CITY COUNCIL
Alma Hernandez, Mayor
Jenalee Dawson, Mayor Pro Tem
Amit Pal, Councilmember
Parise Shepherd, Councilmember
Princess Washington, 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, JULY 15, 2025

5:00 PM

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

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

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: 843 4958 0505
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. – 821)
(Next City Council Res. No. 2025 – 76)
Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 07)
(Next Housing Authority Res. No. HA2025 – 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.)

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

1. 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 Organization:
   SCEA (Suisun City Employees' Association);
   SCPOA (Suisun City Police Officers Association);
   SCPFA (Suisun City Professional Firefighters' Association);
   SCMPEA (Suisun City Management and Professional Employees' Association);
   Unrepresented Employees;
   Temporary/Part-Time Employees.

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

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).

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).

4. Proclamation Proclaiming July 2025 as "Parks and Recreation Month" - (Hernandez: Ahernandez@suisun.com).
5. Presentation on Solano Economic Development Corporation (Chris Rico).
6. Presentation of Fiscal Forecast - Future Outlook of the Suisun City - (Deol: ldeol@suisun.com).

CONSENT CALENDAR

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

7. Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute an Addendum to the License Agreement with ZenCity Technologies, Inc. ("Zencity") to Provide a Community Engagement Platform and Online Community Surveys for a Three-Year Term - (Prebula: bprebula@suisun.com).
8. Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute an Agreement with NBS Government Finance Group for a Nexus Study and Development Impact Fee Update - (Bermudez: Jbermudez@suisun.com).
9. Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Sanbell for the Highway Safety Improvement Program (HSIP) Cycle 12 Rectangular Rapid Flashing Beacon and Fire Station Advance Warning System Upgrade Project - (Vue: Nvue@suisun.com).
10. Council Adoption of Resolution No. 2025-___: Accepting a Grant of Public Utility Easement from One Harbor Center, A California Limited Partnership, for a Portion of 1 Harbor Center (APN 0032-061-400) to Facilitate the Completion of the Dental Office Private Development at APN 0032-061-390 - (Vue: Nvue@suisun.com).
11. Council Adoption of Resolution 2025-___: 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 - (Colin: Jcolin@suisun.com, Renucci: Grenucci@suisun.com).
12. Council Adoption of Resolution No. 2025-___: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for Fiscal Year 2025-26 - (Deol: ldeol@suisun.com).
13. Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Kosmont & Associates, Inc. to Implement Various Components of the Economic Development Strategy and Implementation Plan and Related Economic Development Activities - (Prebula: bprebula@suisun.com).
14. Council Adoption of Resolution No. 2025-__: Authorizing the City Manager to Execute a Client Services Engagement Letter with Beauchaine Consulting Group, LLC for Public Management Consulting Services - (Penland: Cpenland@suisun.com).
15. Council Adoption of Resolution No. 2025-___: Authorizing the City Manager on Behalf of

the City to Execute a Quitclaim Deed for the Abandonment of Public Utility Easements within Real Property (Almond Gardens) on Assessor Parcel Numbers (A.P.N.) 0032-101-420 and 0032-102-160 - (Vue: Nvue@suisun.com).

Housing Authority

16. Housing Authority Adoption of Resolution No. HA 2025-___: Adoption of Environmental Assessment and Finding of No Significant Impact for the Almond Gardens Project, and Approval of Request for Release of Funds - (Goltiao: Jgoltiao@suisun.com).

Joint City Council / Suisun City Council Acting as Successor Agency

17. Council/Agency Approval of June 2025 Accounts Payable and Payroll Warrants - (Deol: ldeol@suisun.com).

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 17, June 24, July 1, and July 2 – (Skinner: clerk@suisun.com).

PUBLIC HEARING

19. Council Adoption of Resolution No. 2025-___; Approving Planned Unit Development Application No. PLN-00003 and Site Plan/Architectural Review Application No. PLN-00004 for a Twenty-Unit Multi-Family Residential Project at 400 Main Street (Assessors Parcel Number (APN) 0032-091-220) - (Kearns: Jkearns@suisun.com).

GENERAL BUSINESS

Housing Authority

20. Housing Authority Adoption of Resolution No. HA 2025-__Approving the Fourth Amendment to the November 2, 2021, Disposition and Development Agreement with Harbor Park LLC for Disposition and Development of Assessor Parcel Number's (APNs) 0032-101-420 and 0032-102-160 (Almond Gardens), as Amended, in the City of Suisun City - (Kearns: Jkearns@suisun.com).

COUNCIL COMMENTS

REPORTS: (Informational items only)

21. 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, Ashley Nash, Administrative Assistant II 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.

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Office of the Mayor

Suisun City, California

Proclamation

WHEREAS, Parks and Recreation services are a vital part of communities across the nation and play a key role in the well-being and quality of life for residents of Suisun City through the Recreation, Parks, and Marina Department; and

WHEREAS, Parks and Recreation promotes health and wellness by encouraging active lifestyles, offering safe and welcoming spaces for outdoor activity, and supporting positive mental health through nature-based experiences; and

WHEREAS, Suisun City continues to make significant investments in parks infrastructure and community spaces, including the recent ground breaking of Prosperity Garden Park, enhancements at Rogers Baseball Field, and planning for a reimagined Montebello Vista Park; and

WHEREAS, the City's summer camps, afterschool programs, youth sports leagues, and senior services offer educational, enriching, and inclusive experiences that support residents of all ages and backgrounds; and

WHEREAS, the Recreation Department also supports local economic vitality through events that attract visitors, increase tourism, and contribute to small business visibility—such as the highly attended community movie nights, food truck events, and youth tournaments held at Lambrecht Sports Complex; and

WHEREAS, in 2025 alone, Suisun City saw over $56,000 in recreation revenue in one month, reflecting strong community participation and the department's dedication to offering high-quality programs and rentals; and

WHEREAS, the U.S. House of Representatives has designated July as National Parks and Recreation Month, and the City of Suisun City proudly joins in this celebration to highlight the importance of parks, open spaces, and recreation opportunities to build strong, vibrant, and resilient communities.

NOW THEREFORE, I, Alma Hernandez, Mayor of the City of Suisun City, on behalf of the Suisun City Council, do hereby proclaim July 2025 as:

"PARKS AND RECREATION MONTH"

in the City of Suisun City and encourage all residents to visit our parks, participate in local programming, and celebrate the dedicated staff and volunteers who help make our parks and recreational spaces vibrant, inclusive, and essential to our community.



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

_____

Alma Hernandez, Mayor

ATTEST: _____

DATE: July 15, 2025

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SOLANO EDC

WE'RE IN THE BUSINESS OF PROSPERITY

Chris Rico
President & CEO





WWW.SOLANOEDC.ORG

1



MSF3
KEY TAKEAWAYS

BUILD A FOUNDATION TO ATTRACT BETTER JOBS

SOLANO EDC CALIFORNIA: MOVING SOLANO FORWARD

Solano EDC:
Moving Solano Forward (MSF) III

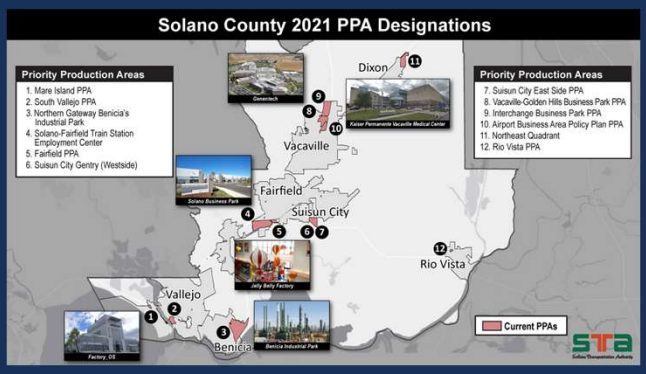
Solano Means Business

NEWMARK

2

PRIORITY PRODUCTION AREA

$500K PPA GRANT



Solano EDC pursued and were awarded a $500,000 grant from MTC/ABAG to develop our priority production areas. Solano EDC will ensure that these sites are shovel ready and able to receive the infrastructure dollars necessary to build advanced manufacturing centers.

3

PRIORITY DEVELOPMENT AREA

$400K PDA GRANT



STA and Solano EDC received a $400,000 grant to develop transit oriented housing around the Fairfield/Suisun train station, an underutilized asset in our region.

4

SOLANO BIZ-GROW

REVOLVING LOAN PROGRAM

SOLANO BIZ-GROW REVOLVING LOAN PROGRAM

Solano EDC Biz-Grow

- **AVERAGE LOAN SIZE:** $71,044
- **BUSINESS SIZE**
  - 66% — 0 – 5 Employees
  - 26% — 6 – 15 Employees
  - 3% — 16 – 25 Employees
  - 5% — 26 – 100 Employees
- **RACE/ETHNICITY**
  - 41% — Black or African American
  - 25% — White
  - 1% — Asian
  - 19% — Hispanic or Latino
  - 14% — Other or No Response
- **LOANS FUNDED IN ALL SEVEN CITIES AND IN UNINCORPORATED SOLANO COUNTY**
- **TYPE OF BUSINESSES FUNDED:**
  - Child Care
  - Service Businesses
  - Therapy
  - Marketing Firms
  - Trucking/Repairs
  - Wholesale Trade
  - Agriculture
  - Retail Stores
  - Medical/Health Care
  - Home Health Care
  - Fitness
  - Non-Profits
  - Restaurants/Food Delivery
  - Waste Management
  - Electrical Engineering
  - Physical Therapy
  - Boat Repairs

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SPEAKER SERIES

SPONSORED BY: KAISER PERMANENTE

SPEAKER SERIES SPONSORED BY: KAISER PERMANENTE

Now in its third year, our Kaiser sponsored digital speaker series seeks to connect and educate our ecosystem to vital information so that we can collectively make informed policy decisions that impact the people, communities, and businesses of Solano County.

Click Photos to View Speaker Series

- FEBRUARY 28TH – AI IN BUSINESS AND GOVERNMENT SPEAKERS:



Tim Flanagan - Chief Information Officer for the County of Solano

Dr. Vincent Liu - Research Scientist III at Kaiser Permanente Division of Research

Jim O'Connor - Professor of Education and Founding Dean Emeritus of the College of Education and Health Sciences at Touro University California

Chris Van Pelt - Co-Founder of Weights & Biases

- MAY 1ST – AFFORDABLE HOUSING SPEAKERS:



Adam Briones - CEO of California Community Builders (CCB)

Carol J Galante - Professor & Faculty Director of Terner Center for Housing Innovation, University of California, Berkeley,

Scott Johnson - Director at The ADU Center

Johnathan Logan - Founder of JDL Strategies

- SEPTEMBER 5TH – FUTURE OF TRANSIT SPEAKERS:



Matt Schrap - CEO, Harbor Trucking Association

Phil Pierce - Senior Public Policy Manager, Zoox

Seamus Murphy - Executive Director, Water Emergency Transportation Authority

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MONTHLY UPDATES

SOLANO EDC
MONTHLY UPDATES

POLICY UPDATES

Through its newsletter, Solano EDC has kept members informed of critical policy and zoning updates that impact local businesses. Covering regulatory changes, including ADU policies and zoning adjustments, these updates have helped members stay compliant and proactive. Solano EDC provides clarity and timely insights, empowering members to make informed business decisions aligned with Solano County's evolving regulations.













RESOURCES & TOOLS

Solano EDC's newsletters have regularly provided members with access to valuable resources, such as the Revolving Loan Fund and ADU planning tools. These resources enable members to secure funding, expand operations, and effectively manage property assets. By offering consistent access to these tools, Solano EDC supports members' strategic goals and reinforces its commitment to fostering economic growth in Solano County.

7

SOLANO ADU PROGRAM

SOLANO ACCESSORY DWELLING UNIT (ADU) PROGRAM Solano ADU

A diverse and affordable housing stock is a vital part of a thriving community. Local employers consistently tell us that housing young talent is one of their greatest concerns, most importantly Travis Air Force Base, the biggest driver of our regional economy. With support from the Kaiser Foundation, we're working with our local communities to increase the supply of this important housing type.

STEP-BY-STEP GUIDE FOR ADU DEVELOPMENT

Solano EDC developed the Solano ADU website to serve as a one-stop resource for individuals interested in Accessory Dwelling Units (ADUs) within Solano County. This website provides step-by-step guides that simplify the ADU development process, making it accessible for everyone from homeowners to potential investors. Whether users want to add value to their property, create housing for family, or invest in rental income, Solano ADU offers easy-to-follow instructions to navigate planning, zoning, permitting, and construction.

KEY FEATURES:

- **Comprehensive Development Guides:** Clear, structured steps that walk users through each phase of the ADU process, from initial planning to completion.
- **Local Regulations and Requirements:** Up-to-date information on zoning laws and building codes specific to Solano County, helping users understand and meet local compliance.
- **Financial Insights:** Information on potential financing options, tax implications, and how ADUs can increase property value.
- **Customized for Different Needs:** Resources tailored for various demographics, including seniors looking to downsize and families wanting to create multi-generational living spaces.
- **Community-Centered Support:** Designed with the Solano County community in mind, this site empowers residents to make informed decisions about ADU investments.

Click Photos for More Information







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BUSINESS RETENTION & EXPANSION PROGRAM

SOLANO EDC
BUSINESS RETENTION & EXPANSION PROGRAM

EXPANDED REACH THROUGH STRATEGIC EVENTS AND FORUMS

Solano EDC has hosted significant events, including an economic development forum focused on rural communities, and initiated a strategic partnership with the California Manufacturers & Technology Association (CMTA). These efforts have expanded resources and networking opportunities, providing Solano County businesses, particularly in rural areas, with access to expertise, advocacy, and tailored support.

SUMMARY OF ACTIVITIES

Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, and Winters: Each city has been actively engaged in joint and independent business retention visits, with Solano EDC working closely with city officials to identify key business sectors and gather insights from local enterprises. In each city, regular meetings and event participation ensure alignment on regional economic strategies and foster a united approach to economic growth.

Through these targeted initiatives, Solano EDC's BRE program has positioned itself as a key support network for local businesses, helping them navigate challenges, leverage growth opportunities, and contribute to a robust Solano County economy.

BAYREN PROJECTS BY CITY: CUMULATIVE IMPACT THROUGH Q3 2024

	# of Qualifying Businesses:	# of Installations	Yearly kWh Savings:	Yearly $ Savings:	Project Costs:
Fairfield	92	42	580,907	$228,827	$534,231
Vacaville	77	35	504,877	$191,786	$474,363
Vallejo	70	10	543,708	$206,604	$408,054
Benicia	15	2	78,162	$29,700	$66,123
Suisun	22	10	70,935	$27,047	$103,240
Dixon	10	3	65,594	$24,923	$73,470
Rio Vista	12	Pending	Pending	Pending	Pending
Total	**298**	**102**	**1,844,182**	**$708,889**	**$1,659,481**

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BAYREN PARTNERSHIP

BAY AREA REGIONAL ENERGY NETWORK

SOLANO EDC & BAYREN PARTNERSHIP

PROGRAM OFFERINGS

Residential
- Single Family Home+
- Bay Area Multifamily Building Enhancements Program (BAMBE)
- Green Labeling

Commercial
- BayREN Business
- BayREN Refrigerant Replacement Program (BRRR)

Public Sector
- Integrated Energy Services (IES)
- Targeted Decarbonization Services (TDS)

Cross Cutting
- Codes & Standards
- Climate Careers
- Water Upgrades Save

RESULTS:

RESIDENTIAL

- **Single Family** = 2,077 EE measures installed - $463,196 in rebates - $65,000 in recurring energy savings.
- **Multifamily** = 419 Georgia Street, Vallejo – Project Cost: $212,748 - BayREN Rebates: $126,500- Energy Savings: sixty-two%.
- **Green Labeling** = 1489 Home Energy Scores completed - $372,250 in rebates provided.

CROSS CUTTING

- **Codes and Standards** - Program supports local governments with developing, adopting, and implementing energy policies, including reach codes and the California Energy Code.
  - 33 local government staff members attended training and forums.
- **Public Sector New for 2024** - The program will assist local governments and special districts with finding and applying for funds to help improve their public buildings and will also provide a service to develop roadmaps for public building energy improvements.

WORKFORCE & EDUCATION

- The program will create job training opportunities in the green economy. Through an existing partnership with Rising Sun Center for Opportunity, BayREN has already supported youth with training and employment opportunities since 2019.
  - 15 local youth employed and 150 households served.

COMMERCIAL

- Sixty-five projects / 686,660 KWH savings / $653,729 in project economic activity: $264,983.00 estimated in recurring energy savings for our businesses.

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EVENTS & FORUMS

SOLANO EDC EVENTS & FORUMS

Our annual breakfast is a marquee event on the Solano Calendar. We continue to elevate the content and production to provide vital information to our community. Additionally, we produce events like the Rural Community Economic Development Forum to connect our communities to the people and resources that help them thrive.

ANNUAL MEETING BREAKFAST

The Solano EDC Annual Meeting Breakfast is a highly anticipated event that brings community leaders, policymakers, and business stakeholders together to discuss critical topics impacting the future of Solano County. This year's breakfast on February 8, 2024, centered on the California Forever development plan, a proposed city in eastern Solano County, with perspectives from both the project proponents and Solano Together, a group opposing the development. This open dialogue provided a platform for both sides to share insights, engage in constructive debate, and explore the future of the county's landscape.



RURAL COMMUNITIES ECONOMIC DEVELOPMENT FORUM

As part of Solano EDC's commitment to fostering growth and opportunity throughout Solano County, we hosted the Rural Communities Economic Development Forum, a highly successful event that brought together influential stakeholders, industry experts, and local leaders. With presentations from the CA Department of Housing and Community Development, the U.S. Economic Development Administration, and the Small Business Development Center, this forum highlighted key strategies and challenges for economic development in rural areas. Attendees gained valuable insights into local growth opportunities and engaged in a lively open forum, where they connected directly with experts and policymakers.



11

NON-PROFIT CAPACITY BUILDING UPDATE

NON-PROFIT CAPACITY BUILDING UPDATE

Solano EDC hired We Are For Good to provide monthly training to up to 30 nonprofit partners looking to elevate their organization's fundraising, organizational efficiency, and modernize the approach to community, storytelling and authentic relationship-building. Additionally, all participants receive all-access to PRO providing an on-demand library of content around nonprofit leadership, marketing and fundraising. A pre-recorded class-style presentation on each monthly theme is dropped into PRO ahead of meeting time for participants to go more deeply into the topic and come ready with questions + case studies + problem-solving of current solutions. We also offer a resource tool - major gift proposal template, stewardship matrix, etc. This is in addition to a PRO Community + private Community channel just for this co-hort of participants in We Are For Good Community.

IMPACT OF DISPLACEMENT:

There was a significant discussion about the displacement of people from the Bay Area to Solano County due to rising living costs. This issue was recognized as a major concern affecting many individuals and communities.

BUILDING PARTNERSHIPS OVER FUNDING:

A key takeaway was the importance of building strong partnerships rather than solely focusing on securing funding. These partnerships can champion causes and bring in additional support and resources.

STRESSORS + PAIN POINTS:

Participants shared their major stressors, including raising funds, following policy changes, and balancing operational demands. Understanding these pain points can help tailor support and resources to address these challenges effectively.

- **FEBRUARY:** GETTING YOUR SHOP IN ORDER (VALUES, MINDSETS, STORYTELLING) + GETTING TO KNOW WAFG + PRO PLATFORM
- **MARCH:** ANNUAL GIVING
- **APRIL:** MAJOR GIFTS
- **MAY:** DONOR RELATIONS
- **JUNE:** BOARDS
- **JULY:** EVENTS
- **AUGUST:** CORPORATE SPONSORSHIPS
- **SEPTEMBER:** FOUNDATION + GRANTS
- **OCTOBER:** MARKETING + BRANDING
- **NOVEMBER:** VOLUNTEERS
- **DECEMBER:** PLANNED GIVING

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SOLANO
ECONOMIC DEVELOPMENT CORPORATION
We're In The Business Of Prosperity

THANK YOU

QUESTIONS?





WWW.SOLANOEDC.ORG

13

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AGENDA TRANSMITTAL

AGENDA ITEM: Presentation on General Fund Multi-Year Forecast

FISCAL IMPACT: None.

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

BACKGROUND: Over the course of the last several months, the City has been working with Andy Heath, an independent financial consultant, to develop a multi-year forecast for the City's General Fund. Mr. Heath has deep extensive with California municipal finance, having a length career serving in a variety of financial roles. Mr. Heath has spent the last eight years developing financial models and financial forecasts for multiple agencies in California. Mr. Heath will be at the July 15, 2025 City Council meeting to present the results of the forecast model.

STAFF REPORT:

General Fund Multi-Year Forecast

The General Fund typically represents the most flexible or discretionary funding source from which the City can provide for both required and desired service and programs. The General Fund is the primary operating fund that accounts for most of the government's financial resources, except for those specifically designated for other funds. Suisun City uses resources generated in both the General Fund and Measure S Special Tax Fund to fund a wide array of public safety, public works, community development, parks and recreation and administrative programs provided to the community on an ongoing basis.

The purpose of a multi-year forecast for the City's General Fund is to develop an understanding of overall baseline funding requirements and the ultimate impact on long-term fiscal sustainability. Factors taken into consideration in development of a baseline forecast include:

- Ongoing revenue and expenditure changes over multiple years using a conservative set of assumptions
- Cost-drivers identified for different types of expenditures (i.e. personnel / materials & supplies / capital and outlay)
- Removal of one-time revenues and expenditures over time to gauge levels of ongoing revenues against ongoing expenditures

The forecast developed for the City's General Fund encompasses both actual and anticipated fiscal activity at a given point in time. As such, given the fluidity of economic and fiscal cycles, the forecast should be updated frequently to remain a useful tool to gauge overall fiscal sustainability and aid in decision making.

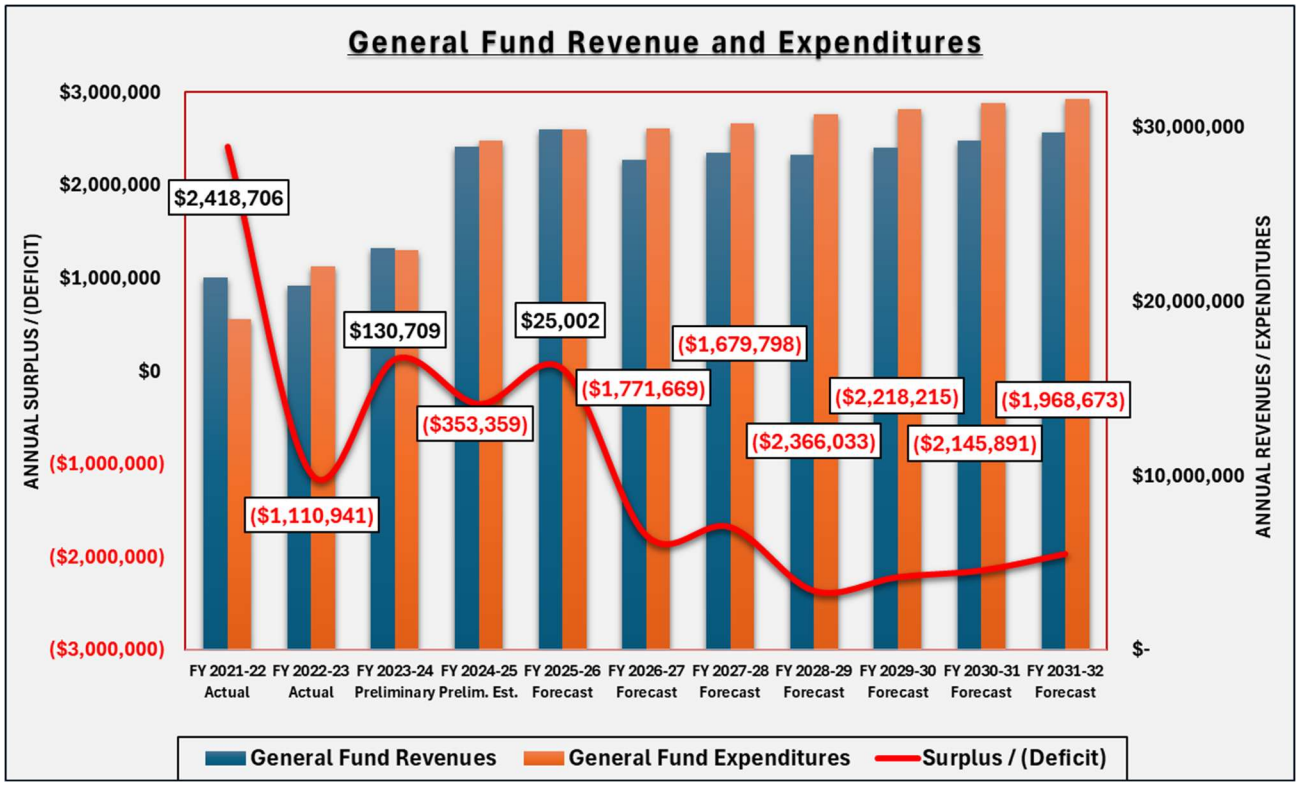
General Fund Forecast – Key Revenue/ Expenditure Assumptions

The General Fund Multi-Year Forecast will be presented at the July 15, 2025 City Council Meeting. As the forecast to be presented was developed, the following key revenue and expenditure assumptions were integrated into the forecast using the recently adopted FY 2025-26 General Fund Budget as a base:

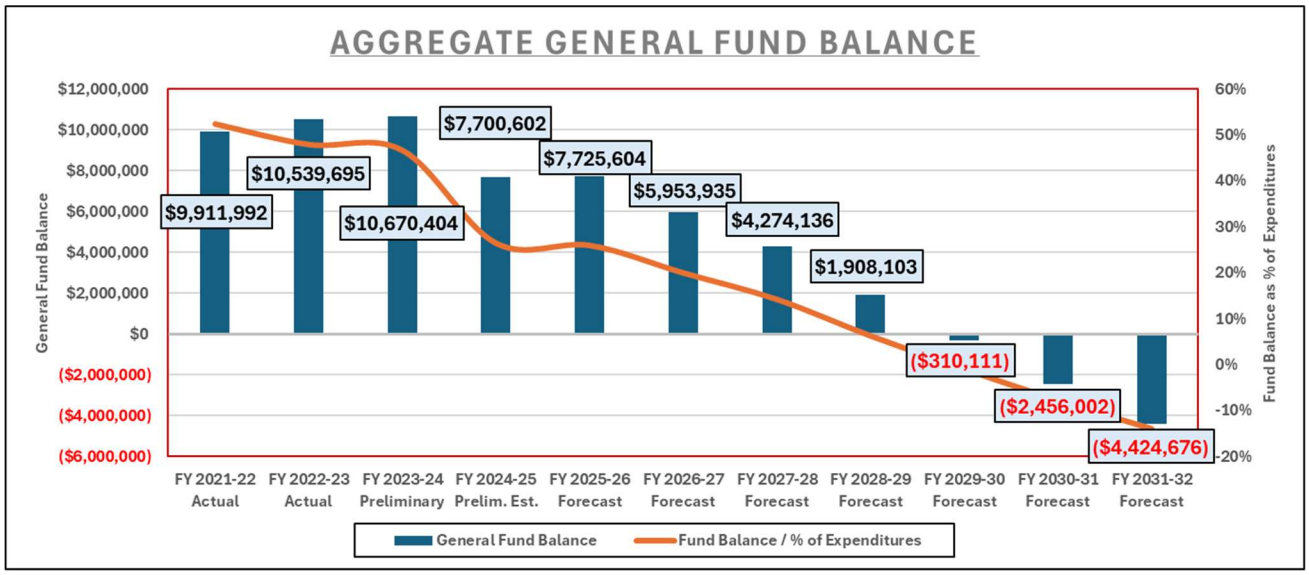
- Moderate revenue growth for the City's primary discretionary revenue sources – Property Tax and Sales Tax – 2.5% - 3.1% annually
- Development- and Planning-related fees and charges increase by 2.5% annually based on anticipated growth in the City
- Nominal annual increases for most other General Fund revenue sources – 0.0% - 1.5%
- Continued annual transfer-in of most revenue generated by Measure S ($6.3+ million) to help fund Police, Fire and Code Enforcement
- All authorized positions wholly or partially allocated to the General Fund are filled for the entirety of the year (and all future years)
- Static salary costs based on FY 2025-26 Adopted Budget (no salary growth built into forecast)
- Nominal annual cost inflators built in for most expenditures – 0.0% - 3.0%
- Future CalPERS retirement costs based on most recent CalPERS Actuary Reports received in July / August 2024
- Removal of one-time annual fiscal activity built into FY 2025-26 Adopted Budget:
    - $1.4 million sale of assets revenue (removed in FY 2026-27)
    - $560,000 reimbursement agreement revenue (removed in FY 2028-29)
    - $127,300 in grant revenues (removed in FY 2026-27)
    - $280,000 in pre-positioning revenues (fire) (removed in FY 2026-27)
    - $500,000 transfer-in from the Facilities Fund to offset one-time facility repairs built into departmental budgets (removed in FY 2026-27)
    - $253,000 transfer-out to the Solid Waste Fund

General Fund Forecast - Results

Taking into account the aforementioned assumptions as applied to a given revenue and expenditure base built around the recently adopted FY 2025-26 General Fund Budget, General Fund reserves will be required to deliver the defined level of services and programs in the future. The General Fund starts to have systemic operating deficits of between $1.7 and $2.3 million each year beginning in FY 2026-27. This is shown in the chart below.



With no additional revenue sources and no additional one-time funding sources other than those noted above (i.e. sale of assets; transfers in; reimbursement agreements, etc.) the only funding source available to offset these projected deficits is the Stabilization Fund (i.e. reserves). Continued use of Stabilization Fund reserves without considering changes to the ongoing fiscal framework leads to a depletion of reserves by FY 2029-30 as shown below:



Recognizing the unsustainability of the existing General Fund fiscal framework, staff has been actively engaged in enhancing the longer-term economic development of the City.

AGENDA ITEM NO. 7.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute an Addendum to the License Agreement with ZenCity Technologies, Inc. ("Zencity") to Provide a Community Engagement Platform and Online Community Surveys for a Three-Year Term.

FISCAL IMPACT: The proposed addendum to the license agreement with ZenCity is for a total of $50,000 over a three-year term.. Sufficient funding is available in the General Fund to cover the cost of this agreement.

STRATEGIC PLAN: This action aligns with the City's Strategic Plan goal: To Provide Good Governance.

BACKGROUND:

The City first entered into a 12-month license agreement with ZenCity in 2020 to implement a public survey tool designed to better understand resident priorities and concerns related to city services and overall quality of life.

In February 2021, the City approved an addendum to extend the agreement for an additional one-year term. A subsequent 12-month extension was approved in February 2022, after which the agreement entered into an automatic annual renewal cycle. Most recently, effective March 1, 2023, the City approved another one-year extension.

STAFF REPORT:

The proposed Addendum to the License Agreement will extend the existing agreement with ZenCity for a term of three years, maintaining the current scope of services.

ZenCity provides an advanced community engagement platform that helps local governments gather representative feedback and generate actionable insights. Unlike traditional engagement tools—such as in-person meetings or basic surveys—ZenCity's platform offers broader reach, greater efficiency, and real-time analysis.

The software enables cities to better plan, strategize, and allocate resources based on data-driven insights. By leveraging ZenCity's tools, Suisun City can continue to improve service delivery, increase community satisfaction, and enhance public trust through transparent and informed decision-making

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STAFF RECOMMENDATION: Staff recommends that the City Council adopt Resolution No. 2025-___: Authorizing the City Manager to Execute an Addendum to the License Agreement with ZenCity Technologies, Inc. ("Zencity") to Provide a Community Engagement Platform and Online Community Surveys for a Three-Year Term.

DOCUMENTS ATTACHED:

1. Resolution Authorizing the City Manager to Execute an Addendum to the License Agreement with ZenCity Technologies, Inc. ("Zencity") to Provide a Community Engagement Platform and Online Community Surveys for a Three-Year Term.
2. ZenCity Order Form Addendum

PREPARED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution Authorizing License Agreement Addendum with ZenCity
2. Zencity Order Form Addendum.pdf

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE AN ADDENDUM TO THE LICENSE AGREEMENT WITH ZENCITY TECHNOLOGIES, LTD TO PROVIDE A COMMUNITY ENGAGEMENT PLATFORM AND ONLINE COMMUNITY SURVEYS FOR A TERM OF THREE-YEARS

WHEREAS, on June 18, 2020, the City entered into a License Agreement with ZenCity Technologies, LTD (ZenCity) to provide data collection and analytics services; and

WHEREAS, on February 27, 2021 the City entered into an Addendum to the License Agreement with ZenCity, extending the term for an additional year; and

WHEREAS, beginning in 2022, the Addendum to the License Agreement was extended for a term of 12 months, with automatic yearly renewals.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager to execute the Addendum to the License Agreement for an additional term of three-years with a contract amount not to exceed $50,000, 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 15th of July 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 15th day of July 2025.

_____
Anita Skinner
City Clerk

06-18-2025

Proposal For: Suisun City, CA

Proposal Expiration: 07-18-2025

ZENCITY ORDER FORM ADDENDUM

This Addendum (the **"Addendum"**) to Order Form by and between Suisun City, CA (**"Customer"**) and Zencity Technologies US Inc. ("Zencity"), dated as of 02-27-2020 (the **"Order Form"**) is entered into as of 04-27-2025 (the **"Addendum Date"**).

All capitalized terms not defined herein shall have the meaning ascribed to such terms in the Order Form.
Whereas, the Parties wish to amend certain terms of the Order Form as set forth herein;
Now, therefore, the Parties hereto agree to amend the terms of the Order Form as set forth below.

1. **Term**. The term of the Order Form is hereby extended for a 36 Months period commencing as of 04-27-2025 and ending on 04-26-2028 (the "Renewal Term"), after which the Order Form shall automatically renew for successive periods of 12 months unless either Party provides notice of non-renewal at least 90 Days days prior to the end of such applicable term.

2. **Recurring Fees**. [During the Renewal Term] The Recurring Fees table included in the Order Form shall be amended and replaced in its entirety as follows:

SKU	Item Name	Description	Yearly List Price	Term	Discount	Year 1-2 Price	Year 3 Price	Term Price
ZC-ECI	Zencity 360 Essentials Renewal	**Community Engagement SaaS Platform for cities and counties** **Organic - Processing organic feedback on various channels** **Engage - Community engagement collaboration and input interface**	$66,400	3 Years	74.9%	$25,000 Annually	FREE	$50,000
ZC-ENG	Zencity Engage Renewal	Upgrade to: • Unlimited projects in the community engagement interface to share essential project context and invite resident collaboration and input. • Includes participatory budgeting public ideation boards						
ZC-CSS	Community Survey - Semi Annual Renewal	Recurring, online survey measuring resident satisfaction, with ongoing scores always viewable from a live dashboard and representative results aggregated into a report twice a year.						

Total Fees	$50,000
Year 1-2 Price	$25,000

Year 3 Price	FREE

General. This Addendum shall form an integral part of the Order Form. Unless expressly specified herein, all other provisions, terms and conditions in the Order Form shall apply and shall remain in full force and effect. In case of any contradiction or discrepancy between the terms of this Addendum to those of the Order Form, with respect to matters described herein, the terms of this Addendum shall prevail.

In witness whereof, the parties have executed this Addendum, effective as of the Addendum Date.

_____	_____
Zencity	**Customer**

AGENDA ITEM NO. 8.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute an Agreement with NBS Government Finance Group for a Nexus Study and Development Impact Fee Update.

FISCAL IMPACT: The total cost of the agreement with NBS will not exceed $88,615.

STRATEGIC PLAN: To Provide Good Governance.

BACKGROUND: The City of Suisun City issued a Request for Proposals (RFP) seeking qualified consultants to conduct a Nexus Study for the City's Master Fee Schedule and to update its Development Impact Fees. The purpose of these efforts is to ensure the City's fee structures are legally defensible, equitable, and aligned with the cost of providing services and infrastructure.

Following a competitive selection process, the City's evaluation committee reviewed multiple proposals and conducted interviews. NBS was identified as the top firm based on its qualifications, experience with California municipalities, and cost-effectiveness.
NBS is a California-based firm with extensive expertise in fiscal and economic consulting services for local governments.

STAFF REPORT: The proposed agreement with NBS includes preparation of a Nexus Study to analyze and document the justification for various fees in the City's Master Fee Schedule, as well as an update to the Development Impact Fee program. These studies are essential tools to ensure that City fees comply with legal standards such as the Mitigation Fee Act (AB 1600), and to support the City's ability to fund infrastructure and service needs as Suisun City grows.

The last comprehensive update to the City's User Fee Study was completed on July 26, 2016 (Resolution No. 2016-67), and the most recent Development Impact Fee Study was adopted on January 3, 2017 (Resolution No. 2017-01). While the Finance Department has maintained annual updates to the Master Fee Schedule using inflationary factors such as the Consumer Price Index (CPI) and the California Construction Cost Index (CCCI), these adjustments do not replace the need for a detailed, data-driven analysis. A full Nexus Study is necessary to ensure that the City's fee structures reflect current costs of service delivery, infrastructure needs, and legal requirements. Conducting this update at this time is essential to ensure fairness, transparency, and defensibility as Suisun City continues to evolve and attract new development.

By contracting with NBS, the City will receive a comprehensive evaluation of existing fees, comparisons with peer cities, legal documentation for all fee changes, and clear recommendations for implementation. Their proven methodology and experience with similar-sized cities position them well to deliver high-quality, defensible work products.

STAFF RECOMMENDATION: Staff recommends that the City Council adopt:

a. Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute an Agreement with NBS Government Finance Group for a Nexus Study and Development Impact Fee Update.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute an Agreement with NBS Government Finance Group for a Nexus Study and Development Impact Fee Update.
2. Agreement

PREPARED BY: Michael Elm, Administrative Technician
REVIEWED BY: Jim Bermudez, Deputy City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1 - Resolution - NBS Contract.docx
2 - Suisun City Nexus Study 6-18-25 Signed by NBS.pdf
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RESOLUTION NO. 2025 –

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH NBS FOR A NEXUS STUDY AND DEVELOPMENT IMPACT FEE UPDATE.

WHEREAS, the City of Suisun City desires to ensure that its Master Fee Schedule and Development Impact Fees are legally defensible, equitable, and aligned with the true cost of providing services and infrastructure; and

WHEREAS, the City issued a Request for Proposals (RFP) seeking qualified consultants to conduct a Nexus Study and update the City's Development Impact Fee program; and

WHEREAS, a selection committee reviewed proposals and interviewed qualified firms, ultimately recommending NBS as the most qualified and cost-effective consultant based on its experience and expertise in municipal finance and fee studies.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City, as follows:

1. The City Council hereby authorizes the City Manager to execute a Professional Services Agreement with NBS in a form approved by the City Attorney for the purpose of completing a Nexus Study and Development Impact Fee Update, in an amount not to exceed $88,615
2. The City Manager is further authorized to take all necessary actions to implement the agreement and complete the scope of work in coordination with City staff.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 15th day of July 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 15th day of July 2025.

_____
Anita Skinner
City Clerk

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is dated _____, 2025 ("Effective Date") and is between the City of Suisun, a California municipal corporation with its principal place of business at 701 Civic Center Blvd., Suisun City, CA 94585 ("City") and NBS Government Finance Group, DBA NBS, a California corporation, with its principal place of business at 32605 Temecula Parkway, Suite 100, Temecula, CA 92592 ("Consultant"). City and Consultant are sometimes referred to herein as the "Parties", and individually as a "Party".

RECITALS

A. City issued Request for Proposals on February 27, 2025, titled "Nexus Study of Master Fee Schedule". Consultant submitted a proposal dated March 27, 2025 in response to the RFP.

B. City requires provision of financial consulting services, all as more fully set forth and described in this Agreement. Consultant is duly licensed and/or otherwise fully authorized by law, and has the necessary experience and qualifications, to provide such services. City enters this Agreement in substantial reliance on such experience and qualifications.

C. City desires to retain Consultant as an independent contractor and Consultant desires to serve City to perform these services in accordance with the terms and conditions of this Agreement.

D. Now, therefore, it is agreed as follows:

AGREEMENT

1. Consultant's Services.

A. Scope of Services. Consultant shall perform the services described in the Scope of Services (the "Services") for Citywide Nexus Study of Master Fee Schedule, attached as **Exhibit A**. City may request, in writing, changes in the Scope of 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.

B. Party Representatives. For the purposes of this Agreement, the City Representative shall be the City Manager, or such other person designated in writing by the City Manager (the "City Representative"). For the purposes of this Agreement, the Consultant Representative shall be Nicole Kissam, Director (the "Consultant Representative"). The Consultant Representative shall directly manage Consultant's Services under this Agreement. Consultant shall not change the Consultant Representative without City's prior written consent.

C. Time for Performance. Consultant shall commence the Services on the Effective Date and shall perform all Services by December 31, 2025.

D. Standard of Performance. Consultant's Services shall be performed in accordance with the generally accepted professional standards of practice and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently performing similar services under similar conditions. Consultant shall, at all times herein, possess any and all State of California and/or federal professional licenses and certifications, as applicable, required to lawfully perform the Services.

E. Personnel. Consultant has secured, or will secure at its own expense, all personnel required to perform the Services required under this Agreement. All of the Services required under this Agreement shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such Services.

F. Compliance with Laws. Consultant shall comply with all applicable laws, ordinances, statutes, codes and regulations of the federal, state and local government, including Cal/OSHA requirements.

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

2. Term of Agreement. The term of this Agreement shall be from the Effective Date and shall expire one year after Effective Date, unless extended or earlier terminated as provided in Section 12 of this Agreement. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established and agreed upon schedules and deadlines agreed upon in writing. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

3. Compensation.

A. Compensation. As full compensation for Services satisfactorily rendered, City shall pay Consultant at the hourly rates set forth in the Approved Fee Schedule attached hereto as **Exhibit B**. In no event shall the total amount paid for services rendered by Consultant under this Agreement exceed the sum of $88,615 (the "Maximum Compensation") for such Services. This amount covers and is inclusive of all labor, materials, and any and all other costs incurred by Consultant in performing the Services, unless otherwise agreed upon in writing.

B. Expenses. The amount set forth in paragraph 3.A. above includes reimbursement for all expenditures incurred in the performance of this Agreement.

C. Unauthorized Services and Expenses. City will not pay for any services not specified in the Scope of Services, unless the City Council or the City Representative, if applicable, and the Consultant Representative authorize such services in writing prior to Consultant's performance of those services or incurrence of additional expenses. Any additional services or expenses authorized by the City Council, or (where authorized) the City Manager, shall be compensated at the rates set forth in **Exhibit B**, or, if not specified, at a rate mutually agreed to by the Parties. City shall make payment for additional services and expenses in accordance with Section 4 of this Agreement.

4. Method of Payment.

A. Invoices. Consultant shall submit to City an invoice, on a monthly basis, for the Services performed pursuant to this Agreement. Each invoice shall itemize the Services rendered during the billing period, hourly rates charged, if applicable, and the amount due. City shall review each invoice and notify Consultant in writing within ten Business days of receipt of any disputed invoice amounts.

B. Payment. City shall pay all undisputed invoice amounts within 30 calendar days after receipt up to the Maximum Compensation set forth in Section 3 of this Agreement. City does not pay interest on past due amounts. City shall not withhold federal payroll, state payroll or other taxes, or other similar deductions, from payments made to Consultant. Notwithstanding the preceding sentence, if Consultant is a nonresident of California, City will withhold the amount required by the Franchise Tax Board pursuant to Revenue and Taxation Code Section 18662 and applicable regulations.

C. Audit of Records. Consultant shall make all records, invoices, time cards, cost control sheets and other records maintained by Consultant in connection with this Agreement available during Consultant's regular working hours to City for review and audit by City during the term of this Agreement and for four (4) years from the date of final payment by the City.

5. Independent contractor. Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its officers, agents or employees are in any manner employees of City.

6. Information and Documents.

A. Consultant covenants that all data, reports, documents, discussion, or other information (collectively "Data") developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed or released by Consultant without prior written authorization by City. City shall grant such authorization if applicable law requires disclosure. Consultant, its officers, employees,

agents, or subcontractors shall not without written authorization from the City Manager or unless requested in writing by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary," provided Consultant gives City notice of such court order or subpoena.

B. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City may, but has no obligation to, represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct or rewrite the response.

C. All Data required to be furnished to City in connection with this Agreement shall become City's property, and City may use all or any portion of the Data submitted by Consultant as City deems appropriate. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the Services, surveys, notes, and other documents prepared in the course of providing the Services shall become City's sole property and may be used, reused or otherwise disposed of by City without Consultant's permission. Consultant may take and retain copies of the written products as desired, but the written products shall not be the subject of a copyright application by Consultant.

D. Consultant's covenants under this Section shall survive the expiration or termination of this Agreement.

7. Conflicts of Interest. Consultant and its officers, employees, associates and subcontractors, if any, shall comply with all conflict of interest statutes of the State of California applicable to Consultant's Services under this Agreement, including the Political Reform Act (Gov. Code § 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant may perform similar Services for other clients, but Consultant and its officers, employees, associates and subcontractors shall not, without the City Representative's prior written approval, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant shall incorporate a clause substantially similar to this Section into any subcontract that Consultant executes in connection with the performance of this Agreement.

8. Indemnification, Hold Harmless, and Duty to Defend.

A. Indemnities.

1) To the fullest extent permitted by law, Consultant shall, at its sole cost and expense, defend, hold harmless and indemnify City and its elected officials, officers, attorneys, agents, employees, designated volunteers, successors, assigns and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Liabilities"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties. Consultant shall defend the Indemnitees in any action or actions filed in connection with any Liabilities with counsel of the Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Consultant shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

2) Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement, and indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant shall fully comply with the workers' compensation law regarding Consultant and Consultant's employees. Consultant shall indemnify and hold City harmless from any failure of Consultant to comply with applicable workers' compensation laws. City may offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this subparagraph A.2).

3) Consultant shall obtain executed indemnity agreements with provisions identical to those in this Section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations, Consultant shall be fully responsible and indemnify, hold harmless and defend the Indemnitees from and against any and all Liabilities at law or in equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Consultant's subcontractor, its officers, agents, servants, employees,

subcontractors, materialmen, consultants or their officers, agents, servants or employees (or any entity or individual that Consultant's subcontractor shall bear the legal liability thereof) in the performance of this Agreement, including the Indemnitees' active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties.

B. Workers' Compensation Acts not Limiting. Consultant's indemnifications and obligations under this Section, or any other provision of this Agreement, shall not be limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City, its officers, agents, employees and volunteers.

C. Insurance Requirements not Limiting. City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. The indemnities in this Section shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, tax, assessment, penalty or interest asserted against City.

D. Survival of Terms. Consultant's indemnifications and obligations under this Section shall survive the expiration or termination of this Agreement.

9. Insurance.

A. Minimum Scope and Limits of Insurance. Consultant shall not commence work for the City until it has secured all insurance required under this section and provided evidence thereof that is acceptable to the City. In addition, Consultant shall not allow any subcontractor to commence work on any subcontract until it has secured all insurance required under this section.

1) Commercial General Liability Insurance with a minimum limit of $1,000,000 per occurrence for bodily injury, personal injury and property damage and a general aggregate limit of $2,000,000 per project or location. The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement. The policy shall be endorsed to name the City, its elected and appointed officials, officers, employees, agents, servants, designated volunteers and agents serving as independent contractors in the role of City officials, as additional insureds If Consultant is a limited liability company, the commercial general liability coverage shall be amended so that Consultant 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 per accident for bodily injury and property damage. If Consultant does not use any owned, non-owned or hired vehicles in the performance of Services under this Agreement, Consultant shall obtain a non-owned auto endorsement to the Commercial General Liability policy required under subparagraph A.1) of this Section.

3) Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance with a minimum limit of $1,000,000 per accident for bodily injury or disease. If Consultant has no employees while performing Services under this Agreement, workers' compensation policy is not required, but Consultant shall execute a declaration that it has no employees.

4) Professional Liability/Errors and Omissions Insurance with minimum limits of $2,000,000 per claim and in aggregate. This insurance shall be written on a policy coverage form specifically designed to protect against acts, errors or omissions of the Consultant in the performance of professional services. "Covered Professional Services" as designated in the policy must specifically include work performed under this Agreement. The policy must "pay on behalf of" the insured and must include a provision establishing the insurer's duty to defend.

B. Acceptability of Insurers. With the exception of Professional Liability. the insurance policies required under this Section shall be issued by an insurer admitted to write insurance in the State of California with a rating of A:VII or better in the latest edition of the A.M. Best Insurance Rating Guide. Self- insurance shall not be considered to comply with the insurance requirements under this Section.

