a closed session except where specifically authorized by State law. Any authorized disclosure shall be in strict compliance with these rules and the Ralph M. Brown Act. Violation of this rule shall be considered a breach of this rule of confidentiality.

10.4 Agenda.
The City Council agenda will contain a brief general description of the items to be discussed at the closed session, as required by law.

10.5 Permissible Topics.
All closed sessions will be held in strict compliance with the Ralph M. Brown Act. The City Attorney, or their designee, will advise in advance on topics that may be discussed in a closed session.

10.6 Rules of Decorum.

The same high standard of respect and decorum as apply to public meetings shall apply to closed sessions. There shall be courtesy, respect and tolerance for all viewpoints and for the right of Council Members to disagree. Council Members shall strive to make each other feel comfortable and safe to express their points of view. All Council Members have the right to insist upon strict adherence to this rule. The Mayor shall keep the discussion moving forward so that debate and discussion can occur in the time allotted for the closed session. The Mayor will determine the order of debate in a fair manner.

10.7 Conduct of Meeting.

(a) The Mayor will call the closed session to order promptly at its scheduled time.

(b) The use of handouts and visual aids such as charts is encouraged to focus debate and promote understanding of the topic. All such materials are strictly confidential.

(c) If the City Council in closed session has provided direction to City staff on proposed terms and conditions for any type of negotiations, whether it be related to property acquisitions or disposal, a proposed or pending claim or litigation, or employee negotiations, all contact with the other party will be through the designated City person(s) representing the City in the handling of the matter. A Council Member not so designated by the Council will not under any circumstances have any contact or discussion with the other party or its representative concerning the matter which was discussed in the closed session, and will not communicate any discussions conducted in closed session to such party.

10.8 Public Disclosure After Final Action.

The Ralph M. Brown Act requires that, as a body, the City Council make certain public disclosure of closed session decisions when those actions have become final. Accordingly, the Mayor or City Attorney shall publicly report any final action taken in closed session, and the vote, including abstentions, at a publicly noticed meeting.

The report may be oral or written. The report will state only the action taken and the vote. Except for the action taken and the vote, all closed session discussions will remain confidential.

SECTION 11. DECORUM

11.1 Council Members.

Members of the City Council value and recognize the importance of the trust invested in them by the public to accomplish the business of the City. Council Members shall accord the utmost courtesy to each other, City employees, and the public appearing before the City Council. The City Manager or his/her designee shall act as the sergeant-at-arms.

11.2 City Employees.

Members of the City staff shall observe the same rules of order and decorum applicable to the City Council. City staff shall act at all times in a business and professional manner towards Council Members and members of the public.

11.3 Public.
Members of the public attending City Council meetings shall observe the same rules of order and decorum applicable to the City Council. These Norms and Procedures shall apply to all City Council Meetings.

11.4 Noise in the Chambers.
Noise emanating from the audience, whether expressing opposition or support within the Council Chambers or lobby area, which disrupts City Council meetings, shall not be permitted. All cell phones and other electronic devices shall be muted while in the chambers. Refusal is grounds for removal.

11.5 Removal.
Any member of the public making personal, impertinent, and/or slanderous or profane remarks, or who becomes boisterous or belligerent while addressing the City Council, staff or general public, or while attending the City Council meeting and refuses to come to order at the direction of the Mayor/Presiding Officer, may be ordered by the Mayor/Presiding Officer, pursuant to Government Code Section 54957.95, to be removed from the Council Chambers by the Police Chief, or his/her designee, and may be barred from further attendance before the Council during that meeting.

Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the Mayor/Presiding Officer. The Mayor/Presiding Officer may direct the Police Chief, or their designee, to remove such offenders from the room.

11.6 Dangerous Instruments.
No person may enter the chambers of a legislative body, as defined in Government Code Section 54852 or any place were such legislative body is in session, with any firearm, weapon, or explosive device of any nature. The provisions of this section shall not apply to authorized peace officers or to those persons authorized by the Penal Code of the State to carry such weapons.

SECTION 12. ENFORCEMENT OF DECORUM

In extreme cases, such as when a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals as provided for herein, the Mayor/Presiding Officer may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in such a session.

Duly accredited representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to this Section. Nothing in this Section shall prohibit the City Council from establishing a procedure for readmitting an individual or individuals not responsible for willfully disturbing the orderly conduct of the meeting.

SECTION 13. PUBLIC RELATIONS

13.1 City Spokesperson.
The Mayor will serve as the general spokesperson for the City. When Council has not taken a position on an issue, neither the Mayor nor any Council Member will speak on behalf of the Council. In these situations, the Mayor or Council Member will use a phrase such as, "Council has not taken an official position, personally I think…"

13.2 Press Release.
Any proposed Press Release may only use the City Seal and picture of the Council Member issuing such release if the subject matter pertains to official government business of Suisun City.

The group picture of the Council may only be used on a Press Release if the release is being issued on behalf of the entire Council.