C. Additional Insured. The commercial general and automobile liability policies shall contain an endorsement naming City and its elected and appointed officials, officers, employees, agents and volunteers as additional insureds. This provision shall also apply to any excess/umbrella liability policies.

D. Primary and Non-Contributing. With the exception of Professional Liability, the insurance policies required under this Section shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance available to City. Any insurance or self-insurance maintained by City, its elected and appointed officials, officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

E. Consultant's Waiver of Subrogation. With the exception of Professional Liability, the insurance policies required under this Section shall not prohibit Consultant and Consultant's employees, agents or subcontractors from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against City.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. At City's option, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

G. Cancellations or Modifications to Coverage. Consultant shall not cancel, reduce or otherwise modify the insurance policies required by this Section during the term of this Agreement. The commercial general and automobile liability policies required under this Agreement shall be endorsed to state that should the issuing insurer cancel the policy before the expiration date, the issuing insurer will endeavor to mail 30 days' prior written notice to City. If any insurance policy required under this Section is canceled or reduced in coverage or limits, Consultant shall, within two Business Days of notice from the insurer, phone, fax or notify City via certified mail, return receipt requested, of the cancellation of or changes to the policy.

H. City Remedy for Noncompliance. If Consultant does not maintain the policies of insurance required under this Section in full force and effect during the term of this Agreement, or in the event any of Consultant's policies do not comply with the requirements under this Section, City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, City may, but has no duty to, take out the necessary insurance and pay, at Consultant's expense, the premium thereon. Consultant shall promptly reimburse City for any premium paid by City or City may withhold amounts sufficient to pay the premiums from payments due to Consultant.

I. Evidence of Insurance. Prior to the performance of Services under this Agreement, Consultant shall furnish City's Risk Manager with a certificate or certificates of insurance and all original endorsements evidencing and effecting the coverages required under this Section. The endorsements are subject to City's approval. Consultant may provide complete, certified copies of all required insurance policies to City. Consultant shall maintain current endorsements on file with City's Risk Manager. Consultant shall provide proof to City's Risk Manager that insurance policies expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Consultant shall furnish such proof at least two weeks prior to the expiration of the coverages.

J. Indemnity Requirements not Limiting. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duty to indemnify City under Section 8 of this Agreement.

K. Broader Coverage/Higher Limits. If Consultant maintains broader coverage and/or higher limits than the minimums required above, City requires and shall be entitled to the broader coverage and/or the higher limits maintained by Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to City.

L. Subcontractor Insurance Requirements. Consultant shall require each of its subcontractors that perform Services under this Agreement to maintain insurance coverage that meets all of the requirements of this Section.

10. Mutual Cooperation.

A. City's Cooperation. City shall provide Consultant with all pertinent Data, documents and other requested information as is reasonably available for Consultant's proper performance of the Services required under this Agreement.

B. Consultant's Cooperation. In the event any claim or action is brought against City relating to Consultant's performance of Services rendered under this Agreement, Consultant shall render any reasonable assistance that City requires.

11. Records and Inspections. Consultant shall maintain complete and accurate records with respect to time, costs, expenses, receipts, correspondence, and other such information required by City that relate to the performance of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to City, its designees and representatives at reasonable times, and shall allow City to examine and audit the books and records, to make transcripts therefrom as necessary, and to inspect all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three years after receipt of final payment.

12. Termination of Agreement.

A. Right to Terminate. City has the right to terminate any portion or all of the Services under this Agreement at any time, at will, for any reason or no reason, after giving written notice to Consultant at least five (5) calendar days' prior written notice before the termination is to be effective. Consultant may terminate this Agreement at any time, at will, for any reason or no reason, after giving written notice to City at least 30 calendar days before the termination is to be effective.

B. Obligations upon Termination. Consultant shall cease all work under this Agreement on or before the effective date of termination specified in the notice of termination. City shall be immediately given title to and possession of all Work Product and original field notes, drawings and specifications, written reports and all other documents produced or developed pursuant to this Agreement. In the event of City's termination of this Agreement due to no fault or failure of performance by Consultant, City shall pay Consultant based on the percentage of work satisfactorily performed up to the effective date of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the Services required by this Agreement. Consultant shall have no other claim against City by reason of such termination, including any claim for compensation.

13. Force Majeure. Neither City nor Consultant shall be liable for any failure to perform its obligations under this Agreement if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to acts of God, embargoes, inability to obtain labor or materials or reasonable substitutes for labor or materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental action, civil commotion, fire or other casualty, or other causes beyond Consultant's reasonable control and not due to any act by Consultant. Consultant's lack of financial ability, in the absence of any of the foregoing events, shall not constitute a force majeure event.

14. Default.

A. Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default.

B. In addition to the right to terminate pursuant to Section 12, if the City Manager determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, City shall serve Consultant with written notice of the default. Consultant shall have ten calendar days after service upon it of the notice in which to cure the default by rendering a satisfactory performance. In the event that Consultant fails to cure its default within such period of time, City may, notwithstanding any other provision of this Agreement, terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

15. Notices. 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 Consultant'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:

TO CITY:	TO CONSULTANT:
City of Suisun City Department of Development Services	NBS Government Finance Group Attn: Stephanie Parson, CEO

Attn: [Jim Bermudez]
701 Civic Center Blvd.
Suisun City, California 94585

32605 Temecula Parkway, Suite.316
Temecula, CA 92592

COPY TO CITY ATTORNEY:

City of Suisun City
Attn: City Attorney
701 Civic Center Blvd.
Suisun City, California 94585

16. Non-Discrimination and Equal Employment Opportunity. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information, sexual orientation or other basis prohibited by law. Consultant will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, religious creed, sex, gender, gender identity, gender expression, marital status, national origin, ancestry, age, physical disability, mental disability, medical condition, genetic information or sexual orientation.

17. Prohibition of Assignment and Delegation. Consultant 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, which can be withheld for any reason. City's consent to an assignment of rights under this Agreement shall not release Consultant from any of its obligations or alter any of its primary obligations to be performed under this Agreement. Any attempted assignment or delegation in violation of this Section shall be void and of no effect and shall entitle City to terminate this Agreement. As used in this Section, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs.

18. No Third Party Beneficiaries Intended. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19. Waiver. No delay or omission to exercise any right, power or remedy accruing to City under this Agreement shall impair any right, power or remedy of City, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver of any breach, any failure of a condition, or any right or remedy under this Agreement shall be (1) effective unless it is in writing and signed by the Party making the waiver, (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy, or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

20. Final Payment Acceptance Constitutes Release. The acceptance by Consultant of the final payment made under this Agreement shall operate as and be a release of City from all claims and liabilities for compensation to Consultant for anything done, furnished or relating to Consultant's work or services. Acceptance of payment shall be any negotiation of City's check or the failure to make a written extra compensation claim within ten calendar days of the receipt of that check. However, approval or payment by City shall not constitute, nor be deemed, a release of the responsibility and liability of Consultant, its employees, subcontractors and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by City for any defect or error in the work prepared by Consultant, its employees, subcontractors and agents.

21. Corrections. In addition to the above indemnification obligations, Consultant shall correct, at its expense, all errors in the work which may be disclosed during City's review of Consultant's report or plans. Should Consultant fail to make such correction in a reasonably timely manner, such correction may be made by City, and the cost thereof shall be charged to Consultant. In addition to all other available remedies, City may deduct the cost of such correction from any retention amount held by City or may withhold payment otherwise owed Consultant under this Agreement up to the amount of the cost of correction.

22. Non-Appropriation of Funds. Payments to be made to Consultant by City for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that City does not appropriate sufficient funds for payment of Consultant's services beyond the current fiscal year, this Agreement shall cover payment for Consultant's services only to the conclusion of the last fiscal year in which City appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

23. Exhibits. Exhibits A and **B** constitute a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, or between a provision of this Agreement and a provision of Consultant's proposal, the provisions of this Agreement shall control.

24. Entire Agreement and Modification of Agreement. This Agreement and all exhibits referred to in this Agreement constitute the final, complete and exclusive statement of the terms of the agreement between the Parties pertaining to the subject matter of this Agreement and supersede all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by both Parties.

25. Headings. The headings in this Agreement are included solely for convenience of reference and shall not affect the interpretation of any provision of this Agreement or any of the rights or obligations of the Parties to this Agreement.

26. Word Usage. Unless the context clearly requires otherwise, (a) the words "shall," "will" and "agrees" are mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

27. Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance; provided, however, that the foregoing shall not be construed to limit or deprive a Party of the benefits of any grace or use period allowed in this Agreement.

28. Business Days. "Business days" means days Suisun City Hall is open for business.

29. 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 (whether contract, tort or both) shall be resolved in a superior court with geographic jurisdiction over the City of Suisun City.

30. Attorneys' Fees. In any litigation or other proceeding by which a Party seeks to enforce its rights under this Agreement (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing Party shall be entitled to recover all attorneys' fees, experts' fees, and other costs actually incurred in connection with such litigation or other proceeding, in addition to all other relief to which that Party may be entitled.

31. Severability. If a court of competent jurisdiction holds any provision of this Agreement to be illegal, invalid or unenforceable for any reason, the validity of and enforceability of the remaining provisions of this Agreement shall not be affected and continue in full force and effect.

32. Counterparts. This Agreement may be executed in multiple counterparts, all of which shall be deemed an original, and all of which will constitute one and the same instrument.

33. Corporate Authority. Each person executing this Agreement on behalf of his or her Party warrants that he or she is duly authorized to execute this Agreement on behalf of that Party and that by such execution, that Party is formally bound to the provisions of this Agreement.

[*SIGNATURE PAGE FOLLOWS*]

The Parties, through their duly authorized representatives are signing this Agreement on the date stated in the introductory clause.

City:

City of Suisun City,
a California municipal corporation

By: _____
Name: Bret Prebula
Title: City Manager

ATTEST:

By: _____
Name: Anita Skinner
Title: City Clerk

APPROVED AS TO FORM:

By: _____
Name: Patrick Enright
Title: City Attorney

APPROVED AS TO FISCAL IMPACT:

By: _____
Name: Lakhwinder Deol
Title: Finance Director

APPROVED AS TO CONTENT:

By: _____
Name: Nouae Vue
Title: Public Works Director

Consultant:

NBS Government Finance Group,
a California corporation

By: 
Name: Michael Rentner
Title: President

PROOF OF AUTHORITY TO BIND CONTRACTING PARTY REQUIRED

EXHIBIT A
SCOPE OF SERVICES

The following outlines the scope of services for Consultant's financial advisory services associated with the City's Request for Nexus Study of Master Fee Schedule.

Work Plan 1: Full Cost Recovery and User Fee Study for Master Fee Schedule Update

Our fee study methodology and calculations comply first and foremost with the provisions and guidance provided by **Article XIIIC, Section 1, of the California Constitution**. Article XIIIC defines the difference between charges that qualify as fees for services, as opposed to taxes. Fees for services (except for penalties and fees for entrance to or use of government property), qualify as such if the amount charged does not exceed the cost of providing the service.

User and/or regulatory fees represent cost recovery opportunities entirely within the City's control: revenues, which the City Council may, at its sole discretion upon public hearing, implement and/or modify without further public process or approval.

Based on our initial review of the City's Master Fee Schedule, as well as questions and answers communicated with the City about the RFP to date, we understand the following fees and charges will be included within the scope of the User Fee Study:

1. **Public Safety and Police Department:** administrative processing fees
2. **Fire Department:** administrative fees, sprinkler and alarm permits, development review, fire and life safety inspections, and operational permits
3. **Public Works Department:** plan and review fees for encroachment permits
4. **Recreation and Community Services Department:** administrative fees for special event permitting and support from all City Departments
5. **Building:** new construction inspection / permit fees, mechanical, plumbing and electrical permits, and miscellaneous building permits
6. **Planning:** various permits, maps and land use entitlements
7. **City Administration:** miscellaneous fees for copies, administrative processing fees, etc.

We will review all City fees that can be assessed on a time-per-task basis. Scope of review excludes parking rates, all types of fines/penalties, equipment and facility rental/use rates, recreation class and program fees, business license taxes, and fees charged by other agencies such as SSWA and FSSD.

The technical approach we will follow for this study aligns with industry standard methodology that has been utilized successfully in California successfully for decades. The following is a detailed task plan for completing the scope of services, that aligns with the main areas of focus stated in the City's RFP:

A. User Fee Study

The following tasks define the steps needed to complete the Fee Study:

TASK 1: PROJECT COMMENCEMENT AND DATA COLLECTION

Gather preliminary data as accessible through online resources and issue a consolidated data request to the City. Initial data requested will center on adopted budgets, recent financial performance (revenues and expenditures), current labor cost detail and classifications, organizational structures, existing relevant policies, existing time-tracking and workload data, and other items of a more global nature.

Conduct a project commencement meeting with City staff members who will oversee the progress, completion, and implementation of its findings. This meeting will include a discussion of expectations, process for conducting analyses, timeline, global data needs, established policies and procedures, and other topics.

TASK 2: FEE STRUCTURE REVIEW

Meet with each department responsible to review their existing fee structure and gather staff's ideas for modifying or enhancing current practices. Identify and recommend opportunities for streamlining fee structures as well as for addition of new fees that are in line with current practices seen in other agencies. Work with City staff to determine the most effective and efficient type of fee structure based on the organization and recommend revisions to existing fee structures including any deletion of fees, potential new fees, or changes in billing practices. Based on the results of this discussion, we will incorporate the list of fees to be evaluated into the fee model template.

TASK 3: FACILITATED DATA COLLECTION

Work directly with each department to initiate review of the organizational, workload, and time on task data needed to calculate the cost of providing each fee for service. We will first communicate the steps necessary to develop data for justifying fees. Staff will be asked to provide an estimate of time spent on various activities and services performed on an annual basis, as well as on each individual fee for service activity. We will explore software tracking and reporting capabilities that may enhance and streamline data collection efforts. Develop data collection materials and track progress weekly on data submittal activities. Enter data into the fee model and ensure that the cost-of-service analysis is defensible and reasonable. The product of this task will be a modeling of the complete organizational, performance, and time requirements for the services under review in this study.

TASK 4: COST OF SERVICE ANALYSIS

Determine the total estimated and reasonable cost of providing services on annual basis for each department studied, and segregate costs between fee-recoverable and non-fee recoverable services. The analysis will reflect all identifiable costs, such as:

- Direct Costs: Costs directly identifiable to the provision of a service, e.g., salaries and benefits for "hands on" activities such as processing, review, field inspection, etc.

- Indirect Costs: Applicable support costs for supervision, management, and administrative support as defined by the City's organizational structure and/or the City's annual Cost Allocation Plan.[1]

Calculate fully burdened hourly rates for each department involved in the Study. Rates will consider the applicability of productive hours or direct-billed hours as the basis for calculation, depending on the department or service analyzed.

Multiply the fully burdened hourly rates by the time estimates gathered in Task 3 to compute the full cost of each individual fee for service activity. The full cost of service defined by NBS serves as the analytically justified maximum amount that may be recovered through a user fee adopted by the City Council.

Cross check all data metrics in the fee model to ensure the fee program is structured to recover 100% of costs considered.

TASK 5. DRAFT REVIEW AND REVISION

Meet with each department to review the outcomes of the analysis. Drafts will detail all the assumptions and data utilized to calculate results as well as a comparison of each fee's cost recovery performance. Determine any necessary refinements to core assumptions, revise the fee model, and finalize the cost-of-service analysis. This task represents one planned iteration of the analytical work products. Obtain each department's final sign off on fee models.

TASK 6. RECOMMENDED PRICING REVIEW

Discuss pricing objectives from the City's perspective, i.e., comfort with full cost recovery or some alternative level of cost recovery. Facilitate this conversation by discussing public/private benefits or causation of each activity, potential market sensitivity, interaction with established City goals or policies, behavior modification influence, and other considerations. Collect data from the City regarding recommended fees, either at or below the 100% full cost recovery fee amount calculated by NBS. Model the recommended cost recovery performance per fee item, and annually for the City as a whole.

TASK 7. FINAL REPORT

Prepare a written report describing the complete work and findings of the project. Conduct a review session with City staff and members of the executive team to review the findings issued in the draft report. Incorporate edits and issue the final report.

TASK 8: MEETINGS AND PRESENTATIONS

Meetings with City Staff: The detailed work plan as described above includes sufficient meetings with City staff throughout the course of the Study to assist in development of draft results. We will meet

[1] City is responsible for providing a current overhead cost calculation such as a Cost Allocation Plan. If needed, NBS can perform an overhead cost analysis under a separate scope of services as listed in C. Cost Recovery Schedule.

with City staff as needed to complete the scopes of work. All meetings required to develop the final report will be managed remotely utilizing video conferencing tools as needed.

Public Presentations of Results: NBS will prepare presentation materials, conduct meetings to communicate outcomes, and facilitate an understanding of the Study's results and its implications for the City. For presentation of the Final Report to City Council, committees, or community stakeholders, the scope of services presented herein includes one (1) remotely conducted or in-person presentation.

B. Comparative Fee Survey

The RFP's requirement for preparation of a consolidated report that identifies present fees, recommended fees, percentage, change and cost recovery percentage, and revenue impacts is completed through work plan A. User Fee Study, above.

Policy makers often desire a comparison of fee amounts to neighboring jurisdictions. Presence of a comparison will ensure a smoother implementation process and provide a sense of the "market" rate for various services. We will utilize our expertise to compare similar user fees and charges in up to five (5) neighboring and comparable communities. A list of communities will be selected and approved by City staff. We will download the respective fee schedules from the Internet or make a reasonable attempt to contact each agency if needed for a copy of their current fee schedules. Complete a comparison of the fee categories and amounts, for the most readily comparable fee items that match the City's fee structure.

As needed, we can perform the comparison of the City's current fee structure and amounts during the work plan A. User Fee Study, Task 2. Fee Structure Review, to assist with identification of potential new fees and charges for services.

C. Cost Recovery Schedule

The RFP's requirement to establish a defensible, transparent, and equitable cost recovery framework that accurately accounts for the true cost of providing municipal services is completed through work plan tasks A. and B. as described above.

The following are two optional services that could be pursued by the City to enhance the scope of services for establishment of overhead rates and identification of appropriate tax subsidy levels. These services would require separate scope of services and pricing from the objectives included in this contract.

OPTIONAL TASK 1. OVERHEAD COST ALOCATION PLAN

Within Task A.4. Cost of Service Analysis, NBS will need to input Citywide overhead costs for into the fee models as a critical cost recovery component for full cost recovery. We can either use an existing Cost Allocation Plan that the City has prepared, or, we can complete a Cost Allocation Plan for use in the fee study or other City applications.

OPTIONAL TASK 2. FORMAL COST RECOVERY POLICY

It is important for the City to have a sound and consistent cost recovery policy that will serve as a management tool for establishing, implementing, and evaluating fees and charges. This policy ensures that the City's fees and charges are managed in a manner that will:

- Provide for the delivery of quality services
- Maintain and enhance service delivery
- Support a balanced budget through evaluation and review of the city's total estimated and reasonable cost of providing services
- Set fee amounts in accordance with local goals as pertains to code compliance, cost recovery, economic development, and community values
- Ensure that any action to establish, increase, or impose a fee is conducted in a manner that satisfies the requirements of state law

If requested, NBS will work with the City to establish a formal cost recovery policy for fees and charges to review and adopt with City Council. This policy sets forth cost recovery targets, timelines for fee increases, annual cost inflation adjustments, and frequency of comprehensive review for all city fees and charges.

We would begin by reviewing and editing the City's existing cost recovery policy document or drafting a new one. Once approved by City management, we are available to assist with presentation development and attendance at City Council meetings needed to adopt and implement the policy going forward.

Work Plan 2: Development Impact Fee Study

The specific scope of services offered in this contract for a Development Impact Fee Study is defined by the tasks described in the work plan that follows. That scope excludes legal, engineering, architectural, cost estimating and appraisal services.

Impact Fee Calculation Methods

Laws governing impact fees, including both court decisions and the California Mitigation Fee Act (Govt. Code Sections 66000 et seq.) require that local agencies imposing fees as a condition of development approval demonstrate that there is a reasonable relationship or "nexus" between those fees and the impact of a development project on facilities to be funded by the fees.

The required nexus for impact fees, as set forth in relevant court decisions, can be thought of as having three elements:

- **Need.** The City must show that development creates a need for the improvements funded by impact fees;

- **Benefit.** The City must show that development derives a benefit from the provision of improvements funded by impact fees, and:
- **Proportionality**. The City must show that the fees charged to a development project are proportional to the impact of that project on facilities funded by the impact fees.

The "reasonable relationship" requirements contained in Section 66001 of the California Mitigation Fee Act address the same elements in different language

Any one of several methods may be used to calculate impact fees for a particular type of facility. The choice of an appropriate method may depend on the availability of information and how the impact of development is to be measured.

Important Recent Developments

Our work plan will incorporate review and discussion of requirements of several new laws enacted by the State of California as well as recent and pending court decisions affecting impact fees such as:

- SB 330 - The Housing Crisis Act of 2019 which prohibits the imposition of new approval requirements on a housing development project once a preliminary application has been submitted.
- AB 1483 – Housing Data: Collection and Reporting which requires that a city, county or special district must post on its website a current schedule of its fees and exactions, as well as associated nexus studies and annual reports. Updates must be posted within 30 days
- SB 13 – Accessory Dwelling Units which prohibits the imposition of impact fees on accessory dwelling units (ADUs) smaller than 750 square feet and to require that impact fees for ADUs of 750 square feet or more must be proportional to the square footage of the primary dwelling unit.
- AB 602 – Amendments to the Planning and Land Use Law and the Mitigation Fee Act which imposes several new requirements for impact fees that went into effect in 2022. Read our article here for a summary of implications:
- Recent and pending court decisions affecting impact fees, such as:
    - *Boatworks LLC vs. City of Alameda*
    - *Walker v. City of San Clemente*
    - *Hamilton and High v. City of Palo Alto*
    - *Sheetz v. County of El Dorado*

Impact Fees Covered by this Contract

The following impact fees as listed in the City's current Master Fee Schedule will be addressed:

- Fire Facilities & Equipment
- Municipal Facilities & Equipment
- Offsite Street Improvement Program (OSSIP)
- Park Land and Park Improvements

- Police Facilities & Equipment

We are also available to discuss current or planned infrastructure with the City that could lead to identification of new fees, and the data available to support a solid nexus for new fees. The Mitigation Fee Act does not limit the types of capital improvements for which impact fees may be charged. It defines public facilities very broadly as including "public improvements, public services and community amenities." Although the issue is not specifically addressed in the Mitigation Fee Act, it is clear both in case law and statute (see Government Code Section 65913.8) that impact fees may not be used to pay for ongoing maintenance or operating costs. Consequently, the fees calculated in this report are based on the cost of capital assets only.

Information to be Provided by the City

The work to be performed by the Consultant on this impact fee study will depend heavily on information to be provided by the City. Among the types of information that may be needed by the Consultant for this study are:

- The current General Plan, and any specific plans or other relevant planning studies
- Data on the amount of existing development and planned future development in the study area, by land use type
- The Capital Improvement Program, level of service policies, facility master plans and other facility planning data, plus inventories of existing facilities, vehicles and equipment of types to be funded by impact fees[2]
- Cost estimates for land, capital improvements, vehicles, and/or equipment to be funded by impact fees
- Information on capital improvement funding sources and financing plans and any outstanding debt related to existing capital facilities

This contract assumes that all information needed to perform the work covered by the scope of this contract will be provided by the City or is readily available from other sources such as the U.S. Census Bureau or the California Department of Finance.

The following tasks comprise the detailed work plan for this impact fee study. These tasks represent the typical requirements of an impact fee study and may be adjusted to meet the needs of this project.

TASK 1. KICKOFF MEETING/PROJECT INITIATION

To kickoff this study, the Project Manager will attend a kickoff meeting with key City staff and carry out other activities required to initiate the study, including:

- Discuss the goals, work plan and schedule for the project
- Establish coordination, communication and reporting procedures
- Conduct initial interviews with key City staff members

[2] A new provision in Section 66016.5, which was added by AB 602 in 2021, requires that large jurisdictions adopt a capital improvement plan as part of an impact fee study. “Large jurisdiction” means a county of 250,000 or more or any city within that county. Large jurisdictions (counties over 250,000 and cities within those counties) must adopt a capital improvement plan as part of the nexus study.

- Evaluate available information resources
- Review the existing impact fee program and identify any issues of concern to the staff, City Council members or stakeholders
- Assess the City's current development patterns and growth potential

Also, upon project initiation, we plan to review impacts and explore methodology options relating to fee programs as a result of recent legislative changes such as AB 602 and legal decisions such as Sheetz v. County of El Dorado. We request the City involve legal counsel at this time to assist in discussion and direction setting for the study that will best serve the City's needs.

TASK 2. COMPILE DATA ON EXISTING AND FUTURE DEVELOPMENT

In this task, the Consultant will collect, review, organize and analyze data on existing and future development in the City and compile it in a form useful for this study. Steps in that process may include:

- Establish boundaries of the study area to be used in the analysis (e.g., existing City vs. sphere of influence)
- Define the breakdown of land use types to be used in the study
- Analyze land use data provided by the City to establish a baseline of existing development and a forecast of future development by land use type
- Identify demand variables and specify demand factors that will be used to represent the impact of development in the impact fee calculations
- Prepare development data tables to incorporate into the fee calculation model and the study report

TASK 3. FACILITY NEEDS ANALYSIS

Using forecasts of future development from Task 2, the Consultant will review the Capital Improvement Program and facility master plans and work with staff to identify new facilities, facility expansions, vehicles and equipment needed to serve future development. Steps in that process will include the following:

- Review adopted level-of-service standards and actual service levels for relevant facility types
- Work with City staff to identify the operative level of service standard to be used in the impact fee analysis for each facility type
- Identify any existing deficiencies or available capacity relative to the selected level of service standard
- Project the additional service demand that will be created by new development, based on selected service levels
- Translate service demand into facility needs by facility type
- Compile cost estimates for relevant facilities and other assets
- Identify costs eligible for impact fee funding

TASK 4. IMPACT FEE ANALYSIS

Using the information developed in Tasks 2 and 3, we will conduct the impact fee analysis and calculate impact fees by land use type for each type of facility addressed in the study. That process typically includes these steps:

- Review the methods used to calculate existing impact fees and consider alternative methods where appropriate
- A critical new requirement of AB 602 (Govt. Code Section 66016.5) is that residential impact fees must be calculated proportionately to the square footage of units unless another method is justified by specific findings. We will work with the City early in the study process to determine the most appropriate way to satisfy that requirement.
- Construct a spreadsheet fee calculation model incorporating data on existing and future development, demand factors and costs for land, buildings and other capital assets relevant to the fee calculations.
- Specify formulas in the model to allocate facility costs in proportion to the impact of new development by land use type
- Calculate a cost per unit of service for each facility type
- Convert the cost per unit of service into a schedule of impact fees per unit of development, by development type
- Project potential revenue from the proposed fees

TASK 5. FEE COMPARISON

NBS will utilize their industry expertise comparing similar impact fees in up to five (5) neighboring and comparable communities. A list of communities will be selected and approved by City staff. We will download their respective fee schedules and supporting studies from the Internet. If schedules and supporting studies are not available on the Internet, we will make a reasonable attempt to contact the agency to obtain that information. We will then compile a comparison of the fee categories and amounts, for the most readily comparable fee items that match the City's existing and proposed impact fees.

TASK 6. DRAFT AND FINAL STUDY REPORTS

The impact fee study report will explain the data, methodology and formulas used in the fee calculations and document the nexus between the proposed fees and the impacts of development for each type of impact fee calculated in the study

As the study progresses, the Consultant will submit preliminary drafts of portions of the study report for review and comment by City staff. Once all sections are in draft form, an administrative draft of the entire study report, incorporating any previous staff comments, will be submitted for review. Then a final draft document will be prepared for the City Council and public review. If necessary, additional changes will be incorporated into the final study report.

The study report will include the following components:

- An Executive Summary including summary impact fee tables

- A chapter discussing the legal requirements for impact fees and methods used to calculate the fees
- A chapter presenting data on existing and future development in the study area and the factors used to measure the impacts of development on individual facility types.
- A separate chapter for each type of fee presenting the data and methodology used in the analysis, a detailed explanation the impact fee calculations, and documentation of the nexus
- A chapter on implementation recommendations, covering steps needed to comply with the Mitigation Fee Act through proper administration of the impact fees, including but not limited to:
    - Findings and enactment of fees
    - Collection and expenditure of fees
    - Accounting and reporting requirements
    - Administrative appeals, waivers, and exemptions
    - Credits and reimbursements for developer-provided facilities
    - Updating and indexing the fees
    - Recovery of administrative costs for the impact fee program

Deliverables include: (1) Preliminary chapter drafts; (2) a complete draft report for staff review; (3) a final draft report for City Council and public review; (4) the final report. All drafts and the final report will be submitted electronically in .pdf format. Five bound copies and one unbound copy of the final report will be provided. All original Microsoft Word and Excel files will be provided to the City at completion of the work if requested.

TASK 7. MEETINGS

Meetings with City Staff: The detailed work plan described above includes sufficient meetings with City staff throughout the course of the Study to assist in development of draft results. We will meet with City staff as needed to complete the scopes of work. All meetings required to develop the final report will be managed remotely utilizing video conferencing tools as needed.

Public Presentations of Results: NBS will prepare presentation materials, conduct meetings to communicate outcomes, and facilitate an understanding of the Study's results and its implications for the City. For presentation of the Final Report to City Council, committees, or community stakeholders, the scope of services presented herein includes one (1) remotely conducted or in-person presentation.

If tasks requested by City do not require all the above services to be provided, the specific scope of services for such tasks shall be limited to just those services required to complete the tasks.

EXHIBIT B
APPROVED FEE SCHEDULE

REQUEST FOR PROPOSAL – CITY OF SUISUN CITY
NEXUS STUDY OF MASTER FEE SCHEDULE

ATTACHMENT A – Proposal Pricing Form

Work Plan 1: Full Cost Recovery and User Fee Study for Master Fee Schedule Update Work Plan

	Hours	Standard Hourly Rates	Quoted Hourly Rates	Total
NBS Director	35	$225		$7,875
NBS Senior Consultant	113	$190		$21,470
Impact Fee SME, Colgan	0	$150		$0
NBS Analysts	111	$140		$15,540
Other (Specify):				
Sub-Total	259			$44,885
Out-of-Pocket Expenses (travel as needed, not to exceed)	N/A	N/A	N/A	$1,000
Total All-Inclusive Maximum Price	N/A	N/A	N/A	$45,885

Work Plan 2: Development Impact Fee Study

	Hours	Standard Hourly Rates	Quoted Hourly Rates	Total
NBS Director	78	$225		$17,550
NBS Senior Consultant	0	$190		$0
Impact Fee SME, Colgan	150	$150		$22,500
NBS Analysts	12	$140		$1,680
Other (Specify):				
Sub-Total	240			$41,730
Out-of-Pocket Expenses (travel as needed, not to exceed)	N/A	N/A	N/A	$1,000
Total All-Inclusive Maximum Price	N/A	N/A	N/A	$42,730

Price includes delivery, labor, tools, equipment, materials, and other charges to complete all proposed deliverables. After award of contract to successful proposer, prices remain firm until completion of contract negotiations.

This proposal is binding for 90 days after the proposal submittal deadline (by 5:00pm on March 27, 2025)

Detailed Budget

Our professional fees are based on our understanding of the City's needs and the effort we believe is necessary to complete the scope of services/task plan described.

For this effort, we propose a professional fee of $**88,615.** A fixed fee contract amount enables the City to have full disclosure and budget for the project. The project budget below provides estimates of hours allocated for each task and what is included in each project task.

PROJECT COST DETAIL | SUISUN CITY	**Consultant Labor (Hours)**				**Grand Totals**	
Task Plan	NBS Director	NBS Senior Consultants	Impact Fee Subject Matter Expert	NBS Analysts	Consultant Labor (Hours)	Consultant Costs ($)
Hourly Rate	*$225*	*$190*	*$150*	*$140*		
Work Plan 1: Full Cost Recovery and User Fee Study for Master Fee Schedule Update						
A. User Fee Study						
1 - Project Commencement & Data Collection	1.0	1.0	0.0	1.0	3.0	555
2 - Fee Structure Review	8.0	20.0	0.0	16.0	44.0	7,840
3 - Facilitated Data Collection	2.0	28.0	0.0	24.0	54.0	9,130
4 - Cost of Service Analysis	8.0	20.0	0.0	16.0	44.0	7,840
5 - Draft Review and Revision	8.0	16.0	0.0	12.0	36.0	6,520
6 - Recommended Pricing Review	2.0	8.0	0.0	8.0	18.0	3,090
7 - Final Report	2.0	12.0	0.0	12.0	26.0	4,410
8 - Meetings and Presentations						
Tasks 1 - 8		included above				
City Council / Implementation	4.0	4.0	0.0	2.0	10.0	1,940
Travel Expense (as needed, not to exceed)						1,000
B. Comparative Fee Survey						
All Tasks	0.0	4.0	0.0	20.0	24.0	3,560
C. Cost Recovery Schedule (Optional Services)						
See Additional Services Section						
Subtotal Work Plan 1	**35.0**	**113.0**	**0.0**	**111.0**	**259.0**	**$ 45,885**
Work Plan 2: Development Impact Fee Study						
1 - Kickoff Meeting/Project Inititation	4.0	0.0	4.0	0.0	8.0	1,500
2 - Compile Data	12.0	0.0	30.0	0.0	42.0	7,200
3 - Facility Needs Analysis	16.0	0.0	24.0	0.0	40.0	7,200
4 - Impact Fee Analysis	24.0	0.0	40.0	0.0	64.0	11,400
5 - Fee Comparison	2.0	0.0	20.0	4.0	26.0	4,010
6 - Draft and Final Study Reports	16.0	0.0	24.0	6.0	46.0	8,040
7 - Meetings*						
Tasks 1 - 5		included above				
City Council / Implementation	4.0	0.0	8.0	2.0	14.0	2,380
Travel Expense (as needed, not to exceed)						1,000
Subtotal Work Plan 2	**78.0**	**0.0**	**150.0**	**12.0**	**240.0**	**$ 42,730**
TOTAL NOT TO EXCEED PROJECT COST	**113.0**	**113.0**	**150.0**	**123.0**	**499.0**	**$ 88,615**

Rates

The following hourly rates derive the overall not-to-exceed pricing for the requested scope of services. Rates are inclusive of all costs associated with professional time, such as document production, and incidentals. Travel expenses, if required, would be approved and charged separately. These rates will apply for the duration of our contract:

Title	Hourly Rate
Director - NBS	$225
Senior Consultant – NBS	$190
Impact Fee Subject Matter Expert	$150
Project Analyst/Consultant - NBS	$140

Optional Services

For the optional services mentioned Scope of Services, to include an overhead cost allocation plan and/or a formal cost recovery policy, a separate scope and professional fee proposal can be developed if the City is interested in discussing further.

Invoicing

We invoice on a monthly basis, following recorded consultant time on the project, paralleling our completion of the work. At no time will we invoice for charges in excess of the fee to which the City and NBS mutually agree. Should the City specifically request additional services beyond those described in this document, we will discuss those requests and associated costs at that later time and only invoice for additional fees upon separate written authorization from the City.

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AGENDA ITEM NO. 9.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Sanbell for the Highway Safety Improvement Program (HSIP) Cycle 12 Rectangular Rapid Flashing Beacon and Fire Station Advance Warning System Upgrade Project.

FISCAL IMPACT: There will be no impact to the City's General Fund as a result of this item. The cost proposal of $43,074, plus contingencies, for Sanbell to develop the Plans, Specifications, and Cost Estimates (PS&E) for the Rectangular Rapid Flashing Beacon and Fire Station Advance Warning System Upgrade Project (Project No. HSIPSL-5032(041)) will be fully funded through two sources. Specifically, the project is supported by a combination of funds from the Highway Safety Improvement Program (HSIP) Cycle 12 grant and the Off-Site Street Improvement Program (OSSIP). These funding sources have been allocated for eligible transportation safety improvements and will cover the entire cost of the design contract.

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

BACKGROUND: On February 21, 2025, the City was awarded a total of $349,920 in HSIP Cycle 12 grant funds to support the design and construction of the Rectangular Rapid Flashing Beacon and Fire Station Advance Warning System Upgrade Project. The total estimated cost of the project is approximately $389,000.

As required by the HSIP grant guidelines, the City is responsible for covering any amount that exceeds the awarded grant and must provide a minimum local match of 10% of the total project cost. The City will meet these obligations using Off-Site Street Improvement Program (OSSIP) funds, which will cover any additional costs beyond the grant award and the required minimum 10% local match.

STAFF REPORT: This Safe Routes to School Project involves two distinct safety improvements at separate locations along Pintail Drive. The goal is to enhance pedestrian and traffic safety for students and emergency personnel in areas identified as high priority by the community and the Safe Routes to School Task Force.

The Project overview is as follows:

1) Installation of Pedestrian Safety Improvements at Pintail Drive and Crane Drive
This location fronts Goepp Park and Dan O. Root Elementary School. Improvements will include Rectangular Rapid Flashing Beacons (RRFBs), curb extensions, Americans with Disabilities Act (ADA)-compliant curb ramps, high-visibility crosswalks and warning signage.

Pintail Drive is a major collector road and a well-traveled route for students walking or biking to school. The intersection at Crane Drive has been identified by the Safe Routes to School Task Force as a priority location for safety enhancements due to its proximity to the school and the volume of

pedestrian activity. Nearby residents have also expressed concerns about safety at this crossing.

Although a formal crash analysis has not been conducted for this intersection, installing RRFBs and associated pedestrian infrastructure will significantly improve visibility and safety. The enhancements will increase sight distance and alert drivers to crossing pedestrians, reducing the likelihood of conflicts. These upgrades will also complement the recently installed RRFBs in front of Dan O. Root Elementary School on Harrier Drive, just north of Osprey Way.

2) Upgrade of Fire Station Advance Warning System on Pintail Drive

The second improvement is at the Suisun City Fire Station, also located on Pintail Drive—a designated Safe Route to School for students attending nearby Suisun Elementary School. The fire station requires an upgraded emergency warning system to ensure safe and timely responses during emergencies.

Currently, the station's warning devices activate to alert motorists when emergency vehicles are exiting onto Pintail Drive. The devices are also activated when the fire equipment return to the station and backup into the parking bays. However, recent observations indicate that some motorists and pedestrians are not yielding appropriately, posing safety risks. Several deficiencies in the existing system contribute to this problem:

a) Reliability Issues - The current system is solar-powered and has been unreliable. Frequent maintenance is required, including cleaning of solar panels and replacement of batteries. A new system will be connected to a consistent power source to improve functionality.

b) Visibility Limitations - Existing devices are not sufficiently visible to motorists. Mounting new warning lights on mast arms should be considered to improve visibility and effectiveness.

c) Lack of Pedestrian Alerts - The current system is focused on vehicles and does not adequately warn pedestrians. New devices should be designed to address both motorist and pedestrian safety.

d) Inadequate Pavement Markings - Pavement striping associated with the warning system is minimal. Enhancements should include improved striping to reinforce motorist awareness.

Upgrading these components will significantly improve the visibility and reliability of the fire station's warning system, helping to ensure that both motorists and pedestrians respond appropriately. This will enhance safety for emergency responders as well as the surrounding community, especially schoolchildren traveling along this designated safe route.

Sanbell previously prepared the Plans, Specifications, and Cost Estimates (PS&E), also referred to as construction documents, for the HSIP Cycle 10 Rectangular Rapid Flashing Beacon (RRFB) Project, which included three locations, one of which was Location #1 at Pintail Drive and Crane Drive. However, due to budget constraints and higher-than-expected bid results, Location #1 was ultimately excluded from the final scope of the Cycle 10 project.

Given that this current project is funded through the State-administered Highway Safety Improvement Program (HSIP), there is no requirement to solicit competitive proposals from multiple consultants. Contracting directly with Sanbell is in the City's best interest, as the firm is already highly familiar with the project site at Location #1 and previously developed construction documents for this location. Their prior involvement positions them well to efficiently update and modify the existing PS&E for Location #1. In addition, Sanbell will coordinate with both the Fire Department and Public Works Department to design the necessary upgrades for the advance warning system at the Suisun City Fire Station (Location #2).

The City has negotiated a design cost with Sanbell in the amount of $43,074 for preparing the construction documents for the HSIP Cycle 12 Project. To account for potential adjustments in project

scope or unforeseen work during the design phase, a contingency of $6,926 (approximately 15%) is recommended. This brings the total not-to-exceed contract amount to $50,000.

Of this amount, $36,000 will be funded through the HSIP Cycle 12 grant allocation designated for design services. The remaining $14,000, including the full contingency amount, will be covered using Off-Site Street Improvement Program (OSSIP) funds.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2025-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Sanbell for the Highway Safety Improvement Program (HSIP) Cycle 12 Rectangular Rapid Flashing Beacon and Fire Station Advance Warning System Upgrade Project.

DOCUMENTS ATTACHED:

1. Council Resolution No. 2025-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Sanbell for the Highway Safety Improvement Program (HSIP) Cycle 12 Rectangular Rapid Flashing Beacon and Fire Station Advance Warning System Upgrade Project.
2. Location Map.

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

ATTACHMENTS:

1. 2025 - HSIP Cycle 12 Design Contract Award Resolution Attachment 1.docx
2. 250715 HSIP Cycle Design Contract Award Location Map Attachment 2
3. Agreement - HSIP Cycle 12 RRFB & Fire Station Advance Warning System Upgrade.pdf

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RESOLUTION NO. 2025-

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 SANBELL FOR THE HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) CYCLE 12 RECTANGULAR RAPID FLASHING BEACON AND FIRE STATION ADVANCE WARNING SYSTEM UPGRADE PROJECT

WHEREAS, the City applied for funds from the Highway Safety Improvement Program (HSIP) Cycle 12 grant program to cover the design and construction costs of the Rectangular Rapid Flashing Beacons and Fire Station Advance Warning System Upgrade Project (Project), Project No. HSIPL-5032(041), estimated at a cost of $389,000; and

WHEREAS, the City's grant application was approved and was awarded $349,920 in HSIP Cycle 12 grant funds with the City required to provide a minimum 10% local match to cover the amount exceeding the awarded grant allocation; and

WHEREAS, to meet the obligation to provide the required minimum local match of 10%, the Project will utilize Off-Site Street Improvement Program (OSSIP) funds; and

WHEREAS, the Project is a Safe Routes to School Project that involves two distinct safety improvements at separate locations along Pintail Drive; and

WHEREAS, on Pintail Drive at Crane Drive, the project improvements will include Rectangular Rapid Flashing Beacons (RRFBs), curb extensions, American with Disabilities Act (ADA)-compliant curb ramps, high-visibility crosswalks and warning signage; and

WHEREAS, on Pintail Drive fronting the fire station, the Project will upgrade the existing emergency warning system to ensure safe and timely responses during emergencies; and

WHEREAS, Sanbell has previously prepared the Plans, Specifications, and Cost Estimates (PS&E) for the HSIP Cycle 10 Rectangular Rapid Flashing Beacon (RRFB) Project, which included three locations, one of which was at Pintail Drive at Crane Drive; and

WHEREAS, the Pintail Drive at Crane Drive location was excluded from the final scope of that HSIP Cycle 10 project due to budget constraints and higher-than-expected bid results; and

WHEREAS, it is in the City's best interest to contract directly with Sanbell on the HSIP Cycle 12 project without soliciting competitive proposals from multiple other consultants as their prior involvement positions them to efficiently update and modify the PS&E they previously prepared; and

WHEREAS, City staff has negotiated a design cost of $43,074 with Sanbell which City staff deems a reasonable amount to perform the necessary engineering services for the Project and is within the available budget.

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 Sanbell for the Rectangular Rapid Flashing Beacons and Fire Station Advance Warning System Upgrade Project, Project No. HSIPL-5032(041), in the amount of $43,074, plus a contingency of $6,926 (approximately 15%) to account for potential adjustments in project scope or unforeseen work during the design phase, for a total not-to-exceed contract amount of $50,000, 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 15th of July 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 15th day of July 2025.

_____
Anita Skinner
City Clerk

LOCATION MAP
Highway Safety Improvement Program (HSIP) Cycle 12
Rectangular Rapid Flashing Beacons and Fire Station Advance Warning System Upgrade Project
Project No. HSIPL-5032(041)



CITY OF SUISUN CITY
CONTRACT SERVICES AGREEMENT FOR
THE HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) CYCLE 12
RECTANGULAR RAPID FLASHING BEACON AND FIRE STATION ADVANCE WARNING SYSTEM UPGRADE PROJECT

THIS CONTRACT SERVICES AGREEMENT (herein "Agreement") is made and entered into on _____ 2025, by and between the CITY OF SUISUN CITY, a municipal corporation ("City") and SANBELL ("Consultant"). City and Consultant may be referred to, individually or collectively, as "party" or "parties."

NOW, THEREFORE, the parties hereto agree as follows:

1. SERVICES OF CONSULTANT

1.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, the Consultant shall perform the work or services set forth in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by reference. Consultant warrants that it has the experience and ability to perform all work and services required hereunder and that it shall diligently perform such work and services in a professional and satisfactory manner.

1.2 Compliance With Law. All work and services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental agency of competent jurisdiction.

1.3 California Labor Law. If the Scope of Services includes any "public work" or "maintenance work," as those terms are defined in California Labor Code section 1720 *et seq.* and California Code of Regulations, Title 8, Section 16000 *et seq.*, and if the total compensation is $1,000 or more, Consultant shall pay prevailing wages for such work and comply with the requirements in California Labor Code section 1770 *et seq.* and 1810 *et seq*., and all other applicable laws.

1.4 Licenses, Permits, Fees and Assessments. Consultant shall obtain at its sole cost and expense such licenses, permits, and approvals as may be required by law for the performance of the services required by the Agreement.

1.5 Special Requirements. Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

2. COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference, but not exceeding the maximum contract amount of **$43,074 (Forty-Three Thousand Seventy-Four Dollars)** ("Contract Sum").

2.2 Invoices. Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall contain all information specified in Exhibit "C", and shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, City will use its best efforts to cause Consultant to be paid within forty five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by the City of any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.3 Additional Services. City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual cost of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum but not exceeding a total contract amount of Five Thousand Dollars ($5,000) or in the time to perform of up to ninety (90) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. No claim for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

3. PERFORMANCE SCHEDULE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement.

3.2 Schedule of Performance. Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding thirty (30) days cumulatively.

3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy,

unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one year from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D"). [The City may, in its sole discretion, extend the Term for five (5) additional one-year terms.]

4. COORDINATION OF WORK

4.1 Representative of Consultant. Robert Broestl, Vice President, Anoop Admal, Principal, and Daniel Leary, Principal are hereby designated as being the representative of Consultant authorized to act on its behalf with respect to the work and services specified herein and make all decisions in connection therewith. All personnel of Consultant and any authorized agents shall be under the exclusive direction of the representative of Consultant. Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, and shall keep City informed of any changes.

4.2 Contract Officer. ~~Aaron Roth~~Bret Prebula, City Manager, or such person as he may designate, is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and to make all decisions in connection therewith ("Contract Officer").

4.3 Prohibition Against Subcontracting or Assignment. Consultant shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

4.4 Independent Consultant. Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth. Consultant shall perform all services required herein as an independent contractor of City with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City, or that it is a member of a joint enterprise with City.

5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages. Without limiting Consultant's indemnification of City, and prior to commencement of any services under this Agreement, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $1,000,000 combined single limit for each accident.

(c) Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(d) Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

5.2 General Insurance Requirements.

(a) Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

(b) Duration of coverage. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property,

which may arise from or in connection with the performance of the Services hereunder by Consultant, its agents, representatives, employees or subconsultants.

(c) Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(e) Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(g) Enforcement of contract provisions (non-estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements not limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for

nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(k) Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(l) Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass through clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

(n) Agency's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(o) Self-insured retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(p) Timely notice of claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(q) Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification. To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property,

losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, except claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records. Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services and shall keep such records for a period of three years following completion of the services hereunder. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records.

6.2 Reports. Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement or as the Contract Officer shall require.

6.3 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than the City without prior written authorization from the Contract Officer.

(b) Consultant shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives the City notice of such court order or subpoena.

(c) If Consultant provides any information or work product in violation of this Agreement, then the City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify the City should Consultant be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party

regarding this Agreement and the work performed thereunder. The City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with the City and to provide the City with the opportunity to review any response to discovery requests provided by Consultant.

6.4 Ownership of Documents. All studies, surveys, data, notes, computer files, reports, records, drawings, specifications, maps, designs, photographs, documents and other materials (the "documents and materials") prepared by Consultant in the performance of this Agreement shall be the property of the City and shall be delivered to the City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by the City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Solano, State of California. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Eastern District of California, in the County of Solano, State of California.

7.2 Disputes; Default. In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article.

7.3 Legal Action. In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et. seq. and 910 et. seq., in order to pursue any legal action under this Agreement.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.4 Termination Prior to Expiration of Term. This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder, but not exceeding the compensation provided therefore in the Schedule of Compensation Exhibit "C". In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.5 Termination for Default of Consultant. If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 7.2, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated.

8. MISCELLANEOUS

8.1 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class in the performance of this Agreement. Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, or other protected class

8.2 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount, which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.3 Notice. Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City,

to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Suisun City, 701 Civic Center Blvd., Suisun City, CA 94585, and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

8.4 Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

8.5 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

8.6 Waiver. No delay or omission in the exercise of any right or remedy by non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

8.7 Attorneys' Fees. If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which any be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees, whether or not the matter proceeds to judgment.

8.8 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

8.9 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

8.10 Warranty & Representation of Non-Collusion. No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation,

partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials _____

8.11 Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[Signatures On The Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:

CITY OF SUISUN CITY, a municipal corporation

_____
Bret Prebula, City Manager

ATTEST:

_____
Donna Pock, Deputy City Clerk

APPROVED AS TO FORM:
~~ALESHIRE & WYNDER, LLP~~RICHARDS WATSON GERSHON

_____
~~Elena Q. Gerli~~Patrick L. Enright, City Attorney

CONSULTANT:

SANBELL

By:_____
Name: Daniel Leary
Title: Principal

By:_____
Name: Anoop Admal
Title: Principal

Address: 2290 Diamond Blvd., Suite 100
Concord, CA 94520

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONSULTANT'S BUSINESS ENTITY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SOLANO

On _____, 2024 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SOLANO

On _____, 2024 before me, _____, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

_____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will provide design services for pedestrian crossing improvements on Pintail Drive at Crane Drive as well as for the upgrade of the fire station advance warning system. In general, Consultant will perform the following services:

A. **Kick-off Meeting**. Consultant will meet with City staff to review the purpose of the project, define the scope of work and project goals. An initial project schedule will be developed and submitted to Staff at the meeting.

Deliverables: Kick-off meeting minutes and updated project schedule within one week of the meeting.

B. **Pre-Design Research and Preliminary Design Layout**. Consultant will establish design criteria, project objectives, layout, and key components of the project. This work includes preliminary site investigation, and initial cost estimates. The project will meet Caltrans, California Manual on Uniform Traffic Control Devices and City of Suisun City design standards. Some of the design parameters to be considered are rectangular rapid flashing beacon (RRFB) systems including pedestrian pushbutton locations in relation to curb ramps, drainage improvements at curb returns, audible pedestrian systems, advance warning signs, advance yield markings, and signing and striping improvements.

Deliverables: Preliminary design, outline of intersection configuration, and initial cost estimate.

C. **Design Development.** Following the City's selection of the proposed intersection layout, Design Team will incorporate recommendations and comments from review of Preliminary Design to develop 75% construction documents, and revise opinion of probable construction costs. Consultant will work closely with City staff to resolve the final site layout and pole locations during the preliminary design phase, such that there are no layout changes during the 75% design phase. Consultant will identify and coordinate work with utility agencies for any utilities in conflict. Construction drawing layouts will be furnished in the latest released AutoCAD version using City format. Specifications will be prepared in the City's standard format and in accordance with California Department of Transportation (Caltrans) Standard Specifications.

Deliverables: 75% plans, specifications, and estimates - Two hard copies.

D. **Final 100% Bid Set Documents.** Incorporate recommendations and comments from review of 75% design into final drawings and specifications ready for construction. Prepare an estimated cost of construction.

Deliverables: Wet-signed Final plans, specifications, and estimates-Two hard copies.

EXHIBIT "B"

SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

Added text is indicated in ***bold italics***, deleted text is indicted in ~~strikethrough~~.

I. Section 2.3, Additional Services, is amended to read:

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual cost of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum ~~but not exceeding a total contract amount of Five Thousand Dollars ($5,000)~~ or in the time to perform of up to ninety (90) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. No claim for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

II. Section 5.3, Indemnification, is amended to read:

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") ~~that may be asserted or~~ claimed by any person, firm or entity ~~arising out of or in connection with~~ ***to the extent caused by*** the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, except claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Consultant shall perform the following Services at the following rates:

Suisun City HSIP Cycle 12 - RRFB & Flashing Beacon Project																ODCs	Mark Ups	Total
Task	Task Description	Prin Eng II	Prin Eng I	Prof. Eng II / Traffic Eng	Eng III	Eng I	Assist Eng III	Assist Eng I	Survey Tech III	Survey Tech II	Prof Land Surv	Survey Coordinator	Three-person survey crew	Total Hours	Total Labor Costs	Traffic Engineer	Other Direct Costs	10% Sub Mark Up	Total Fee
		$280	$248	$228	$202	$166	$162	$138	$180	$156	$248	$180	$394						
1	Flashing Beacon & RRFB Project																		
1.1	Site Meeting to review Flashig Beacon		4											4	$992	$500	$100	$60	$1,652
1.2	Draft Plans, Specifications, and Cost Estimate	0.5	3	32		40							8	84	$17,972	$4,000		$400	$22,372
1.3	Final Bid Plans, Specifications, and Cost Estimate	0.5	3	16		24								44	$8,516	$3,000		$300	$11,816
2	Bidding and Construction Support Services																		
2.1	Bid Support			4										4	$912			$0	$912
2.2	Construction Support		1	16				12						29	$5,552	$700		$70	$6,322
		1	**11**	**68**	**0**	**64**	**0**	**12**	**0**	**0**	**0**	**0**	**8**	**164**	**$33,944**	**$8,200**	**$100**	**$830**	**$43,074**

II. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task subbudget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 2.3.

III. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:

A. Line items for all the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

IV. The total compensation for the Services shall not exceed the Contract Sum as provided in Section 2.1 of this Agreement.

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Consultant shall perform all services timely in accordance with the following schedule: Sanbell shall complete the construction documents within 90 calendar days of receiving written Notice to Proceed.

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AGENDA ITEM NO. 10.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-___: Accepting a Grant of Public Utility Easement from One Harbor Center, A California Limited Partnership, for a Portion of 1 Harbor Center (APN 0032-061-400) to Facilitate the Completion of the Dental Office Private Development at APN 0032-061-390.

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

STRATEGIC PLAN: Develop Sustainable Economy. Ensure Public Safety. Provide Good Governance. Ensure Fiscal Solvency. Enhance Environment.

BACKGROUND: Pursuant to California Government Code Sections 7050 and 66477.1, the City has the discretionary authority to accept the dedication of real property for the establishment of public utility easements (P.U.E.).

To advance a private development project — a dental office currently under construction — on Assessor's Parcel Number (APN) 0032-061-390, One Harbor Center, a California Limited Partnership, is proposing to grant a P.U.E. to the City on a portion of the parcel it owns at 1 Harbor Center, APN 0032-061-400. The City's acceptance of this easement dedication will facilitate the continued progress and successful completion of the dental office project.

STAFF REPORT: The City of Suisun City previously approved the development of a dental office at the southeast corner of Main Street and Lotz Way. One Harbor Center is proposing to grant the City a P.U.E. located immediately west of the project site. For reference, a location map, legal description, and plat map are attached. If the easement is accepted, a Grant of Easement Deed will be recorded with the County. A draft of the deed is also included for reference.

Acceptance of this P.U.E. dedication will allow for the installation of utilities essential to the dental office project, including communication infrastructure, sanitary sewer appurtenances, PG&E electrical facilities, and other related services. At this stage of the dental office's construction, the installation of electrical service is a critical milestone necessary to maintain the project's tight schedule.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2025-___: Accepting a Grant of Public Utility Easement from One Harbor Center, A California Limited Partnership, for a Portion of 1 Harbor Center (APN 0032-061-400) to Facilitate the Completion of the Dental Office Private Development at APN 0032-061-390.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-___: Accepting a Grant of Public Utility Easement from One Harbor Center, A California Limited Partnership, for a Portion of 1 Harbor Center (APN 0032-061-400) to Facilitate the Completion of the Dental Office Private Development at APN 0032-061-390.

2. Location Map.
3. Legal Description for Proposed Public Utility Easement.
4. Plat Map for Proposed Public Utility Easement.
5. Draft Grant of Easement Deed.

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

ATTACHMENTS:

Attachment No. 1 Resolution Accepting Grant of Public Utility Easement.doc
Attachment No. 2 Accepting Grant of Utility Easement Location Map.pdf
Attachment No. 3 Exhibit A - Legal Description.pdf
Attachment No. 4 Exhibit B - Plat Map.pdf
Attachment No. 5 Draft Grant of Easement Deed.pdf

RESOLUTION NO. 2025 - ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY ACCEPTING A GRANT OF PUBLIC UTILITY EASEMENT FROM ONE HARBOR CENTER, A CALIFORNIA LIMITED PARTNERSHIP, FOR A PORTION OF 1 HARBOR CENTER (APN 0032-061-400) TO FACILITATE THE COMPLETION OF THE DETNAL OFFICE PRIVATE DEVELOPMENT AT APN 0032-061-390

WHEREAS, pursuant to California Government Code Section 7050 and 66477.1, the City at its discretion, has the authority to accept dedication of real property for the establishment of public utility easements (P.U.E); and

WHEREAS, to advance the dental office private development project (Project), previously approved for construction by the City of Suisun City, One Harbor Center, a California Limited Partnership, is proposing to grant a P.U.E. to the City on a portion of the parcel it owns at 1 Harbor Center, APN 0032-061-400; and

WHEREAS, the Project is located at the southeast corner of Main Street and Lotz Way, APN 0032-061-390; and

WHEREAS, acceptance of the easement dedication will facilitate the continued progress and successful completion of the Project by allowing for the installation of utilities essential to the Project; and

WHEREAS, the installation of electrical service is a critical milestone necessary to maintain the Project's schedule; and

WHEREAS, it is in the best interest of the City to support the Project by accepting the grant of public utility easement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City accept the grant of public utility easement on a portion of APN 0032-061-400 from One Harbor Center in order to facilitate the successful completion of the dental office project at APN 0032-061-390.

PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 15th of July 2025, by the following vote:

AYES:	COUNCILMEMBERS	_____
NOES:	COUNCILMEMBERS	_____
ABSTAIN:	COUNCILMEMBERS	_____
ABSENT:	COUNCILMEMBERS	_____

WITNESS my hand and the seal of the City of Suisun City this 15th of July 2025.

_____
Anita Skinner
City Clerk

LOCATION MAP
Grant of Public Utility Easement at One Harbor Center

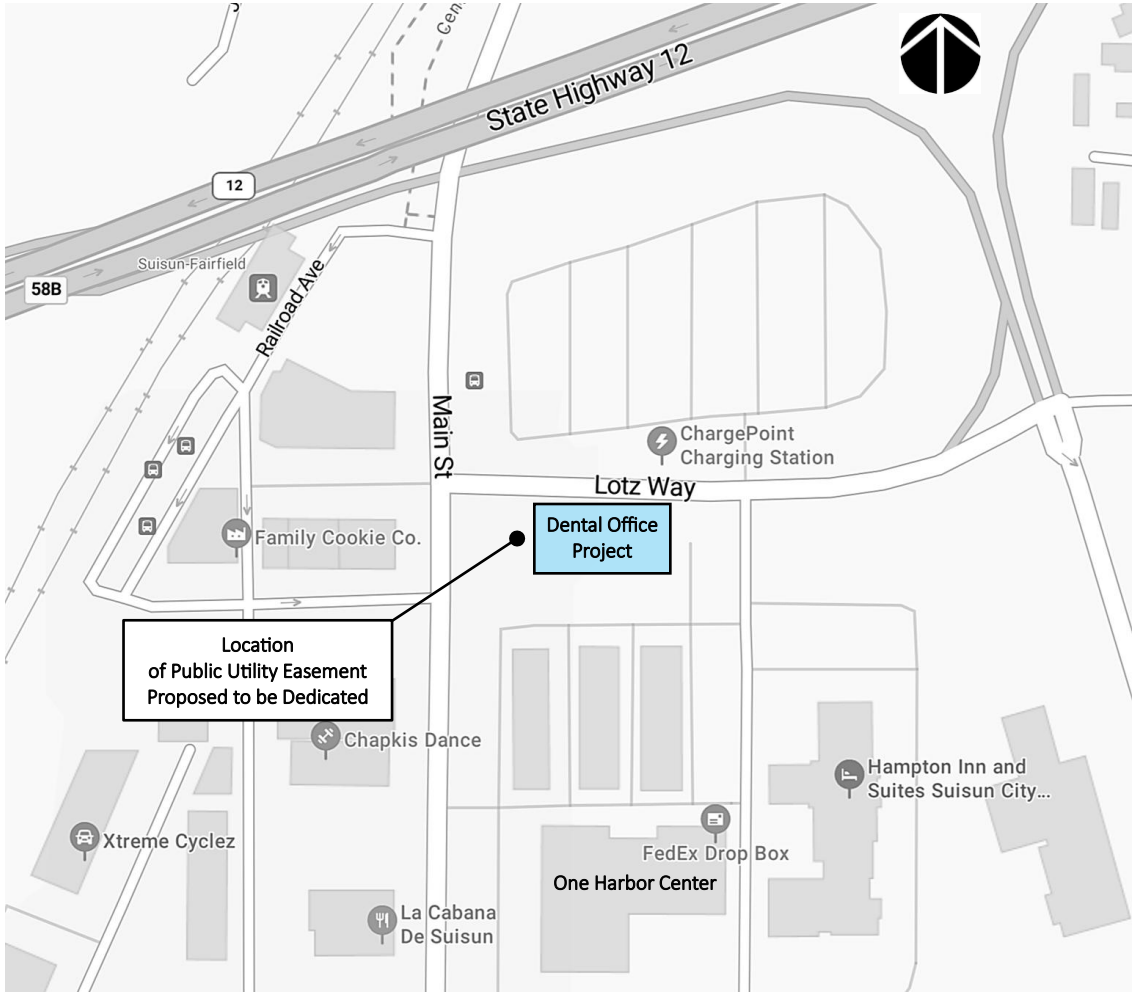


EXHIBIT "A"

Legal Description of Public Utility Easement

Being a portion of Parcel One as described in the Certificate of Compliance recorded November 5, 2001 as Document Number 2001-00129904, Solano County Records, located in the City of Suisun City, County of Solano, State of California, more particularly described as follows:

Beginning at the northwest corner of Parcel Two as described in said Certificate of Compliance, said point being on the southerly line of Lotz Way;

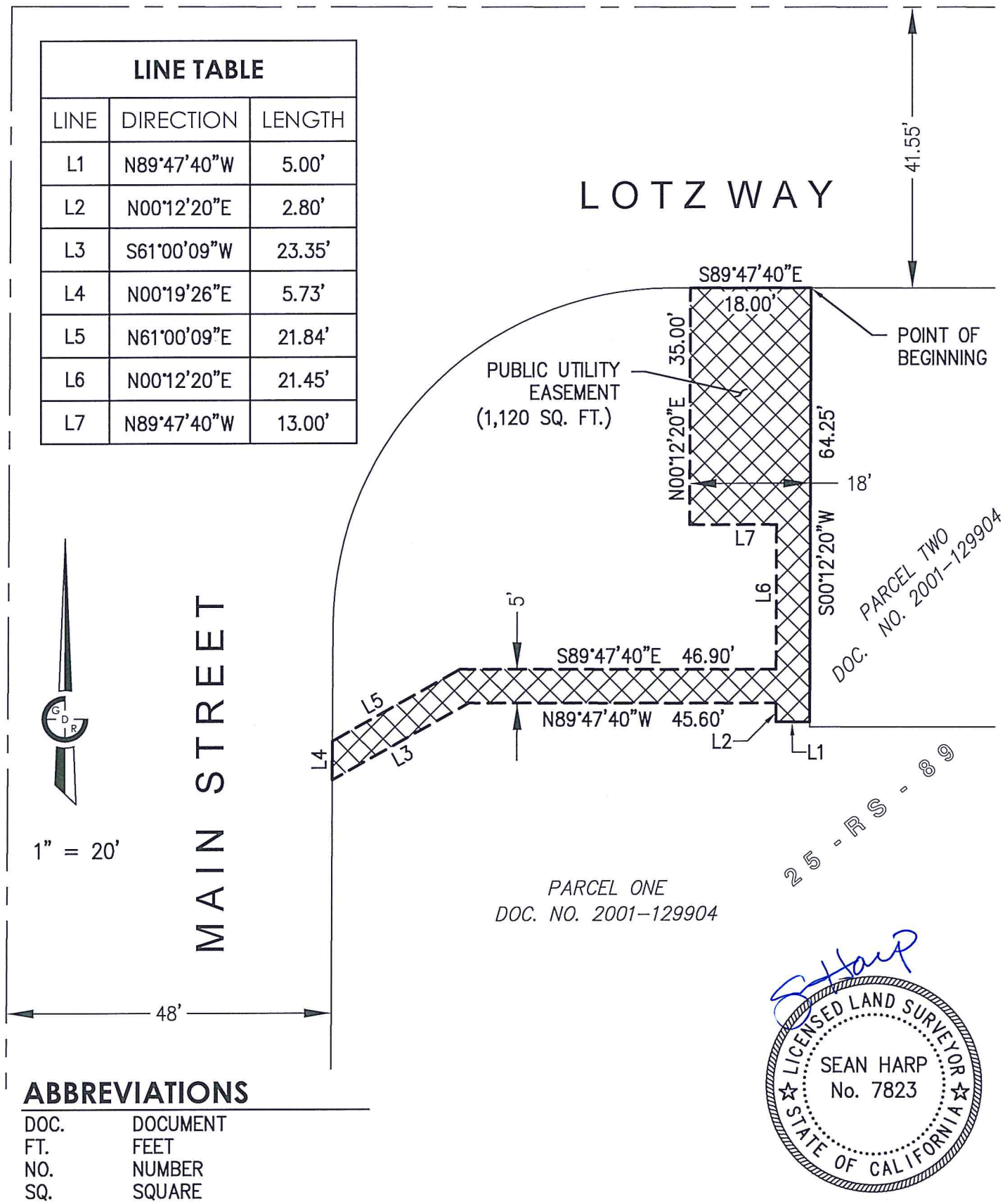
1) thence along the westerly line of said Parcel Two, South 00°12'20" West, 64.25 feet;
2) thence North 89°47'40" West, 5.00 feet;
3) thence North 00°12'20" East, 2.80 feet;
4) thence North 89°47'40" West, 45.60 feet;
5) thence South 61°00'09" West, 23.35 feet to the easterly line of Main Street;
6) thence along said easterly line, North 00°19'26" East, 5.73 feet;
7) thence North 61°00'09" East, 21.84 feet;
8) thence South 89°47'40" East, 46.90 feet;
9) thence along a line that lies 5.00 feet west of and parallel with said west line of Parcel Two, North 00°12'20" East, 21.45 feet;
10) thence North 89°47'40" West, 13.00 feet;
11) thence along a line that lies 18.00 feet west of and parallel with said west line of Parcel Two, North 00°12'20" East, 35.00 feet to the southerly line of said Lotz Way;
12) thence along said southerly line, South 89°47'40" East, 18.00 feet to the point of Beginning.

Containing 1,120 square feet, more or less.



Sean Harp, L.S. 7823 — June 27, 2025 Date

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°47'40"W	5.00'
L2	N00°12'20"E	2.80'
L3	S61°00'09"W	23.35'
L4	N00°19'26"E	5.73'
L5	N61°00'09"E	21.84'
L6	N00°12'20"E	21.45'
L7	N89°47'40"W	13.00'



ABBREVIATIONS

DOC.	DOCUMENT
FT.	FEET
NO.	NUMBER
SQ.	SQUARE

LICENSED LAND SURVEYOR
SEAN HARP
No. 7823
STATE OF CALIFORNIA

GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
www.gdrengineering.com

EXHIBIT "B"
PUBLIC UTILITY EASEMENT

Date: 6/27/2025
Job No.: 24054
Sheet: 1 of 1

RECORDING REQUESTED BY:

CITY OF SUISUN CITY

WHEN RECORDED MAIL TO:

CITY OF SUISUN CITY
c/o City Clerk
701 Civic Center Blvd.
Suisun City, CA 94585

No Recording Fee- Per Government Code §27383
No Document Transfer Tax- Per R&T Code §11922

DRAFT

(Space Above this Line for Recorder's Use)

APN: 0032-061-400

Suisun City, CA

GRANT OF EASEMENT FOR PUBLIC UTILITIES

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

One Harbor Center, A California Limited Partnership

hereby GRANT(s) to the

CITY OF SUISUN CITY, a Municipal Corporation,

a perpetual easement subject to the terms provided herein for the purposes of installing, constructing, using, maintaining, operating, altering, adding to, repairing, replacing, reconstructing, inspecting and/or removing public utilities, including but not limited to gas lines, telecommunication lines, electrical lines, sanitary sewer lines, water lines and their appurtenances (collectively, "Public Utilities", title to which Facilities shall remain at all times in the Grantee as Grantee's equipment and personal property), on, over, in, under and across that portion of certain real property situated in the City of Suisun City, County of Solano, State of California, described on Exhibit "A", and depicted on Exhibit "B", which are both attached hereto and made a part hereof.

GRANTEE, its successors and assigns and their respective agents and employees, shall have the right of ingress to and egress from said easement and every part thereof, at all times, for the purpose of exercising the rights herein granted. Grantee agrees to use due care in any use of the easement herein granted and in the construction, installation, repair, replacement and maintenance of the Facilities and/or easement area as provided for herein so as not to unreasonably disturb Grantor's use of its property. Without limiting the effect of the foregoing, Grantee shall not unreasonably interfere with Grantor's business operations while utilizing this easement.

GRANTEE will forever release Grantor and its successors and assigns from any liability or obligation in connection with the Storm Drain Facilities, and will waive and hold harmless for, and defend Grantor and its successors and assigns against, any claims, losses, causes of action, and suits which arise from Grantee's, its agents', employees', invitees' or permittees' acts or omissions, including but not limited to the use of the easement herein granted, and will indemnify Grantor for any losses suffered due to any such claims, losses, causes of action or suits, except for that which is attributable to the negligence or willful misconduct of the Grantor, its employees, agents or contractors.

GRANTOR agrees for himself, his heirs and assign, not to erect, place or maintain, not to permit the erection, placement or maintenance any building or structure improvement such as a block wall, retaining wall, trees, and other structure improvements, shall be constructed over the easement area.

GRANTOR reserves the right to use the easement area for parking areas, drive aisles, pavement, light standards, landscaping (except for trees and deep rooting shrubbery), and any other uses that will not unreasonably interfere with Grantee's use of the easement area.

GRANTOR shall comply, and shall cause all of their respective agents, employees, and contractors to comply, with all applicable governmental laws and regulations, including but not limited to those of the California Department of Fish and Wildlife, while present on the property.

"Grantor"

One Harbor Center,
A California Limited Partnership

By: _____

Name: Christine Simpson,

Its: President

Date: _____

"Grantee"

CITY OF SUISUN CITY,
a Municipal Corporation

By: _____

Name: _____

Its: _____

Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

On _____before me, _____,
(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature:_____ (Seal)

GRANTEE'S CERTIFICATE OF ACCEPTANCE/CONSENT

(to be attached hereto)

AGENDA ITEM NO. 11.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution 2025-___: 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.

FISCAL IMPACT: There is no fiscal impact in accepting this report

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STRATEGIC PLAN: Ensure Public Safety

BACKGROUND: On September 27, 2018, California Senate Bill 1205 (SB1205) became effective, and added a new section to the California Health and Safety Code which affects every fire department or fire district in the State. Existing state law requires every fire department or district providing fire protection services to inspect every building used as a public or private school K-12 annually to enforce current fire and life safety provisions. This same annual inspection requirement is also applicable to hotels, motels, lodging houses, apartment buildings and residential occupancies used as care facilities.

With the signing of SB 1205, the California Health Safety and Code was amended by adding Section 13146.4, that requires that all fire departments or districts required to perform annual inspections pursuant to Sections 13146.2 and 13146.3 shall report annually to its administrating authority its compliance with Sections 13146.2 and 13146.3

The Fire Department has completed all initial annual fire inspections of these facilities for the 2023-2024 fiscal year. Pursuant to SB 1205, the Fire Department is submitting this report demonstrating compliance with California Health and Safety Code Sections 13146.2 and 13146.3.

STAFF REPORT: Annually, the Suisun City Fire Department is required to conduct inspections of all public and private schools K-12, hotels, motels, lodging houses, apartment buildings, and other residential occupancies used as residential care facilities. The purpose of annual fire prevention inspections and code enforcement is to ensure compliance with adopted codes and standards, to mitigate known hazards, and reduce risk to the community.

A. California Health and Safety Code Section 13146.3 mandates that the local fire department inspect all public and private schools K-12 once annually. The Fire Department has inspected 3 of 3 occupancies, buildings, structures and/or facilities.
B. California Health and Safety Code Section 13146.2 mandates that the local fire department inspect all hotels, motels, apartment buildings, lodging houses and other residential occupancies used as residential care facilities once annually. The Fire Department has inspected 34 of 34 occupancies, buildings, structures and/or facilities.

In total, 37 of 37 mandated annual inspections of all known buildings and structures required to be inspected within the California Health and Safety Code mandate have been completed during the 2024-2025 fiscal year. Further, the acceptance of this compliance report and the recommended Resolution

fulfill the statutory requirements contained in California Health and Safety Code Section 13146.2, 13146.3 and 13146.4, as amended by Senate Bill 1205.

STAFF RECOMMENDATION: Council of Adopt Resolution 2025-___: Acknowledging Receipt of a Report Made by the Fire Marshal of the Suisun City Fire Department Regarding the Inspection of Certain Occupancies Pursuant to Sections 13146.2 And 13146.3 of the California Health and Safety Code.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution 2025-___: Acknowledging Receipt of a Report Made by the Fire Marshal of the Suisun City Fire Department Regarding the Inspection of Certain Occupancies.

PREPARED BY: Jose Colin, Fire Marshal
REVIEWED BY: Brad L. Lopez, Fire Chief
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:
1. Resolution

RESOLUTION NO. 2025-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE MARSHAL OF THE SUISUN CITY FIRE DEPARTMENT REGARDING THE INSPECTION OF CERTAIN OCCUPANCIES REQUIRED TO PERFORM ANNUAL INSPECTIONS IN SUCH OCCUPANCIES PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE.

WHEREAS, California Health & Safety Code Section 13146.4 was added in 2018, and became effective on September 27, 2018; and,

WHEREAS, California Health & Safety Code Sections 13146.2 and 13146.3 requires all fire departments, including the Suisun City Fire Department, that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, and apartment building; and,

WHEREAS, California Health & Safety Code Section 13146.2 requires all fire departments, including the Suisun City Fire Department, that provide fire protection services to report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3; and,

WHEREAS, the City Council of the City of Suisun City intends this Resolution to fulfill the requirements of the California Health & Safety Code regarding acknowledgment of the Suisun City Fire Department's compliance with California Health and Safety Code Sections 13146.2 and 13146.3.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Suisun City that said Council expressly acknowledges the measure of compliance of the Suisun City Fire Department with California Health and Safety Code Sections 13146.2 and 13146.3 in the area encompassed by the City of Suisun City, as follows:

A. EDUCATIONAL GROUP E OCCUPANCIES:

Educational Group E occupancies are generally those public and private schools, used by more than six persons at any one time for educational purposes through the 12th grade. Within the City of Suisun City, there lie three (3) Group E occupancies, buildings, structures and/or facilities.

During fiscal year 2024/2025, the Suisun City Fire Department completed the annual inspection of three (3) Group E occupancies, buildings, structures and/or facilities. This is a compliance rate of 100% for this reporting period.

Additional items of note regarding this compliance rate can be found in the accompanying staff report for this resolution.

B. RESIDENTIAL GROUP R OCCUPANCIES:

Residential Group R occupancies, for the purposes of this resolution, are generally those occupancies containing sleeping units, and include hotels, motels, lodging houses, apartment buildings and residential occupancies used as care facilities. Within the City of Suisun City, there lie 34 Group R occupancies, buildings, structures and/or facilities.

During fiscal year 2024/2025, the Suisun City Fire Department completed the annual inspection of 34 Group R occupancies, buildings, structures and/or facilities. This is a compliance rate of 100% for this reporting period.

Additional items of note regarding this compliance rate can be found in the accompanying staff report for this resolution.

PASSED AND ADOPTED at a regular meeting of the Suisun City Council duly noticed and held on the 15th day, July 2025 by the following vote:

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

WITNESS my hand and the seal of said City this 15th day of July 2025.

_____
Anita Skinner, CMC
City Clerk

AGENDA ITEM NO. 12.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-___: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for Fiscal Year 2025-26.

FISCAL IMPACT: The proposed rate for FY 2025-26 to make the debt service payments for the North Bay Aqueduct (NBA) is 0.002266 per $100 of Assessed Value. As indicated in the attached table and chart, the NBA levy would go down by $0.0001840 per $100 or a decrease by about $0.92 per year on a home with an Assessed Value of $500,000.

STRATEGIC PLAN: Provide Good Governance and Ensure Fiscal Solvency.

BACKGROUND: On October 22, 1985, the City of Suisun City ("City") entered into an agreement with the Solano County Flood Control and Water Conservation District ("District") for the purpose of obtaining an additional water supply up to a maximum of 1,300 acre-feet per annum from the State's North Bay Aqueduct project. Under the agreement, the City is required to make annual payments to the District for the District's costs associated with wheeling that water until the agreement matures in July 1, 2036. City is obligated to make these interest-free payments to District by levying a zone of benefit property tax.

STAFF REPORT: Each year the City Council is required to establish the ad valorem property tax rates to be levied on the properties that benefit from the voter-approved bond issues for the acquisition of water from the North Bay Aqueduct. These tax proceeds are used to make annual debt service payment. Staff uses the Preliminary 2025-2026 Assessed Valuations Estimates provided by Solano County to calculate the levy, because the actual assessed valuations are not available in time to meet legal deadlines for submitting the tax rate to the County. There is an inverse relationship between the assessed values and the tax rates needed to generate the funds necessary to make the annual bond payments. In other words, when assessed values (AVs) go up, the tax rate will go down while still generating the needed revenue. When AVs go down, the tax levy must go up in order to generate the amount needed for bond payments. In the fiscal year 2025-26, an increase in assessed values (AVs) initially led to a lower tax rate.

STAFF RECOMMENDATION: Council Adoption of Resolution No. 2025-___: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for Fiscal Year 2025-26.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-___: Approving the Debt Service Rate for the North Bay Aqueduct Bond Issue for Fiscal Year 2025-26.
2. Calculation of Voter Approved Debt for 2025-26, including table and chart showing property tax rates for fiscal year 2017 to 2026.

PREPARED BY: Elizabeth Luna, Accounting Services Manager

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

ATTACHMENTS:

1. July 15 2025 Ad Valorem Debt Service Rate NBA reso attachment 1
2. July 15 2025 NBA Annual Calculation 25-26.and graph.pdf

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RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING THE DEBT SERVICE RATE FOR THE NORTH BAY AQUEDUCT BOND ISSUE FOR FISCAL YEAR 2025-26

WHEREAS, On October 22, 1985, the City of Suisun City ("City") entered into an agreement with the Solano County Flood Control and Water Conservation District ("District") for the purpose of obtaining an additional water supply up to a maximum of 1,300 acre-feet per annum from the State's North Bay Aqueduct project; and

WHEREAS, Under the agreement, the City is required to make annual payments to the District for the District's costs associated with wheeling that water until the agreement matures in July 1, 2036; and

WHEREAS, City is obligated to make these interest-free payments to District by levying a zone of benefit property tax; and

WHEREAS, City has made the necessary calculations and has determined the correct tax rate for the 2025-26 fiscal year is $0.002266 per $100.00 of assessed valuation;

NOW, THEREFORE, BE IT RESOLVED that the City of Suisun City Council does hereby approve the rate of Debt Service designated in the number of cents upon each $100.00 of the full cash value of the property in the City of Suisun City, as equalized and returned to this City Council by the Auditor of Solano County, to raise the amount of money necessary to pay the FY 2025-26 indebtedness for the North Bay Aqueduct which rate is $0.002266 per $100.00 of assessed valuation; and

BE IT ALSO RESOLVED that the City Clerk is hereby directed to transmit a certified copy of this Resolution to the County Auditor as soon as possible, and to post three (3) copies thereof in the three (3) places designated by ordinance for posting in the City.

PASSED AND ADOPTED at a Regular Meeting of the City Council of the City of Suisun City duly held on Tuesday, the 15th day of July 2025, by the following vote:

AYES:	Council Members:	_____
NOES:	Council Members:	_____
ABSENT:	Council Members:	_____
ABSTAIN:	Council Members**:**	_____

WITNESS my hand and the seal of said City this 15th day of July 2025.

_____
Anita Skinner
City Clerk

NORTH BAY AQUEDUCT - Fund 079

Attachment 2

Calculation of Voter Approved Debt for 2025-26

(Using schedules provided by the Solano County Auditor-Controller)

		Unsecured	Secured	Total
Net Values (Less H.O.)		36,760,608	3,215,055,342	3,251,815,950
SBE Values		-		-
	Subtotal	36,760,608	3,215,055,342	3,251,815,950
Less:	2% Delinquency	(735,212)		(735,212)
	.25% Delinquency		(8,037,638)	(8,037,638)
	Redevelopment	-	-	-
				-
Add:	Homeowners	7,000	23,347,800	23,354,800
Adjusted Net Values		36,032,396	3,230,365,504	3,266,397,899
	Tax Rates *	0.002450%	0.002266%	
Amount of Taxes		**$ 883**	**$ 73,198**	**$ 74,081**

Amount Needed	**$ 88,125**
Current Reserves	14,044
Interest	-
Secured Taxes	73,198
Unsecured Taxes	883
Total	88,125
Variance	-

Payments to be Made in 2025-26

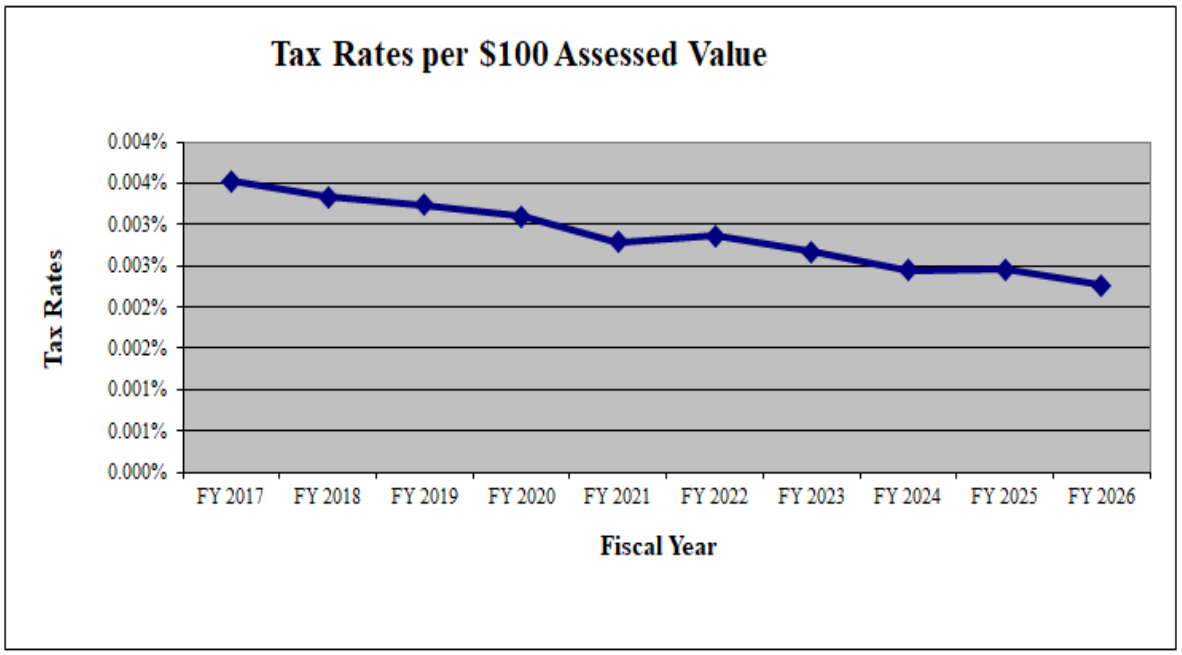
Principal	77,740
Interest	-
Others- Cost Allocation new for 2025-26	2,611
Required Reserve	7,774
Total	88,125

* The Previous Years Secured Rate is the Current Years Unsecured Rate

Property Tax Rates for Northbay Aqueduct Agreement

Rates per $100 of Assessed Valuation (AV)

Fiscal Year	NBA
FY 2017	0.003522%
FY 2018	0.003335%
FY 2019	0.003233%
FY 2020	0.003099%
FY 2021	0.002781%
FY 2022	0.002858%
FY 2023	0.002672%
FY 2024	0.002444%
FY 2025	0.002450%
FY 2026	0.002266%



	NBA		
	FY 2024-25	FY 2025-26	Difference
Assessment Rate	0.002450	0.002266	(0.0001840)
Assessed Value of $ 500,000	$ 12.25	$ 11.33	$ (0.92)

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AGENDA ITEM NO. 13.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Kosmont & Associates, Inc. to Implement Various Components of the Economic Development Strategy and Implementation Plan and Related Economic Development Activities.

FISCAL IMPACT: The total cost of the proposed agreement with Kosmont & Associates, Inc. (Kosmont) shall not exceed $50,000. The Professional Services account under City Manager Department Budget will fund the additional services required for implementation.

STRATEGIC PLAN: To provide good governance.

BACKGROUND: On June 18, 2024 the City Council approved an agreement with Kosmont to prepare an Economic Development Strategy and Implementation Plan (EDSP). On February 18, 2025 the City Council approved the Five-Year Strategic Plan (FY 2024-2029) which integrates Council's policy priorities and is the guiding document for resource allocation, capital improvements, and municipal initiatives.

As Kosmont is assisting with the Surplus Land Act (SLA) process, there are activities that are arising that require complex real estate analysis, especially around the disposition of City properties. The city is diligently working on a plan to maximize the value of some of its largest parcels. In order to extract maximum value, the city needs to engage in a variety of real estate analysis that Kosmont, through its creation of the EDSP, has the most knowledge and insight to execute.

The city may not utilize the entire $50,000 contract maximum but requires the flexibility to work on these complex strategies to continue to meet the SLA and selling timelines for development.

STAFF REPORT: The Economic Development Strategy and Implementation Plan focuses on four primary goals, each supported by defined strategies: public safety, infrastructure, financial sustainability, and economic growth. Following discussions with executive staff, the City proposes to contract with Kosmont to implement various components of the EDSP and other related economic development activities.

The scope of services to be provided by Kosmont is detailed in Attachment 2 and includes the following.

1. Marketing and outreach
2. Developer request for qualifications/proposals
3. Pro forma evaluation / financial feasibility analysis for potential projects
4. Project fiscal impact and economic benefit analysis
5. Developer negotiation assistance
6. Assistance with formulation and implementation of City-owned asset strategies
7. Pursuit and execution of potential economic incentives, funding sources and/or financial structures

8. City Council/Planning Commission attendance and presentations

The priority of services will be mutually agreed to by Consultant and City in consideration of budget. The attached proposal serves as an Agreement when executed and signed by the City and Kosmont.

STAFF RECOMMENDATION: Staff recommends that the City Council adopt Resolution 2025-___: Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Kosmont & Associates, Inc. for Economic Development Implementation Services to Implement Various Components of the Economic Development Strategy and Implementation Plan and Related Economic Development Activities.

DOCUMENTS ATTACHED:

1. Resolution Authorizing the City Manager to Execute a Professional Services Agreement on the City's Behalf with Kosmont & Associates, Inc. to Implement Various Components of the Economic Development Strategy and Implementation Plan and Related Economic Development Activities.
2. Kosmont Proposal for Economic Development Implementation Services

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PREPARED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution Authorizing Agreement with Kosmont for Econoimic Development Implementation Services.docx
2. Kosmont Proposal for Economic Development implementation Services 6-27-2025.pdf

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RESOLUTION NO. 2025-

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 KOSMONT & ASSOCIATES, INC. TO IMPLEMENT VARIOUS COMPONENTS OF THE ECONOMIC DEVELOPMENT STRATEGY AND IMPLEMENTATION PLAN AND RELATED ECONOMIC DEVELOPMENT ACTIVITIES

WHEREAS, on June 18, 2024, the City Council approved an agreement with Kosmont & Associates, Inc. ("Kosmont") for the preparation of an Economic Development Strategy and Implementation Plan (EDSP); and

WHEREAS, on February 18, 2025 the City Council approved the Five-Year Strategic Plan for Fiscal years 2024-25 through 2029-30, establishing Council's top policy priorities and provides a framework for achieving goals and future budget priorities for the City; and

WHEREAS, City staff has identified a need for continued support in implementing various components of the EDSP to advance the City's economic development objectives; and

WHEREAS, staff recommends approval of a Professional Services Agreement with Kosmont & Associates, Inc. to provide Economic Development Implementation Services in support of the EDSP and related activities.

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 Kosmont & Associates, Inc. .for Economic Development Implementation Services for a contract amount not-to exceed $50,000, 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 15th of July 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 15th day of July 2025.

_____
Anita Skinner
City Clerk

June 27, 2025

Bret Prebula
City Manager
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

Re: Proposal for Economic Development Implementation Services

Dear Mr. Prebula:

Kosmont & Associates, Inc. doing business as Kosmont Companies ("Consultant" or "Kosmont") is pleased to present this proposal to the City of Suisun City ("City" or "Client") for economic development implementation services. This proposal serves as an Agreement when executed and returned by Client to Kosmont.

I. BACKGROUND AND OBJECTIVE

Kosmont was retained by the City in 2024 to prepare an Economic Development Strategy and Implementation Plan ("EDSP"), which was ultimately adopted at a joint meeting of the City Council and Planning Commission in March 2025. The City has expressed interest in assistance from Kosmont to implement various components of the EDSP and related economic development activities on an as-needed basis. Kosmont proposes the following Scope of Services accordingly.

II. SCOPE OF SERVICES

Approach to Tasks: The prospective assignment and consulting services that Kosmont will provide will be of a relatively limited scope and duration, and advisory in nature. Kosmont will be making recommendations only, which advise the Client and jurisdictions, including their elected officials, appointed officials, and staff, which they can accept or reject. None of Kosmont's staff will act in a capacity as an elected official, nor appointed official, nor as staff, nor as serving in a "designated" position.

Task 1: Economic Development Implementation Services

At the City's direction, Kosmont will be available to perform economic development tasks, such as the following:

- Marketing / outreach to retailers, businesses, developers, hotels, and private investment for potential opportunity sites
- Developer request for qualifications / proposals (RFQ/P) preparation / distribution, as may be appropriate
- Pro forma evaluation / financial feasibility analysis for potential projects
- Project fiscal impact and economic benefit analysis
- Developer negotiation assistance, financial sources-and-uses analysis, public-private transaction structuring
- Assistance with formulation and implementation of City-owned asset strategies
- Pursuit and execution of potential economic incentives, funding sources, and/or financing structures in the context of potential public-private transactions, such as DEVELOPMENT OPPORTUNITY RESERVE (D.O.R.)®, site specific tax revenue pledges, infrastructure financing districts, and/or other tools
- Presentations to City Council, Planning Commission, and/or other bodies as appropriate
- Other economic development tasks as needed.

The priority of services/tasks will be mutually agreed to by Consultant and City in consideration of budget.

III. SCHEDULE

Consultant is prepared to commence work upon receipt of executed Agreement.

IV. COMPENSATION

Compensation for Task 1 is estimated at $50,000 for professional services (hourly) fees at Consultant's billing rates as shown on Attachment A. Future increases in budget will require approval by Client in advance. Budget may be increased by Client at any time.

Consultant anticipates a single consolidated round of Client comments and revisions on draft work product before Kosmont provides a final version of work product. If necessary, additional rounds of comments and revisions can be accommodated on an hourly basis.

Services will be invoiced monthly at Consultant's standard billing rates, as shown on Attachment A. In addition to professional services (hourly) fees, invoices will include reimbursement for out-of-pocket expenses such as travel and mileage (provided that there shall be no overnight travel without the Client's prior approval and that mileage shall be reimbursed at the current IRS mileage reimbursement rate), professional printing, conference calls, and delivery charges for messenger and overnight packages at actual cost. Unless otherwise agreed to in advance, out-of-area travel, if any, requires advance funding of flights and hotel accommodations.

Consultant will also include in each invoice an administrative services fee to cover in-house copy, fax, telephone and postage costs equal to four percent (4.0%) of Consultant's monthly

professional service fees incurred. Any unpaid invoices after 30 days shall accrue interest at the rate of 10% per annum.

For the convenience of Kosmont's clients, we offer a secure credit card payment service. The credit card payment link is: https://kosmont.paidyet.com and there are two ways to make a secure credit card payment:

1. Fill in the "***Make a Payment***" form when you go to the link (https://kosmont.paidyet.com), or
2. Call Kosmont Companies' accounting desk (424) 297-1072 to make a credit card payment

Consultant is prepared to commence work upon receipt of executed Agreement.

DISCLOSURE: Compensation for possible future transaction-based services or brokerage services.

The following is being provided solely as an advance disclosure of possible real estate brokerage and finance services and potential compensation for such services. This disclosure is not intended to commit the Client.

When assignments involve real estate/property brokerage services, such transaction-based services are typically provided by Kosmont Real Estate Services, Inc. dba Kosmont Realty ("KR") is licensed by the State of California Department of Real Estate (License# 02058445). Compensation to KR is typically paid through commissions for property sale transactions, lease transactions and success/broker fees. KR also provides Broker Opinions of Value ("BOV") services on a fixed fee basis.

When assignments involve public finance services on behalf of a public agency, such municipal advisory services are provided by Kosmont Financial Services (KFS). KFS is an independent Registered Municipal Advisor with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board.

SEC registration does not constitute an endorsement of the firm by the Commission or state securities regulators.

V. OTHER PROVISIONS

A. Termination. Client or Consultant shall have the right to terminate this Agreement at any time upon written notification to the other party. Payment for fees accrued through the date of termination shall be remitted in full.

B. Arbitration. Any controversy or claim arising out of or in relation to this Agreement, or the making, performance, interpretation or breach thereof, shall be settled by arbitration at JAMS in Los Angeles, California. Each of the parties to such arbitration proceeding shall be entitled to take up to five depositions with document requests. The provisions of Section 1283.05 (except subdivision (e) thereof) of the California Code of Civil Procedure are incorporated by reference herein, except to the extent they conflict with this Agreement, in which case this Agreement is

controlling. If the matter is heard by only one arbitrator, such arbitrator shall be a member of the State Bar of California or a retired judge. If the matter is heard by an arbitration panel, at least one member of such panel shall be a member of the State Bar of California or a retired judge. The arbitrator or arbitrators shall decide all questions of law, and all mixed questions of law and fact, in accordance with the substantive law of the State of California to the end that all rights and defenses which either party may have asserted in a court of competent jurisdiction shall be fully available to such party in the arbitration proceeding contemplated hereby. The arbitrator and arbitrators shall set forth and deliver their findings of fact and conclusions of law with the delivery of the arbitration award. Judgment upon the award rendered shall be final and non-appealable and may be entered in any court having jurisdiction.

C. Attorneys' Fees. In the event of any legal action, arbitration, or proceeding arising out of an alleged breach of this Agreement, the party prevailing in such legal action, arbitration, or proceeding shall be entitled to recover reasonable attorneys' fees, expenses and costs, as well as all actual attorneys' fees, expenses and cost incurred in enforcing any judgment entered.

D. Authority. Each of the parties executing this Agreement warrants that persons duly authorized to bind each such party to its terms execute this Agreement.

E. Further Actions. The parties agree to execute such additional documents and take such further actions as may be necessary to carry out the provisions and intent of this Agreement.

F. Assignment. Neither this Agreement nor any of the rights or obligations hereunder may be assigned by either party without the prior written consent of the other party.

G. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

H. Entire Agreement; Amendments and Waivers. This Agreement contains the final, complete and exclusive agreement between the parties relating to the transactions contemplated hereby and any and all prior discussions, negotiations, commitments and understanding, whether written or oral, related hereto are superseded hereby. No addition or modification of any term or provision of this Agreement shall be effective unless set forth in writing signed by both parties. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other provision hereof (whether or not similar), nor shall such waiver constitute a continuing waiver of such provisions unless otherwise expressly provided. Each party to this Agreement has participated in its drafting and, therefore, ambiguities in this Agreement will not be construed against any party to this Agreement.