SECTION 14. MAYOR'S OFFICE

The opportunity to meet with a member of the public is an honor. It also creates an opportunity for our citizens to know that their elected officials are willing to listen and willing to act. There is a place for meeting over coffee or food, as some discussions are best had when "breaking bread." However, some discussions should happen in a professional environment, free from distractions allowing for private discussion.

To help facilitate meetings with members of the public as a Council Member, the Mayor's office is listed as a Resource Room in Outlook for advance scheduling.

Reach out to the Deputy City Clerk if you have questions regarding scheduling.

SECTION 15. VIOLATIONS OF PROCEDURES

Nothing in these Norms and Procedures shall invalidate a properly noticed and acted upon action of the City Council in accordance with State Law.

This document shall remain in effect until modified by resolution of the City Council.

Appendix A

Procedure for Councilmember Requesting a Proclamation to be Presented at a City Council Meeting

Purpose:

The purpose of this policy is to establish a process regarding the policy regarding the processing of requests by individuals, groups and organizations for City proclamations by individual Council Members. The intent of the policy is to ensure that meetings of the City Council are not encumbered with long requests for support on matters that do not confirm to the City's policy.

Definition of a Proclamation:

A proclamation is an official declaration issued by the City Councilmember recognizing an event, individual, group, or cause of community-wide interest or significance. Proclamations should promote positive community engagement and reflect the City's values of respect, diversity, and inclusion.

Scope:

Proclamations are public acknowledgments issued on behalf of the City. They are symbolic and do not carry the force of law. The City reserves the right to deny requests that are inconsistent with the community's values or that violate any of the prohibitions outlined below.

Topics of Permissible Subjects for Proclamation

The policy attempts to focus the scope of potential city proclamations to City of Suisun City related matters, to municipal government matters and away from partisan political, religious or international policy matters. The following matters are within the scope of permissible subjects, but is not intended to be an exclusive list of permissible subjects.

A. Matters involving the operation of municipal government or the provision of municipal services to the citizens and businesses in the City.

B. County, state or federal legislation directly affecting municipal funding sources, operations or services.

C. County or state initiative measures directly affecting municipal funding sources, operations and services.

D. Requests submitted by the Board of the League of California Cities or the Board of the California Contract Cities Association.

E. Requests submitted by public entities on whose board, the City has a voting member.

F. Requests to honor businesses that are located in the City, service or philanthropic organizations that provide a significant level of services to residents or businesses in the City, and sports teams based in Artesia, upon the accomplishment of noteworthy achievements, programs or milestones.

G. Requests to honor the life of a long-time and/or prominent Artesia resident upon their death.

H. Requests to honor city officials, employees, and consultants for their achievements or milestones of service.

I. Requests to honor public officials from other public entities who have served on boards, committees or commissions on which members of the Artesia City Council also serve, upon the completion of their term of office or chairmanship.

J. If it is not clear whether a request for a proclamation falls inside or outside of a permissible category, the City Manager may submit the matter to the Mayor for its consideration.

Topics Excluded from Proclamation:

The following topics shall not be permitted for proclamations:

1. Hate Speech: Any proclamation that promotes hate or violence against individuals or groups based on race, religion, ethnicity, national origin, gender, sexual orientation, or other protected categories.

2. Racism: Proclamations that contain language or themes that degrade, dehumanize, or otherwise discriminate against individuals or groups based on race or ethnicity.

3. Discrimination of Protected Classes: Proclamations that promote or condone discriminatory behavior or treatment against individuals or groups protected by federal, state, or local anti-discrimination laws (e.g., race, gender, sexual orientation, disability status).

Procedure:

Step 1: Submission of Request

1. A City Councilmember must submit a written request for a proclamation at least three weeks prior to the City Council meeting where the proclamation is to be presented.

2. The request should be submitted to the Mayor, who will facilitate the process.

3. The written request must include:

- Title of the proclamation.

- The proposed text of the proclamation, including background information.

- The date of the City Council meeting where the proclamation will be presented.

- Information about any individuals or groups who will be receiving or accepting the proclamation.

4. A proclamation requested for presentation at an event should include specific details about the event.

Step 2: Review by City Staff

1. Upon receipt, the Mayor, City Manager's Office or the City Clerk will review the proposed proclamation to ensure it aligns with the City's values and legal obligations.

2. Proclamations will be evaluated for:

- Relevance to the City's community and values.

- Compliance with prohibitions on hate speech, racism, and discrimination against protected classes.

Step 3: Scheduling and Presentation

1. Once approved, the proclamation will be placed on the agenda for the requested City Council meeting.

2. The Deputy City Clerk will ensure the proclamation is prepared and presented to the City Council.

3. During the meeting, the proclamation will be read aloud by the Councilmember who requested it, unless otherwise specified.

4. A formal copy of the proclamation will be presented to the recipient during the meeting, if applicable.