I. Severability. If any term or provision of this Agreement shall be deemed invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and in force to the fullest extent permitted by law.

J. Notices. All notices, requests, demands and other communications which may be required under this Agreement shall be in writing and shall be deemed to have been received when transmitted; if personally delivered, if transmitted by telecopier, electronic or digital

transmission method, upon transmission; if sent by next day delivery to a domestic address by a recognized overnight delivery service (e.g., Federal Express), the day after it is sent; and if sent by certified or registered mail, return receipt requested, upon receipt. In each case, notice shall be sent to the principal place of business of the respective party. Either party may change its address by giving written notice thereof to the other in accordance with the provisions of this paragraph.

K. Titles and Captions. Titles and captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision herein**.**

L. Governing Law. The statutory, administrative and judicial law of the State of California (without reference to choice of law provisions of California law) shall govern the execution and performance of this Agreement.

M. Confidentiality. Each of the parties agrees not to disclose this Agreement or any information concerning this Agreement to any persons or entities, other than to their attorneys and accountants, or as otherwise may be required by law.

N. Counterparts. This Agreement may be executed in one or more counterparts, each of which constitutes an original, and all of which together constitute one and the same instrument. The signature of any person on a telecopy of this Agreement, or any notice, action or consent taken pursuant to this Agreement shall have the same full force and effect as such person's original signature.

O. Disclaimer. Consultant's financial analysis activities and work product, which may include but is not limited to pro forma analysis and tax projections, are projections only. Actual results may differ materially from those expressed in the analysis performed by Consultant due to the integrity of data received, market conditions, economic events and conditions, and a variety of factors that could materially affect the data and conclusions. Client's reliance on Consultant's analysis must consider the foregoing.

Consultant services outlined and described herein are advisory services only. Any decisions or actions taken or not taken by Client and affiliates, are deemed to be based on Client's understanding and by execution of this Agreement, acknowledgement that Consultant's services are advisory only and as such, cannot be relied on as to the results, performance and conclusions of any investment or project that Client may or may not undertake as related to the services provided including any verbal or written communications by and between the Client and Consultant.

Client acknowledges that Consultant's use of work product is limited to the purposes contemplated within this Agreement. Consultant makes no representation of the work product's application to, or suitability for use in, circumstances not contemplated by the scope of work under this Agreement.

P. Limitation of Damages. In the event Consultant is found liable for any violation of duty, whether in tort or in contract, damages shall be limited to the amount Consultant has received from Client.

Q. Force Majeure. Consultant shall not be liable for failure or delay in performance of its obligations under this Agreement arising out of or caused, directly or indirectly, by significant circumstances beyond its reasonable control, including, without limitation: epidemic; acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; riots; wide-spread power failures and wide-spread internet failure. Contractual performance and deadline(s) shall be extended for a period equal to the time lost by reason of the delay.

R. Expiration of Proposal for Services. If this Agreement is not fully executed by the parties within thirty (30) days from the date of this letter, this proposal shall expire.

S. Not an agreement for Legal Services or Legal Advice. This Agreement does not constitute an agreement for the performance of legal services or the provision of legal advice, or legal opinion. Client should seek independent legal counsel on matters for which Client is seeking legal advice.

VI. ACCEPTANCE AND AUTHORIZATION

If this Agreement is acceptable to Client, please execute two copies of the Agreement and return both originals to Kosmont Companies. Upon receipt of both signed contracts, we will return one fully executed original for your files. Kosmont will commence work upon receipt of executed Agreement.

Read, understood, and agreed to this

____ Day of _____ 2025

City of Suisun City	**Kosmont & Associates, Inc.** doing business as "Kosmont Companies"
By: _____ (Signature)	By: _____ (Signature)
Name:_____ (Print Name)	Name: Ken K. Hira
Its: _____ (Title)	Its: President

ATTACHMENT A

Kosmont Companies
2025 Public Agency Fee Schedule

Professional Services

Chairman & CEO	$525.00/hour
President	$425.00/hour
Sr. Vice President/Sr. Advisor/Sr. Managing Director	$395.00/hour
Vice President/Project Advisor	$295.00/hour
Senior Project Analyst	$205.00/hour
Project Analyst/Project Research	$195.00/hour
Assistant Project Analyst/Assistant Project Manager	$165.00/hour
Project Promotion/Graphics/GIS Mapping Services	$ 95.00/hour
Clerical Support	$ 80.00/hour

Additional Expenses

In addition to professional services (labor fees):

1) An administrative fee for in-house copy, fax, phone, postage costs, digital/technological support and related administrative expenses will be charged, which will be computed at four percent (4.0 %) of monthly Kosmont Companies professional service fees incurred; plus
2) Out-of-pocket expenditures, such as travel and mileage, professional printing, and delivery charges for messenger and overnight packages will be charged at cost.
3) Project/Market data sources for support of evaluation and analysis e.g., ESRI, Placer.ai, CoStar/STR, IMPLAN, ParcelQuest and other based on quoted project cost.
4) If Kosmont retains Third Party Vendor(s) for Client (with Client's advance approval), fees and cost will be billed to Client at 1.1X (times) fees and costs.
5) Consultant's attendance or participation at any public meeting, whether such participation is in person, digital, video and/or telephonic *(e.g., City Council, Planning Commission, Public Agency Board, other)* requested by Client and are beyond those specifically identified in the Scope of Work will be billed at the professional services (hourly) fees as shown on this Attachment A.

- **Charges for Court/Deposition/Expert Witness-Related Appearances**

Court-related (non-preparation) activities, such as court appearances, depositions, mediation, arbitration, dispute resolution and other expert witness activities, will be charged at a court rate of 1.5 times scheduled rates, with a 4-hour minimum.

Rates Effective until December 31, 2025. For and during the term of the subject Agreement, the above referenced rates in each category will be increased, effective January 1, 2026, and annually thereafter, to reflect the adjustment in the CPI (U.S. Dept. of Labor, Bureau of Labor Statistics) All Cities Average Consumer Price Index for the prior year. As an example, the US City Average Consumer Price Index (CPI-U) for January 2025 was 317.671, representing a change of **3.0 percent** over the index for January 2024.

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AGENDA ITEM NO. 14.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-__: A Resolution of the City Council of the City of Suisun City Authorizing the City Manager to Execute a Client Services Engagement Letter with Beauchaine Consulting Group, LLC for public Management Consulting Services.

FISCAL IMPACT: As of June 15, 2025, the City has expended $47,215.00 under the current agreement with Beauchaine Consulting Group. The proposed action will authorize continued services, with the total contract amount, inclusive of the amount already spent, not to exceed $100,000.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND:

Beauchaine Consulting Group (BCG) is a public sector management consulting firm with expertise in employee and labor relations, labor negotiations, union relations, public safety (police and fire), defense of claims (grievances, employment practice appeals, and matters before the California Public Employment Relations Board), personnel policy review, workplace investigations, and classification and compensation matters including FLSA and payroll compliance.

In Fiscal Year 2024–2025, the City entered into an agreement with BCG to support negotiations for four employee bargaining units whose contracts expired on June 30, 2025:

- Suisun City Employees' Association (SCEA/SEIU)
- Suisun City Management and Professional Employees' Association (SCMPEA)
- Suisun City Professional Firefighters' Association (SCPFA/IAFF)
- Suisun City Police Officers' Association (SCPOA)

STAFF REPORT:

BCG has served as a critical resource in navigating the current labor negotiations. As of June 15, 2025, the City has expended $47,215.00 under the existing agreement. With mediation pending for at least two labor groups and additional meet-and-confer discussions anticipated regarding FLSA overtime and other issues, continued consulting support is required.

This item authorizes the extension of the professional services agreement to continue utilizing BCG's expertise into Fiscal Year 2025–2026. The new agreement will not exceed a total contract amount of $100,000, including the $47,215.00 already expended.

Continuing this partnership ensures the City retains qualified labor relations support and maintains continuity with a team already familiar with the City's operational and bargaining context.

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2025- authorizing the City Manager to

execute a professional services agreement with Beauchaine Consulting Group, LLC, in a total amount not to exceed $100,000, inclusive of funds already spent.

This action will ensure the City retains the professional expertise necessary to support successful labor negotiations and ongoing labor relations matters.

DOCUMENTS ATTACHED:

1. Resolution No. 2025-__: A Resolution of the City Council of the City of Suisun City Authorizing the City Manager to Execute a Client Services Engagement Letter with Beauchaine Consulting Group, LLC for public Management Consulting Services.
    a. BCG Engagement Letter FY 2025-26
    b. BCG Engagement Letter FY 2024-25 Executed on 7/10/2024

PREPARED BY: Christina Penland, Human Resources Administrator
REVIEWED BY: Christina Penland, Human Resources Administrator
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution - Beauchaine Agreement 7 15 2025
1a. BCG Engagement Letter FY 2025-26
1b. BCG Engagement Letter FY 2024-25 SIGNED 7 10 2024

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RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER TO EXECUTE A CLIENT SERVICES ENGAGEMENT LETTER WITH BEAUCHAINE CONSULTING GROUP, LLC FOR PUBLIC MANAGEMENT CONSULTING SERVICES

WHEREAS, the City of Suisun City requires specialized public management consulting services to support employee and labor relations and contract negotiations; and

WHEREAS, Beauchaine Consulting Group, LLC (BCG) is a public sector consulting firm with extensive experience in labor relations, negotiations, investigations, personnel rules development, and compliance with labor laws and regulations; and

WHEREAS, in Fiscal Year 2024-2025, the City entered into an agreement with BCG to assist with negotiations for four labor groups with contracts expiring June 30, 2025: the Suisun City Employees' Association (SCEA/SEIU), Suisun City Management and Professional Employees' Association (SCMPEA), Suisun City Professional Firefighters' Association (SCPFA/IAFF); and Suisun City Police Officers' Association (SCPOA); and

WHEREAS, BCG has provided critical support during labor negotiations, and as of June 15, 2025, the City has expended $47,215.00 under the existing agreement that expires on June 30, 2025; and

WHEREAS, negotiations and labor relations activities are expected to continue into Fiscal Year 2025-2026, and the City wishes to extend its engagement with BCG for continuity and effective completion of these processes; and

WHEREAS, the total compensation under the existing and extended agreement shall not exceed $100,000, which includes the $47,215.00 already spent. This is for the period of July 1, 2024 to June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUISUN CITY AS FOLLOWS:

1. The City Council hereby authorizes the City Manager to execute a client services engagement letter and any related documents with Beauchaine Consulting Group, LLC, in

a form approved by the City Attorney, for continued public management consulting services.

2. The total compensation under the agreement shall not exceed $100,000, inclusive of all amounts previously expended.

3. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 15th day of July 2025, by the following vote:

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

WITNESS my hand and the seal of said City this 15th day of July 2025.

_____
Anita Skinner
City Clerk

Attachment:

a) BCG Engagement Letter FY 2025-26

b) BCG Engagement Letter FY 2024-25 Executed on 7/10/2024

Client Services Engagement Letter

We are pleased to have the opportunity to provide public management consulting services to Suisun City. This letter is intended to confirm the terms upon which Beauchaine Consulting Group, LLC will provide professional services to your organization.

1. Professional Services: Our goal is to provide your team with high quality public management consulting services, on schedule, and at a reasonable cost. Although we will do our best to serve you effectively, we cannot guarantee a specific outcome on any given project or endeavor. Nor do we guarantee that any particular result will be attained by us.

2. Reliance: In the course of providing consulting services to Suisun City, we may be reliant on your team to provide us with accurate and detailed information, from which we will base our strategy, recommendations, or calculations. We are not responsible for any adverse impacts of strategy decisions or calculations made due to the omission of information.

In some circumstances we may find that certain figures, supporting documents, or historical information that we would ordinarily rely upon are unavailable. In this circumstance, we will discuss the matter with your team and together decide upon a course of action. In such circumstances, we are not responsible for any adverse impacts that may arise from recommendations, calculations, or strategies derived without the information from which we ordinarily rely upon.

3. Hourly Fees: Generally, our fees for services are calculated based upon the applicable hourly rates for those professionals who perform the work-at-hand. Our schedule of hourly rates for such personnel is based on experience, education, training, and skill. Our FY25-26 Schedule for Suisun City has been revised to reflect a discount rate for local and current clients at the time of our rate increase July 1, 2024:

Position	Billable Rate
Consultant	$ 225.00
Investigator	$ 225.00
Accounting Manager	$ 175.00
Senior Accountant	$ 150.00
Accountant	$ 125.00
Analyst	$ 125.00
Admin	$ 100.00
*$0 per hour may be added for onsite work	

4. Costs: While rendering services pursuant to this engagement, it may be necessary for us to incur expenses for items such as special delivery services, copying, and or supplies. These costs may include a 5% mark-up to cover our costs associated with providing the billed service or product to your team.

5. Expert Testimony: In the event of any legal or other controversy where your organization (client) requests the services of our team (consultant) in providing expert testimony, deposition, or participation in any investigation in connection with this engagement, except to the extent such suits or claims by third parties against the client arise out of errors or omissions of the consultant, the client shall pay the hourly charges for such services provided, including costs of preparation and travel on a time-and-material basis. Costs associated with testimony and preparation are not subject to any compensation caps established in this or any other agreement, and this provision shall survive the suspension or termination of the engagement.

6. Invoices: Our invoices are prepared and mailed as services or expenses are incurred, on a bi-weekly, or monthly basis depending on the volume of work performed, with a net-30 term. Timely payment of invoices ensures resources remain available for your engagement.

7. Late Payments: If you fail to make payment on invoices in full on, or before the due date set forth on the invoice, we reserve the right to assess a monthly service charge equal to 0% of all fees and expenses which are past due. We reserve the right to apply funds held as retainer against any past due amounts.

8. Retainer: We may require a retainer or advance payment before commencing work on your behalf. In most cases, the retainer amount is calculated to cover initial consultation fees, miscellaneous expenses, advance travel arrangements, mobilization costs for onsite work, or in-lieu of a Late Payment fee. The retainer for your project is five thousand dollars ($5,000).

9. Warranties: During our engagement, we may recommend the purchase and installation of software or hardware, or we may recommend additional professional service providers to your team. We make no assurances or guarantee of any products or services referred, aside from any warranty or guarantee that may be provided by the vendor directly.

10. Termination: You have the right to terminate our services at any time. We have the same right, subject to a professional and ethical obligation to provide reasonable notice for your team to arrange for alternative support.

11. Confidentiality: We treat all aspects of our client relationships as confidential and will gladly provide or sign appropriate non-disclosure agreements as requested.

12. Indemnity: In working with our clients, we are sometimes exposed to liability outside of our professional responsibility to perform. That liability is greater when we are working onsite with your employees, remotely accessing your network, performing turnaround management services, etc. Many of these circumstances contain elements of risk that fall outside of our professional responsibility and influence, and to meet the terms of our insurance and periodic audits, we must agree on indemnity as follows:

To the fullest extent by law, each party shall indemnify and hold harmless the other party against claims, liability, or loss from injury or death to person, destruction or damage to, or loss of use or diminution in value of property, injury to the environment, economic loss, or fines or penalties, and for associated legal costs, fees, and expenses including attorney and consultant fees, arising out of, or relating to, CONSULTANT'S services (Claims).

This duty to indemnify shall not extend to Claims to the extent caused by the willful misconduct or active negligence of either party. In such case, the obligation to indemnify shall be reduced proportionately by the percentage to which the party's willful misconduct or active negligence caused, or contributed to the cause of, the Claim. This duty to indemnify shall extend to Claims by any employees, subcontractors, or suppliers of either party.

In addition to and separate from, its duty to indemnify, each party shall defend the other against suits, actions, or proceedings founded upon Claims. This duty to defend arises upon the commencement of the suit, action, or proceeding founded upon Claims, and exists irrespective of any obligation of either party to indemnify.

Each party's duty to indemnify and defend shall survive the completion of the CONSULTANT'S work and/or termination of the contract.

13. Term: The term of this engagement shall continue in full force and effect until June 30, 2026.

14. Other Matters: Unless we otherwise agree, the terms and conditions of this letter will apply to all matters for which you engage us. If you have any questions or concerns about the terms of this Standard Engagement Letter, please contact us immediately.

Please acknowledge your receipt of this Letter, and your agreement with the terms and conditions set forth by signing below.

Organization Name: City of Suisun City

Billing Address: 701 Civic Center Blvd, Suisun City, 94585

Email invoices to scorrales@suisun.com

By: Bret Prebula

Signature: _____

Title: City Manager Dated: _____

BCG
BEAUCHAINE CONSULTING GROUP, LLC

Client Services Engagement Letter

We are pleased to have the opportunity to provide public management consulting services to Suisun City. This letter is intended to confirm the terms upon which Beauchaine Consulting Group, LLC will provide professional services to your organization.

1. Professional Services: Our goal is to provide your team with high quality public management consulting services, on schedule, and at a reasonable cost. Although we will do our best to serve you effectively, we cannot guarantee a specific outcome on any given project or endeavor. Nor do we guarantee that any particular result will be attained by us.

2. Reliance: In the course of providing consulting services to Suisun City, we may be reliant on your team to provide us with accurate and detailed information, from which we will base our strategy, recommendations, or calculations. We are not responsible for any adverse impacts of strategy decisions or calculations made due to the omission of information.

In some circumstances we may find that certain figures, supporting documents, or historical information that we would ordinarily rely upon are unavailable. In this circumstance, we will discuss the matter with your team and together decide upon a course of action. In such circumstances, we are not responsible for any adverse impacts that may arise from recommendations, calculations, or strategies derived without the information from which we ordinarily rely upon.

3. Hourly Fees: Generally, our fees for services are calculated based upon the applicable hourly rates for those professionals who perform the work-at-hand. Our schedule of hourly rates for such personnel is based on experience, education, training, and skill. Our FY24-25 Schedule for Suisun City has been revised to reflect a discount rate for local and current clients at the time of our rate increase July 1, 2024:

Position	Billable Rate
Consultant	$ 225.00
Investigator	$ 225.00
Accounting Manager	$ 175.00
Senior Accountant	$ 150.00
Accountant	$ 125.00
Analyst	$ 125.00
Admin	$ 100.00

*$0 per hour may be added for onsite work

4. Costs: While rendering services pursuant to this engagement, it may be necessary for us to incur expenses for items such as special delivery services, copying, and or supplies. These costs may include a 5% mark-up to cover our costs associated with providing the billed service or product to your team.

5. Expert Testimony: In the event of any legal or other controversy where your organization (client) requests the services of our team (consultant) in providing expert testimony, deposition, or participation in any investigation in connection with this engagement, except to the extent such suits or claims by third parties against the client arise out of errors or omissions of the consultant, the client shall pay the hourly charges for such services provided, including costs of preparation and travel on a time-and-material basis. Costs associated with testimony and preparation are not subject to any compensation caps established in this or any other agreement, and this provision shall survive the suspension or termination of the engagement.

6. Invoices: Our invoices are prepared and mailed as services or expenses are incurred, on a bi-weekly, or monthly basis depending on the volume of work performed, with a net-30 term. Timely payment of invoices ensures resources remain available for your engagement.

7. Late Payments: If you fail to make payment on invoices in full on, or before the due date set forth on the invoice, we reserve the right to assess a monthly service charge equal to 0% of all fees and expenses which are past due. We reserve the right to apply funds held as retainer against any past due amounts.

8. Retainer: We may require a retainer or advance payment before commencing work on your behalf. In most cases, the retainer amount is calculated to cover initial consultation fees, miscellaneous expenses, advance travel arrangements, mobilization costs for onsite work, or in-lieu of a Late Payment fee. The retainer for your project is five thousand dollars ($5,000).

9. Warranties: During our engagement, we may recommend the purchase and installation of software or hardware, or we may recommend additional professional service providers to your team. We make no assurances or guarantee of any products or services referred, aside from any warranty or guarantee that may be provided by the vendor directly.

10. Termination: You have the right to terminate our services at any time. We have the same right, subject to a professional and ethical obligation to provide reasonable notice for your team to arrange for alternative support.

11. Confidentiality: We treat all aspects of our client relationships as confidential and will gladly provide or sign appropriate non-disclosure agreements as requested.

12. Indemnity: In working with our clients, we are sometimes exposed to liability outside of our professional responsibility to perform. That liability is greater when we are working onsite with your employees, remotely accessing your network, performing turnaround management services, etc. Many of these circumstances contain elements of risk that fall outside of our professional

BCG
BEAUCHAMP CONSULTING GROUP, LLC

responsibility and influence, and to meet the terms of our insurance and periodic audits, we must agree on indemnity as follows:

To the fullest extent by law, each party shall indemnify and hold harmless the other party against claims, liability, or loss from injury or death to person, destruction or damage to, or loss of use or diminution in value of property, injury to the environment, economic loss, or fines or penalties, and for associated legal costs, fees, and expenses including attorney and consultant fees, arising out of, or relating to, CONSULTANT'S services (Claims).

This duty to indemnify shall not extend to Claims to the extent caused by the willful misconduct or active negligence of either party. In such case, the obligation to indemnify shall be reduced proportionately by the percentage to which the party's willful misconduct or active negligence caused, or contributed to the cause of, the Claim. This duty to indemnify shall extend to Claims by any employees, subcontractors, or suppliers of either party.

In addition to and separate from, its duty to indemnify, each party shall defend the other against suits, actions, or proceedings founded upon Claims. This duty to defend arises upon the commencement of the suit, action, or proceeding founded upon Claims, and exists irrespective of any obligation of either party to indemnify.

Each party's duty to indemnify and defend shall survive the completion of the CONSULTANT'S work and/or termination of the contract.

13. Term: The term of this engagement shall continue in full force and effect until June 30, 2025.

14. Other Matters: Unless we otherwise agree, the terms and conditions of this letter will apply to all matters for which you engage us. If you have any questions or concerns about the terms of this Standard Engagement Letter, please contact us immediately.

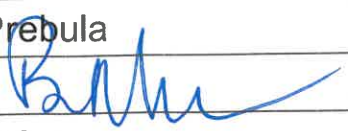
Please acknowledge your receipt of this Letter, and your agreement with the terms and conditions set forth by signing below.

Organization Name: City of Suisun City

Billing Address: 701 Civic Center Blvd., Suisun City, CA 94585

Email Invoices to: scorrales@suisun.com

By: Bret Prebula

Signature: 

Title: City Manager Dated: 7/10/2024

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AGENDA ITEM NO. 15.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-___: Authorizing the City Manager on Behalf of the City to Execute a Quitclaim Deed for the Abandonment of Public Utility Easements within Real Property (Almond Gardens) on Assessor Parcel Numbers (A.P.N.) 0032-101-420 and 0032-102-160.

FISCAL IMPACT: Officially abandoning easements has no impact to the City's General Fund.

STRATEGIC PLAN: Develop a Sustainable Economy. Provide Good Governance. Ensure Fiscal Solvency. Enhance Environment.

BACKGROUND: Public Utility Easements (P.U.E.) have been officially dedicated to the City of Suisun City on the real properties identified as Assessor Parcel Numbers (A.P.N.) 0032-101-420 and 0032-102-160. These easements were originally established through Subdivision Map Book 22, Pages 53 and 54, and Parcel Map Book 38, Pages 15 and 16. Copies of these maps are included as Attachments No. 3 and 4 for reference. In addition, a map depicting the full extent of these easements granted to the City is included as Attachment No. 5.

The location of these easements is situated outside the footprints of the existing buildings on the properties, collectively known as Almond Gardens. This area is currently in the process of being redeveloped. Refer to the location map included as Attachment No. 2.

STAFF REPORT: The City of Suisun City has previously approved developer's proposal for the comprehensive redevelopment of Almond Gardens. As part of this redevelopment, architectural, landscape, civil engineering, and other related plans are actively being developed, with the demolition of the existing buildings already slated for the near future. The proposed redevelopment includes the construction of new buildings that will have significantly larger footprints than the existing structures. Construction of the new buildings are planned to placed directly above the existing north-south utility easements. Consequently, the north-south easements will need to be abandoned to accommodate the new development.

It is important to clarify that the existing east-west running utility easements, which are also located on the properties, will remain unaffected by the redevelopment and are not included in the proposal for abandonment. These easements will continue to serve their original purpose without interruption.

To support the ongoing redevelopment project, joint trench plans have been prepared to facilitate the relocation of utilities currently within the north-south easements. These relocation plans are currently under review and will be subject to final approval. The relocation of these utilities is necessary to ensure the continued functionality of the services that currently operate within the affected easements.

Given that the utilities within the north-south easements exclusively serve the Almond Gardens development, City staff recommends the quitclaiming of these easements. This is aligned with the overall goals of the redevelopment, as the utilities will be relocated to new easement areas due to the

placement of the new buildings. The abandonment of these easements will, therefore, enable the successful completion of the proposed development.

For clarity, the specific locations of the north-south easements to be abandoned can be described as follows: "Public utility easements as dedicated and shown on the Map of Crescent Estates Unit No. 1, filed September 1, 1965, in Book 22 of Subdivision Map, at Pages 53 & 54, and Parcel Map for Almond Gardens, filed June 14, 1993, in Book 38 of Parcel Map, at Page 15 & 16, Solano County Records, described as follows: The easterly 5 feet of Lots 2, 3, 4, 5, 8, 19, 23, and 25, and the westerly 5 feet of Lots 4, 5, 15, 16, and 22, as shown on the Map of Crescent Estates Unit No. 1, excluding therefrom any portion thereof lying within the northerly and southerly 5 feet of Parcel 2 and the Northerly 5 feet and Southerly 10 feet of Parcel 4 of said Parcel Map for Almond Gardens."

Once the quitclaim deed for the abandonment of these easements is executed, the document will be recorded with the County of Solano. A sample quitclaim deed is included as Attachment No. 6 for reference.

STAFF RECOMMENDATION: It is recommended that the City Council adopt Resolution No. 2025-___: Authorizing the City Manager on Behalf of the City to Execute a Quitclaim Deed for the Abandonment of Public Utility Easements within Real Property (Almond Gardens) on Assessor Parcel Numbers (A.P.N.) 0032-101-420 and 0032-102-160.

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-___: Authorizing the City Manager on Behalf of the City to Execute a Quitclaim Deed for the Abandonment of Public Utility Easements within Real Property (Almond Gardens) on Assessor Parcel Numbers (A.P.N.) 0032-101-420 and 0032-102-160.
2. Location Map.
3. Subdivision Map Book 22, Pages 53 and 54.
4. Parcel Map Book 38, Pages 15 and 16.
5. Map of Easements Dedicated through Subdivision Map and Parcel Map.
6. Sampe Quitclaim Deed.

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

ATTACHMENTS:

Attachment No. 1 Resolution_Abandoning PUEs at Almond Gardens.doc
Attachment No. 2_Almond Gardens_Location Map.pdf
Attachment No. 3 Subdivision Map Book
Attachment No. 4. Parcel Map Book
Attachment No. 5_Map of Easements at Almond Gardens.pdf
Attachment No. 6_Sample Easement Quitclaim Deed.pdf
.

RESOLUTION NO. 2025 - ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY AUTHORIZING THE CITY MANAGER ON BEHALF OF THE CITY TO EXECUTE A QUITCLAIM DEED FOR THE ABANDONMENT OF PUBLIC UTILITY EASEMENTS WITHIN REAL PROPERTY (ALMOND GARDENS) ON ASSESSOR PARCEL NUMBERS (A.P.N.) 0032-101-420 AND 0032-102-160

WHEREAS, Public Utility Easements (P.U.E.) have been officially dedicated to the City of Suisun City on the real properties identified as Assessor Parcel Numbers (A.P.N.) 0032-101-420 and 0032-102-160; and

WHEREAS, these easements were originally established through Subdivision Map Book 22, Pages 53 and 54, and Parcel Map Book 38, Pages 15 and 16; and

WHEREAS, the location of these easements is situated outside the footprints of the existing buildings on the properties, collectively known as Almond Gardens; and

WHEREAS, the City of Suisun City has previously approved developer's proposal for the comprehensive redevelopment of Almond Gardens; and

WHEREAS, the proposed redevelopment includes the construction of new buildings that will have significantly larger footprints than the existing structures, and are planned to be constructed directly above the existing north-south utility easements; and

WHEREAS, to support the ongoing redevelopment project, joint trench plans have been prepared to facilitate the relocation of utilities currently within the existing north-south easements; and

WHEREAS, the relocation of these utilities is necessary to ensure the continued functionality of the services that currently operate within the affected easements; and

WHEREAS, given that the existing utilities within the north-south easements exclusively serve the Almond Gardens development, City staff recommends the quitclaiming of these easements; and

WHEREAS, quitclaiming the north-south easements aligns with the overall goals of the redevelopment, as the utilities will be relocated to new easement areas due to the placement of the new buildings.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Suisun City authorizes the City Manager on behalf of the City to execute and record a Quitclaim Deed for the abandonment of the existing north-south public utility easements located on real properties identified as Assessor Parcel Numbers (A.P.N.) 0032-101-420 and 0032-102-160 and to take such further actions as necessary or appropriate to implement this resolution.

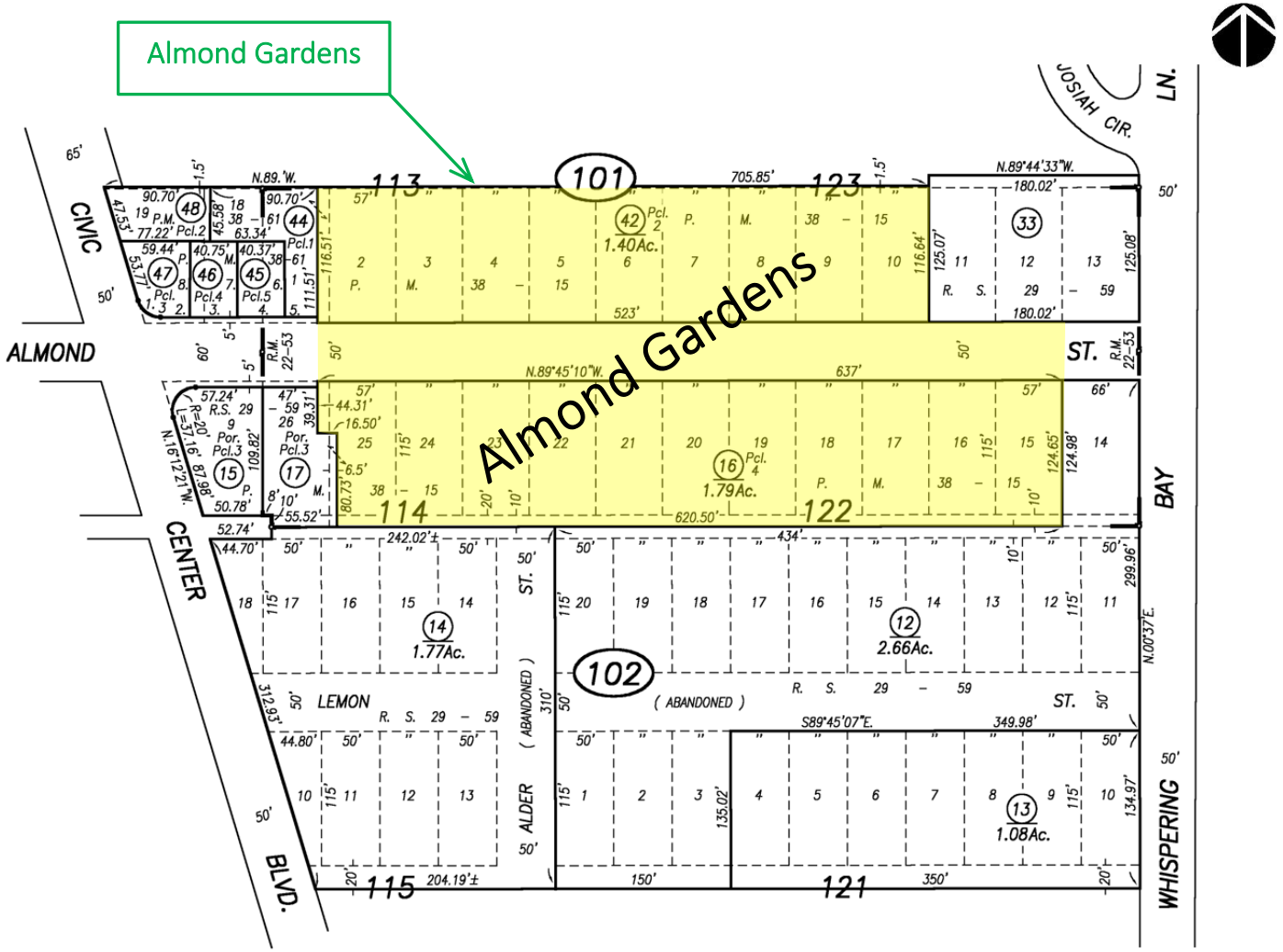
PASSED AND ADOPTED by a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 15th of July 2025, by the following vote:

AYES:	COUNCILMEMBERS	_____
NOES:	COUNCILMEMBERS	_____
ABSTAIN:	COUNCILMEMBERS	_____
ABSENT:	COUNCILMEMBERS	_____

WITNESS my hand and the seal of the City of Suisun City this 15th of July 2025.

_____
Anita Skinner
City Clerk

LOCATION MAP
Redevelopment of Almond Gardens
Abandonment of Existing North-South Public Utility Easements



The undersigned does hereby certify that they are the parties having record interest in all the land delineated and embraced within the red lines upon Sheet 2 of 2 Sheets of that certain map entitled "CRESCENT ESTATES, UNIT NO. 1, RESUBDIVISION OF A PORTION OF CHAPLIN ADDITION NO. 1, CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA" this certificate being upon Sheet 1 thereof, that they consent to the making and recording of said map, that said map particularly sets forth the dimensions of all the lots intended for sale and that each of said lots is designated thereon by a number.

The same undersigned hereby dedicates to the City of Suisun City for public uses for the purposes designated herein or in the body of said map, the several parcels of land designated thereon as street, reserves, and P.U.E.'s together with the right of ingress thereto and egress therefrom, over and across any adjoining lands to reach said reserves or P.U.E.'s, the parcels of land designated in the body of said map as "RESERVES or P.U.E.'s" being for the purposes of construction and maintenance thereon of sewers and public utilities and the words, "ALMOND STREET" designates street.

IN WITNESS WHEREOF the undersigned have caused their names and seal to be hereunto subscribed on this 31st day of AUGUST, 1965.

Paul C. Bryan, Jr.

Betty L. Bryan

STATE OF CALIFORNIA }
COUNTY OF SOLANO } SS

On this 31st day of AUGUST 1965, before me, the undersigned, a Notary Public in and for the County of Solano, State of California, residing therein duly commissioned and sworn, personally appeared PAUL C. BRYAN, JR. & BETTY L. BRYAN that executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Solano, State of California, the day and year first above written.

K. JONES
NOTARY PUBLIC CALIFORNIA
COUNTY OF SOLANO

K. Jones
Notary Public in and for the
County of Solano, State of California
My Commission Expires July 27, 1966

TAX COLLECTOR

I, OTTO H. ROSENAU, County ~~Auditor~~ of Solano County, California do hereby certify there are no liens for unpaid State, County or local taxes or Special Assessments collected as taxes against this tract or any part of it, except taxes or Special Assessment not yet payable.
Dated AUG. 31, 1965.

Otto H. Rosenau
County ~~Auditor~~ TAX COLLECTOR of Solano County, California

Larry Ball, Clerk of the Board of Supervisors of Solano County, State of California, do hereby certify that a good and sufficient bond inuring to the benefit of Solano County has been filed with and approved by said Board in the sum of $ 180.00 which is the amount estimated by the assessor of Solano County as being a lien but not yet payable for Taxes and Special Assessments against the tract of land constituting this SUBDIVISION.
Dated August 31, 1965.

Larry Ball
County Clerk and Ex-Officio Clerk of the Board of Supervisors of Solano County, State of California

I, IKE B. BOND, City Engineer of the City of Suisun City, Solano County, California, do hereby certify that I have examined this Final Subdivision Map, that the Subdivision as shown herein is substantially the same as it appeared on the tentative map any approved alterations thereof; that all the provisions of Chapter 2 of the Map Act of the State of California, and of Ordinance No. 313 N.C. of the City of Suisun City applicable at the time of approval of said Tentative Map have been complied with and that said Final Subdivision Map is technically correct.
Dated AUG 30, 1965.

Ike B. Bond
City Engineer of the City of Suisun City, Solano County, California

I, IKE B. BOND, do hereby certify that basis of bearings for the Subdivision shown herein is the same as shown on that certain map entitled "MAP OF CHAPLIN ADDITION No. 1-LOUISIANA STREET - N89°46'W CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA, ETC." filed for record in the office of the County Recorder of Solano County, California, on December 4, 1913 and now appearing of record in Book 5 of Maps, Page 5 of Official Records of Solano County, California, that the Subdivision shown herein is prepared from a survey of the ground made under my supervision during MAY, 1965 that said survey is true and complete as shown and was made on the order of the owner; and that monuments are or will be of the nature and in the locations shown and are sufficient to enable the survey to be retraced.
Dated June 14, 1965.

Ike B. Bond
IKE B. BOND, Registered Civil Engineer in the State of California R.C.E. 7538

I, NORMAN E. TODD, Chairman of the Planning Commission of the City of Suisun City, Solano County, California, do hereby certify that said Commission on the 16TH day of AUGUST 1965 did examine this Final Subdivision Map and did find that said Final Subdivision Map is substationally the same as the Tentative Map thereof approved by said Planning Commission on the 19TH day of APRIL, 1965, and further did determine that said Final Subdivision Map conforms with the changes permitted and all requirements imposed as a condition to its acceptance and did approve said Final Subdivision Map.
Dated AUGUST 31, 1965.

E. Norman Todd
Chairman of the Planning Commission of the City of Suisun City, Solano County, State of California

I, ROBERT J. BOUNDS, City Clerk and Clerk of the Council of the City of Suisun City, Solano County, California, do hereby certify that a Tentative Map of this Final Subdivision Map was presented to the City Council of the City of Suisun City, that said Council did by its ~~resolution~~ MOTION N.C. adopted on the 27TH day of APRIL 1965 approve said amendments thereto; and that said Council did at a regular meeting thereof held on the 31ST day of AUGUST 1965 by its resolution No. 26 N.C. approve said Final Subdivision Map and accept on behalf of the Public the street designated thereon as "ALMOND STREET" offered thereby for Public use and all offers of dedication for Public uses of the "RESERVES and P.U.E.'s" designated thereon with all rights of ingress thereto and egress therefrom over and across any adjoining lands to reach said "RESERVES and P.U.E.'s" all as shown within red lines on said Final Subdivision Map.

IN WITNESS WHEREOF I have hereto set my hand this 31ST day of AUGUST, 1965.

2H011
24011

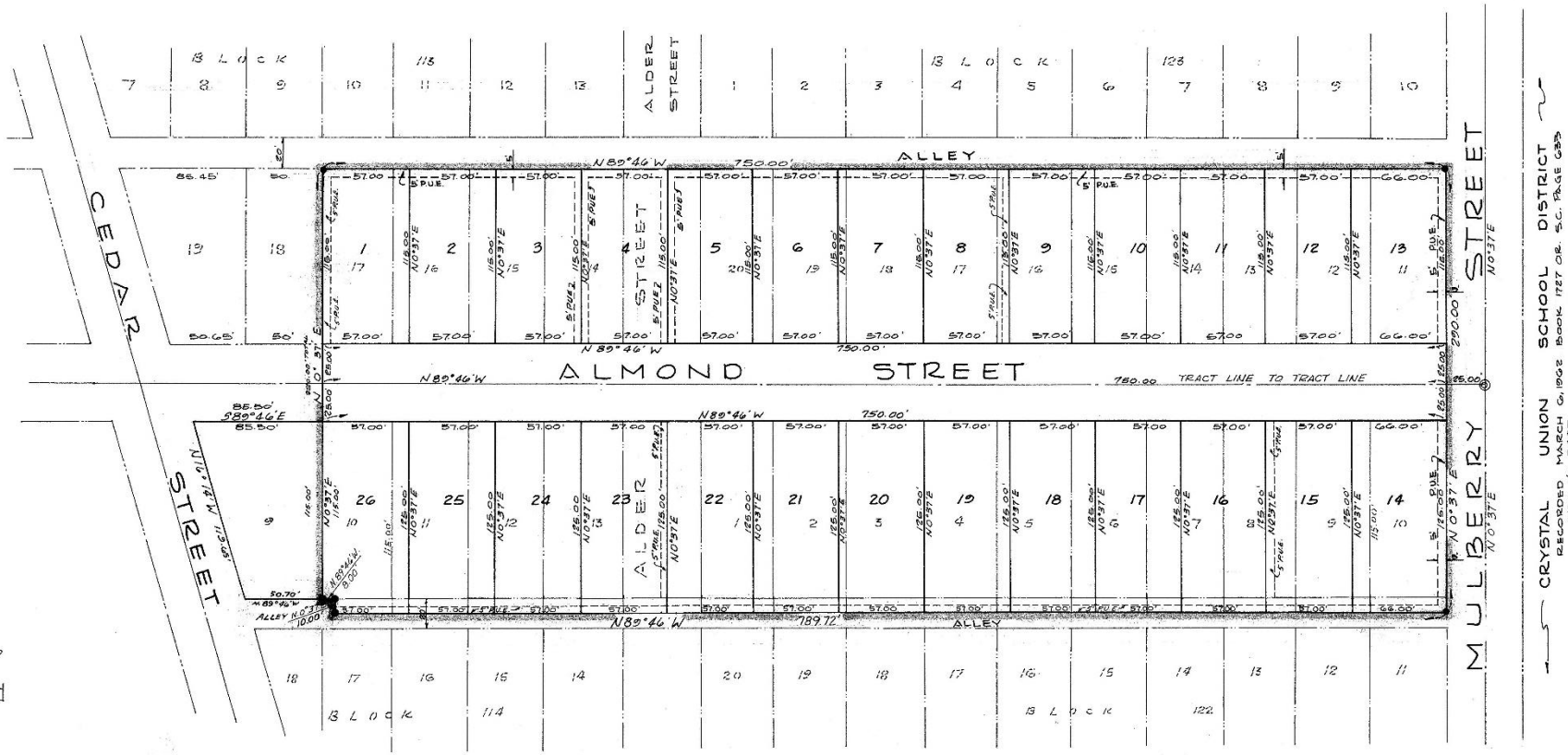
Robert J. Bounds
City Clerk and Clerk of the Council of the City of Suisun City, Solano County, California

Recorded at the request of Calif. Ld. Title Co. at 42 minutes past 3 P.m., on the 1st day of Sept. 1965 in the office of the County Recorder of Solano County, State of California, in Book 22 of Maps at Page 53.

R. E. Duvall
County Recorder of Solano County, California
By: Mildred Fernald

MAP OF
CRESCENT ESTATES
UNIT NO. 1
RESUBDIVISION OF A PORTION OF CHAPLIN ADDITION NO. 1
CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA
IKE B. BOND-ENGINEER-VALLEJO, CALIFORNIA
MAY 1965 SCALE 1" = 0'- SHEET ONE (1) OF TWO (2) SHEETS

53

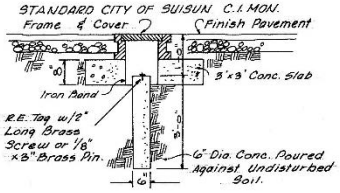


LEGEND

- ◎ INDICATES CONCRETE MONUMENT TO BE SET.
- • SET 1/2" IRON PIPE, TACK & TAG RCE 7538
- —— INDICATES CENTERLINE OF STREET, ROAD OR AVE.
- —·—·— EXISTING RIGHT OF WAY, EASEMENTS, OR PROPERTY LINES BEFORE RESUBDIVISION OF CHAPLIN ADDN. No. 1
- – – – – NEW P.U.E.'s

SECTION THRU MONUMENT

@ No Scale



CONC. MON. & IRON PIPE MON. TO CONFORM WITH CITY OF SUISUN STD. SUBDIV. IMPROVEMENT SPEC. DATED MARCH 1962

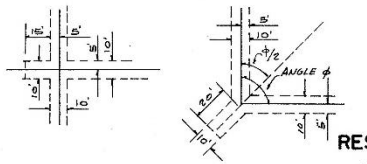
BASIS OF BEARINGS

CHAPLIN ADDITION UNIT No. 1 - Recorded Dec. 4, 1913 Book 5 Official Records of Solano County Page 5.

TYPICAL P.U.E & ANCHOR EASEMENT

@ No Scale

P.U.E. BOUNDARIES ARE SHOWN THUS
P.U.E.'s ARE ALL 5' WIDE UNLESS SHOWN OTHERWISE.



ALL LOTS TO BE STAKED WITH 2"x2" PWD. HUBS TACK & TAG RCE. 7538

MAP OF
CRESCENT ESTATES
UNIT NO. 1

RESUBDIVISION OF A PORTION OF CHAPLIN ADDITION NO. 1

CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA

IKE B. BOND-ENGINEER-VALLEJO, CALIFORNIA

MAY 1965 SCALE 1" = 50' - SHEET TWO (2) OF TWO (2) SHEETS

54

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, CERTIFY THAT WE ARE THE PARTIES HAVING RECORD TITLE INTEREST IN ALL THE LAND DELINEATED WITHIN THE DISTINCTIVE BORDER OF THIS MAP AND HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF SAID MAP.

THE SAME UNDERSIGNED HEREBY DEDICATES TO THE CITY OF SUISUN CITY FOR PUBLIC USES FOR THE PURPOSES DESIGNATED IN THE BODY OF SAID MAP, THOSE VARIOUS PARCELS SHOWN AS EASEMENTS, STREET TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM, OVER AND ACROSS ANY ADJOINING LANDS TO REACH SAID EASEMENTS, BEING FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE THEREON OF DESIGNATED FACILITIES, AND DESIGNATED HEREIN AS 5' P.U.E., 10' P.U.E., "ALMOND STREET"

IN WITNESS THEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED ON THIS 10TH DAY OF November 1992.

THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY, A PUBLIC BODY, CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA.

BY: James Spering (NAME) Chairman (TITLE)

CRESCENT ASSOCIATES, A GENERAL PARTNERSHIP

BY: James H. Price (JAMES H. PRICE) General Partner (TITLE)

BY: Jane L. Price (JANE L. PRICE) General Partner (TITLE)

BY: David L. Fletcher (DAVID L. FLETCHER) General Partner (TITLE)

BY: Lee S. Ayres (LEE S. AYRES.) General Partner (TITLE)

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
SS
COUNTY OF SOLANO)

ON THIS 2nd DAY OF September, 1992, BEFORE ME A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JAMES H. & JANE L. PRICE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

OFFICIAL SEAL
LISA YARBROUGH
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Commission Expires Jan. 6, 1995

Lisa Yarbrough
NOTARY PUBLIC IN AND FOR (THE) COUNTY OF SOLANO, STATE OF CALIFORNIA

MY COMMISSION EXPIRES: 1-6-95

NOTARY SEAL

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
SS
COUNTY OF SOLANO)

ON THIS 10th DAY OF November, 1992, BEFORE ME A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JAMES SPERING, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

OFFICIAL SEAL
M. ADAMS
NOTARY PUBLIC - CALIFORNIA
SOLANO COUNTY
My comm. expires JUN 12, 1995

NOTARY PUBLIC IN AND FOR THE COUNTY OF SOLANO, STATE OF CALIFORNIA

MY COMMISSION EXPIRES: 6/12/95

NOTARY SEAL

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
SS
COUNTY OF Santa Clara)

ON THIS 22nd DAY OF October, 1992, BEFORE ME A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID L. FLETCHER, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

C. SWIFT
Comm. #958379
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires Mar. 1, 1996

NOTARY PUBLIC IN AND FOR THE COUNTY OF Santa Clara, STATE OF CALIFORNIA

MY COMMISSION EXPIRES: 3-1-96

NOTARY SEAL

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
SS
COUNTY OF Fresno)

ON THIS 24th DAY OF September, 1992, BEFORE ME A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LEE S. AYRES, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

OFFICIAL SEAL
SANDRA GALLAGHER
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
FRESNO COUNTY
My Commission Exp. June 11, 1993

NOTARY PUBLIC IN AND FOR THE COUNTY OF Fresno, STATE OF CALIFORNIA

MY COMMISSION EXPIRES: 6-11-93

NOTARY SEAL

CITY CLERK'S STATEMENT

I, SHARON SATTLER, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF SUISUN CITY, DO HEREBY STATE THAT THE FOLLOWING MAP WAS PRESENTED TO THE COUNCIL OF THE CITY OF SUISUN CITY AT A MEETING THEREOF HELD ON THE 1st DAY OF September, 1992, AND THAT SAID COUNCIL DID AT THE MEETING BY ITS RESOLUTION, APPROVED SAID MAP AND ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS AND ALL EASEMENTS AS SHOWN WITHIN THE DISTINCTIVE BORDERS.

Sharon M. Sattler
CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF SUISUN CITY, STATE OF CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT

I, VIRGINIA RYAN, COUNTY TAX COLLECTOR OF SOLANO COUNTY, CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

I ALSO STATE THAT A GOOD AND SUFFICIANT BOND TO THE BENEFIT OF SOLANO COUNTY HAS BEEN FILED WITH THIS OFFICE IN THE SUM OF $ 1292.39, WHICH IS THE AMOUNT ESTIMATED BY THE ASSESSOR OF SOLANO COUNTY AS BEING A LIEN, BUT NOT YET PAYABLE FOR TAXES AND SPECIAL ASSESSMENTS AGAINST THE LAND CONSTITUTING THIS SUBDIVISION; AND THAT ALL STATEMENTS REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE HAVE BEEN FILED. FILE # 93-94 PM-08

DATE: June 10, 1993
STATEMENT VOID AFTER FEB. 28, 1994

Virginia Ryan
COUNTY TAX COLLECTOR OF SOLANO COUNTY, CALIFORNIA

BY: Cathy Martin
DEPUTY

DEPARTMENT OF PLANNING AND DEVELOPMENT STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 23RD DAY OF October, 1992, AND CONFORMS TO THE TENTATIVE MAP REVIEWED AND APPROVED OR CONDITIONALLY APPROVED ON JANUARY 14, 1992.

THOMAS E. BLAND, DEPUTY DIRECTOR OF PLANNING CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE CITY OF SUISUN CITY REDEVELOPMENT AGENCY, ON OCTOBER 10, 1991. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED/WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON OR BEFORE THE 31 DAY OF AUGUST, 1994; THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

DATED: 11/2/92

DAVID C. MATHY, R.C.E. 28082
EXPIRATION DATE: 3-31-94

REGISTERED PROFESSIONAL ENGINEER
DAVID C. MATHY
No. 28082
Exp. 3-31-94
CIVIL
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

REGISTERED PROFESSIONAL ENGINEER
DAVID M. COSPER
No. 38022
Exp. 3-31-93
CIVIL
STATE OF CALIFORNIA

11.13.92

DAVE COSPER, R.C.E. 38022, CITY ENGINEER CITY OF SUISUN CITY
EXPIRATION DATE: 3-31-93

11-10-92

DENNIS D. RINEHART, R.C.E. 32110
SOLANO COUNTY, CALIFORNIA
EXPIRATION DATE: 12-31-92

REGISTERED PROFESSIONAL ENGINEER
DENNIS D. RINEHART
No. 32,110
Expires 12/31/92
CIVIL
STATE OF CALIFORNIA

#53127

COUNTY RECORDER'S STATEMENT

FILED THIS 14TH DAY OF June, 1993, AT 10:50, A.M. IN BOOK 38 OF PARCEL MAPS, AT PAGE 15 AT THE REQUEST OF ~~FRONTIER~~ NORTH AMERICAN TITLE COMPANY.

ROBERT BLECHSCHMIDT, COUNTY ASSESSOR/ RECORDER IN AND FOR THE COUNTY OF SOLANO, STATE OF CALIFORNIA

BY: W. Werner
DEPUTY COUNTY RECORDER

PARCEL MAP
FOR
ALMOND GARDENS

BEING A RESUBDIVISION OF A PORTION OF "CHAPLIN ADDITION NO. 1" AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 5 OF RECORD MAPS, AT PAGE 5, AND A PORTION OF "CRESCENT ESTATES UNIT NO. 1" AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 22 OF RECORD MAPS, AT PAGE 53, BOTH OFFICIAL RECORDS OF SOLANO COUNTY, CALIFORNIA.

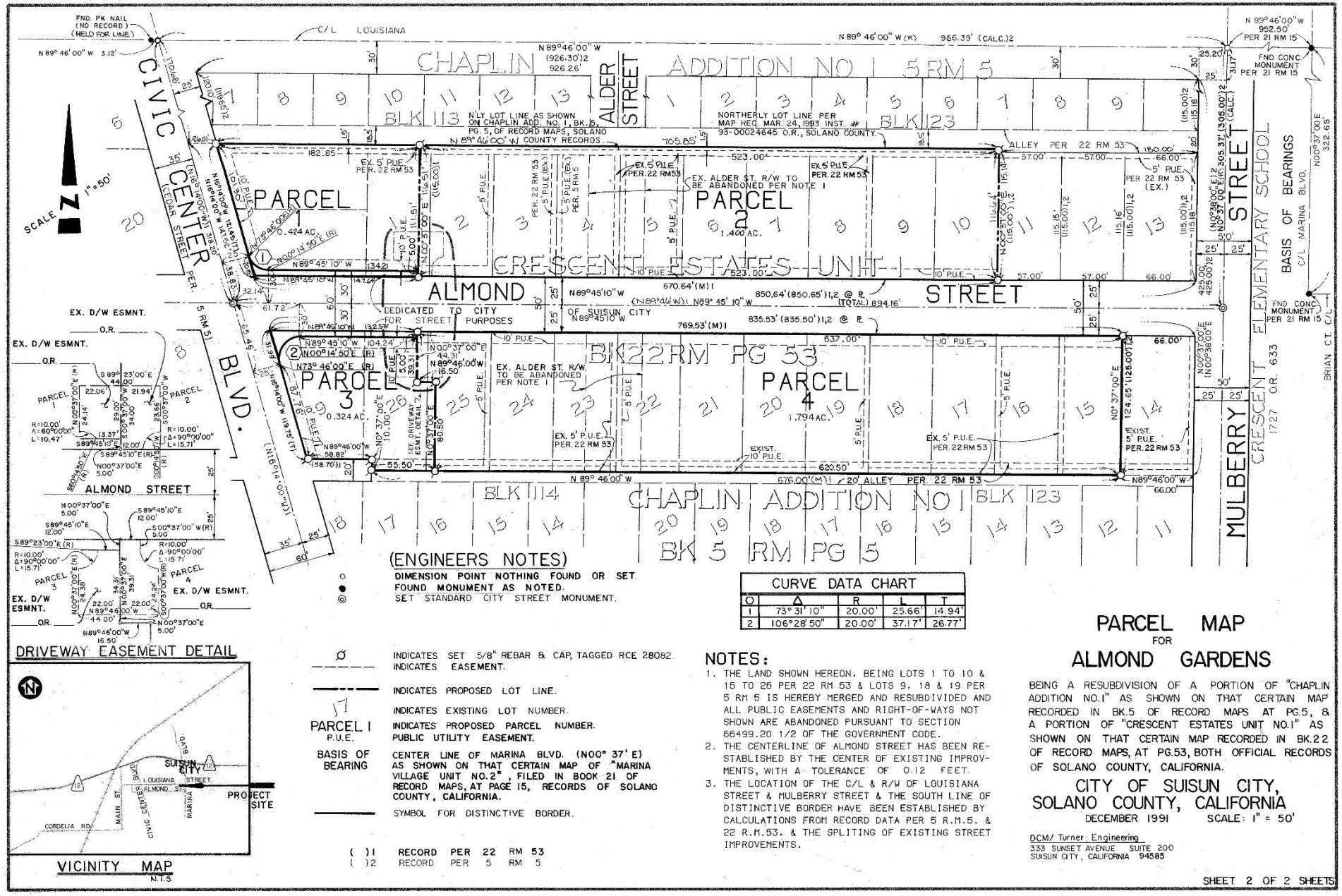
CITY OF SUISUN CITY, SOLANO COUNTY CALIFORNIA

DECEMBER 1991 SCALE: 1" = 50'

DCM/Joyal Engineering
333 SUNSET AVE. SUITE 200
SUISUN CA, 94585
(707)426-6122

SHEET 1 OF 2 SHEETS

38 PM 15



(ENGINEERS NOTES)

- ○ DIMENSION POINT NOTHING FOUND OR SET.
- ● FOUND MONUMENT AS NOTED.
- ◎ SET STANDARD CITY STREET MONUMENT.

CURVE DATA CHART				
	Δ	R	L	T
1	73° 31' 10"	20.00'	25.66'	14.94'
2	106° 28' 50"	20.00'	37.17'	26.77'

- Ø INDICATES SET 5/8" REBAR & CAP, TAGGED RCE 28082.
- ——— INDICATES EASEMENT.
- ——— INDICATES PROPOSED LOT LINE.
- 17 INDICATES EXISTING LOT NUMBER.
- PARCEL 1 INDICATES PROPOSED PARCEL NUMBER.
- P.U.E. PUBLIC UTILITY EASEMENT.
- BASIS OF BEARING CENTER LINE OF MARINA BLVD. (N00° 37' E) AS SHOWN ON THAT CERTAIN MAP OF "MARINA VILLAGE UNIT NO.2", FILED IN BOOK 21 OF RECORD MAPS, AT PAGE 15, RECORDS OF SOLANO COUNTY, CALIFORNIA.
- ——— SYMBOL FOR DISTINCTIVE BORDER.

( )1 RECORD PER 22 RM 53
( )2 RECORD PER 5 RM 5

NOTES:

1. THE LAND SHOWN HEREON, BEING LOTS 1 TO 10 & 15 TO 25 PER 22 RM 53 & LOTS 9, 18 & 19 PER 5 RM 5 IS HEREBY MERGED AND RESUBDIVIDED AND ALL PUBLIC EASEMENTS AND RIGHT-OF-WAYS NOT SHOWN ARE ABANDONED PURSUANT TO SECTION 66499.20 1/2 OF THE GOVERNMENT CODE.
2. THE CENTERLINE OF ALMOND STREET HAS BEEN RE-STABLISHED BY THE CENTER OF EXISTING IMPROVMENTS, WITH A TOLERANCE OF 0.12 FEET.
3. THE LOCATION OF THE C/L & R/W OF LOUISIANA STREET & MULBERRY STREET & THE SOUTH LINE OF DISTINCTIVE BORDER HAVE BEEN ESTABLISHED BY CALCULATIONS FROM RECORD DATA PER 5 R.M.5. & 22 R.M.53. & THE SPLITING OF EXISTING STREET IMPROVEMENTS.

PARCEL MAP
FOR
ALMOND GARDENS

BEING A RESUBDIVISION OF A PORTION OF "CHAPLIN ADDITION NO.1" AS SHOWN ON THAT CERTAIN MAP RECORDED IN BK.5 OF RECORD MAPS AT PG.5, & A PORTION OF "CRESCENT ESTATES UNIT NO.1" AS SHOWN ON THAT CERTAIN MAP RECORDED IN BK.22 OF RECORD MAPS, AT PG.53, BOTH OFFICIAL RECORDS OF SOLANO COUNTY, CALIFORNIA.

CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA

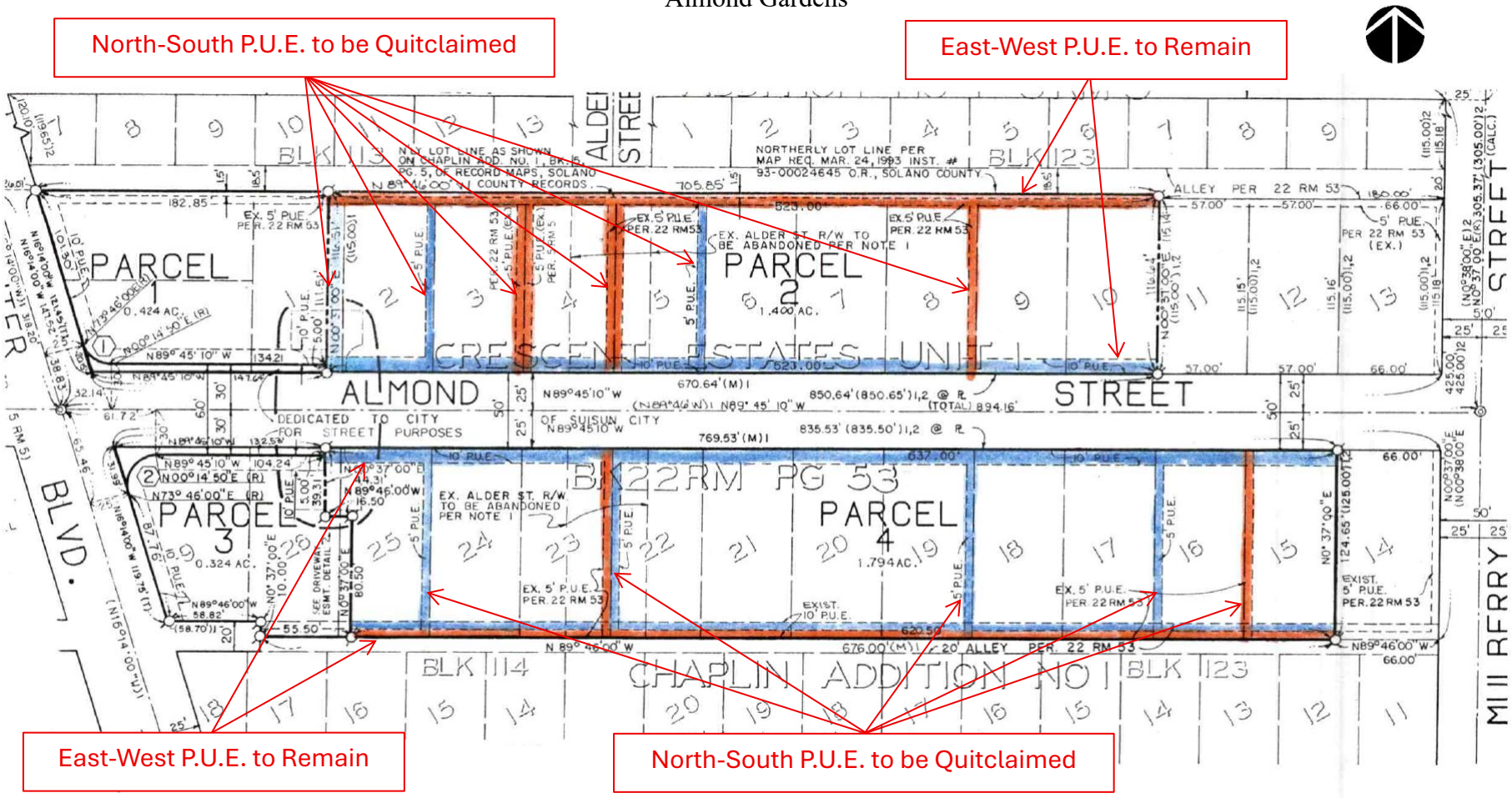
DECEMBER 1991 SCALE: 1" = 50'

DCM/ Turner Engineering
333 SUNSET AVENUE SUITE 200
SUISUN CITY, CALIFORNIA 94585

SHEET 2 OF 2 SHEETS

38 PM 16

MAP
Public Utility Easements Dedicated to City through Subdivision Map and Parcel Map
Assessor Parcel Numbers 0032-101-420 and 0032-102-160
Almond Gardens



LEGEND:

Public Utility Easements dedicated through Subdivision Map Book 22, Pages 53 & 54

Public Utility Easement dedicated to City through Parcel Map Book 38, Pages 15 & 16

SAMPLE EASEMENT QUITCLAIM DEED

Recording Requested By

Placer Title Company

AND WHEN RECORDED MAIL TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT QUITCLAIM DEED A.P.N. 0032-061-020

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ None
City transfer tax is $ None
(x) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
(X) City of Suisun City, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Suisun City, a municipal corporation

hereby GRANT(s) to

Waterfront Hotel Investors, LLC, a California Limited Liability Company

Any and all rights and interest into the easement acquired by the Town of Suisun City, a municipal corporation, in the Deed recorded December 10, 1914, in Book 214 of Deeds, Page 86, Solano County Records, which lies within a portion of the following described real property in the City of Suisun City, County of Solano, State of California,

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

SAMPLE

Dated: _____

City of Suisun City, a municipal corporation

STATE OF CALIFORNIA
COUNTY OF _____
On_____before me,
_____, Notary Public,
personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

_____
By:
It's: City Manager

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

MAIL TAX
STATEMENTS TO: Same as above
NAME ADDRESS CITY, STATE, ZIP

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AGENDA ITEM NO. 16.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Housing Authority Adoption of Resolution No. HA 2025-___: Adoption of Environmental Assessment and Finding of No Significant Impact for the Almond Gardens Project, and Approval of Request for Release of Funds.

FISCAL IMPACT: Adoption of this report has no fiscal impact.

STRATEGIC PLAN: Provide Good Governance; Enhance the Environment.

BACKGROUND:

Through a competitive Request for Proposal process released by the Suisun City Housing Authority, Harbor Park, LLC was awarded 96 Project-Based Vouchers (PBVs) for the proposed Almond Gardens Project (Project). The Project involves the construction of 97 units including one (1) manager's unit. The PBVs will serve as a rental subsidy for clients who will live in the Project, and the subsidy remains with the unit should any tenants move out.

The U.S. Department of Housing and Urban Development (HUD) requires an environmental review process in accordance with the National Environmental Policy Act (NEPA) for all HUD-assisted projects to ensure that the proposed project does not negatively impact the surrounding environment and that the property site itself will not have an adverse environmental or health effect on end users.

STAFF REPORT:

The environmental effects of the activities carried out with PBVs derived from federal funds awarded by HUD must be assessed in accordance with NEPA and the related authorities listed in the HUD implementing regulations at 24 CFR Parts 50 and 58, for responsible entities which must assume responsibility for environmental review, decision making, and action that normally applies to HUD. The Suisun City Housing Authority is the responsible entity for the NEPA review. The Housing Authority has completed all applicable environmental review procedures and has evaluated the potential effects of the proposed Project on the environment pursuant to NEPA regulations.

On April 17, 2025, the Housing Authority completed an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the proposed Project and concluded that the proposed activities are not actions that may affect the quality of the environment.

HUD also requires that the responsible entity for the environmental review process complete and execute the attached Request for Release of Funds (RROF) when requesting to release funds that are subject to the HUD environmental review process.

<u>NEPA Compliance Steps or Required Mitigation</u>

Flood Management and Insurance

The proposed Project is located within Special Flood Hazard Area Zone. The design team has taken necessary measures to mitigate the flood zone by elevating the finish floor level of the first floor of the building placing it above the flood zone to comply with FEMA regulations. The Project may be required to obtain flood insurance.

Environmental Assessment Factors

The EA Factors measure the potential significance of the effects of the proposed Project. After examining the EA Factors including as Land Development, Socioeconomic, Community Facilities and Services, Natural Features, and Climate and Energy, it was concluded that none of the impacts rise to the level of "significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement".

Overall, the Proposed Project would have a net positive effect. The nature of the Project is to replace condemned and inhabitable apartments with new construction. The Project is consistent with local Zoning and General Plan designations. The increase in affordable rental units would slightly increase the need for solid waste, water, and sewer services, but not at a significant level. Noise and emission studies reveal that no significant impact would occur by either the construction or operational phases of the Project. Additionally, the increased number of residents would not require an increase in public safety services. Furthermore, the Project would upgrade amenities in comparison to the existing complex, and no significant effects to wildlife or sensitive habitats would occur.

On Jun 26, 2025, the Suisun City Housing Authority notified HUD of the Notice of FONSI and Notice of Intent to RROF. The Public Notice was posted on the Housing Authority's website on the same day.

On June 29, 2025, the Public Notice of FONSI and Notice of Intent to RROF was published in the Daily Republic pursuant to 24 CFR Section 58.43.

STAFF RECOMMENDATION:

It is recommended that the Housing Authority complete the following:

1. Adopt the following Resolution:
    a. Housing Authority Adoption of Resolution No. HA 2025-___: Adoption of Environmental Assessment and Finding of No Significant Impact for the Almond Gardens Project, and Approval of Request for Release of Funds; and
2. Affirm and execute the attached Environmental Assessment (EA) Report for the Almond Gardens Project pursuant to the National Environmental Policy Act (NEPA) and 24 CFR Part 58; and
3. Adopt the attached Finding of No Significant Impact (FONSI) as the official determination for the Project; and
4. Authorize the submission of the attached Request for Release of Funds (RROF) for 96 Project-Based Vouchers for the Almond Gardens Project to HUD, and authorize the City Manager as the Executive Director to sign all necessary documents.

DOCUMENTS ATTACHED:

1. Housing Authority Adoption of Resolution No. HA 2025-___: Adoption of Environmental Assessment and Finding of No Significant Impact for the Almond Gardens Project, and Approval of Request for Release of Funds.
2. Suisun City Housing Authority Environmental Assessment Report for the Almond Gardens Project

3. Public Notice of Finding of No Significant Impact and Request for Release of Funds
4. Request for Release of Funds - Form HUD-7015-15

PREPARED BY: Jason Goltiao, Housing Programs Manager
REVIEWED BY: Lakhwinder Deol, Finance Director
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Resolution - SCHA EA FONSI RROF 2025-07-15.docx
2. Almond Gardens EA Appendices 2025 04 19.pdf
3. Notice of FONSI RROF 2025-06-29 Confirmation.pdf
4. HUD-7015.15 - RROF Almond Gardens Project 2025-07-15.pdf

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RESOLUTION NO. HA 2025-__

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SUISUN CITY ADOPTING ENVIROMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT FOR THE ALMOND GARDENS PROJECT, AND APPROVING THE REQUEST FOR RELEASE OF FUNDS

WHEREAS, the Suisun City Housing Authority has awarded 96 Project Based Vouchers to the Almond Gardens Project [Project]; and

WHEREAS, the Suisun City Housing Authority has conducted an Environmental Assessment in accordance with the National Environmental Policy Act (NEPA) and the U.S. Department of Housing and Urban Development (HUD) regulations at 24 CFR Part 58 for the Project; and

WHEREAS, the Environmental Assessment has been completed, and a Finding of No Significant Impact (FONSI) has been determined based on the analysis, indicating that the Project will not have a significant impact on the environment; and

WHEREAS, in accordance with 24 CFR Part 58, the FONSI was made available to the public for a 15-day notice period, and no significant comments or objections were received; and

WHEREAS, as the Responsible Entity under 24 CFR Part 58, the Suisun City Housing Authority must now approve and submit the Request for Release of Funds (RROF) to HUD in order to obtain authorization to draw down funds and proceed with project implementation;

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority as follows:

1) The Suisun City Housing Authority hereby affirms and executes the Environmental Assessment for the Almond Gardens Project, in compliance with 24 CFR Part 58.
2) The Suisun City Housing Authority hereby adopts the Finding of No Significant Impact (FONSI) as the official determination for the Project.
3) The Suisun City Housing authorizes the submission of the Request for Release of Funds (RROF) and related certifications to HUD (or the appropriate agency), and authorizes the City Manager as the Executive Director, the Mayor as the Chair, or other designated official, to sign all necessary documents.

PASSED AND ADOPTED at a Regular Meeting of the Housing Authority of Suisun City, duly held on Tuesday, July 15, 2025, by the following vote:

AYES: COMMISSIONERS _____
NOES: COMMISSIONERS _____
ABSENT: COMMISSIONERS _____
ABSTAIN: COMMISSIONERS _____

WITNESS my hand and seal of said Housing Authority this 15th day of July 2025.

_____

Anita Skinner,
City Clerk

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

DRAFT
Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Almond Gardens Apartments Project

Responsible Entity: Suisun City Housing Authority

Grant Recipient (if different than Responsible Entity):

Harbor Park LLC
9700 Village Center Drive, Suite 120
Granite Bay, CA 95746

State/Local Identifier:

Preparer: Rusty Leach, Kingdom Development

Certifying Officer Name and Title:

Bret Prebula, Executive Director
701 Civic Center Blvd
Suisun City, CA 94585

Grant Recipient (if different than Responsible Entity):

Consultant:

ECORP Consulting, Inc.
55 Hanover Lane
Chico, CA 95928

Direct Comments to:

Suisun City Housing Authority
701 Civic Center Blvd
Suisun City, CA 94585

Project Location: The 3.19-acre Almond Gardens Apartments Project (Project) Area is located at 707-815 Almond Street in Suisun City, Solano County, CA and is identified as Assessor's Parcel Numbers 0032-101-420 and 0032-102-160.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:** Currently, 10 buildings consisting of 51 units are present on the Project Site. Some of these buildings have been deemed uninhabitable and not financially feasible to cure and restore to a market-typical or habitable condition. Surrounding land uses include single-family housing to the north, multi-family housing to the south, a public park and middle school to the east, and a transit station to the west. The Project Site is bound by Mulberry Street to the east, Civic Center Boulevard to the west, Driftwood Drive to the north, and other apartment style housing to the south. The Project Site is bisected by Almond Street. Figure 1 shows the Proposed Project in conjunction with the surrounding land uses. Figure 2 includes photos of existing conditions at the Project Site.

At present, the Suisun City Housing Authority owns the property and utilizes a property management company to manage the day-to-day activities. The apartments were developed in 1962 and historically the property featured fifty-two units; but currently features thirty-eight rentable units, with fourteen uninhabitable units.

The Suisun City Housing Authority Board first authorized a Disposition and Development Agreement (DDA) with the buyer/developer in 2021 and has chosen to extend the DDA a few times as the Project has evolved and the buyer has continued due diligence work. Most recently, the DDA was extended in December 2023 through the end of 2025 to allow for pursuit of tax credit financing as the Project is proposed as a completely affordable project. Further, following the release of a Request for Proposals, Harbor Park LLC responded and was awarded 96 Project-Based Housing Vouchers in November 2023.

The Project includes demolition of the existing multi-family housing that is currently on the lot, and then constructing a new 97-unit affordable housing facility. As mentioned above, the property has been deemed uninhabitable and not financially feasible to cure and restore to habitable condition. The Project will include 58 two-bedroom units, 30-three- bedroom units, 10-four-bedroom units, and a manager’s unit across six buildings. The site layout of the Proposed Project can be found in Figure 3.

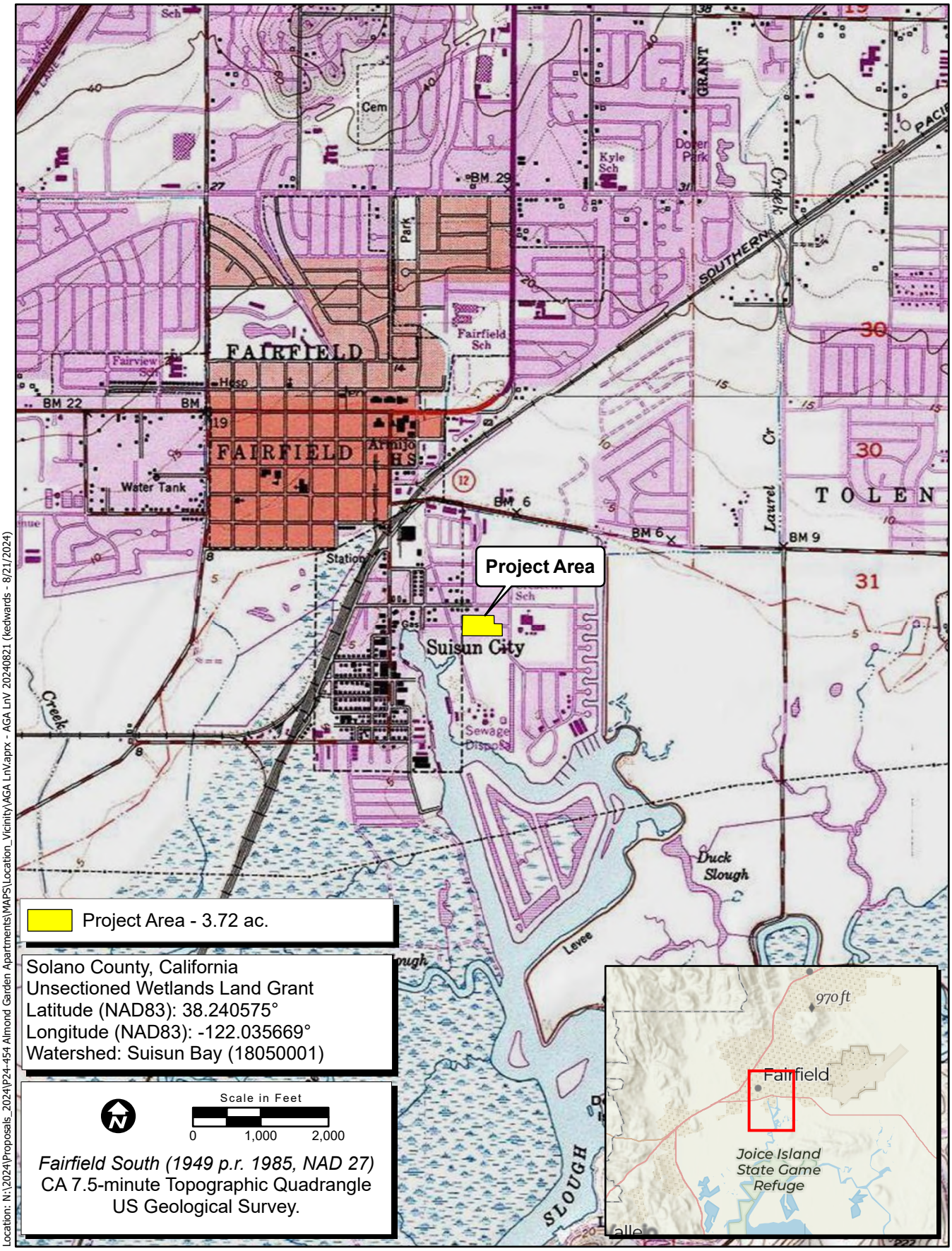
The Proposed Project will consist of a net increase of 47 units and would result in five 3-story buildings, a manager’s suite, and an onsite maintenance shop. Additionally, the Proposed Project would include amenities such as 121 rear parking spaces, a community building, onsite laundry, preserved and new landscaping, picnic areas, and a play structure. The timeline for the Proposed Project would require a 1-2- month demolition period, followed by approximately 18 months of construction. The parcel is designated as Residential High-Density (RHD) and allows a range of 24.1-54 dwellings per acre, according to the Waterfront District Specific Plan. The Project is consistent with this designation.

The buildings will be constructed as a walk-up, open air lobby style with type-V wood construction. Outside will consist of stucco plaster with wood trim. Elevators are not anticipated in any of the buildings. Balconies and patios will have aluminum awnings, and the roof will be

asphalt shingles. The foundation is a raised matt slab, and the new buildings have been designed in compliance with Federal Emergency Management Agency (FEMA) flood mitigation standards. Additionally, all trees will be retained and protected throughout construction. Figure 4 provides renderings of the proposed structures.

As defined in the Waterfront District Specific Plan, the RHD district is applicable to parcels suited for more dense land uses such as apartment projects. Specifically, the allowable density of this district includes a range of 24.1 – 54 dwelling units per acre and are particularly appropriate in areas in close proximity to the Suisun-Fairfield Train Depot which is approximately 1/3 of a mile from the Project Site.

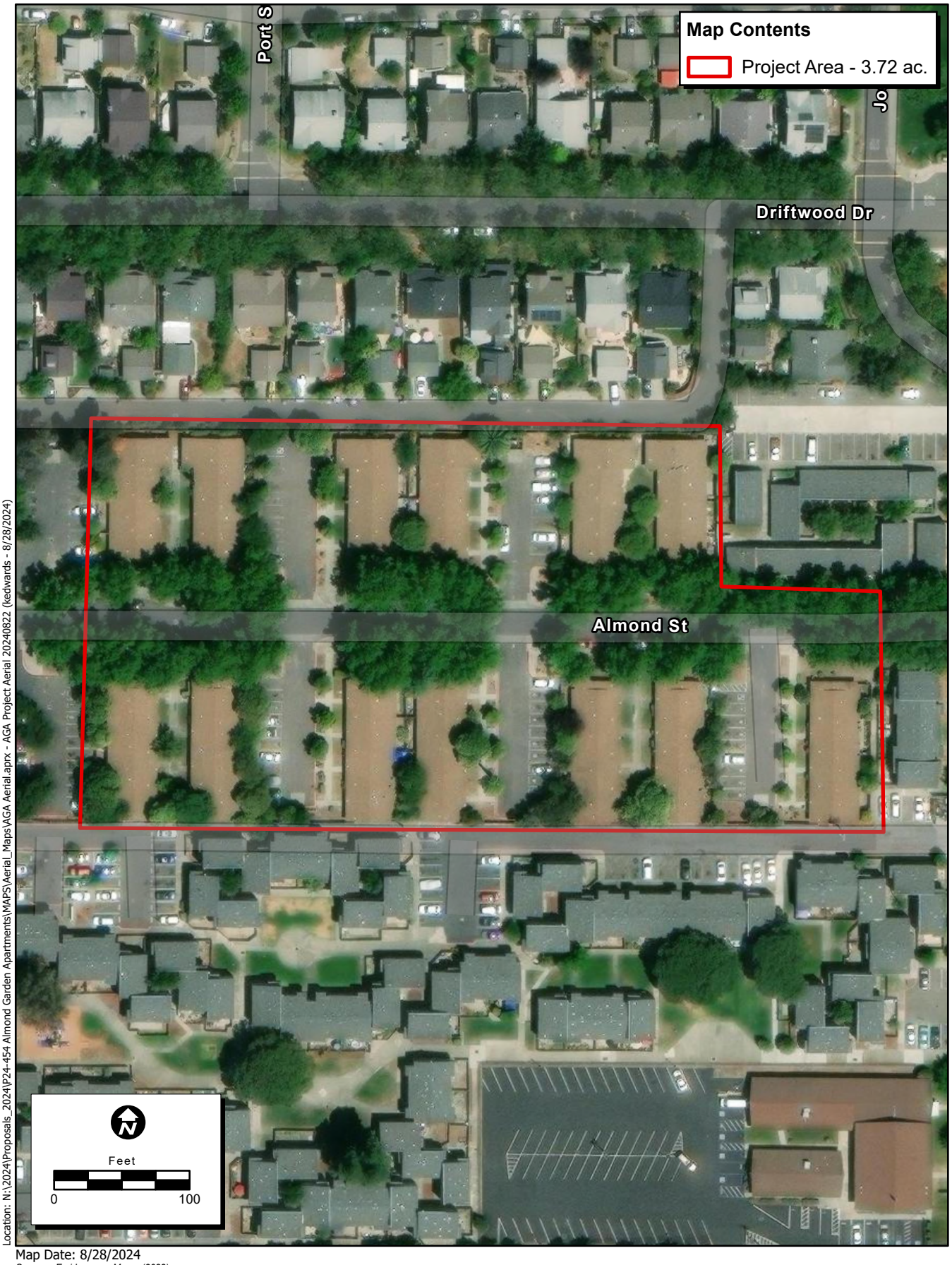
The Project will be constructed in three phases in accordance with the Davis Bacon Act. The Project phasing is designed around creating the least disruption for the existing residents and will be constructed in three independent and successive phases. The first phase will consist of one three story building that will house 20 units. The construction of this building may require the temporary relocation of three of the existing tenants. Once the building is completed, the relocated tenants will have the priority to return to Almond Gardens. The existing tenants will then be offered the chance to occupy the remaining units. The completion of this phase and the transfer of the existing tenants to the new building will clear the path for the commencement of the second phase. The completion of the second phase in the same manner as the first phase will lead to the construction of the third and last phase of the Project. The existing tenants will receive relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (42 United States Code [USC] 4601-4655) and implementing regulations at 49 Code of Federal Regulations (CFR) Part 24. Furthermore, this Project will observe and comply with U.S. Department of Housing and Urban Development (HUD) regulations in 24 CFR part 135 that implement *debarment* as defined in 24 CFR Sections 5.1(c) and 24 CFR Part 24. The Relocation Plan is included as Attachment 1.



Location: N:\2024\Proposals_2024\P24-454 Almond Garden Apartments\MAPS\Location_Vicinity\AGA LnVaprx - AGA LnV 20240821 (kedwards - 8/21/2024)

Map Date: 8/21/2024
Sources: ESRI, USGS

Figure 1. Project Location and Vicinity



Location: N:\2024\Proposals_2024\P24-454 Almond Garden Apartments\MAPS\Aerial_Maps\AGA Aerial.aprx - AGA Project Aerial 20240822 (kedwards - 8/28/2024)

Map Date: 8/28/2024

Sources: Esri Imagery, Maxar (2022)

Figure 2. Project Aerial



View of existing improvements on Subject site facing northwest (to be demolished)



View of existing improvements on Subject site facing northwest (to be demolished)



View of existing improvements on Subject site facing northeast (to be demolished)



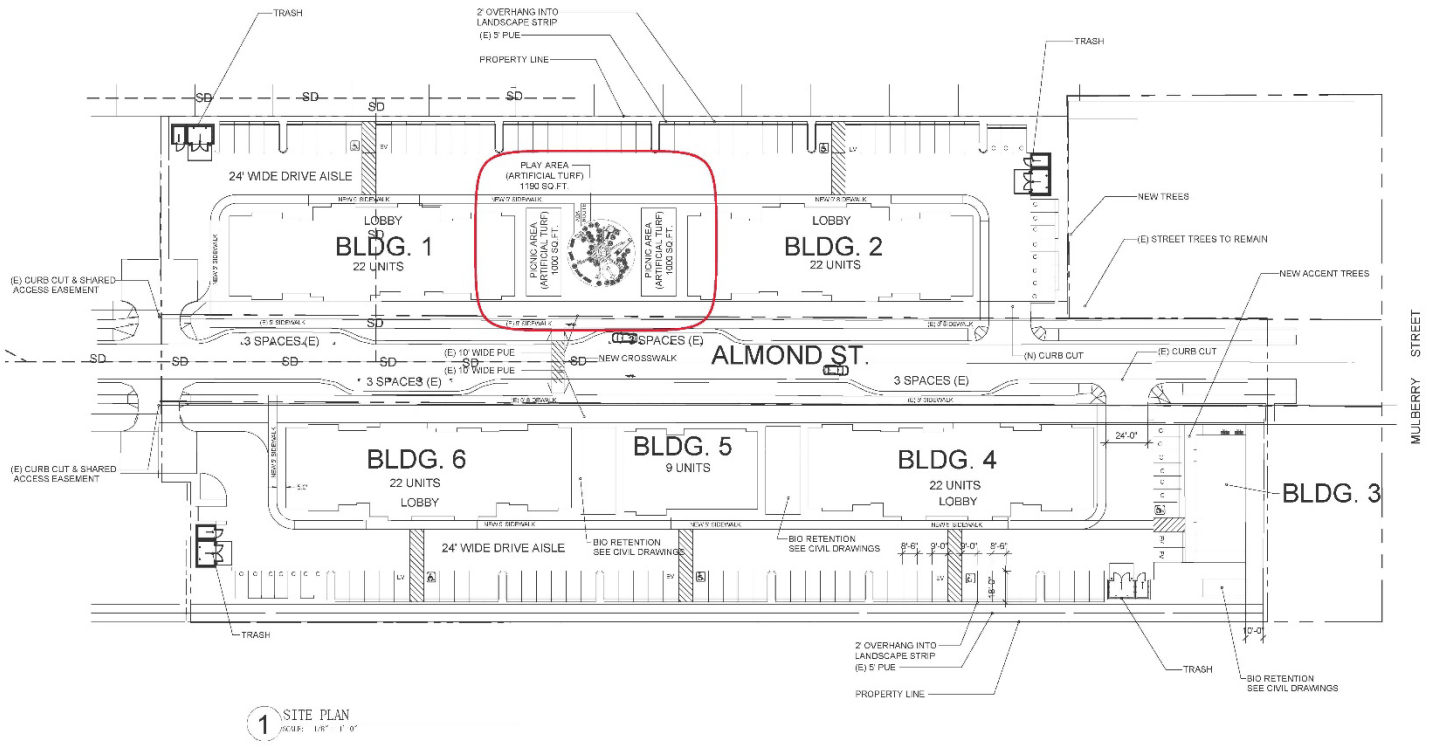
View of existing improvements on Subject site facing southeast (to be demolished)



View east on Almond Street



View west on Almond Street



1 SITE PLAN

BUILDING HEIGHT-
TOP OF PLATE..... 34'-0"
TOP OF ROOF ..... 44'-0"

DRAWING INDEX

A1.1	SITE PLAN
A1.5.0	FLOOR PLAN (BLDG-3)
A4.1	UNIT FLOOR PLANS

UNIT BREAKDOWN

	UNIT AREA	BUILDING 1	BUILDING 2	BUILDING 4	BUILDING 5	BUILDING 6	TOTAL
TWO BEDROOM UNIT	716 SQ.FT	14	14	14	1	14	57
THREE BEDROOM UNIT	907 SQ.FT	6	6	6	6	6	30
FOUR BEDROOM UNIT	1127 SQ.FT	2	2	2	2	2	10
TOTAL		22	22	22	9	22	97

BUILDING 3: COMMUNITY CENTER / LAUNDRY
NET LEASABLE: 79,292 SQ.FT.
GROSS AREA: 94,607 SQ.FT.

UNIT BREAKDOWN

	UNIT AREA	TOTAL UNITS	BEDROOM COUNT
TWO BEDROOM UNIT	716 SQ.FT	57	114
THREE BEDROOM UNIT	907 SQ.FT	30	90
FOUR BEDROOM UNIT	1127 SQ.FT	10	40
TOTAL		97	244

REVISIONS: REVISION ISSUE | DATED

ACE Design LLC
1924 Iron Point Road Suite 106
Folsom, CA 95630
Phone: (702) 596-2513 Fax: (702) 444-8155
www.theacedesignsolutions.com

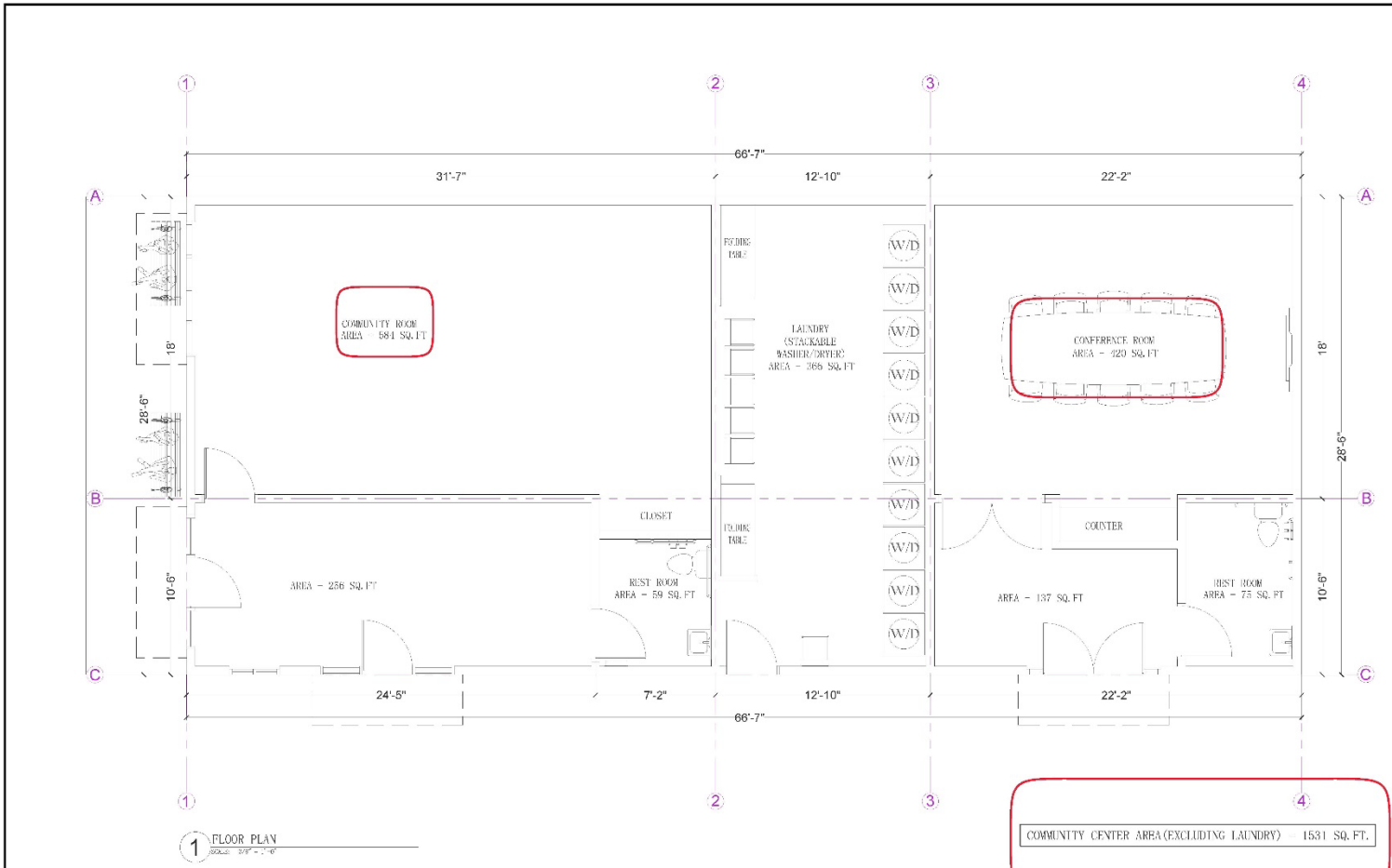
DEVELOPER
HARBOR PARK , LLC

SITE PLAN
ALMOND GARDENS
ALMOND STREET
SUISUN CITY, CA

PROJECT

DATE: 04/09/2024
JOB: 20-18
DWG. BY: HB
CHK. BY: MG

A1.1
SHEET
1 OF 3



1 FLOOR PLAN

REVISIONS:
REVISION ISSUE | DATE

ACE Design LLC
Architecture • Civil Engineering • Land Development • Land Surveying • Structural Engineering

DEVELOPER
HARBOR PARK, LLC

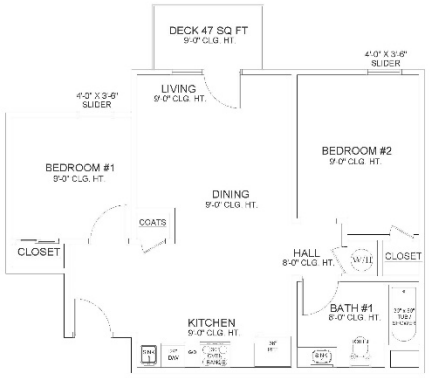
FLOOR PLAN (BLDG-3)

ALMOND GARDENS
ALMOND STREET
SUISUN CITY, CA

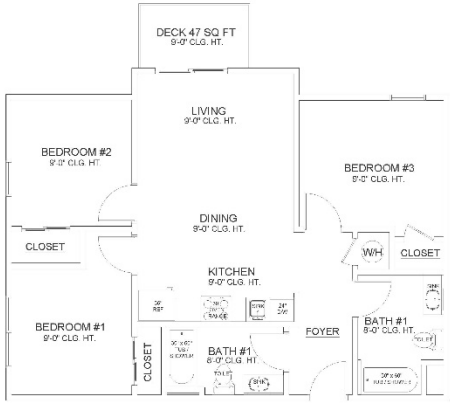
PROJECT:

DATE: 04/05/2024
JOB: 20.18
DWG. BY: HS
CHK. BY: MG

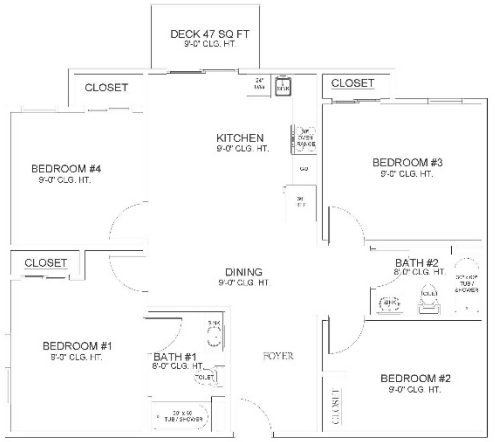
A1.5.0
SHEET
2 OF 3



1 2 BEDROOM UNIT
(716 SQ.FT. EXCLUDING DECK)



2 3 BEDROOM UNIT
(907 SQ.FT. EXCLUDING DECK)



3 4 BEDROOM UNIT
(1127 SQ.FT. EXCLUDING DECK)

ACE Design LLC

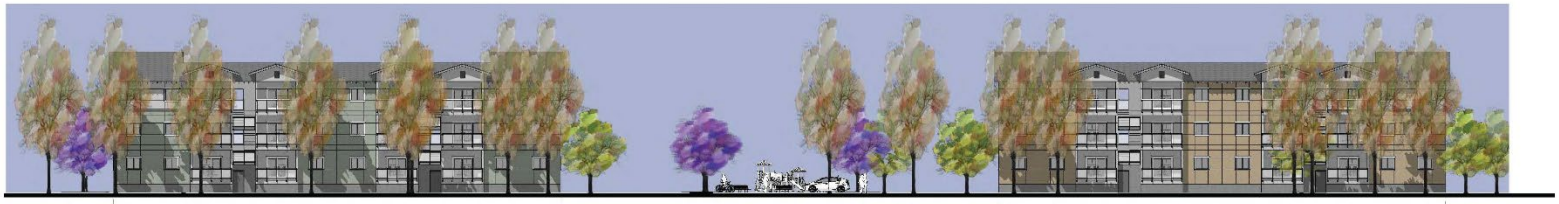
DEVELOPER
HARBOR PARK, LLC

UNIT FLOOR PLANS

ALMOND GARDENS
ALMOND STREET
SUISUN CITY, CA

DATE: 04/12/2024
JOB: 23-16
DWG. BY: HB
CHK. BY: MG

A4.1
SHEET
3 OF 3



ALMOND ELEVATION LOOKING NORTH

SCALE: 1/16"= 1'-0"
0' 8' 16' 24' 32'



1 CEMENT PLASTER - PAINTED
2 SPLIT FACE CMU - CHARCOAL
3 WOOD - TRIM PAINTED
4 DOUBLE GLAZED WINDOWS - WHITE
5 DOUBLE GLAZED PATIO DOORS - WHITE
6 ALUMINUM AWNING
7 GUTTER AND RWL - PAINTED
8 ASPHALT SHINGLES - CHARCOAL
9 DECORATIVE METAL RAILINGS

KELLY MOORE
DAISY WHITE
HLS4295-1

KELLY MOORE
ELLIS MIST
HLS4229-3

KELLY MOORE
RUSKIN BRONZE
HLS4221-5

LOBBY ELEVATION BUILDINGS 1 & 4

SCALE: 1/8"= 1'-0"
0' 4' 8' 12' 16'



1 CEMENT PLASTER - PAINTED
2 SPLIT FACE CMU - CHARCOAL
3 WOOD - TRIM PAINTED
4 DOUBLE GLAZED WINDOWS - WHITE
5 DOUBLE GLAZED PATIO DOORS - WHITE
6 ALUMINUM AWNING
7 GUTTER AND RWL - PAINTED
8 ASPHALT SHINGLES - CHARCOAL
9 DECORATIVE METAL RAILINGS

KELLY MOORE
DAISY WHITE
HLS4295-1

KELLY MOORE
CROWN GOLD
HLS4232-3

KELLY MOORE
RUSKIN BRONZE
HLS4221-5

LOBBY ELEVATION BUILDINGS 2 & 6

SCALE: 1/8"= 1'-0"
0' 4' 8' 12' 16'



SOUTH ELEVATION BLDGS. 4, 5 & 6

SCALE: 1/16"= 1'-0"



LOBBY ELEVATION BUILDING 5

SCALE: 1/8"= 1'-0"

1. CEMENT PLASTER - PAINTED
2. SPLIT FACE CMU - CHARCOAL
3. WOOD - TRIM PAINTED
4. DOUBLE GLAZED WINDOWS - WHITE
5. DOUBLE GLAZED PATIO DOORS - WHITE
6. ALUMINUM AWNING
7. GUTTER AND RWL - PAINTED
8. ASPHALT SHINGLES - CHARCOAL
9. DECORATIVE METAL RAILINGS

KELLY MOORE
DAISY WHITE
HLS4295-1

KELLY MOORE
BAKELITE
HLS4203-2

KELLY MOORE
RUSKIN BRONZE
HLS4221-5



LOTZ ELEVATION



WEST / FRONT ELEVATION

1. CEMENT PLASTER - PAINTED
2. SPLIT FACE CMU - CHARCOAL
3. WOOD - TRIM PAINTED
4. DOUBLE GLAZED WINDOWS - DARK BRONZE
5. DOUBLE GLAZED DOORS - DARK BRONZE
6. ALUMINUM AWNING
7. GUTTER AND RWL - PAINTED
8. ASPHALT SHINGLES - CHARCOAL
9. ROLL UP GARAGE DOOR

KELLY MOORE
DAISY WHITE
HLS4295-1

KELLY MOORE
RUSKIN BRONZE
HLS4221-5

LEASING / MAIL / SHOP

SCALE: 1/8"= 1'-0"

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: Suisun City's residential housing stock, although older with little new activity, has seen significant rent growth for multifamily products as well as steady increases in single-family home values. The current housing stock is heavily weighted towards single-family development. Access to well-paid jobs in the Bay Area's regional employment centers, as well as local manufacturing and light industrial jobs within and around Solano County present career opportunities for younger households and residents but can also allow the City to better position itself by offering more affordable housing. The Proposed Project will target low-income families earning 30-50 percent of area median income. Additionally, the redevelopment of these parcels, which has been slowly falling into disrepair for years, will significantly address these objectives by not only restoring the unit count, but also nearly doubling it while also improving street appeal and image of the property.

Existing Conditions and Trends [24 CFR 58.40(a)]: The site is zoned for RHD and is subject to the Waterfront District Specific Plan.

Funding Information

Grant Number	HUD Program	Funding Amount
CFDA 14.871	Section 8 Housing Choice Vouchers	$3,274,484

Estimated Total HUD Funded Amount: $3,274,484

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:** $66,126,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	Travis Air Force Base is the nearest airport to the Project Site, approximately 4.16 miles distant. According to the Travis Air Force Base Sustainability Study Report (2019), the Project Site is located outside the 60 A-weighted decibels (dBA) noise contours. Similarly, the Project Site is located outside of any of the noise contours for all other airports within 15 miles. Implementation of the Proposed Project would not result in increased exposure of people working at or residing on the Project Site to aircraft noise beyond the acceptable noise standard. The Proposed Project is not within 15,000 feet of a military airport and 2,500 feet of a civilian airport. Please see the list of sources for a link to the Travis Air Force Base Land Use Compatibility Plan.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The Proposed Project is not located within a designated Coastal Barrier Resource System Unit according to the U.S. Fish and Wildlife Service (USFWS) Coastal Barrier Resource Systems Collection. See list of sources for link to the USFWS website.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☒ No ☐	The Proposed Project is located within Special Flood Hazard Area (SFHA) Zone AE per FEMA Insurance Rate Map panel number: 06095C0456F Effective Date 8/3/2016. The applicants design team has taken necessary measures to mitigate the flood zone. As noted above the Project Site is situated in SFHA Zone AE with a base elevation of 10 feet NAVD88 Datum. The existing Project Site contour elevation of approximately 5 to 6 feet, results in a flood depth of approximately 4 to 5 feet. To ensure compliance with FEMA regulations and minimize the risk of flooding, the Project has been designed to elevate the finish floor level of the 1st floor of the buildings to a minimum of 10.50 feet, placing it above the flood zone. By elevating the buildings to 10.50 feet, the applicant has addressed the flood zone issue and ensured the Project is in compliance with FEMA regulations. See Attachment 2 for FEMA Map and letter from ACE Design LLC regarding flood mitigation. The Proposed Project may also be required to obtain flood insurance as well as engage in the 8-step process.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The Project Site is located in Solano County, which is in the San Francsico Bay Area Basin and is designated as a nonattainment area for the federal ozone (O_3) standards.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		Areas designated as nonattainment must comply with the U.S. Environmental Protection Agency (USEPA) General Conformity rule, which ensures that the actions taken by federal agencies do not interfere with a state's plans to attain and maintain national standards for air quality. The General Conformity process begins with an "applicability analysis," whereby it must be determined how and to what degree the Conformity Rules apply. The Proposed Project's region is designated as a nonattainment area for the federal O_3 standards. Thus, air quality impacts associated with the Project were assessed in accordance with the thresholds set by the USEPA Conformity Determination Analysis. Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2022.1. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. CalEEMod provides the ability to analyze a project based on both California and Federal air quality standards. Per the analysis prepared in the Air Quality & Greenhouse Gas Assessment (Attachment 3), it was found that Project emissions resulting from construction and operations would not exceed the USEPA Conformity Determination thresholds.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	Suisun City is not within an area subject to the Coastal Zone Management Act. See the list of sources for a link to the California Coastal Commission website.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	There are no on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of Project occupants or conflict with the use of the property. See the list of sources for a link to the CalEnviroScreen 4.0 Clean-up Sites Map.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☒ No ☐	There are no special status species or sensitive habitats onsite. A search of the USFWS Information for Planning and Consultation (IPaC) showed that several special-status species are known to be in the vicinity of the Project Site; however, the Project Site does not offer any suitable habitat for any of the special-status species returned in the IPaC search. Currently, the Project Site consists of ten condemned apartment buildings. The Proposed Project is a reconstruction of existing facilities, and therefore would have no effect on any listed species or designated critical habitats. Several migratory birds were identified in the IPaC search. The Project Site includes numerous trees which provide opportunities for birds to nest. ECORP Consulting, Inc. (ECORP) biologists suggest construction adheres to a timeline that works around the nesting bird season, which is typically February 1 to August 31. In the event that the Project proponent does not wish to halt construction during that time, a nesting bird survey performed by a qualified biologist is recommended to clear the Project Site prior to any disturbance. The USFWS IPaC search results can be found in Attachment 4.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The Proposed Project does not include any hazardous facilities or above ground storage tanks. Additionally, there are no current or planned stationary above ground storage containers within 1 mile of the Project Site. See the list of sources for a link to the Suisun City General Plan.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	According to the Suisun City General Plan, agricultural land accounts for 22 acres (less than 1 percent) of the land area of Suisun City. These lands are dispersed throughout the City with a majority of the land located on the east side of the City. The land directly east of Walters Road is under a Williamson Act contract. The Proposed Project would have no effect to farmlands as it is proposed for an already developed site.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☒ No ☐	The Proposed Project is located within a special flood hazard area, with a 1 percent annual chance of flood. (See Attachment 2) According to FEMA, any project with a 1 percent or higher chance is considered to have a high risk. Those areas have at least a one-in-four chance of flooding during a 30-year mortgage. The Proposed Project has been designed to mitigate for the risks of flooding. The Project Site is located within SFHA Zone AE with a base elevation of 10 feet NAVD88 Datum. To ensure compliance with FEMA regulations and minimize flood risk, the new building designs have elevated the finish floor level of the 1st floor to a minimum of 10.5 feet, placing it above the flood zone. The first floor will be accessible by stairs. See Attachment 2.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		The Project conducted the HUD 8-Step Process. The 8-step is required by both Executive Order 11988 (Floodplain Management) and Executive Order 11990 (Wetlands Protection). A copy of the 8-Step Memo is attached to this Environmental Assessment as Attachment 8.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	ECORP evaluated the Almond Garden Apartments buildings along Almond Street in Suisun City. The buildings were constructed circa 1967. An ECORP Senior Architectural Historian, who meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History, evaluated the apartment complex of buildings against the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR). The evaluations utilized historical and archival research, an architectural site visit to document the current condition and integrity of the buildings, and preparation of appropriate historic contexts for the apartment complex. ECORP also conducted a records search with the California Historical Resources Information System Northwest Information Center, which resulted in confirmation that the buildings were not previously recorded or evaluated for historical significance. Ultimately, ECORP found the buildings not eligible for either register. Further, the City of Suisun does not have a local register of historical resources and the apartment complex is not associated with any known or potential historic districts. Therefore, there are no impacts to Historical Resources as a result of the Proposed Project. See Attachment 5 for the Architectural History Evaluation prepared by ECORP.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	A Noise Impact Assessment was completed using the HUD Noise Assessment Guidelines. The assessment found that traffic noise from roadway traffic on Civic Center Boulevard, Mulberry Street, and Almond Street currently produces traffic noise levels ranging from approximately 44.9 and 49.9 dBA day-night average sound level (L_{dn}) on the Project Site, which is below the threshold of 65 dBA L_{dn}. The Caltrain and light rail commuter rail lines are located approximately 0.30 mile north of the Project Site. According to the City's General Plan, the Project Site is located outside of the 60 dBA L_{dn} noise contours for any railway noise. Travis Air Force Base is the nearest airport to the Project Site, approximately 4.16 miles distant. According to Travis Air Force Base Sustainability Study Report, the Project Site is located outside of the 60 dBA community noise equivalent level noise contours for the Travis Air Force Base. Lastly, in order to quantify existing ambient noise levels on the Project Site, ECORP conducted a 24-hour noise measurement starting on August 20th, 2024, and extending into August 21st. As shown in the Noise Impact Assessment, the ambient recorded noise measurement on the Project Site was 55.2 dBA L_{dn}. See Attachment 6 for the Noise Impact Assessment prepared by ECORP.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The Project is not located within a USEPA designated sole source aquifer area. The Proposed Project does not have the potential to contaminate any aquifers or create a significant hazard to public health. See the list of sources for a link to the USEPA Sole Source Aquifer Mapper website.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The Proposed Project is not located in a wetland, will not impact a wetland, and does not occur in proximity to wetlands as defined in 24 CFR 55.2(b)(13). As previously stated, the Proposed Project is the reconstruction of previously developed parcels.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	The Proposed Project is not near any waterways designated as "wild," "scenic," or "recreational" according to the National Park Service Website. See the list of sources for a link to the web mapper.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	No adverse environmental impacts were identified in any other compliance review portion of this Project's total review. The Proposed Project would consist of 100 percent affordable housing opportunities and a relocation plan has been formulated to assist those who will be affected. See Attachment 1 for the Relocation Plan.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]: Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the Project Site. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and

page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans/Compatible Land Use and Zoning/Scale and Urban Design	1	The Proposed Project is in conformity with the Suisun City General Plan and Waterfront District Specific Plan.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The Project Site is flat and will comply with all regulatory requirements for compliance with the National Pollutant Discharge Elimination System and the General Construction Permit for projects that disturb more than one acre of land, requiring development and implementation of a Storm Water Pollution Prevention Plan.
Hazards and Nuisances including Site Safety and Noise	3	The Proposed Project is not located within 1 mile of a current or planned stationary aboveground propane tank. The Project's construction noise would range from 75.6 to 79.5 dBA equivalent continuous sound level (L_{eq}) over the course of construction. It is noted that this range of construction noise would not exceed the 85 dBA National Institute for Occupational Safety and Health construction noise threshold during any phase of construction at the nearby noise-sensitive receptors. It is noted that construction noise was modeled on a worst-case basis. It is very unlikely that all pieces of construction equipment would be operating at the same time for the various phases of Project construction. Nonetheless, it is acknowledged that the Project Site is surrounded by noise-sensitive residential receptors and that substantial construction would occur directly adjacent to these receptors. Therefore, noise-reducing best management practices are recommended. See Attachment 6.
Environmental Assessment Factor	Impact Code	Impact Evaluation

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The Proposed Project will consist of 100 percent affordable rate housing opportunities for members of the community and supply additional units than what was previously available.
Demographic Character Changes, Displacement	3	The Proposed Project will result in the relocation of several tenants; however, the Project proponents will implement a state and federally compliant relocation plan. See Attachment 1.
Environmental Justice	1	The Proposed Project will consist of 100 percent affordable rate housing opportunities for members of the community and supply additional units than what was previously available

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	According to the Architectural History Evaluation prepared by ECORP (Attachment 5), the Structures that are currently onsite do not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district. It is unknown if the Proposed Project would bring additional school aged children to the area. There are several schools within Fairfield-Suisun Unified School District: 19 Elementary schools, five Middle schools including Crystal Middle School located across the street from the Project Site, and four High Schools. The Proposed Project would not pose significant strain on educational and cultural facilities in the community.
Commercial Facilities	1	Residents of the Proposed Project are anticipated to patronize local commercial establishments for many of their daily needs.
Health Care and Social Services	1	The Proposed Project demolition of apartment buildings which are currently condemned and construction of a new apartment complex on the same site. The Project would eliminate unsuitable housing and replace it with new buildings and increase in the number of affordable rental units for low-income households which would contribute to a net positive effect for the community.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Solid Waste Disposal/Recycling	2	The Proposed Project is a demolition and reconstruction project that would generate construction and demolition debris. During construction and demolition of the Proposed Project, debris diversion and disposal would remain consistent with state and local construction waste management requirements. Suisun City has established a franchise agreement with Republic Services Solano Garbage Company (SGC) to provide weekly collection of solid waste, yard waste, and recyclable material. SGC delivers recyclables to the Integrated Resource Recovery Facility. All commercial and residential solid waste collection by SGC is taken to the Potrero Hills Landfill. According to CalRecycle, as of August 2024, Potrero Hills Landfill has a remaining capacity of 13,873,000 cubic yards, a maximum permitted capacity of 83,100,000 cubic yards, and an estimated closure date February 14, 2048. The landfill accepts 4,330 pounds of waste per day. The California Integrated Waste Management Board allocated the City of Suisun a disposal target of 4.9 pounds per person per day. It is not anticipated that the construction and operation of the Proposed Project would result in the Potrero Hills Landfill exceeding its design capacity.
Waste Water/ Sanitary Sewers	2	Sewer service is provided to Suisun City by the Fairfield-Suisun Sewer District, an independent special district established to manage wastewater collection and treatment. The District recently completed a treatment plant expansion which increased the average dry weather capacity to 23.7 million gallons per day and peak flow to 52.3 million gallons per day. Additionally, the 2008 Sewer System Master Plan recommends several projects to address existing and future capacity needs. Increasing capacity for the Suisun Pump Station and Force main is a near term priority. The Proposed Project would result in a minor increase in demand for the City's wastewater/sewer system over the current condition but will not exceed the capacity of the City's existing wastewater/sewer system. The City will assess development impact fees when building permits are issued for construction of the Project. These fees are designed to offset any potential impacts of new development on city services.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Water Supply	2	The City of Suisun provides domestic water services for all properties located within its boundaries. The Proposed Project will result in an increased demand for the City's water supply but will not exceed the capacity of the city's existing water supply. The City will assess development impact fees when building permits are issued from construction of the Project. These fees are designed to offset any potential impacts of new development on city services.
Public Safety - Police, Fire and Emergency Medical	2	The Project involved the redevelopment of an existing apartment complex site and is not anticipated to significantly increase demand for public safety services, including police protection services. The Project is likely to reduce the amount of service calls to police and emergency medical services by providing additional housing opportunities for low-income households. Additionally, the City's police department is located on Civic Center Boulevard, less than a quarter-mile away from the Project Site. The City will assess development impact fees when building permits are issued for construction of the Project. These fees are designed to offset any potential impacts of new development on city services. The Proposed Project involves redevelopment of an existing apartment complex site and is not anticipated to significantly increase the demand for public safety services, including fire protection services. The Suisun City Fire Department is located approximately 2 miles northeast of the Project Site. Additionally, the Suisun City Fire Protection District is located approximately 0.5 mile from the Project Site. The City will assess development impact fees when building permits are issued for construction of the Project. These fees are designed to offset any potential impacts of new development on city services.
Parks, Open Space and Recreation	1	The Proposed Project involves demolition and reconstruction of an affordable rate apartment complex. The Project is not being constructed on publicly available open space. Additionally, the new construction would provide a picnic and play areas that were not previously available as part of the Project's design.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Transportation and Accessibility	2	Transit services will be available near the Project Site and includes passenger rail, provided by Amtrak, and bus service, provided by Greyhound, Fairfield and Suisun Transit (FAST), and the Rio Vista Delta Breeze. The Suisun/Fairfield Amtrak Station is located in downtown Suisun City on Main Street between Spring Street and State Route 12. Greyhound Lines operates motorcoach buses between Sacramento and Oakland, some of which stop at the Suisun City Amtrak station to unload and pick up passengers. FAST operates four local and one intercity route through Suisun City. The intercity route is line 90, which connects Suisun City to the Bay Area Rapid Transit commuter rail system. Suisun City is served by one Rio Vista Delta Breeze route, line 50, which travels between Fairfield, Suisun City, Rio Vista, and Isleton. There are two bus stops on Driftwood Drive, which is less than a block away from the Project Site. Suisun City also has bike paths consisting of classes 1, 2 and 3 and plans to extend and improve bike paths via The Solano County Bicycle Plan (2004). Pedestrians are served by sidewalks on most, but not all, of the arterials, collectors and local streets in the city, including those in the vicinity of the Project Site. The Proposed Project would increase the number of available units for rent, and therefor may increase the number of residents driving in the area. However, this increase is expected to be minimal and will not exceed the City's thresholds for additional traffic volumes.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The Proposed Project would not impact any unique natural features or water resources. The nature of the Project is to demolish existing buildings to replace them with new and improved construction. As such, no unique natural features are present onsite or on surrounding properties.

Environmental Assessment Factor	Impact Code	Impact Evaluation
Vegetation, Wildlife	3	Currently, the only vegetation onsite are mid-sized sycamore trees and some residential-type landscaping. Birds protected under the Migratory Bird Treaty Act (MBTA) could potentially nest in the trees onsite. Project construction could result in direct permanent impacts to habitats that provide suitable nesting habitat for birds protected under the MBTA. All nongame native birds (resident and migratory) and the nests and eggs of all birds are protected under the California Fish and Game Code (§§ 3800, 3813, and 3503) and all migratory birds are protected under the federal MBTA. Mitigation has been included to address potential impacts to nesting birds during demolition and construction. All trees that are currently onsite will remain protected throughout construction.
Other Factors		Attachment 7 provides the CEQA Notice of Exemption from the Solano County Board of Supervisors.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	It is not anticipated that the Proposed Project would have significant climate change impacts due to the nature of the Project being a reconstruction project. The Project would utilize space that is otherwise occupied by condemned buildings to construct additional affordable housing opportunities for those in need.
Energy Efficiency	2	The sustainable elements incorporated in the Proposed Project description include energy efficiency standards in accordance with California Tax Credit Allocation Committee regulations 10325(f)(7).

Additional Studies Performed:

Historical Structures Evaluation, ECORP, August 2024
Noise Impact Assessment, ECORP, August 2024
Air Quality and Green House Gas Emission Assessment, ECORP, August 2024

Field Inspection (Date and completed by)**:** N/A

List of Sources, Agencies, and Persons Consulted [40 CFR 1508.9(b)]**:**

Airport Hazards
Travis Air Force Base Land Use Compatibility Plan:
https://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=34765

Travis Air Force Base Sustainability Study Report (2019):
https://viewer.joomag.com/travis-afb-sustainability-study-report-final-sustainability-study-report/0622071001528472105/p25

Coastal Barrier Resources
U.S. Fish and Wildlife Service (USFWS) Coastal Barriers Systems Collection:
https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps?$keywords=%22Suisun%20City,%20CA%22

Flood Insurance
National Flood Hazard Layer FIRMette: https://msc.fema.gov/portal/home

Clean Air
Air Quality & Greenhouse Gas Emissions Assessment for the Almond Gardens Apartments Project, ECORP Consulting, Inc., August 2024

Coastal Zone Management
California Coastal Commission, Coastal Zone Boundary Maps:
https://www.coastal.ca.gov/maps/czb/#:~:text=Public%20Resources%20Code%20(PRC)%20Section,of%20the%201975%2D76%20Regular

Contamination and Toxic Substances
California office of environmental health hazard assessment, CalEnviroScreen Mapper:
https://oehha.ca.gov/calenviroscreen/indicator/cleanup-sites

Endangered Species
U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) Search

Explosive and Flammable Hazards
Suisun City General Plan: https://www.suisun.com/Departments/Development-Services/Planning/General-Plan

Farmlands Protection
Suisun City General Plan: https://www.suisun.com/Departments/Development-Services/Planning/General-Plan

Floodplain Management
National Flood Hazard Layer FIRMette: https://msc.fema.gov/portal/home

Confirmation of Flood Zone Mitigation for Almond Garden, ACE Design, LLC

Noise Abatement and Control
Noise Impact Assessment for the Almond Gardens Apartments Project, ECORP Consulting, Inc., August 2024

Sole Source Aquifers
U.S. Environmental Protection Agency (USEPA). Sole Source Aquifers mapper: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b

Wild and Scenic Rivers
National Park Service, Interactive map of National Park Service wild and scenic rivers: https://www.nps.gov/orgs/1912/plan-your-visit.htm

Environmental Justice
Almond Gardens Relocation Plan, Laurin Associates, July 2024

Land Development
Suisun City General Plan: https://www.suisun.com/Departments/Development-Services/Planning/General-Plan

Suisun City, Waterfront District Specific Plan. 2016: https://www.suisun.com/files/sharedassets/suisuncity/v/1/departments/development-services/documents/city_of_suisun_city_waterfront_district_sp-w.pdf

Community Facilities and Services
Suisun City General Plan: https://www.suisun.com/Departments/Development-Services/Planning/General-Plan

CalRecycle Potrero Hills Landfill Solid Waste Information System Facility/Site Activity Details: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1194?siteID=3591

Fairfield-Suisun Unified School District: https://www.fsusd.org/

Solano County Bicycle Plan (2012): https://sta.ca.gov/wp-content/uploads/2019/01/Solano_BikeTransPlan_Final-12-14-11.pdf

Other Factors

List of Permits Obtained: N/A

Public Outreach [24 CFR 50.23 & 58.43]**:** N/A

Cumulative Impact Analysis [24 CFR 58.32]**:**

Overall, the Proposed Project would have a net positive effect. The nature of the Project is to replace condemned and inhabitable apartments with new construction. The Project is consistent with local Zoning and General Plan designations. The increase of available affordable rental units would slightly increase the need for solid waste, water, and sewer services, but not at a significant level. Noise and emission studies reveal that no significant impact would occur by either the construction or operational phases of the Project. Additionally, the increased number of residents would not require an increase in public safety services. Furthermore, the Project would upgrade amenities in comparison to the existing complex, and no significant effects to wildlife or sensitive habitats would occur.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**:** N/A

No Action Alternative [24 CFR 58.40(e)]: The No Action Alternative would be to leave the infrastructure in place and the site would remain in its current condition which consists of a dilapidated apartment complex that will continue to deteriorate.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into Project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
USFWS	BIO-1 Nesting Birds**.** Various birds protected under the MBTA have the potential to nest within or in the vicinity of the Study Area. Implementation of following specific measure is recommended to avoid and/or minimize adverse effects on nesting birds: If construction or demolition is to occur during the nesting season (generally February 1 - August 31), conduct a pre-construction nesting bird survey of all suitable nesting habitat within 14 days prior to construction. The survey shall be conducted within a 500-foot radius of Project work areas for raptors and within a 100-foot radius for other nesting birds. If any active nests are observed, these nests shall be designated an environmentally sensitive area and protected by an avoidance buffer established in coordination with California Department of Fish and Wildlife until the breeding season has ended or until a qualified biologist has determined that the young have fledged and are no longer reliant upon the nest or parental care for survival. Timing/Implementation: Prior to demolition/ Construction Monitoring/Enforcement: Suisun City Development Services Department

Law, Authority, or Factor	Mitigation Measure
Noise	**NOI-1 Construction Noise-Reducing Best Management Practices**. The Project improvement and building plans shall include the following requirements for construction activities: • Construction contacts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. • A sign, legible at a distance of 50 feet, shall be posted at the Project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the Suisun City Development Services Department within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Suisun City Development Services Department. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator. • Identification of construction noise reduction methods. These reduction methods may include shutting off idling equipment (5 minutes), installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. Timing/Implementation: During Construction Monitoring/Enforcement: Suisun City Development Services Department

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The Project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The Project may significantly affect the quality of the human environment.

Preparer Signature: _____Date:_____

Name/Title/Organization: ____ECORP Consulting, Inc._____

_____

Certifying Officer Signature: _____Date:_____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an environmental review record for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

List of Attachments

Attachment 1 – Almond Gardens Suisun City, Ca Relocation Plan
Attachment 2 – Conceptual Grading Plan, Confirmation of Flood Zone Mitigation, and National Flood Hazard Layer FIRMette
Attachment 3 – Air Quality & Greenhouse Gas Emissions Assessment for the Almond Gardens Apartments Project
Attachment 4 – IPaC Resource List
Attachment 5 – Historical Structures Evaluation
Attachment 6 – Noise Impact Assessment for the Almond Gardens Apartments Project
Attachment 7 – Notice of Exemption
Attachment 8 – 8-Step Planning Process Memo

Attachment 1 – Almond Gardens Suisun City, Ca Relocation Plan

ALMOND GARDENS
SUISUN CITY, CA
RELOCATION PLAN



July 2024

Prepared for:
Harbor Park, LLC

Prepared by:
Laurin Associates,
a Division of Raney Planning and Management, Inc.

INTRODUCTION

Almond Gardens was built in the 1960s; the original project included 20 one-story fourplexes, located at 807-815 Almond Street in Suisun City, CA. In 1990, these fourplexes were acquired by the Redevelopment Agency of the city of Suisun City. Instead of demolishing all the fourplexes, they underwent major rehabilitation and reconfiguration. Seven of the 20 fourplexes were demolished to make room for off-street designated parking spaces. The units were remodeled, and the courtyards were gated to reclaim the open space for the residents.

Over the following three decades, the physical condition of the fourplexes began to deteriorate. The Old Town Suisun, where Almond Gardens is located, is built upon bay mud. The foundations of the Almond Garden fourplexes were not designed and constructed to withstand the soil expansion that occurs in this type of soil. In 2008, the city commissioned a study to determine whether to rehab or rebuild the Almond Gardens fourplexes. The study concluded that a rehabilitation of Almond Gardens as proposed, was not economically or physically viable.

In 2021, Harbor Park, LLC. signed a DDA with the Housing Authority to rebuild Almond Gardens into a new affordable multifamily project. The current plan is to build a 61-unit project. Financing will include 4 percent tax credits with bonds, CalHFA MIP, city land donation, and Project Based Vouchers.

Project financing includes federal funds; therefore, the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs (URA) is applicable. This Relocation Plan was prepared in accordance with the requirements of URA.

Due to the condition of the units, the complex will need to be demolished prior to the start of construction of the new project. Therefore, the current residents will need to be permanently relocated and receive relocation assistance and payments as required by URA.

Construction is anticipated to take place March 2025 – August 2026.

This report is being prepared to provide the funding sources and the public with a preliminary report of the actions, costs, and resources that will be needed to temporarily relocate eligible tenants residing at Almond Gardens.

Harbor Park, LLC will be responsible for funding the relocation and has retained Laurin Associates, a division of Raney Planning & Management, as their relocation consultant.

Project Location/Description



Almond Gardens is located at 707-815 Almond Street in the City of Suisun City. The subject property currently consists of 13 single story fourplexes with 52 rental units; 38 of which are currently occupied. Harbor Park, LLC has executed a DDA with the Housing Authority of Suisun City to demolish the existing apartments rebuild Almond Gardens into a new 61-unit affordable multifamily rental project. The new complex will consist of five three-story walk-up residential buildings and a one-story leasing office and maintenance shop.

Unit Mix	# Units	SQ FT
2BR / 1BA	37	825
3 BR / 2BA	18	1,025
4 BR / 2BA	6	1,350
Manager Unit	1	593

The rental units will target households with incomes at 30 and 70 percent of the Area Median Income. All units will be rental assisted with Project Based Vouchers.

Unit amenities will include central air, blinds, storage closet, walk-in closet, coat closet, patio/balcony, refrigerator, stove/oven, dishwasher, disposal, microwave, and washer/dryer. Project amenities will include a community room, picnic area, playground, onsite manager, surveillance camera, and surface parking.

RELOCATION PLAN

1. **Permanent Relocation Assistance Program:** A comprehensive relocation assistance program, with advisory assistance, will be provided to the household being permanently displaced. The purpose of the program is to:

    - Fully inform displaced households of the procedures to obtain relocation benefits and assistance.
    - Determine the specific needs of each household.
    - Provide current and continuously updated information concerning replacement housing opportunities.
    - Provide referrals to governmental and social service agencies, if needed.
    - Assist households in completing applications for benefits.

    In September 2024, management will hand deliver each tenant a General Information Notice, informing them of a potential project that may receive public funds and that they would be protected under Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs (URA) regulations if they are required to permanently relocate.

    Once all financing has been approved, Laurin Associates will personally interview the households anticipated to be eligible for permanent relocation benefits to document the following information: household composition and ages; disabilities; location of jobs and factors limiting accessibility; ownership or rental preference; need for special services; and locational preference.

    A Notice of Eligibility (NOE) for Relocation Assistance/90-Day Notice will be provided to the households eligible for relocation assistance. The notice will include three referrals to decent, safe, and sanitary comparable housing. A permanent relocation cost estimate will be determined using the following information:

    - URA relocation requirements
    - Rental rates and tenant paid utilities of comparable available housing
    - Current tenant paid rent and utilities
    - Fixed Residential Moving Cost Schedule

Moving Expense

Tenants permanently relocated will be eligible to receive a payment for moving expenses. The payment will be made based upon either a fixed room count schedule or an invoice for actual reasonable moving expenses from a licensed professional mover.

a) Fixed Payment – A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedule maintained by the California Department of Transportation.

OR

b) Actual Reasonable Moving Expense Payments – Tenants may choose to retain the services of a licensed, professional mover. The cost of professional moving services will be based on the lower of at least two acceptable bids obtained from licensed, professional movers. management may also obtain bids, at its own discretion, in order to determine the most qualified competitive bidder for the move. management will make direct payment to the selected mover, if requested, or provide reimbursement upon presentation of appropriate documentation substantiating the move.

Compensable moving elements include packing, transportation, un-packing and insurance. Transportation costs beyond 50 miles are not eligible. In addition to payment for the actual move, one-time re-connection fees related to gas, water, electricity, telephone, internet and television service, are eligible for reimbursement.

Rental Assistance/Down Payment Assistance

A tenant displaced from a dwelling may be entitled to a Replacement Housing Payment in the form of rental or downpayment assistance not-to-exceed $7,200 (prior to consideration of eligibility for Last Resort Housing benefits - see Last Resort Housing below), if the displaced household:

a. Has actually and lawfully occupied the displacement dwelling as a permanent or customary and usual place of abode for not less than 90 days immediately prior to project approval by HUD; and

b. Has rented, or purchased, and occupied a decent, safe, and sanitary replacement dwelling within 1 year (unless management extends this period for good cause) after the date he or she moves from the displacement dwelling.

URA Rental/Down Payment Assistance payment amounts are equal to 42 times the difference between the base monthly rental and the lesser of:

(i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or

(ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person; or

(iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

The base monthly rental for the displacement dwelling is the lesser of:

(i) The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement, as determined by the Agency; or,

(ii) Thirty percent (30%) of the displaced household's average gross household income.

Payment of Benefits

A displaced household has up to one year to qualify for their benefits and another six months to provide supporting documentation for a claim to be filed with the Project Sponsor. This time begins on:

- The date the claimant moves from the acquired property; or**,**
- The date on which final payment for the acquisition of real property is made, whichever is later.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

i. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.

ii. Required claim forms will be prepared by relocation personnel and reviewed with claimant. Signed claims and supporting documentation will be submitted by relocation consultant to management.

iii. Project sponsor will review all claims for payment and determine whether to approve, deny, or seek additional information.

iv. Project sponsor will issue benefit checks for distribution to claimants by certified mail, or in-person.

v. Final payments will be issued only after confirmation that the project area premises have been completely vacated and occupancy of the replacement unit is verified. All replacement units will be inspected by management and must be deemed "decent, safe and sanitary".

vi. All correspondence, back-up documentation, claims, receipts of payment and notices will be maintained in the relocation case file.

The project sponsor will make payments to permanently relocated residents as quickly and easily as possible. Tenants who purchase a replacement home will receive one lump sum payment. Tenants who rent a replacement home will receive all of their moving expenses and ½ of their relocation rental assistance when their replacement home is secured and ½ within 60 days of their first payment.

Last Resort Housing

"Last Resort Housing" payments are authorized by statute if affordable comparable replacement housing is not available, i.e. housing costing not more than 30% of the household's average monthly income. In this case, payments may be made beyond the $7,200 statutory cap for up to 42 months of rental assistance. Due to the high cost of rental housing in the Suisun City market area, tenants may be eligible for Last Resort Housing payments.

However, there is adequate available replacement housing in Suisun City and Fairfield based upon the housing survey conducted in July 2024.

2. Advisory Services:

Laurin Associates will work closely with the tenants to provide advisory services, which will include but not be limited to the following:

- Meeting personally with the household
- Explaining the relocation process
- Providing lists of available comparable rental housing throughout the 90-day period until suitable comparable housing is found
- Answering questions from potential landlords or real estate agents
- Answering tenant questions throughout the relocation process
- Assist with completing applications for payments and benefits

3. Citizen Participation:

Project sponsor will encourage tenants to participate in reviewing the relocation plan and monitoring the relocation assistance program.

Project sponsor will guarantee the following:

(1) Timely and full access to all non-confidential documents relevant to the relocation program.

.

(2) The provision of technical assistance necessary to interpret elements of the relocation plan and other pertinent materials.

(3) The right to submit written or oral comments and objections, including the right to submit written comments on the relocation plan and to have these comments attached to the plan when it is forwarded to the City of Suisun City for approval.

(4) Prompt, written response to any written objections or criticisms.

4. Cost Estimate and Sources:

Tenant incomes are unknown at this time. However, based upon current tenant paid rent and market rent of comparable units, permanent relocation is estimated to be $967,963.

5. Grievance Procedures – Federal Regulations:

Within 60 days of the date of relocation or receipt of final compensation (whichever is later), any person who believes themselves aggrieved in the relocation process, the amount of payment, relocation practices or replacement housing, may have their claim reviewed and reconsidered by a City of Suisun City representative, pursuant to procedures set forth in 49 CFR 24.10. "Any aggrieved person may file a written appeal with the City in any case in which the person believes that the City has failed to properly consider the person's application for assistance under this part. Such assistance may include, but is not limited to, the person's eligibility for, or the amount of a payment required under § 24.106 or § 24.107, or a relocation payment required under this part. The City shall consider a written appeal regardless of form"

Review will not be done by the person who made the determination in question.

6. Relocation Office Operation Procedures: All mail and telephone contact with residents will take place from Laurin Associates, a division of Raney Planning & Management, offices located at 1501 sports Drive, Sacramento, CA 95834. Office hours are Monday – Friday from 9:00 am to 5:00 pm. Correspondence should be sent to the attention of Jayne Raab, who is available at (916) 372-6100.

CONCLUSION

A copy of this Relocation Plan will be submitted to all public financing sources for review and comment.

The project will not result in different, or separate treatment of households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of1964, Title VIII of the Civil Rights Act of 1968, and the Unruh Act.

The relocation program to be implemented by the project sponsor conforms with the standards and provisions set forth in Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs (URA).

The following attachments have been incorporated to the Relocation Plan:

Attachment 1 – Sample General Information Statement
Attachment 2 – Permanent Relocation Cost Estimate

ATTACHMENT 1

GENERAL INFORMATION NOTICE

ON LETTERHEAD

Date

Almond Gardens Resident
City of Suisun City

General Information Notice – Residential Tenant
Important – Do Not Destroy

Dear Tenant:

Harbor Park, LLC is interested in constructing a new affordable multifamily housing project on the property you currently occupy at 707-815 Almond Street. Financing for the new project may include funding assistance from the Department of Housing and Urban Development (HUD).

The purpose of this notice is to inform you that you may be displaced as a result of the proposed project. This notice also serves to inform you of your potential rights as a displaced person under a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). You may be eligible for relocation assistance and payments under the URA, if the proposed project receives HUD funding and if you are displaced as a result of acquisition, rehabilitation or demolition for the project.

- **This is not a notice to vacate the premises.**
- **This is not a notice of relocation eligibility.**

If you are determined to be eligible for relocation assistance in the future, you may be eligible for: 1) Relocation advisory services including help to you find another place to live; 2) At least 90 days advance written notice of the date you will be required to move; 3) Payment for your moving expenses; and 4) Replacement housing payments to enable you to rent, or if you prefer to purchase, a comparable replacement home. You will also have the right to appeal the agency's determination, if you feel that your application for assistance was not properly considered. The enclosed HUD brochure, "Relocation Assistance To Tenants Displaced From Their Homes" provides an explanation of this assistance and other helpful information.

(NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.)

Please be advised that you should continue to pay your rent and meet any other obligations as specified in your lease agreement. Failure to do so may be cause for eviction. If you choose to move or if you are evicted prior to receiving a formal notice of relocation eligibility you will not be eligible to receive relocation assistance. It is important for you to contact us before making any moving plans.

Again, this is not a notice to vacate the premises and does not establish your eligibility for relocation payments or assistance at this time. If you are determined to be displaced and are required to vacate the premises in the future, you will be informed in writing. In the event the proposed project does not proceed or if you are determined not to be displaced, you will also be notified in writing.

If you have any questions about this notice or the proposed project, please contact
(name)_____, (title)_____,
(address)_____, (phone)_____.

Sincerely,

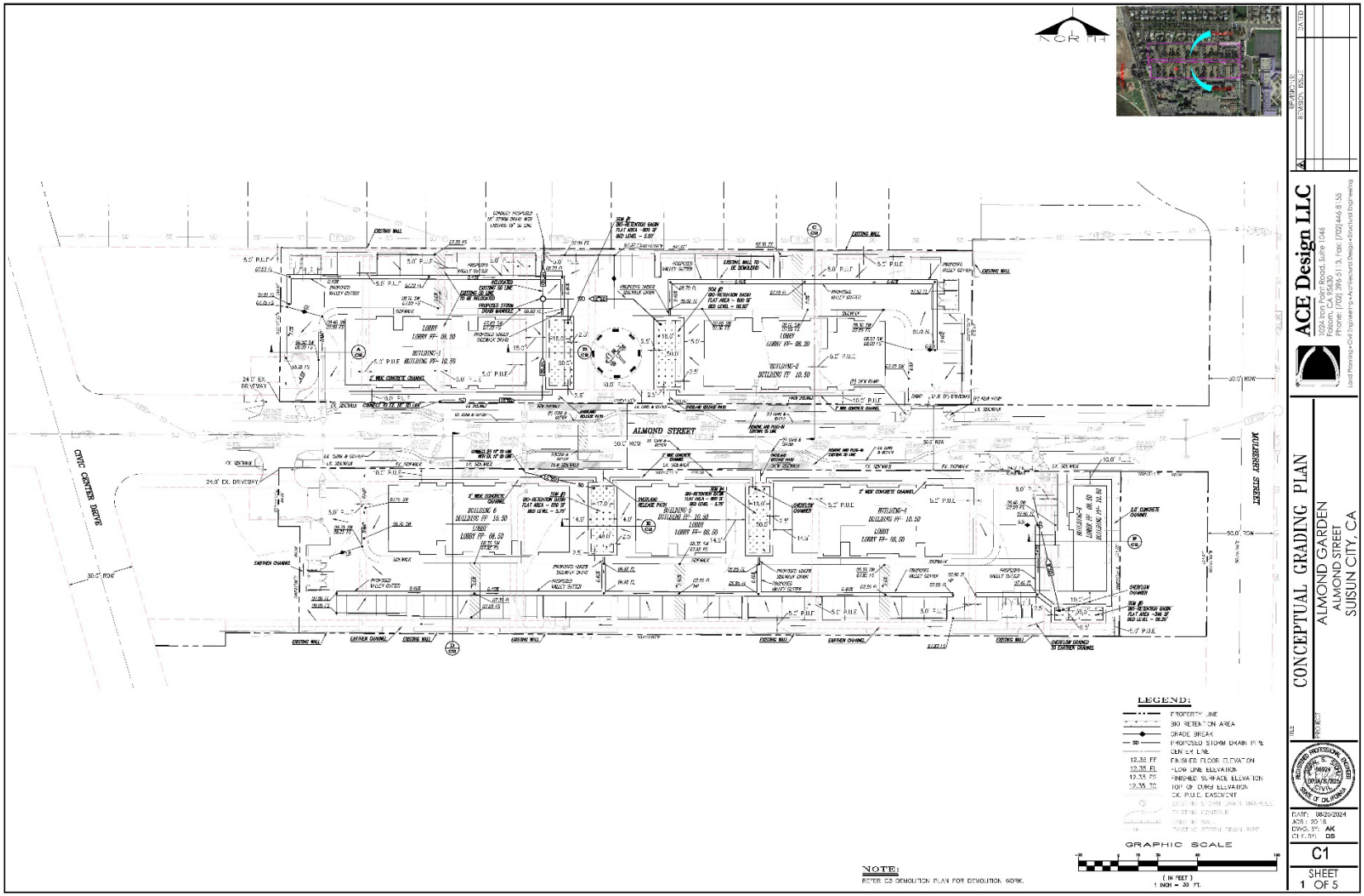
(name and title)_____

ATTACHMENT 2

PERMANENT RELOCATION COST ESTIMATE

				Rental Assistance Payment								
Subject	**Rent**	**Utilities**	**Current Rent + Utilities**	**Comp Rent**	**Comp Utilities**	**Comp Rent + Utilities**	**# of Months**	**Total RAP**	**Moving Payments**	**Total per Unit**	**# Units**	**TOTAL COST**
1BR	Voucher								$1,250	$1,250	3	$3,750
	$1,100	$82	$1,182	$1,900	$82	$1,982	42	$33,600	$1,250	$34,850	2	$69,700
2BR	Voucher							$0	$1,475	$1,475	10	$14,750
	$1,200	$107	$1,307	$2,100	$107	$2,207	42	$37,800	$1,475	$39,275	12	$471,300
	$1,251	$107	$1,358	$2,100	$107	$2,207	42	$35,658	$1,475	$37,133	11	$408,463
											38	**$967,963**

Attachment 2 – Conceptual Grading Plan, Confirmation of Flood Zone Mitigation, and National Flood Hazard Layer FIRMette



ACE Design LLC
1024e Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 399-5113, Fax: (702) 446-9155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

CONCEPTUAL GRADING PLAN
ALMOND GARDEN
ALMOND STREET
SUISUN CITY, CA

DATE: 08/29/2024
JOB: 20-15
DWG. BY: AK
CHK. BY: DS

C1

SHEET
1 OF 5

ACE Design LLC

Dear Camran,

Re: Confirmation of Flood Zone Mitigation for Almond Garden

I am writing to confirm that our project design team has taken necessary measures to mitigate the flood zone for the Almond Garden located at Almond Street, Suisun City, CA. According to the FEMA Flood Hazard Rate Map number 06095C0456F, dated August 3, 2016, the project site is situated in Flood Zone AE with a base elevation of 10 feet NAVD88 Datum. The existing project site contour elevation is approximately 5-6 feet, resulting in a flood depth of approximately 4-5 feet.

To ensure compliance with FEMA regulations and minimize the risk of flooding, we have elevated the finish floor level of the 1st floor of the building to a minimum of 10.50 feet, placing it above the flood zone. The first floor will be accessible via stairs. However, the lobby area, which is designated for living and walking areas only, has a varying finish floor level of 8.20 to 8.50 feet, as it is within the flood zone.

This elevation strategy is consistent with nearby projects, including the Holiday Inn Express and 16 DU Lotz Way projects. By elevating the building to 10.5 feet, we have effectively mitigated the flood zone and ensured that the project is in compliance with FEMA regulations.

The specific elevations are as follows:
- Flood Zone AE base elevation: 10 feet NAVD88 Datum
- Finish floor elevation of the building (except lobby area): 10 feet + 0.5 feet = 10.5 feet

Please do not hesitate to contact me if you require any additional information or clarification.

Sincerely yours,
ACE Design, LLC
Jaspal S. Sidhu, P.E.
Principal



1024 Iron Front Road
Tel: 702-396-5113. Fax: 702-446-8155

National Flood Hazard Layer FIRMette



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/15/2022 at 9:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment 3 – Air Quality & Greenhouse Gas Emissions Assessment for the Almond Gardens Apartments Project

Air Quality & Greenhouse Gas Emissions Assessment for the Almond Gardens Apartments Project

City of Suisun City, California

Prepared For:

Harbor Park, LLC
9700 Village Center Drive, Suite 120
Granite Bay, CA 95746

Prepared By:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS
55 Hanover Lane
Chico, CA 95926

August 2024

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LIST OF ATTACHMENTS

Attachment A – CalEEMod Output File for Air Quality and Greenhouse Gas Emissions

LIST OF ACRONYMS AND ABBREVIATIONS

Term	Description
BAAQMD	Bay Area Air Quality Management District
CAA	Clean Air Act
CalEEMod	California Emissions Estimator Model
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CEQ	Council on Environmental Quality
CH_4	Methane
City	Suisun City
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalents
DPM	Diesel particulate matter
GHG	Greenhouse gas emissions
HAP	Hazardous Air Pollutant
hp	Horsepower
IPCC	Intergovernmental Panel on Climate Change
IWG	Interagency Working Group on Social Cost of Greenhouse Gases
$\mu g/m^3$	Micrograms per cubic meter
N_2O	Nitrous oxide
NAAQS	National Ambient Air Quality Standards
NO_2	Nitrogen dioxide
NO_x	Nitrous oxides
O_3	Ozone
ppm	parts per million
PM_{10}	Coarse particulate matter
$PM_{2.5}$	Fine particulate matter
PRC	Public Resources Code

LIST OF ACRONYMS AND ABBREVIATIONS

Term	Description
Project	Almond Gardens Apartments Project
TRU	Transport Refrigeration Unit
ROG	Reactive organic gases
SC-GHG	Social Cost of Greenhouse Gas Emissions
SFBAAB	San Francisco Bay Area Air Basin
SIP	State Implementation Plan
SO	Secretarial Order
SO_2	Sulfur dioxide
USEPA	U.S. Environment Protection Agency
VOC	Volatile Organic Compounds

1.0 INTRODUCTION

This report documents the results of an Air Quality and Greenhouse Gas (GHG) Emissions Assessment completed for the Almond Gardens Apartments (Project), which proposes the construction of 96 affordable housing units plus one manager unit for on-site property management in the City of Suisun City, California. This assessment was prepared using methodologies of the U.S. Environmental Protection Agency (USEPA). Regional and local existing conditions are presented, along with pertinent emissions standards and regulations. The purpose of this assessment is to estimate the Project-generated criteria air pollutants and GHG emissions during the Project's construction and operation and to determine the level of impact the Project would have on the environment. Project generated air pollutants are compared to the Conformity Determination thresholds established by the USEPA. GHG emissions are quantified and disclosed for informational purposes.

1.1 Project Location and Description

The Project Site is located in Suisun City (City) at 707 - 815 Almond Street on 2.53 acres. It is surrounded by residential complexes in all directions. The Project Site currently accommodates 13 condemned apartment buildings and associated parking, all of which are proposed for demolition. Specifically, there are currently 13 multi-unit apartment buildings consisting of 51 individual units total on the site. The buildings have been deemed uninhabitable or soon-to-be uninhabitable by the City and need to be demolished before new construction can commence.

The Project is proposing the construction of 96 affordable housing units for low-income families plus one manager unit for on-site property management. The Project will target low-income families earning 30 percent to 50 percent of the area median income. The unit mix includes 58 two-bedroom units, 30 three-bedroom units and 10 four -bedroom units with ample community gathering space and outdoor recreational amenities.

The Project would consist of six 3-story walk-up open air lobby style buildings with five dedicated to residential units and one dedicated to the management office and maintenance shop. Four of the residential buildings would contain 22 units, one would contain nine units. The Project proposes 121 open parking spaces.

2.0 AIR QUALITY

2.1 Air Quality Setting

The Project Site is located in Suisun City, Solano County, which lies in the San Francisco Bay Area Air Basin (SFBAAB). The SFBAAB is approximately 5,600 square miles in area and consists of nine counties that surround the San Francisco Bay, including all of Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, and Napa Counties; the southwestern portion of Solano County; and the southern portion of Sonoma County. The topography of the SFBAAB is characterized by complex terrain, consisting of coastal mountain ranges, inland valleys and bays. This complex terrain, especially the higher elevations, distorts the normal wind flow patterns in the SFBAAB. The greatest distortions occur when low-level inversions are present and the air beneath the inversion flows independently of air above the inversion, a condition that is common in the summertime.

The air flowing in from the coast to the Central Valley, called the sea breeze, begins developing at or near ground level along the coast in late morning or early afternoon. As the day progresses, the sea breeze layer deepens and increases in velocity while spreading inland. The depth of the sea breeze depends in large part upon the height and strength of the inversion. If the inversion is low and strong, and hence stable, the flow of the sea breeze will be inhibited, and stagnant conditions are likely to result.

Summertime temperatures in the SFBAAB are determined by the effect of differential heating between land and water surfaces. Because land tends to heat up and cool off more quickly than water, a large-scale gradient (differential) in temperature is often created between the coast and the Central Valley, and small-scale local gradients are often produced along the shorelines of the ocean and bays.

During the summer, winds flowing from the northwest are drawn inland through the Golden Gate and over the lower portions of the San Francisco Peninsula. Immediately south of Mount Tamalpais, the northwesterly winds accelerate considerably and come more directly from the west as they stream through the Golden Gate. This channeling of wind through the Golden Gate produces a jet that sweeps eastward and splits off to the northwest toward Richmond and to the southwest toward San Jose when it meets the East Bay hills. Wind speeds may be strong locally in areas where air is channeled through a narrow opening, such as the Carquinez Strait, the Golden Gate, or the San Bruno Gap.

An inversion is a layer of warmer air over a layer of cooler air. Inversions affect air quality conditions significantly because they influence the mixing depth, i.e., the vertical depth in the atmosphere available for diluting air contaminants near the ground. The highest air pollutant concentrations in the SFBAAB generally occur during inversions. The areas having the highest air pollution potential tend to be those that experience the highest temperatures in the summer and the lowest temperatures in the winter. The coastal areas are exposed to the prevailing marine air, creating cooler temperatures in the summer, warmer temperatures in winter, and stratus clouds all year. The inland valleys are sheltered from the marine air and experience hotter summers and colder winters. Thus, the topography of the inland valleys creates conditions conducive to high air pollution potential.

The federal Clean Air Act (CAA) (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as the State Implementation Program (SIP). The SIP is a living document that is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments dictate that the states containing areas violating the National Ambient Air Quality Standards (NAAQS) revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA.

The Bay Area Air Quality Management District (BAAQMD) is designated by law to adopt and enforce regulations to achieve and maintain ambient air quality standards. The BAAQMD is required to reduce emissions of criteria pollutants for which the air basin is in nonattainment. Criteria air pollutants are defined as those pollutants for which the federal government has established air quality standards for outdoor or ambient concentrations to protect public health with a determined margin of safety. In order to reduce such emissions, the local agency, BAAQMD, adopts and enforces rules and regulations concerning sources of air pollution, issues permits for stationary sources of air pollution, monitors ambient air quality and meteorological conditions, and implements programs and regulations required by the CAA and CAA Amendments.

2.1.1 Criteria Air Pollutants

Criteria air pollutants are defined as those pollutants for which the federal government has established air quality standards for outdoor or ambient concentrations to protect public health with a determined margin of safety. The USEPA focuses on the following criteria pollutants to determine air quality: ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), coarse particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and lead. O_3, PM_{10}, and $PM_{2.5}$ are generally considered to be regional pollutants because they or their precursors affect air quality on a regional scale. Pollutants such as CO, NO_2, and SO_2 are considered to be local pollutants because they tend to accumulate in the air locally. PM is also considered a local pollutant. Health effects commonly associated with criteria pollutants are summarized in Table 2-1.

Table 2-1. Summary of Criteria Air Pollutants Sources and Effects

Pollutant	Major Manmade Sources	Human Health and Welfare Effects
CO	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
NO_2	A reddish-brown gas formed during fuel combustion for motor vehicles, energy utilities and industrial sources.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Causes brown discoloration of the atmosphere.
O_3	Formed by a chemical reaction between volatile organic compounds (VOCs) and nitrogen oxides (NOx) in the presence of sunlight. Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, solvents, paints and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield.
$PM_{2.5}$ & PM_{10}	Power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles and others.	Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
SO_2	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.

Source: California Air Pollution Control Offices Association (CAPCOA 2013)

2.1.1.1 Carbon Monoxide

CO in the urban environment is associated primarily with the incomplete combustion of fossil fuels in motor vehicles. CO combines with hemoglobin in the bloodstream and reduces the amount of oxygen that can be circulated through the body. High CO concentrations can cause headaches, aggravate cardiovascular disease and impair central nervous system functions. CO concentrations can vary greatly over comparatively short distances. Relatively high concentrations of CO are typically found near crowded intersections and along heavy roadways with slow moving traffic. Even under the most severe meteorological and traffic conditions, high concentrations of CO are limited to locations within relatively short distances (i.e., up to 600 feet or 185 meters) of the source. Overall CO emissions are decreasing as a result of the Federal Motor Vehicle Control Program, which has mandated increasingly lower emission levels for vehicles manufactured since 1973.

2.1.1.2 Nitrogen Oxides

Nitrogen gas comprises about 80 percent of the air and is naturally occurring. At high temperatures and under certain conditions, nitrogen can combine with oxygen to form several different gaseous compounds collectively called nitric oxides (NO_x). Motor vehicle emissions are the main source of NO_x in urban areas. NO_x is very toxic to animals and humans because of its ability to form nitric acid with water in the eyes,

lungs, mucus membrane, and skin. In animals, long-term exposure to NO_x increases susceptibility to respiratory infections, and lowers resistance to such diseases as pneumonia and influenza. Laboratory studies show that susceptible humans, such as asthmatics, who are exposed to high concentrations can suffer from lung irritation or possible lung damage. Precursors of NO_x, such as NO and NO_2, are attributed to the formation of O_3 and $PM_{2.5}$. Epidemiological studies have also shown associations between NO_2 concentrations and daily mortality from respiratory and cardiovascular causes and with hospital admissions for respiratory conditions.

2.1.1.3 Ozone

Ozone (O_3) is a secondary pollutant, meaning it is not directly emitted. It is formed when volatile organic compounds (VOCs) also known as reactive organic gases (ROG) and NO_x undergo photochemical reactions that occur only in the presence of sunlight. The primary source of ROG emissions is unburned hydrocarbons in motor vehicles and other internal combustion engine exhaust. Sunlight and hot weather cause ground-level O_3 to form. Ground-level O_3 is the primary constituent of smog. Because O_3 formation occurs over extended periods of time, both O_3 and its precursors are transported by wind and high O_3 concentrations can occur in areas well away from sources of its constituent pollutants.

People with lung disease, children, older adults, and people who are active can be affected when O_3 levels exceed ambient air quality standards. Numerous scientific studies have linked ground-level O_3 exposure to a variety of problems including lung irritation, difficult breathing, permanent lung damage to those with repeated exposure, and respiratory illnesses.

2.1.1.4 Sulfur Dioxide

SO_2 is a colorless gas with a pungent odor, however sulfur dioxide can react with other particulates in the atmosphere to for particulates which contribute to the haze effect. SO_2 standards have been developed by the EPA to regulate all sulfur oxides, however SO_2 is by far the most abundant sulfur oxide in the atmosphere. Currently, SO_2 is primarily a result of the burning of fossil fuels for power generation and other industrial sources. Modern regulations on diesel fuel have greatly reduced the amount of SO_2 in the atmosphere and there are currently no areas in California that have nonacceptable levels of SO_2, by state or federal standards.

2.1.1.5 Particulate Matter

Particulate matter includes both aerosols and solid particulates of a wide range of sizes and composition. Of concern are those particles smaller than or equal to 10 microns in diameter size (PM_{10}) and smaller than or equal to 2.5 microns in diameter ($PM_{2.5}$). Smaller particulates are of greater concern because they can penetrate deeper into the lungs than larger particles. PM_{10} is generally emitted directly as a result of mechanical processes that crush or grind larger particles or form the resuspension of dust, typically through construction activities and vehicular travel. PM_{10} generally settles out of the atmosphere rapidly and is not readily transported over large distances. $PM_{2.5}$ is directly emitted in combustion exhaust and is formed in atmospheric reactions between various gaseous pollutants, including NO_x, sulfur oxides (SO_x) and VOCs. $PM_{2.5}$ can remain suspended in the atmosphere for days and/or weeks and can be transported long distances.

The principal health effects of airborne PM are on the respiratory system. Short-term exposure of high $PM_{2.5}$ and PM_{10} levels are associated with premature mortality and increased hospital admissions and emergency room visits. Long-term exposure is associated with premature mortality and chronic respiratory disease. According to the USEPA, some people are much more sensitive than others to breathing PM_{10} and $PM_{2.5}$. People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worse illnesses; people with bronchitis can expect aggravated symptoms; and children may experience decline in lung function due to breathing in PM_{10} and $PM_{2.5}$. Other groups considered sensitive include smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive because many breathe through their mouths.

2.1.2 Hazardous Air Pollutants

In addition to the criteria pollutants discussed above, hazardous air pollutants (HAPs) are another group of pollutants of concern. HAPs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic HAPs are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic HAPs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis. Carcinogenic HAPs can also have noncarcinogenic health hazard levels.

There are many different types of HAPs, with varying degrees of toxicity. Sources of HAPs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Additionally, diesel engines emit a complex mixture of air pollutants composed of gaseous and solid material. The solid emissions in diesel exhaust are known as diesel particulate matter (DPM). Public exposure to HAPs can result from emissions from normal operations, as well as from accidental releases of hazardous materials during upset conditions. The health effects of HAPs include cancer, birth defects, neurological damage, and death.

2.1.3 Land Use Compatibility with Toxic Air Contaminant Emission Sources

The location of a development project is a major factor in determining whether it will result in localized air quality impacts. The potential for adverse air quality impacts increases as the distance between the source of emissions and members of the public decreases. While impacts on all members of the population should be considered, impacts on sensitive receptors, such as schools or hospitals, are of particular concern. In 2005, the California Air Resources Board (CARB) published an informational guide entitled *Air Quality and Land Use Handbook: A Community Health Perspective*. The purpose of this guide is to provide information to aid local jurisdictions in addressing issues and concerns related to the placement of sensitive land uses near major sources of air pollution. The handbook includes recommended separation distances for various land uses, summarized in Table 2-2. However, these recommendations are not site-specific and should not be interpreted as mandated "buffer zones." It is also important to note that the recommendations of the handbook are advisory and need to be balanced with other state and local policies (CARB 2005).

Table 2-2. Recommendations on Siting New Sensitive Land Uses Near Air Pollutant Sources

Source Category	Advisory Recommendations
Freeways and High-Traffic Roads	• Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles per day.
Distribution Centers	• Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRU) per day, or where TRU operations exceed 300 hours per week). • Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points.
Rail Yards	• Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard. • Within one mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	• Avoid siting of new sensitive land uses immediately downwind of ports in the most heavily impacted zones. Consult local air districts or the ARB on the status of pending analyses of health risks.
Refineries	• Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult with local air districts and other local agencies to determine an appropriate separation.
Chrome Platers	• Avoid siting new sensitive land uses within 1,000 feet of a chrome plater.
Dry Cleaners Using Perchloroethylene	• Avoid siting new sensitive land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with 3 or more machines, consult with the local air district. • Do not site new sensitive land uses in the same building with perc dry cleaning operations.
Gasoline Dispensing Facilities	• Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50-foot separation is recommended for typical gas dispensing facilities.

Source: CARB 2005

Notes: Recommendations are advisory, are not site-specific, and may not fully account for future reductions in emissions, including those resulting from compliance with existing/future regulatory requirements, such as reductions in diesel-exhaust emissions anticipated to occur with continued implementation of CARB's Diesel Risk Reduction Plan.

2.1.4 Ambient Air Quality

Ambient air quality in the Project Area can be inferred from ambient air quality measurements conducted at nearby air quality monitoring stations. The USEPA monitors ambient air quality through various air monitoring stations throughout the United States. O_3, PM_{10} and $PM_{2.5}$ are the pollutant species most potently affecting the Project region. As described in detail below, the Project Area is designated as unclassified/attainment for all federal standards of criteria pollutants with the exception of O_3 which is classified as marginal nonattainment (CARB 2022; USEPA 2024). The Fairfield – Chadbourne Road air quality monitoring station (1010 Chadbourne Road, Fairfield) is located approximately 2.36 miles southwest of the Project Site and monitors ambient concentrations of O_3. The Vacaville – Merchant Street air quality

monitoring station (650 Merchant Street, Vacaville) is located approximately 8.21 miles northeast of the Project Site and monitors ambient concentrations of PM_{10}. The Vallejo – Tuolumne Street air quality monitoring station (304 Tuolomne Street, Vallejo) is located approximately 14.36 miles southwest of the Project Site and monitors ambient concentrations of $PM_{2.5}$. Ambient emission concentrations will vary due to localized variations in emission sources and climate and should be considered "generally" representative of ambient concentrations in the Project Area.

Table 2-3 summarizes the published data concerning O_3, $PM_{2.5}$ and PM_{10} since 2021 for each year that the monitoring data is provided.

Table 2-3. Summary of Ambient Air Quality Data in Project Area

Pollutant Scenario	2021	2022	2023
O_3 – Fairfield-Chadbourne Road			
Max 1-hour concentration (ppm) (state/federal)	0.093 / 0.093	0.081 / 0.081	0.079 / 0.079
Max 8-hour concentration (ppm) (state/federal)	0.079 / 0.078	0.064 / 0.063	0.065 / 0.065
Number of days above 1-hour standard (state/federal)	0 / 0	0 / 0	0 / 0
Number of days above 8-hour standard (state/federal)	2 / 2	0 / 0	0 / 0
PM_{10} – Vacaville-Merchant Street			
Max 24-hour concentration (µg/m^3) (state/federal)	49.6 / 50	35.4 / 33.4	38.1 / 37.6
Annual Average (federal)	14.6	11.9	12.5
Number of days above 24-hour standard (state/federal)	* / 0	0 / 0	* / 0
$PM_{2.5}$ – Vallejo-Tuolumne Street			
Max 24-hour concentration (µg/m^3) (state/federal)	32 / 32	31 / 31	37 / 36.1
Number of days above federal 24-hour standard	0	0	1.1

Source: CARB 2024

Note: * = Insufficient data available

µg/m^3 = micrograms per cubic meter; ppm = parts per million

The USEPA designates air basins or portions of air basins and counties as being in "attainment" or "nonattainment" for each of the criteria pollutants. Areas that do not meet the standards are classified as nonattainment areas. The NAAQS for O_3, PM_{10}, and $PM_{2.5}$ are based on statistical calculations over one- to three-year periods, depending on the pollutant. The attainment status for the Solano County portion of the SFBAAB, which encompasses the Project Site, is included in Table 2-4.

Table 2-4. Attainment Status of Criteria Pollutants in the Solano County Portion of the SFBAAB

Pollutant	Federal Designation
1-Hour O_3	Other Nonattainment
8-Hour O_3	Marginal Nonattainment
PM_{10}	Unclassified
$PM_{2.5}$	Unclassified/Attainment
CO	Unclassified/Attainment
Lead	Unclassified/Attainment
NO_2	Unclassified/Attainment
SO_2	Unclassified/Attainment

Source: CARB 2022; USEPA 2024

The determination of whether an area meets the federal standards is based on air quality monitoring data. As shown above, sometimes areas are unclassified, which means there is insufficient monitoring data for determining attainment or nonattainment. Unclassified areas are typically treated as being in attainment. Because the attainment/nonattainment designation is pollutant-specific, an area may be classified as nonattainment for one pollutant and attainment for another. Maintenance areas are areas that have previously been in nonattainment but now meet the air quality standards. The Solano County region is federally designated as marginal nonattainment for O_3 and is designated as unclassified/attainment for all other all federal standards of criteria pollutants (CARB 2022; USEPA 2024).

2.1.5 Sensitive Receptors

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The Project Site is located in a highly developed area. The nearest existing sensitive land use to the Project Site are residences located to the north, west, and south as well as Crystal Middle School located to the east.

2.2 Regulatory Framework

2.2.1 Federal

2.2.1.1 Clean Air Act

The CAA of 1970 and the CAA Amendments of 1971 required the USEPA to establish the NAAQS, with states retaining the option to adopt more stringent standards or to include other specific pollutants.

These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect public health and welfare. They are designed to protect those "sensitive receptors" most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

The USEPA has classified air basins (or portions thereof) as being in attainment, nonattainment, or unclassified for each criteria air pollutant, based on whether or not the NAAQS have been achieved. If an area is designated unclassified, it is because inadequate air quality data were available as a basis for a nonattainment or attainment designation. Table 2-4 lists the federal attainment statuses of the Solano County portion of the SFBAAB for the criteria pollutants.

2.2.2 State

2.2.2.1 State Implementation Plans

The federal CAA (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP is a living document that is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments dictate that states containing areas violating the NAAQS revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The USEPA has the responsibility to review all SIPs to determine if they conform to the requirements of the CAA.

State law makes CARB the lead agency for all purposes related to the SIP. Local air districts and other agencies prepare SIP elements and submit them to CARB for review and approval. CARB then forwards SIP revisions to the USEPA for approval and publication in the Federal Register. The SFBAAB currently has four air quality plans in place, discussed below, which collectively constitute the SFBAAB SIP elements.

- **2001 Ozone Attainment Plan**. The 2001 Ozone Attainment Plan was developed for compliance with the NAAQS for the 1-hour O_3 standard. In June 2005, the USEPA revoked the standard for 1-hour O_3; however, the state standard for 1-hour O_3 remains. Therefore, BAAQMD continues to implement the strategies outlined in the 2001 Ozone Attainment Plan.

- **2005 Bay Area Ozone Strategy**. The 2005 Bay Area Ozone Strategy served as an update to the 2001 Ozone Attainment Plan and expanded on strategies to achieve compliance with the state 1-hour O_3 standard.
- **2010 Clean Air Plan**. The 2010 Clean Air Plan addresses various pollutants including O_3, PM, and air toxics, as well as GHG emissions within the SFBAAB. It serves to update the Bay Area 2005 Ozone Strategy in accordance with the requirements of the CCAA to implement all feasible measures, to reduce O_3, and to consider the impacts of O_3 control measures on particulate matter, air toxics, and greenhouse gas emissions in a single, integrated plan and review progress in improving air quality in recent years.
- **2017 Clean Air Plan**. In April 2017, BAAQMD adopted the 2017 Clean Air Plan, whose primary goals are to protect public health and to protect the climate. The 2017 Clean Air Plan updates the Bay Area 2010 Clean Air Plan and complies with state air quality planning requirements, as codified in the California Health and Safety Code (although the 2017 plan was delayed beyond the three-year update requirement of the code). State law requires the Clean Air Plan to include all feasible measures to reduce emissions of O_3 precursors and to reduce the transport of O_3 precursors to neighboring air basins. The 2017 Clean Air Plan contains 85 measures to address reduction of several pollutants: O_3 precursors, PM, air toxics, and GHGs. Other measures focus on a single type of pollutant: super GHGs such as methane and black carbon that consists of harmful fine particles that affect public health. These control strategies are grouped into the following categories:
    a. Stationary Source Measures
    b. Transportation Control Measures
    c. Energy Control Measures
    d. Building Control Measures
    e. Agricultural Control Measures
    f. Natural and Working Lands Control Measures
    g. Waste Management Control Measures
    h. Water Control Measures
    i. Super GHG Control Measures

2.2.3 Local

2.2.3.1 Bay Area Air Quality Management District

The BAAQMD is the local agency designated by law to adopt and enforce regulations to achieve and maintain ambient air quality standards. The BAAQMD responsibilities include preparing plans for the attainment of ambient air quality standards, adopting and enforcing air pollution rules, issuing permits for

and inspecting stationary air pollution sources, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, and implementing state and federal programs and regulations.

2.2.4 Threshold of Significance

2.2.4.1 U.S. Environmental Protection Agency General Conformity

The impact analysis provided below is based on thresholds set by the USEPA Conformity Determination Analysis. The General Conformity process begins with an "applicability analysis," whereby it must be determined how and to what degree the Conformity Rules apply. According to USEPA's General Conformity Guidance: Questions and Answers (1994), before any approval is given for a Federal Action to go forward, the federal agency must apply the applicability requirements found at 40 CFR § 93.153 to the Federal Action and/or determine on a pollutant-by-pollutant basis, whether a determination of General Conformity is required. During the applicability analysis, the federal agency determines the following:

- Whether the action will occur in a nonattainment or maintenance area;
- Whether one or more of the specific exemptions apply to the action;
- Whether the federal agency has included the action on its list of presumed-to-conform actions;
- Whether the total direct and indirect emissions are below or above the de minimis levels; and/or
- Where a facility has an emissions budget approved by the State or Tribe as part of the SIP or Tribal Implementation Plan, the federal agency determines that the emissions from the proposed action are within the budget.

The General Conformity Rule allows for exemptions for emissions that are not reasonably foreseeable, will not result in an increase in emissions, are below de minimis limits, are the result of emergency actions, are included in stationary source air permits, are for routine maintenance and repair of existing structures, or are included in a transportation conformity determination undertaken by the Federal Highway Administration or Federal Transit Administration (40 CFR 93.153(c)).

A conformity determination would be required if the annual emissions of non-attainment pollutants generated by the Proposed Project were to exceed the General Conformity de minimis thresholds. The de minimis limits represent a level of emissions that the USEPA has determined will have only de minimis impacts to the air quality of an area and are thus exempted from the General Conformity Rule. If the overall predicted increase in emissions of a criteria pollutant due to a federal action in a nonattainment area exceeds the de minimis limits as shown in Table 2-5, the lead federal agency is required to make a conformity determination.

Table 2-5. Federal General Conformity *De Minimis* Emissions Levels		
Air Pollutant	**Area Type**	**Tons Per Year**
Ozone (VOC or NO_x)	Serious nonattainment	50
	Severe nonattainment	25
	Extreme nonattainment	10
	Other areas outside of ozone transport region	100
Ozone (NO_x)	Marginal and moderate nonattainment inside an ozone transport region	100
	Maintenance	100
Ozone (VOC)	Marginal and moderate nonattainment inside an ozone transport region	50
	Maintenance within an ozone transport region	50
	Maintenance outside an ozone transport region	100
CO, SO_2 and NO_2	All nonattainment and maintenance	100
PM_{10}	Serious nonattainment	70
	Moderate nonattainment and maintenance	100
$PM_{2.5}$	All nonattainment and maintenance	100
Lead	All nonattainment and maintenance	25

Source: USEPA 2023

2.2.4.2 Bay Area Air Quality Management District

To assist local jurisdictions in the evaluation of air quality impacts, the BAAQMD has published a guidance document for the preparation of the air quality portions of environmental documents that include thresholds of significance to be used in evaluating land use proposals. Thresholds of significance are based on a source's projected impacts and are a basis from which to apply mitigation measures.

The BAAQMD's established thresholds of significance for land use development projects are shown in Table 2-6.

Table 2-6. Bay Area Air Quality Management District Thresholds of Significance

Pollutant	Construction Related	Operational	
	Average Daily Emissions (pounds per day)	Average Daily Emissions (pounds per day)	Maximum Annual Emissions (tons per year)
Ozone (VOC)	54	54	10
Ozone (NO_x)	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	82	54	10
$PM_{10}/PM_{2.5}$ (fugitive dust)	Best Management Practices	None	None
Local CO	None	9.0 ppm (8-hour average), 20.0 ppm (1-hour average)	

Source: BAAQMD 2023

In addition to the USEPA General Conformity de minimis thresholds, Project emissions are compared to the BAAQMD annual significance thresholds for comparison purposes.

2.2.5 Methodology

The air quality impacts were assessed in accordance with the thresholds set by the USEPA Conformity Determination Analysis. General Conformity ensures that the actions taken by federal agencies do not interfere with a state's plans to attain and maintain national standards for air quality. Established under the CAA (section 176(c)(4)), the General Conformity rule plays an important role in helping states improve air quality in those areas that do not meet the NAAQS. Under the General Conformity rule, federal agencies must work with state and local governments in a nonattainment or maintenance area to ensure that federal actions conform to the air quality plans established in the applicable state or tribal implementation plan. The overall purpose of the General Conformity rule is to ensure that:

- federal activities do not cause or contribute to new violations of NAAQS;
- actions do not worsen existing violations of the NAAQS; and
- attainment of the NAAQS is not delayed.

The SFAAB portion of Solano County, where the Project Area is located, is designated unclassified, or in attainment, for all federal standards of criteria pollutants with the exception of O_3, which the region is classified as marginal nonattainment (CARB 2022; USEPA 2024).

Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2022.1. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. CalEEMod provides the ability to analyze a

project based on both California and Federal air quality standards. Project construction generated air pollutant emissions were calculated using CalEEMod model defaults for Solano County. Operational generated air pollutant emissions calculations employed information provided by the Project Site Plan, such as the number of residential units and parking spaces.

2.2.6 Impact Analysis

2.2.6.1 Project Construction-Generated Criteria Air Quality Emissions

Emissions associated with the Proposed Project's construction would be temporary and short-term but have the potential to represent a significant air quality impact. The basic sources of short-term emissions that would be generated through the construction of the Proposed Project would be operation of the construction vehicles and equipment (i.e. cranes and forklifts) and the creation of fugitive dust during vegetation clearing. Possible implementation activities such as clearing operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive PM emissions that affect local air quality at various times during the Project's activities. Effects would be variable depending on the weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts. The dry climate of the area during the summer months creates a high potential for dust generation.

Construction-generated emissions associated with the Proposed Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See Attachment A for more information regarding the construction assumptions, including construction equipment and duration, used in this analysis.

Predicted maximum daily construction-generated emissions for the Proposed Project are summarized in Table 2-7. Construction-generated emissions are short-term and of temporary duration but would be considered a significant air quality impact if the volume of pollutants generated exceed the Conformity Determination thresholds.

Table 2-7. Construction-Related Criteria Air Pollutant Emissions

Scenario	Pollutant (tons per year)					
	VOC	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Construction Calendar Year 1	0.80	2.11	2.82	0.00	0.29	0.15
Construction Calendar Year 2	0.19	0.41	0.62	0.00	0.04	0.02
Solano County USEPA Conformity Determination Thresholds (40 CFR 93.153)	*100*	*100*	*100*	*100*	*100*	*100*
Exceed *USEPA Conformity Determination* Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Scenario	**Pollutant (pounds per day - maximum)**					
	VOC	**NO_x**	**PM_{10} (exhaust)**	**$PM_{2.5}$ (exhaust)**	**PM_{10} (fugitive dust)**	**$PM_{2.5}$ (fugitive dust)**
Construction	8.26	31.7	1.37	1.26	19.8	10.1
BAAQMD Significance Thresholds	54	54	82	54	Best Management Practices	Best Management Practices
Exceed BAAQMD Significance Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs.

Notes: Daily emissions taken from the season, summer or winter, with the highest outputs. Construction emissions account for the demolition of the existing 51 units on the Project Site that have been or will soon be deemed uninhabitable.

According to Table 2-7, emissions generated during Project's construction would not exceed the USEPA Conformity Determination thresholds for Solano County or the BAAQMD significance thresholds.

2.2.6.2 Project Operations Criteria Air Quality Emissions

Implementation of the Project would result in long-term operational emissions of criteria air pollutants such as PM_{10}, $PM_{2.5}$, CO, and SO_2 as well as O_3 precursors such as VOC and NO_X. Table 2-8 summarizes operational emissions from the Proposed Project. As previously stated, operational related emissions associated with the Proposed Project were calculated using the CalEEMod computer program. Operational air pollution impacts were based on model defaults and information from the Project Site Plans.

Table 2-8. Operational-Related Criteria Air Pollutant Emissions

Pollutant Sector	Pollutant (tons per year)					
	VOC	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile	0.35	0.29	2.24	0.01	0.47	0.12
Area	0.48	0.00	0.49	0.00	0.00	0.00
Energy	0.00	0.06	0.03	0.00	0.00	0.00
Total	**0.83**	**0.36**	**2.75**	**0.01**	**0.47**	**0.13**
Solano County USEPA Conformity Determination Thresholds (40 CFR 93.153)	*100*	*100*	*100*	*100*	*100*	*100*
BAAQMD Significance Thresholds	*10*	*10*	*None*	*None*	*15*	*10*
Exceed Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**
Pollutant Sector	**Pollutant (pounds per day)**					
	VOC	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile	2.13	1.82	13.8	0.03	2.78	0.72
Area	2.88	0.00	5.44	0.00	0.00	0.00
Energy	0.02	0.33	0.14	0.00	0.03	0.03
Total	**5.03**	**2.15**	**19.3**	**0.03**	**2.81**	**0.75**
BAAQMD Significance Thresholds	*54*	*54*	*-*	*-*	*82*	*54*
Exceed BAAQMD Significance Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs.

Notes: Daily emissions taken from the season, summer or winter, with the highest outputs. Operational emissions account for default daily trips determined by CalEEMod defaults.

As indicated in Table 2-8, operational emissions would not exceed the USEPA Conformity Determination thresholds for Solano County or the BAAQMD significance thresholds.

2.2.6.3 Project Consistency with Air Quality Planning

As part of its enforcement responsibilities, the USEPA requires each state with nonattainment areas to prepare and submit a SIP that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based

programs. Similarly, under state law, the CCAA requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and state ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The region's SIP is constituted of the BAAQMD air quality plans: 2001 Ozone Attainment Plan, 2005 Bay Area Ozone Strategy, 2010 Clean Air Plan, and 2017 Clean Air Plan. The most recently adopted air quality plan is the BAAQMD's 2017 Clean Air Plan, the primary goals of which are to protect public health and the climate. These air quality attainment plans are a compilation of new and previously submitted plans, programs (such as monitoring, modeling, permitting, etc.), district rules, state regulations, and federal controls describing how the state will attain ambient air quality standards. These SIP plans contain air pollutant reduction strategies and demonstrate that the applicable ambient air quality standards can be achieved within the time frames required under federal law. These SIP plans and associated control measures are based on information derived from projected growth in the SFBAAB that is used to project future emissions and then determine strategies and regulatory controls for the reduction of emissions. Growth projections are based on the general plans developed by the counties and the incorporated cities in the SFBAAB.

A project conforms with the BAAQMD air quality plans if it 1) complies with all applicable rules and regulations and 2) is consistent with the growth forecasts in the applicable general plan, in this instance the City of Suisun City 2035 General Plan. Projects generating air pollutants below the BAAQMD significance thresholds would comply with applicable rules and regulations. Conformity with growth forecasts can be established by demonstrating that the Project is consistent with the land use plan (i.e., City of Suisun City 2035 General Plan) that was used to generate the growth forecast. A project is nonconforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan by exceeding air district thresholds of significance or proposing a development substantially denser than that assumed in the general plan.

As previously described, the Project is proposing the construction of 96 residential units with shared community spaces for various purposes and 121 parking spaces. According to the City of Suisun City General Plan's Downtown Waterfront Specific Plan Map, the Project Site is designated as Residential High-Density (2015). Since the Project is a redevelopment of an existing multi-family residential land use consistent with the allowable uses identified by the General Plan Residential High-Density land use designation, the land use designation remains Residential High-Density. As such, the Project would be consistent with the City of Suisun City General Plan and thereby consistent with the SFBAAB portion of the SIP. Additionally, as indicated in Table 2-7 and Table 2-8, construction and operational related emissions would not exceed the USEPA Conformity Determination or BAAQMD thresholds. Furthermore, the Project is located within the direct vicinity of numerous transit services including bus stops and the Suisun/Fairfield Amtrak stop making alternative transportation methods easily accessible for residents on the Project Site. Since the surrounding community is heavily residential, this results in decreased air quality emissions, a primary goal of regional air quality planning efforts. The Project would not conflict with or obstruct implementation of the applicable air quality plan.

2.2.6.4 Hazardous Air Pollutant Exposure

Operation of the Proposed Project would not result in the development of any substantial sources of air toxics. There are no stationary sources associated with the operations of the Project; nor would the Project attract mobile sources that spend long periods queuing and idling at the site. Onsite Project emissions would not result in significant concentrations of pollutants at nearby sensitive receptors. The maximum operations-related emissions of exhaust PM_{10}, considered a surrogate for DPM, would be 2.75 pounds in a single day. Therefore, the Project would not be a substantial source of TACs. The Project will not result in a high carcinogenic or non-carcinogenic risk during operation.

This report also evaluates the potential health risks associated with the placement of residences at the Project Site. Specifically, the potential exposure of future residents at the Project Site to the DPM and VOC generated by the vehicular traffic traversing on Highway 12 and other neighboring roadways as well as from two permitted stationary sources located in close proximity to the Project Site. The BAAQMD provides a recommended methodology for assessing local risks and hazards. Specifically, the following TAC source types must be included:

1. Permitted Sources
2. Highways
3. Major Roadways

Permitted sources include any stationary source of TAC emissions which requires a permit to operate from the BAAQMD. Highways are identified by definition, and major roadways include any roadway with at least 10,000 average annual daily traffic. Consistent with BAAQMD recommendations, all such sources within 1,000 feet of the Proposed Project boundary are included in this analysis. The BAAQMD thresholds for identifying significant cumulative risk from local sources on a potential project are listed in Table 2-9.

Table 2-9. BAAQMD Cumulative Health Risk Thresholds

Description	Guidance
Receptor Thresholds Risks and Hazards (Individual Project)	Compliance with Qualified Community Risk Reduction Plan OR Increased cancer risk of >10.0 in a million Increased non-cancer risk of > 1.0 hazard index (chronic or acute) Ambient $PM_{2.5}$ increase: >0.3 µg/m^3 annual average
Risks and Hazards (Cumulative Threshold)	Compliance with Qualified Community Risk Reduction Plan OR Increased cancer risk of > 100 in a million Increased non-cancer risk of > 10.0 hazard index (chronic, from all local sources) Ambient $PM_{2.5}$ increase: > 0.8 µg/m^3 annual average (from all local sources)
Accidental Release of Acutely Hazardous Air Pollutants	Storage or use of acutely hazardous materials locating near receptors or new receptors locating near stored or used hazardous materials considered significant
Odors	Five confirmed complaints per year averaged over three years

Source: BAAQMD 2023

The BAAQMD's Stationary Source Screening Map was utilized to provide risk and hazard information on any permitted stationary source within 1,000 feet of the Project. Screening level risks and hazards are intentionally conservative and based on worst-case assumptions (BAAQMD 2024). The BAAQMD identified two sources within 1,000 feet of the Project Site which are both generators that belong to the Fairfield-Suisun Sewer District and the City of Suisun City. Details on these sources are presented in Table 2-10.

Table 2-10. Stationary Sources within 1,000 Feet of the Project

Source Name	Source Type	Emissions Data Source	Activity Data Source
Fairfield-Suisun Sewer District Generator	Permitted Stationary	BAAQMD	BAAQMD
City of Suisun City Generator for Fire Protection	Permitted Stationary	BAAQMD	BAAQMD

The BAAQMD's Mobile Source Screening Map was utilized to assess the cancer risk and hazards at the Project Site caused by nearby roadways (freeways and surface streets), railways, and railyards. The Project Site is located near State Route 12 and a light rail commuter line. This screening map is intended to assist project sponsors in conducting cumulative cancer risk and hazard analyses. Developed by the BAAQMD in 2022 (for roadway sources) and 2024 (for rail sources), the map includes data on estimated cancer risk, annual fine particulate matter concentrations, and chronic hazards associated with these sources of air pollution in the Bay Area (BAAQMD 2024).

Cumulative health risk is calculated for the Project Area using the various data layers for cancer risk and chronic hazard in the BAAQMD's Mobile Source Screening Map for the mobile sources on nearby roadways and railways and the information reported for the permitted generators in the area from the Stationary Source Screening Map. The BAAQMD's distance multiplier tool was applied to the cancer risk and chronic hazard value from the stationary source emissions to account for the distance of the Project Site to the permitted sources.

The cumulative cancer risk and hazard value are below BAAQMD thresholds as shown in Table 2-11.

Table 2-11. Calculated Health Risk at the Project Site

Description	Cancer Risk	Chronic Hazard
Calculated Health on the Project Site	12.9	0.0
BAAQMD Cumulative Health Risk Threshold	*100*	*10*
Exceeds Significance Threshold?	**No**	**No**

As shown, the calculated health risks at the Project Site are all below the BAAQMD health risk thresholds.

Furthermore, as previously described, in 2005 CARB published an informational guide entitled *Air Quality and Land Use Handbook: A Community Health Perspective*. The purpose of this guide is to provide information to aid local jurisdictions in addressing issues and concerns related to the placement of sensitive land uses near major sources of air pollution. The handbook includes recommended separation distances for various land uses, summarized in Table 2-2 above. Of pertinence to this study, the CARB guidelines indicate that siting new sensitive land uses within 500 feet of a freeway, such as State Route 12, should be avoided when possible. This 500-foot buffer was developed to protect sensitive receptors from exposure to diesel PM and was based on traffic-related studies that showed a 70 percent drop in PM concentrations at a distance of 500 feet from the roadway. Presumably, acute and chronic risks as well as lifetime cancer risk due to diesel PM exposure are lowered proportionately. The Project Site is located 1,360 feet from State Route 12; thus, it is located outside the CARB-recommended buffer area. The CARB guidelines indicate that siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard should be avoided when possible. Although there is no such rail yard characteristic of the CARB guideline in the Project Site vicinity, the applicable rail yard buffer is conservatively applied to the vicinity commuter railway corridor. The Project Site is located 1,670 feet from this commuter railway corridor; thus, it is located outside the CARB-recommended buffer area for major service and maintenance rail yards. Additionally, CARB recommends a buffer for new sensitive land use siting of 300 feet for any dry-cleaning operation and 50 feet for typical gas dispensing facilities. The closest dry-cleaning facility and gas station are located 2,780 feet and 1,860 feet away from the Project Site, respectively. The Project Site is therefore located outside of any applicable CARB buffers meant to protect new sensitive land uses from air pollutants.

3.0 GREEENHOUSE GAS EMISSIONS

3.1 Greenhouse Gas Setting

Certain gases in the earth's atmosphere, classified as GHGs, play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead trapped, resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth. Without the greenhouse effect, the earth would not be able to support life as we know it.

Prominent GHGs contributing to the greenhouse effect are CO_2, methane (CH_4), and N_2O. Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Fluorinated gases include chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride; however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of these GHGs in excess of natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming. More specifically, experts agree that human activities, principally through emissions of greenhouse gases, have unequivocally caused global warming, with global surface temperature reaching 1.1°C above 1850–1900 in 2011–2020. (Intergovernmental Panel on Climate Change [IPCC] 2023).

Table 3-1 describes the primary GHGs attributed to global climate change, including their physical properties, primary sources, and contributions to the greenhouse effect.

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH_4 traps over 25 times more heat per molecule than CO_2, and N_2O absorbs 298 times more heat per molecule than CO_2. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO_2e), which weight each gas by its global warming potential. Expressing GHG emissions in CO_2e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

Climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and HAPs, which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Although the exact lifetime of any particular GHG molecule is dependent on multiple variables and cannot be pinpointed, it is understood that more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, or other forms. Despite the sequestration of CO_2, human-caused climate change is already causing damaging effects, including weather and climate extremes in every region across the globe (IPCC 2023).

Table 3-1. Summary of Greenhouse Gases

Greenhouse Gas	Description
CO_2	Carbon dioxide is a colorless, odorless gas. CO_2 is emitted in a number of ways, both naturally and through human activities. The largest source of CO_2 emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. A number of specialized industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to CO_2 emissions. The atmospheric lifetime of CO_2 is variable because it is so readily exchanged in the atmosphere.[1]
CH_4	Methane is a colorless, odorless gas and is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. Methane is emitted from a variety of both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (intestinal fermentation in livestock and manure management), rice cultivation, biomass burning, and waste management. These activities release significant quantities of CH_4 to the atmosphere. Natural sources of CH4 include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. The atmospheric lifetime of CH_4 is about 12 years.[2]
N_2O	Nitrous oxide is a clear, colorless gas with a slightly sweet odor. Nitrous oxide is produced by both natural and human-related sources. Primary human-related sources of N_2O are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. N_2O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N_2O is approximately 120 years.[3]

Sources: [1]USEPA 2016a; [2]USEPA 2016b; [3]USEPA 2016c

The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; it is sufficient to say the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature or to global, local, or microclimates. As such, GHG impacts to global climate change are inherently cumulative.

3.2 Regulatory Framework

3.2.1 Federal

3.2.1.1 EPA Climate Change Guidance for National Environmental Policy Act Reviews

On February 19, 2021, Secretary of the Interior Deb Haaland issued Secretarial Order (SO) 3399 to prioritize action on climate change throughout the Department and to restore transparency and integrity in the Department's decision-making processes. SO 3399 specifies that when considering the impact of GHG emissions from a proposed action, Bureaus/Offices should use appropriate tools, methodologies, and resources available to quantify GHG emissions and compare GHG quantities across alternatives. SO 3399 acknowledges that identifying the interactions between climate change and the environmental impacts of a proposed action in NEPA documents can help decision makers identify opportunities to reduce GHG emissions, improve environmental outcomes, and contribute to protecting communities from the climate crisis. On January 9, 2023, the Council on Environmental Quality (CEQ) issued the *NEPA Guidance on*

Consideration of Greenhouse Gases and Climate Change. This guidance states that NEPA reviews should quantify proposed actions' GHG emissions, convey the GHG emissions in appropriate context, disclose relevant climate and social impacts, and consider alternatives and mitigation measures to avoid or reduce GHG emissions. CEQ encourages agencies to consider mitigation of GHG emissions to the greatest reasonable extent, and ensure that all measures are consistent with national, science based GHG reduction policies established to avoid the worst impacts of climate change.

3.3 Greenhouse Gas Emissions Impact Assessment

Currently, there are no thresholds of significance established by the USEPA by which to evaluate projects under NEPA. Furthermore, at the federal level, there are no standards or regulations regarding GHG emissions. Notably, the recent guidance issued by the CEQ encourages thorough GHG analyses, quantification of proposed GHG emissions, disclosure of potential impacts, and consideration of any relevant GHG reduction measures. Although there are no specific standards or thresholds to compare the Proposed Project GHG emissions to, it is nevertheless imperative to provide information on the Project's GHG implications and provide careful consideration of the GHG reduction measures to facilitate informed decision-making. As such, this evaluation of the Proposed Project's GHG emissions is provided for disclosure purposes.

3.3.1 Methodology

Emissions were modeled using CalEEMod, version 2022.1. CalEEMod is a statewide land use emissions computer model designed to quantify potential GHG emissions associated with both construction and operations from a variety of land use projects. Project construction generated GHG emissions were primarily calculated using CalEEMod model defaults for Solano County. Operational GHG emissions calculations employed information provided by the Project Site Plan, such as the number of residential units and parking spaces.

3.3.2 Impact Analysis

3.3.2.1 Project-Generated Greenhouse Gas Emissions

Construction-related activities that would generate GHG emissions include worker commute trips, haul trucks carrying supplies and materials to and from the Project Site, and off-road construction equipment (e.g., cranes, excavators). Table 3-2 illustrates the specific GHG emissions that would result from the implementation of the Project. Once construction is complete, the generation of these GHG emissions would cease.

Table 3-2. Project Construction Greenhouse Gas Emissions

Description	CO_2e Emissions (Metric Tons/Year)
Construction – Calendar Year One	505
Construction – Calendar Year Two	108
Total	**613**

Sources: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs
Notes: Construction emissions account for the demolition of the existing 51 units on the Project Site that have been or will soon be deemed uninhabitable.

As shown in Table 3-2, the Project would result in the generation of a total of approximately 613 metric tons of CO_2e over the course of construction. Once construction is complete, the generation of these GHG emissions will cease. Furthermore, GHG emissions generated by the construction equipment sector have been declining in recent years. For instance, construction equipment engine efficiency has continued to improve year after year. The first federal standards (Tier 1) for new off-road diesel engines were adopted in 1994 for engines over 50 horsepower (hp) and were phased in from 1996 to 2000. In 1996, a Statement of Principles pertaining to off-road diesel engines was signed between the USEPA, CARB, and engine makers (including Caterpillar, Cummins, Deere, Detroit Diesel, Deutz, Isuzu, Komatsu, Kubota, Mitsubishi, Navistar, New Holland, Wis-Con, and Yanmar). On August 27, 1998, the USEPA signed the final rule reflecting the provisions of the Statement of Principles. The 1998 regulation introduced Tier 1 standards for equipment under 50 hp and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. As a result, all off-road, diesel-fueled construction equipment manufactured in 2006 or later has been manufactured to Tier 3 standards. Tier 3 engine standards reduce precursor and subset GHG emissions such as nitrogen oxide by as much as 60 percent. On May 11, 2004, the USEPA signed the final rule introducing Tier 4 emission standards, which were phased in over the period of 2008-2015. The Tier 4 standards require that emissions of nitrogen oxide be further reduced by about 90 percent. All off-road, diesel-fueled construction equipment manufactured in 2015 or later will be manufactured to Tier 4 standards. The equipment used in the Project's implementation would likely reflect the improved engine efficiency trends.

As previously described, the Project would result in approximately 613 metric tons of CO_2e over the course of the Project's construction. It is important to acknowledge that GHG emissions have a cumulative impact on global climate change. Presently, climate change has already prompted damaging effects, manifested through extreme weather events and climatic anomalies across the globe, posing considerable risks to vulnerable populations. However, the Proposed Project's contribution to global climate change is minimal, if not negligible. As such, the Project's construction GHG emissions would not exert a significant impact on global climate change.

Long-term operational GHG emissions attributable to the Project are identified in Table 3-3.

Table 3-3. Operational-Related Greenhouse Gas Emissions

Description	CO_2e Emissions (Metric Tons/Year)
Mobile	498
Area	1
Energy	115
Water	7
Waste	22
Refrigerants	0
Total Operational Emissions	**643**

Sources: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs
Notes: Operational emissions account for default daily trips determined by CalEEMod defaults.

As shown in Table 3-3 Project operations would result in the increased generation of 643metric tons of CO_2e per year.

As previously described, there are no thresholds of significance specific to GHG emissions established by the USEPA by which to evaluate projects under NEPA. Furthermore, at the federal level, there are no standards or regulations regarding GHG emissions. The local air quality agency regulating the SFBAAB, including the Project Site, is the BAAQMD, the regional air pollution control officer for the basin. The BAAQMD recently approved the BAAQMD 2022 California Environmental Quality Act Guidelines. These guidelines present a project-level operational threshold of significance for GHG emissions based on adherence to a suite of BAAQMD performance standards for land uses projects directly related to building design, transportation and energy efficiency or compliance with a Qualified GHG Reduction Strategy. BAAQMD has developed the BAAQMD performance standards for land uses projects based on typical residential and commercial land use projects and typical long-term communitywide planning documents such as general plans and similar long-range development plans. According to the BAAQMD, these performance standards may not be appropriate for other types of projects that do not fit into the mold of a typical residential or commercial project or general plan update (BAAQMD 2023). The BAAQMD states that lead agencies should keep this point in mind when evaluating other types of projects (BAAQMD 2023).

The Proposed Project is an affordable, multistory housing development; it is noted that such development generates less GHG emissions than conventional residential neighborhoods, a primary goal of the BAAQMD Guidelines. For instance, the Project Site is located within a half mile of the Suisun-Fairfield Amtrak stop as well as nine bus stops making alternative transportation methods easily accessible for residents on the Project Site. The Proposed Project is relatively compact, consisting of 96 affordable units and 121 parking spaces on approximately 2.5 acres. These Project factors could help minimize urban sprawl and preserve natural areas, reducing the need for extensive road networks and other infrastructure. The Project is considered "infill development" as it proposes to redevelop a built-out property and enhance the physical design of the urban environment. Under Public Resources Code (PRC) section 21061.3, an "infill site" is defined as a site that "has been previously developed for qualified urban uses." In turn, a "qualified urban use" is defined, pursuant to PRC section 21072, as "a residential, commercial, or public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." According to the USEPA,

infill development can reduce development pressure on outlying areas and when it occurs near existing transit infrastructure, employment centers, and other destinations, it can help reduce the amount that people drive, thus improving air quality and reducing GHG emissions (USEPA 2014). Redevelopments such as the Project (namely at brownfield sites) produce 32 to 57 percent less emissions per capita relative to conventional developments according to the USEPA (USEPA no date); this is because the number of daily vehicle trips and daily vehicle miles traveled associated with the redevelopment tend to be lower compared with development on vacant land. For these reasons, the Proposed Project would generate less GHG emissions than conventional residential neighborhoods. As such, the Project's GHG emissions would not exert a significant impact on global climate change.

The Interagency Working Group on Social Cost of Greenhouse Gases (IWG) has developed estimates of the social cost of GHGs (SC-GHG) (IWG 2021). The SC-GHG is the monetary value of the net harm to society associated with adding an amount of that GHG to the atmosphere in a given year. In principle, it includes the value of all climate change impacts, including (but not limited to) changes in net agricultural productivity, human health effects, property damage from increased flood risk natural disasters, disruption of energy systems, risk of conflict, environmental migration, and the value of ecosystem services. Discount rates are used to account for the present value of future costs. Using a low discount rate increases the present value of future costs, whereas using a high discount rate decreases the present value of future costs. Per the recommendation of the IWG, Project GHG emission cost estimates are provided in Table 3-4 for a 2.5 percent discount rate.

Table 3-4. Social Cost of Project Greenhouse Gas Emissions		
GHG Cost per Metric Ton	**Metric Tons**	**Cost**
Construction		
CO_2 / $83	607	$50,381
CH_4 / $2,200	0.025	$55
N_2O / $30,000	0.015	$450
Total Construction Cost		$50,886
Operations		
CO_2 / $83	614	$50,962
CH_4 / $2,200	0.78	$1,716
N_2O / $30,000	0.03	$900
Total Annual Operations Cost		$53,578
Lifetime		
CO_2	19,027	$1,579,241
CH_4	23.4	$51,480
N_2O	0.9	$27,000
Total Project Lifetime Cost		**$1,657,721**

Sources: Social Cost of GHG emissions from IWG 2021
Notes: Construction and operations costs based social cost values for 2025. Lifetime costs include construction emissions and 30 years of 2025 operational emissions.

As shown, the Project would result in a SC-GHG of up to $1,657,721 over its lifetime (considered to be 30 years).

The proposed low-income housing Project aims to redevelop a site currently occupied by condemned and soon-to-be condemned housing units. This redevelopment brings several significant benefits that align with broader environmental, social, and economic goals, while also ensuring that the Project's contribution to climate change remains minimal. First, the Project addresses a critical need for affordable housing in the region. By providing 96 units of low-income housing, the Project helps alleviate housing shortages, reduce homelessness, and support economically disadvantaged families. This contributes to social equity and stability within the community. Next, redeveloping condemned housing into modern, energy-efficient units significantly improves the living conditions for residents. This can lead to better health outcomes, reduced utility costs, and an enhanced quality of life for the occupants. The construction and operation of the new housing complex could stimulate local economic activity, create jobs, and increase property values in the surrounding area. This revitalization of the community can have long-term positive impacts on the local

economy. The Project would transform a blighted area into an operational residential community, contributing to the reduction of urban decay. This redevelopment reduces the likelihood of illegal activities, improves public safety, and fosters a more sustainable urban environment. Modern construction practices and the California Building Codes emphasize energy efficiency and sustainability. The new housing units are likely to incorporate energy-efficient appliances, insulation, and HVAC systems, reducing overall energy consumption and associated GHG emissions compared to the older, condemned structures. Lastly, by focusing on redevelopment within an existing urban area, the Project avoids contributing to urban sprawl, which is associated with higher GHG emissions due to increased transportation needs and loss of green spaces. Compact development is more sustainable and aligns with smart growth principles.

While the Project would result in some GHG emissions during construction and operation, these emissions are not expected to be substantial when considered in the broader context of regional and global climate change. Several factors support this conclusion. Namely, the scale of the Project means that the overall GHG emissions are relatively modest compared to larger developments or industrial projects. The emissions generated are not likely to significantly contribute to global GHG levels. The benefits of providing sustainable, affordable housing outweigh the modest emissions associated with the Project. By addressing social needs in an environmentally responsible manner, the Project contributes to long-term sustainability goals.

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LIST OF ATTACHMENTS

Attachment A – CalEEMod Output File for Air Quality Emissions and Greenhouse Gas Emissions

ATTACHMENT A

CalEEMod Output File for Air Quality and Greenhouse Gas Emissions

Almond Gardens Proposed Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Almond Gardens Proposed
Construction Start Date	3/1/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	5.70
Precipitation (days)	39.2
Location	38.24064931917306, -122.03569848536112
County	Solano-San Francisco
City	Suisun City
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	877
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.26

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	96.0	Dwelling Unit	2.53	94,607	0.00	—	271	—

Parking Lot	121	Space	1.09	0.00	0.00	—	—	—
Other Asphalt Surfaces	3.19	1000sqft	0.07	0.00	0.00	—	—	—
Other Non-Asphalt Surfaces	5.30	1000sqft	0.12	0.00	3,003	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.26	31.7	30.9	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	5,452	5,452	0.22	0.11	4.52	5,473
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.24	31.7	30.8	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	6,455	6,455	0.27	0.50	0.18	6,611
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.36	11.5	15.5	0.02	0.46	1.15	1.61	0.43	0.37	0.80	—	3,020	3,020	0.12	0.08	1.16	3,048
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.80	2.11	2.82	< 0.005	0.08	0.21	0.29	0.08	0.07	0.15	—	500	500	0.02	0.01	0.19	505

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	8.26	31.7	30.9	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	5,452	5,452	0.22	0.11	4.52	5,473
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	8.24	31.7	30.8	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	6,455	6,455	0.27	0.50	0.18	6,611
2026	8.10	17.6	26.5	0.04	0.67	0.92	1.59	0.61	0.22	0.83	—	4,986	4,986	0.19	0.11	0.11	5,023
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.36	11.5	15.5	0.02	0.46	1.15	1.61	0.43	0.37	0.80	—	3,020	3,020	0.12	0.08	1.16	3,048
2026	1.05	2.27	3.41	0.01	0.09	0.12	0.20	0.08	0.03	0.11	—	645	645	0.02	0.01	0.23	650
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.80	2.11	2.82	< 0.005	0.08	0.21	0.29	0.08	0.07	0.15	—	500	500	0.02	0.01	0.19	505
2026	0.19	0.41	0.62	< 0.005	0.02	0.02	0.04	0.01	0.01	0.02	—	107	107	< 0.005	< 0.005	0.04	108

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.03	1.94	19.3	0.03	0.05	2.75	2.81	0.05	0.70	0.75	44.8	3,985	4,029	4.74	0.17	12.6	4,212
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.43	2.15	13.9	0.03	0.05	2.75	2.80	0.05	0.70	0.75	44.8	3,782	3,826	4.76	0.19	0.99	4,002
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	4.55	1.97	15.1	0.03	0.05	2.55	2.60	0.05	0.65	0.70	44.8	3,663	3,707	4.74	0.17	5.58	3,883
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83	0.36	2.75	0.01	0.01	0.47	0.47	0.01	0.12	0.13	7.42	606	614	0.78	0.03	0.92	643

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.13	1.55	13.8	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,268	3,268	0.15	0.15	12.0	3,328
Area	2.88	0.05	5.44	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	14.6	14.6	< 0.005	< 0.005	—	14.6
Energy	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	690	690	0.08	0.01	—	694
Water	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Waste	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	5.03	1.94	19.3	0.03	0.05	2.75	2.81	0.05	0.70	0.75	44.8	3,985	4,029	4.74	0.17	12.6	4,212
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.01	1.82	13.7	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,079	3,079	0.18	0.17	0.31	3,133
Area	2.40	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	690	690	0.08	0.01	—	694
Water	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Waste	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.43	2.15	13.9	0.03	0.05	2.75	2.80	0.05	0.70	0.75	44.8	3,782	3,826	4.76	0.19	0.99	4,002
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	1.89	1.61	12.3	0.03	0.02	2.55	2.57	0.02	0.65	0.67	—	2,953	2,953	0.16	0.15	4.91	3,007
Area	2.64	0.03	2.68	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	7.18	7.18	< 0.005	< 0.005	—	7.21
Energy	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	690	690	0.08	0.01	—	694
Water	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Waste	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.55	1.97	15.1	0.03	0.05	2.55	2.60	0.05	0.65	0.70	44.8	3,663	3,707	4.74	0.17	5.58	3,883
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.35	0.29	2.24	0.01	< 0.005	0.47	0.47	< 0.005	0.12	0.12	—	489	489	0.03	0.02	0.81	498
Area	0.48	< 0.005	0.49	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.19	1.19	< 0.005	< 0.005	—	1.19
Energy	< 0.005	0.06	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	114	114	0.01	< 0.005	—	115
Water	—	—	—	—	—	—	—	—	—	—	1.08	2.06	3.14	0.11	< 0.005	—	6.72
Waste	—	—	—	—	—	—	—	—	—	—	6.34	0.00	6.34	0.63	0.00	—	22.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	0.83	0.36	2.75	0.01	0.01	0.47	0.47	0.01	0.12	0.13	7.42	606	614	0.78	0.03	0.92	643

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3,425	3,425	0.14	0.03	—	3,437

Demoliti	—	—	—	—	—	3.97	3.97	—	0.60	0.60	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.22	1.09	< 0.005	0.05	—	0.05	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	0.22	0.22	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.22	0.20	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	0.04	0.04	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.54	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	124	124	< 0.005	0.01	0.01	126
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.06	3.79	1.27	0.02	0.05	0.76	0.82	0.05	0.21	0.26	—	2,906	2,906	0.13	0.47	0.17	3,049
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.88	6.88	< 0.005	< 0.005	0.01	6.99
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.20	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	159	159	0.01	0.03	0.15	167

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.14	1.14	< 0.005	< 0.005	< 0.005	1.16
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	26.4	26.4	< 0.005	< 0.005	0.03	27.7

3.3. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.05	0.43	0.41	< 0.005	0.02	—	0.02	0.02	—	0.02	—	72.5	72.5	< 0.005	< 0.005	—	72.8
Dust From Material Movement	—	—	—	—	—	0.27	0.27	—	0.14	0.14	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.0	12.0	< 0.005	< 0.005	—	12.1
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.04	0.71	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	157	157	< 0.005	0.01	0.64	159
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.63	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	145	145	< 0.005	0.01	0.02	147
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.01	2.01	< 0.005	< 0.005	< 0.005	2.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.34
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.74	16.3	17.9	0.03	0.72	—	0.72	0.66	—	0.66	—	2,959	2,959	0.12	0.02	—	2,970
Dust From Material Movement	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.36	0.39	< 0.005	0.02	—	0.02	0.01	—	0.01	—	64.9	64.9	< 0.005	< 0.005	—	65.1
Dust From Material Movement	—	—	—	—	—	0.16	0.16	—	0.08	0.08	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.7	10.7	< 0.005	< 0.005	—	10.8
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.61	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	134	134	< 0.005	0.01	0.55	136
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.75	2.75	< 0.005	< 0.005	0.01	2.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.46	0.46	< 0.005	< 0.005	< 0.005	0.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57	5.25	6.56	0.01	0.22	—	0.22	0.20	—	0.20	—	1,206	1,206	0.05	0.01	—	1,210
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.96	1.20	< 0.005	0.04	—	0.04	0.04	—	0.04	—	200	200	0.01	< 0.005	—	200
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.27	0.17	2.80	0.00	0.00	0.57	0.57	0.00	0.13	0.13	—	619	619	0.01	0.02	2.54	629
Vendor	0.01	0.36	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	274	274	0.01	0.04	0.74	287
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.26	0.24	2.50	0.00	0.00	0.57	0.57	0.00	0.13	0.13	—	572	572	0.02	0.02	0.07	580
Vendor	0.01	0.38	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	274	274	0.01	0.04	0.02	287
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.11	1.21	0.00	0.00	0.28	0.28	0.00	0.07	0.07	—	291	291	0.01	0.01	0.55	296
Vendor	< 0.005	0.19	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	138	138	< 0.005	0.02	0.16	144
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.22	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	48.2	48.2	< 0.005	< 0.005	0.09	48.9
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22.8	22.8	< 0.005	< 0.005	0.03	23.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.14	1.27	1.67	< 0.005	0.05	—	0.05	0.04	—	0.04	—	310	310	0.01	< 0.005	—	311
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.31	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.3	51.3	< 0.005	< 0.005	—	51.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.22	2.34	0.00	0.00	0.57	0.57	0.00	0.13	0.13	—	561	561	0.02	0.02	0.06	569
Vendor	0.01	0.36	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	270	270	0.01	0.04	0.02	282
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.29	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	73.3	73.3	< 0.005	< 0.005	0.13	74.4
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	34.8	34.8	< 0.005	0.01	0.04	36.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.1	12.1	< 0.005	< 0.005	0.02	12.3
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.77	5.77	< 0.005	< 0.005	0.01	6.03
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	6.52	8.84	0.01	0.29	—	0.29	0.26	—	0.26	—	1,351	1,351	0.05	0.01	—	1,355
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	6.52	8.84	0.01	0.29	—	0.29	0.26	—	0.26	—	1,351	1,351	0.05	0.01	—	1,355
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.36	3.28	4.45	0.01	0.14	—	0.14	0.13	—	0.13	—	679	679	0.03	0.01	—	682
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.60	0.81	< 0.005	0.03	—	0.03	0.02	—	0.02	—	112	112	< 0.005	< 0.005	—	113
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.05	0.81	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	179	179	< 0.005	0.01	0.74	182
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.72	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	166	166	< 0.005	0.01	0.02	168
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.35	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.3	84.3	< 0.005	< 0.005	0.16	85.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.9	13.9	< 0.005	< 0.005	0.03	14.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.68	6.23	8.81	0.01	0.26	—	0.26	0.24	—	0.24	—	1,350	1,350	0.05	0.01	—	1,355
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.81	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	174	174	0.01	< 0.005	—	175
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.15	0.21	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28.9	28.9	< 0.005	< 0.005	—	29.0
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.68	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	162	162	< 0.005	0.01	0.02	165
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	21.2	21.2	< 0.005	< 0.005	0.04	21.

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.51	3.51	< 0.005	< 0.005	0.01	3.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	5.86	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	5.86	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.06	0.44	0.57	< 0.005	0.01	—	0.01	0.01	—	0.01	—	67.2	67.2	< 0.005	< 0.005	—	67.4
Architectural Coatings	2.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.2
Architectural Coatings	0.54	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.03	0.56	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	124	124	< 0.005	< 0.005	0.51	126
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.50	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	114	114	< 0.005	< 0.005	0.01	116
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.24	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	58.2	58.2	< 0.005	< 0.005	0.11	59.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.64	9.64	< 0.005	< 0.005	0.02	9.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.17. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	5.86	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.11	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	17.2	17.2	< 0.005	< 0.005	—	17.3
Architectural Coatings	0.76	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.85	2.85	< 0.005	< 0.005	—	2.86
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.47	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	112	112	< 0.005	< 0.005	0.01	114
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	14.7	14.7	< 0.005	< 0.005	0.03	14.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.43	2.43	< 0.005	< 0.005	< 0.005	2.47
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	2.13	1.55	13.8	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,268	3,268	0.15	0.15	12.0	3,328
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.13	1.55	13.8	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,268	3,268	0.15	0.15	12.0	3,328
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	2.01	1.82	13.7	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,079	3,079	0.18	0.17	0.31	3,133
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.01	1.82	13.7	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,079	3,079	0.18	0.17	0.31	3,133
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	0.35	0.29	2.24	0.01	< 0.005	0.47	0.47	< 0.005	0.12	0.12	—	489	489	0.03	0.02	0.81	498
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.35	0.29	2.24	0.01	< 0.005	0.47	0.47	< 0.005	0.12	0.12	—	489	489	0.03	0.02	0.81	498

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	242	242	0.04	< 0.005	—	245
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	23.2	23.2	< 0.005	< 0.005	—	23.5
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	266	266	0.04	0.01	—	268

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	242	242	0.04	< 0.005	—	245
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	23.2	23.2	< 0.005	< 0.005	—	23.5
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	266	266	0.04	0.01	—	268
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	40.1	40.1	0.01	< 0.005	—	40.5
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	3.84	3.84	< 0.005	< 0.005	—	3.88
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	44.0	44.0	0.01	< 0.005	—	44.4

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	424	424	0.04	< 0.005	—	426
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	424	424	0.04	< 0.005	—	426
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	424	424	0.04	< 0.005	—	426
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	424	424	0.04	< 0.005	—	426
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	< 0.005	0.06	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	70.3	70.3	0.01	< 0.005	—	70.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.06	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	70.3	70.3	0.01	< 0.005	—	70.5

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	2.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.48	0.05	5.44	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.6	14.6	< 0.005	< 0.005	—	14.6
Total	2.88	0.05	5.44	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	14.6	14.6	< 0.005	< 0.005	—	14.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	2.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.40	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04	< 0.005	0.49	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.19	1.19	< 0.005	< 0.005	—	1.19
Total	0.48	< 0.005	0.49	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.19	1.19	< 0.005	< 0.005	—	1.19

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.53	12.3	18.9	0.67	0.02	—	40.5
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.10	0.10	< 0.005	< 0.005	—	0.10
Total	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.53	12.3	18.9	0.67	0.02	—	40.5
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.10	0.10	< 0.005	< 0.005	—	0.10
Total	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	1.08	2.04	3.12	0.11	< 0.005	—	6.70
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.02	0.02	< 0.005	< 0.005	—	0.02
Total	—	—	—	—	—	—	—	—	—	—	1.08	2.06	3.14	0.11	< 0.005	—	6.72

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	—	—	—	—	—	—	—	—	—	—	6.34	0.00	6.34	0.63	0.00	—	22.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	6.34	0.00	6.34	0.63	0.00	—	22.2

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	3/1/2025	3/29/2025	5.00	20.0	—
Site Preparation	Site Preparation	3/30/2025	4/6/2025	5.00	5.00	—
Grading	Grading	4/7/2025	4/18/2025	5.00	8.00	—
Building Construction	Building Construction	4/19/2025	3/7/2026	5.00	230	—
Paving	Paving	4/19/2025	3/7/2026	5.00	230	—
Architectural Coating	Architectural Coating	4/19/2025	3/7/2026	5.00	230	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20

Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	6.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	41.3	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	11.7	LDA,LDT1,LDT2

Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	69.1	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	10.3	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	13.8	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	191,579	63,860	0.00	0.00	3,356

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	3,300	—
Site Preparation	—	—	7.50	0.00	—
Grading	—	—	8.00	0.00	—
Paving	0.00	0.00	0.00	0.00	1.28

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Parking Lot	1.09	100%
Other Asphalt Surfaces	0.07	100%
Other Non-Asphalt Surfaces	0.12	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	522	471	393	181,207	3,910	3,529	2,939	1,356,558
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
191579.175	63,860	0.00	0.00	3,356

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	433,710	204	0.0330	0.0040	1,324,079
Parking Lot	41,555	204	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	3,409,042	0.00
Parking Lot	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	36,721

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	71.1	—
Parking Lot	0.00	—
Other Asphalt Surfaces	0.00	—
Other Non-Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	19.0	annual days of extreme heat
Extreme Precipitation	4.95	annual days with precipitation above 20 mm
Sea Level Rise	0.72	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	1	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	1	1	1	2
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	22.3
AQ-PM	16.1
AQ-DPM	5.03
Drinking Water	58.6
Lead Risk Housing	26.6

Pesticides	22.4
Toxic Releases	62.6
Traffic	38.0
Effect Indicators	—
CleanUp Sites	73.4
Groundwater	90.2
Haz Waste Facilities/Generators	98.5
Impaired Water Bodies	96.3
Solid Waste	97.8
Sensitive Population	—
Asthma	95.5
Cardio-vascular	88.0
Low Birth Weights	32.3
Socioeconomic Factor Indicators	—
Education	54.1
Housing	26.2
Linguistic	14.9
Poverty	41.2
Unemployment	35.0

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	65.35352239
Employed	24.27819838
Median HI	66.68805338
Education	—

Bachelor's or higher	54.3308097
High school enrollment	25.92069806
Preschool enrollment	7.686385218
Transportation	—
Auto Access	41.51161299
Active commuting	39.58680867
Social	—
2-parent households	19.20954703
Voting	51.59758758
Neighborhood	—
Alcohol availability	65.36635442
Park access	59.93840626
Retail density	6.685486975
Supermarket access	37.4566919
Tree canopy	60.69549596
Housing	—
Homeownership	47.45284229
Housing habitability	59.66893366
Low-inc homeowner severe housing cost burden	65.31502631
Low-inc renter severe housing cost burden	51.67457975
Uncrowded housing	44.45014757
Health Outcomes	—
Insured adults	57.24368023
Arthritis	0.0
Asthma ER Admissions	7.7
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0

Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	65.7
Cognitively Disabled	72.6
Physically Disabled	96.1
Heart Attack ER Admissions	17.8
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	61.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	12.3
Children	58.1
Elderly	66.9
English Speaking	78.5
Foreign-born	55.4
Outdoor Workers	47.4
Climate Change Adaptive Capacity	—
Impervious Surface Cover	39.8
Traffic Density	34.4

Traffic Access	46.2
Other Indices	—
Hardship	47.8
Other Decision Support	—
2016 Voting	48.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	67.0
Healthy Places Index Score for Project Location (b)	48.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Building square footage updated to match site plan. Other asphalt surfaces account for the two picnic areas, sidewalks, and the play area. Other non-asphalt surfaces account for the bio retention areas and landscaping for the whole project site.

Operations: Hearths	Site plans of units do not include fireplaces or wood burning stoves.
Construction: Construction Phases	Reasonable to assume that paving and architectural coating overlap with building construction and happen simultaneously.

Attachment 4 – IPaC Resource List

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Solano County, California



Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Salt Marsh Harvest Mouse Reithrodontomys raviventris Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/613	Endangered

Birds

NAME	STATUS
California Least Tern Sternula antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
California Ridgway''s Rail Rallus obsoletus obsoletus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4240	Endangered

Reptiles

NAME	STATUS
Northwestern Pond Turtle Actinemys marmorata Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

NOT FOR CONSULTATION

California Tiger Salamander Ambystoma californiense — Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/2076

Western Spadefoot Spea hammondii — Proposed Threatened

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5425

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Crustaceans

NAME	STATUS

Conservancy Fairy Shrimp Branchinecta conservatio — Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/8246

Vernal Pool Fairy Shrimp Branchinecta lynchi — Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/498

Flowering Plants

NAME	STATUS

Contra Costa Goldfields Lasthenia conjugens — Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/7058

NOT FOR CONSULTATION

Santa Cruz Tarplant Holocarpha macradenia — Threatened
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/6832

Soft Bird's-beak Cordylanthus mollis ssp. mollis — Endangered
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/8541

Suisun Thistle Cirsium hydrophilum var. hydrophilum — Endangered
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/2369

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

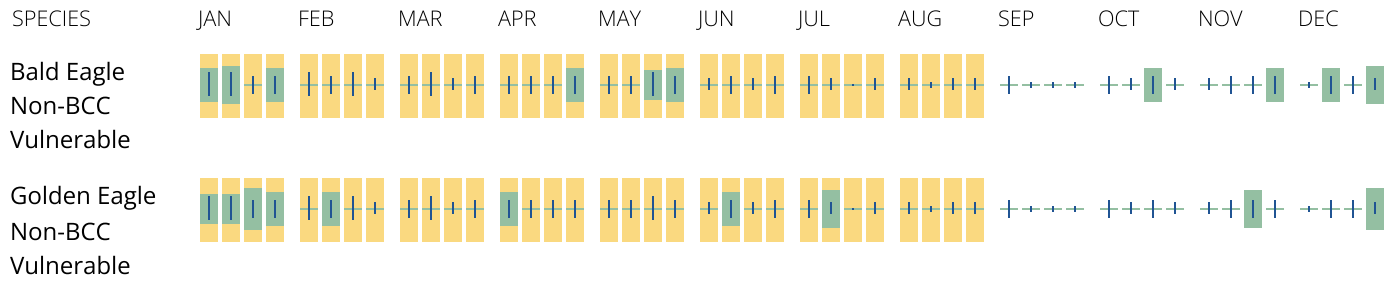
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

▪ probability of presence ▪ breeding season | survey effort – no data

NOT FOR CONSULTATION



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

NOT FOR CONSULTATION

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15

NOT FOR CONSULTATION

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Belding's Savannah Sparrow Passerculus sandwichensis beldingi — Breeds Apr 1 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8

Bullock's Oriole Icterus bullockii — Breeds Mar 21 to Jul 25

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

California Gull Larus californicus — Breeds Mar 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

NOT FOR CONSULTATION

Northern Harrier Circus hudsonius — Breeds Apr 1 to Sep 15
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8350

Nuttall's Woodpecker Dryobates nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Santa Barbara Song Sparrow Melospiza melodia graminea — Breeds Mar 1 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/5513

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

NOT FOR CONSULTATION

Western Gull Larus occidentalis — Breeds Apr 21 to Aug 25
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Western Screech-owl Megascops kennicottii cardonensis — Breeds Mar 1 to Jun 30
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow-billed Magpie Pica nuttalli — Breeds Apr 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9726

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted

Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

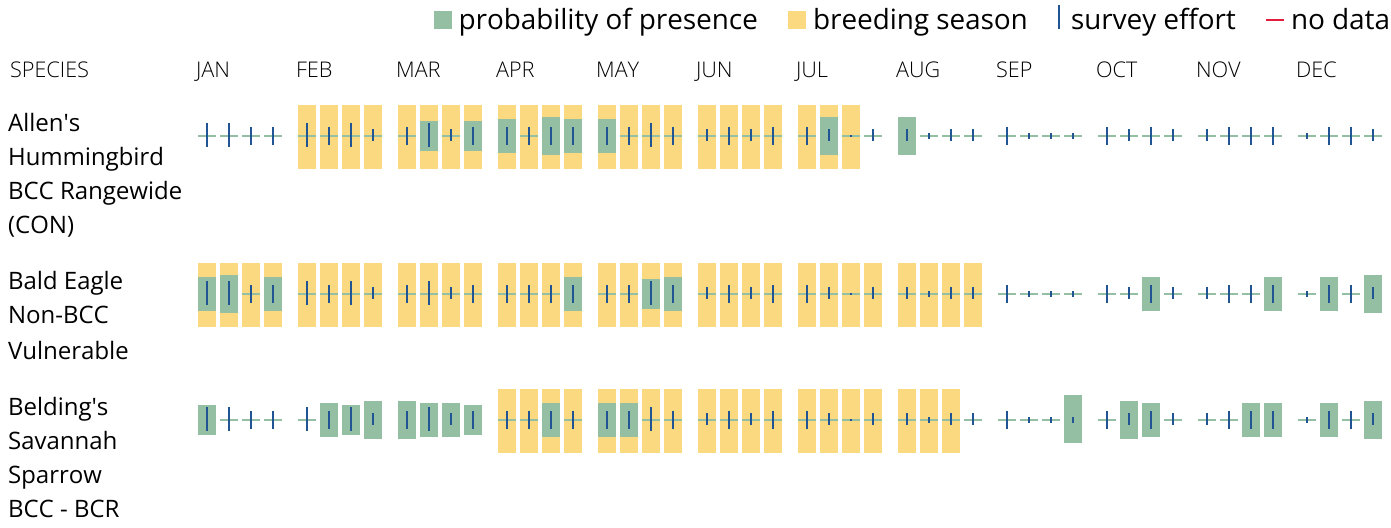
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

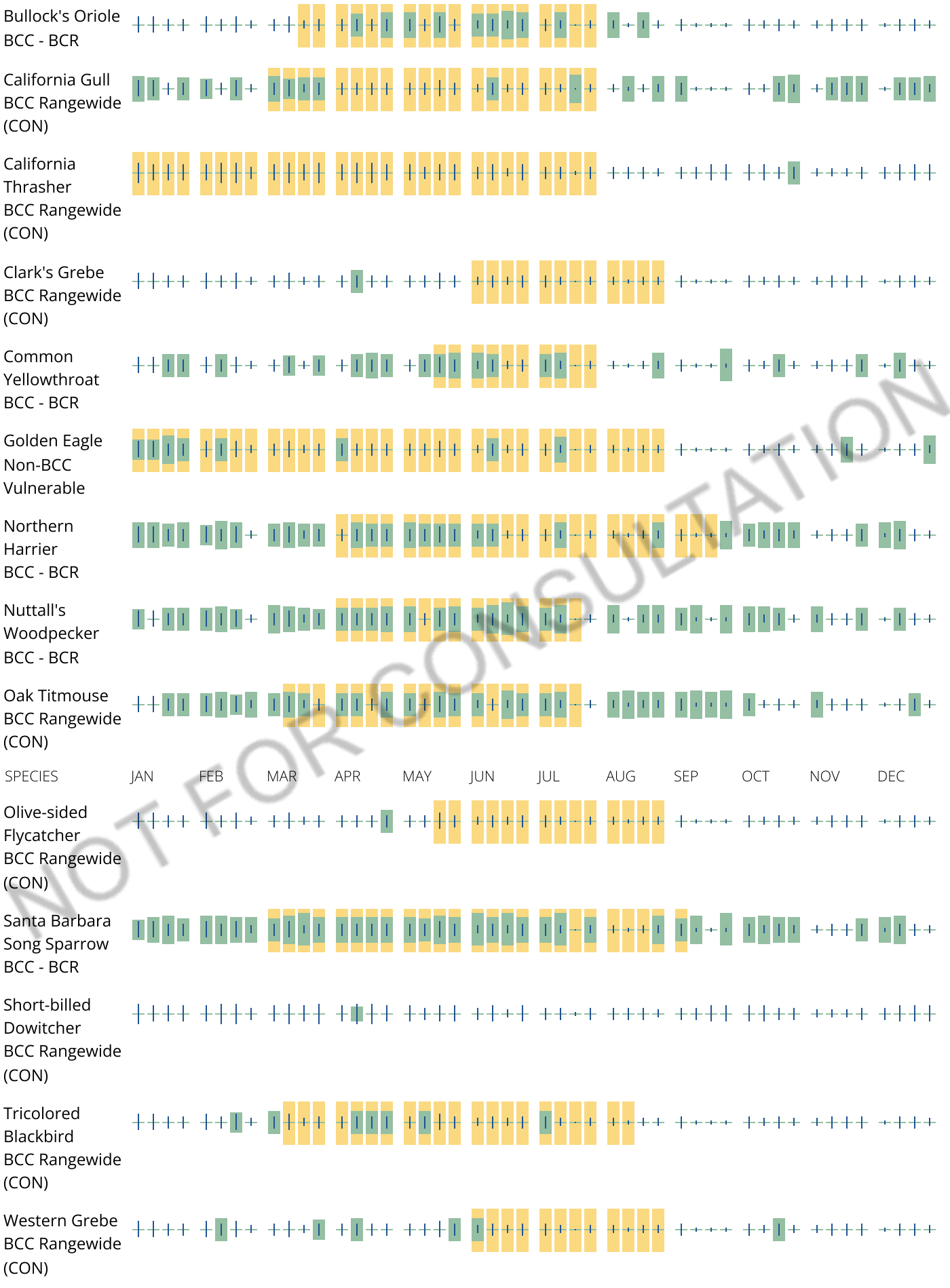
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

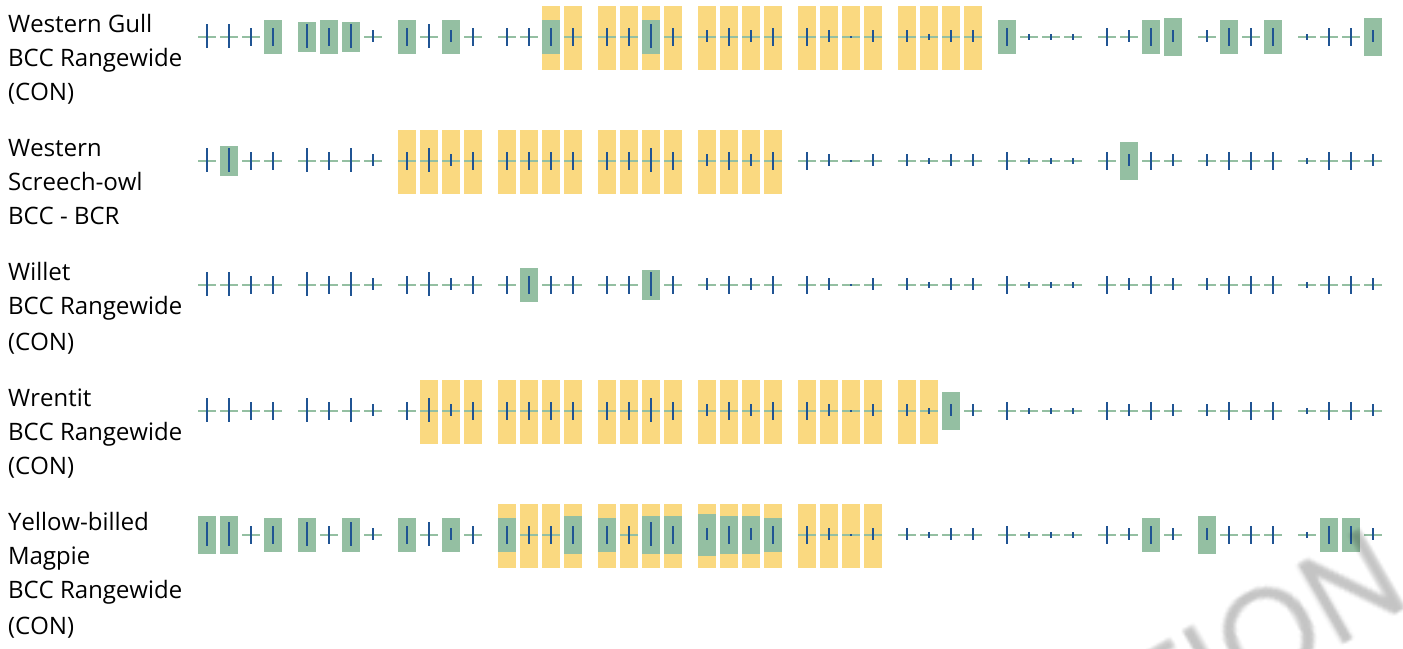
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION





NOT FOR CONSULTATION



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

NOT FOR CONSULTATION

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

NOT FOR CONSULTATION

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies.

Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Attachment 5 – Historical Structures Evaluation

This report is confidential and is not included for public distribution..

Attachment 6 – Noise Impact Assessment for the Almond Gardens Apartments Project

Noise Impact Assessment
for the
Almond Gardens Apartments Project

Suisun City, California

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LIST OF ACRONYMS AND ABBREVIATIONS

CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
City	Suisun City
CFR	Code of Federal Regulations
CNEL	Community Noise Equivalent Level
dB	Decibel
dBA	Decibel is A-weighted
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
HUD	Housing and Urban Development
Hz	Hertz
ITE	Institute of Transportation Engineers
L_{dn}	Day-night average sound level
L_{eq}	Measure of ambient noise
L_{max}	The maximum A-weighted noise level during the measurement period.
L_{min}	The minimum A-weighted noise level during the measurement period.
NIOSH	National Institute for Occupational Safety and Health
OSHA	Occupational Safety and Health Administration
Project	Almond Gardens Apartments Project
RCNM	Roadway Construction Noise Model
SR	State Route
STC	Sound Transmission Class

1.0 INTRODUCTION

This report documents the results of a Noise Impact Assessment completed for the Almond Gardens Apartments Project (Project), which proposes the construction of 96 affordable family apartments in Suisun City, California. The purpose of this report is to estimate the noise exposure on the Project Site and determine if noise levels fall within the acceptable noise zone as defined by the Housing and Urban Development (HUD) noise standards (Quiet Communities Act of 1978; 24 Code of Federal Regulations (CFR) Part 51 Subpart B).

1.1 Project Location and Description

The Project Site is located in Suisun City (City) at 707 - 815 Almond Street on 2.53 acres. It is surrounded by residential complexes in all directions. The Project Site currently accommodates 13 condemned apartment buildings and associated parking, all of which are proposed for demolition. Specifically, there are currently 13 multi-unit apartment buildings consisting of 51 individual units total on the site. The buildings have been deemed uninhabitable or soon-to-be uninhabitable by the City and need to be demolished before new construction can commence.

The Project is proposing the construction of 96 affordable housing units for low-income families plus one manager unit for on-site property management. The Project will target low-income families earning 30 percent to 50 percent of the area median income. The unit mix includes 58 two-bedroom units, 30 three-bedroom units and 10 four -bedroom units with ample community gathering space and outdoor recreational amenities.

The Project would consist of six 3-story walk-up open air lobby style buildings with five dedicated to residential units and one dedicated to the management office and maintenance shop. Four of the residential buildings would contain 22 units, one would contain nine units. The Project proposes 121 open parking spaces.

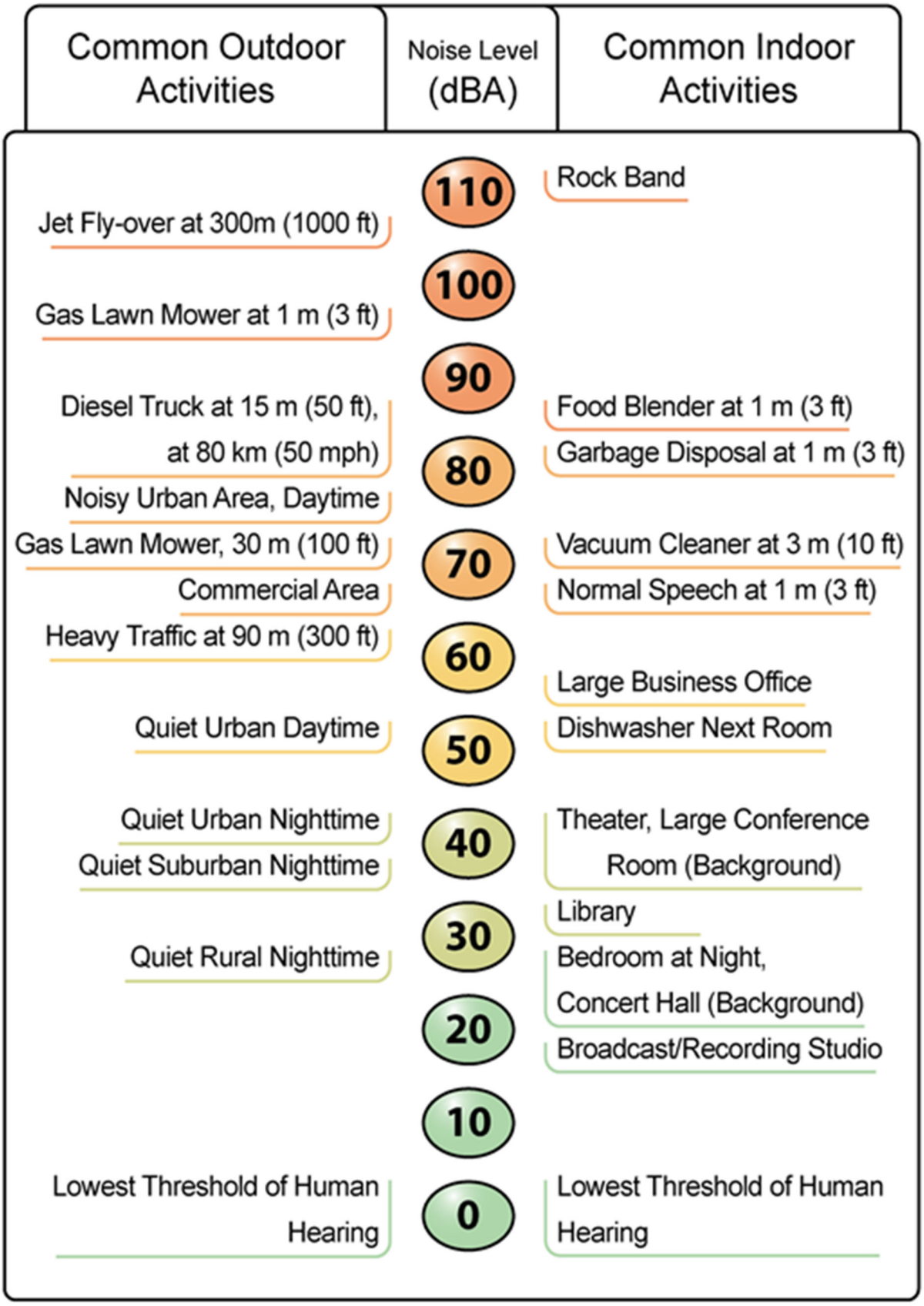
2.0 ENVIRONMENTAL NOISE AND GROUNDBORNE VIBRATION ANALYSIS

2.1 Fundamentals of Noise and Environmental Sound

2.1.1 Addition of Decibels

The decibel (dB) scale is logarithmic, not linear, and therefore sound levels cannot be added or subtracted through ordinary arithmetic. Two sound levels 10 dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted (dBA), an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound and twice as loud as a 60-dBA sound. When two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be three dB higher than one source under the same conditions (Federal Transit Administration [FTA] 2018). For example, a 65-dB source of sound, such as a truck, when joined by another 65 dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the source strength increases the sound pressure by three dB). Under the decibel scale, three sources of equal loudness together would produce an increase of five dB.

Typical noise levels associated with common noise sources are depicted in Figure 2-1. Common Noise Levels.



Source: California Department of Transportation (Caltrans) 2020a

Figure 2-1. Common Noise Levels

2.1.2 Sound Propagation and Attenuation

Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB (dBA) for each doubling of distance from a stationary or point source (FHWA 2017). Sound from a line source, such as a highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of approximately 3 dBA for each doubling of distance from a line source, such as a roadway, depending on ground surface characteristics (Federal Highway Administration [FHWA] 2017). No excess attenuation is assumed for hard surfaces like a parking lot or a body of water. Soft surfaces, such as soft dirt or grass, can absorb sound, so an excess ground-attenuation value of 1.5 dBA per doubling of distance is normally assumed. For line sources, an overall attenuation rate of three dB per doubling of distance is assumed (FHWA 2011).

Noise levels may also be reduced by intervening structures; generally, a single row of detached buildings between the receptor and the noise source reduces the noise level by about five dBA (FHWA 2006), while a solid wall or berm generally reduces noise levels by 10 to 20 dBA (FHWA 2011). However, noise barriers or enclosures specifically designed to reduce site-specific construction noise can provide a sound reduction of 35 dBA or greater (Western Electro-Acoustic Laboratory, Inc. 2021). To achieve the most potent noise-reducing effect, a noise enclosure/barrier must physically fit in the available space, must completely break the "line of sight" between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source and extend lengthwise and vertically as far as feasibly possible to be most effective. The limiting factor for a noise barrier is not the component of noise transmitted through the material, but rather the amount of noise flanking around and over the barrier. In general, barriers contribute to decreasing noise levels only when the structure breaks the "line of sight" between the source and the receiver.

The manner in which older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows (Caltrans 2002). The exterior-to-interior reduction of newer residential units is generally 30 dBA or more (Harris Miller, Miller & Hanson Inc. 2006). Generally, in exterior noise environments ranging from 60 dBA Community Noise Equivalent Level (CNEL) to 65 dBA CNEL, interior noise levels can typically be maintained below 45 dBA, a typical residential interior noise standard, with the incorporation of an adequate forced air mechanical ventilation system in each residential building, and standard thermal-pane residential windows/doors with a minimum rating of Sound Transmission Class (STC) 28. (STC is an integer rating of how well a building partition attenuates airborne sound. In the U.S., it is widely used to rate interior partitions, ceilings, floors, doors, windows, and exterior wall configurations). In exterior noise environments of 65 dBA CNEL or greater, a combination of forced-air mechanical ventilation and sound-rated construction methods is often required to meet the interior noise level limit. Attaining the necessary noise reduction from exterior to interior spaces is readily achievable in noise environments less than 75 dBA CNEL with proper wall construction techniques following California Building Code methods, the selections of proper windows and doors, and the incorporation of forced-air mechanical ventilation systems.

2.1.3 Noise Descriptors

The decibel scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Several rating scales have been developed to analyze the adverse effect of community noise on people. Because environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise, as well as the time of day when the noise occurs. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include the average hourly noise level (in L_{eq}) and the average daily noise levels/community noise equivalent level (in L_{dn}/CNEL). The L_{eq} is a measure of ambient noise, while the L_{dn} and CNEL are measures of community noise. Each is applicable to this analysis and defined as follows:

- **Equivalent Noise Level (L_{eq})** is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- **Day-Night Average (L_{dn})** is a 24-hour average L_{eq} with a 10-dBA "weighting" added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn}.
- **Community Noise Equivalent Level (CNEL)** is a 24-hour average L_{eq} with a 5-dBA weighting during the hours of 7:00 pm to 10:00 pm and a 10-dBA weighting added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the evening and nighttime, respectively.

Table 2-1 provides a list of other common acoustical descriptors.

Table 2-1. Common Acoustical Descriptors

Descriptor	Definition
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micropascals (or 20 micronewtons per square meter), where 1 pascal is the pressure resulting from a force of 1 newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micropascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hertz (Hz)	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sounds are below 20 Hz and ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	A 24-hour average L_{eq} with a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn}.
Community Noise Equivalent Level, CNEL	A 24-hour average L_{eq} with a 5 dBA "weighting" during the hours of 7:00 p.m. to 10:00 p.m. and a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.7 dBA CNEL.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends on its amplitude, duration, frequency, and time of occurrence and tonal or informational content, as well as the prevailing ambient noise level.
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.

The A-weighted decibel sound level scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about ±1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends on the distance between the receptor and the noise source. Close to the noise source, the models are accurate to within about ±1 to 2 dBA.

2.1.4 Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL or L_{dn} is below 60 dBA, moderate in the 60 to 70 dBA range, and high above 70 dBA. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet, suburban, residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). Regarding increases in A-weighted noise levels (dBA), the following relationships should be noted in understanding this analysis:

- Except in carefully controlled laboratory experiments, a change of 1 dBA cannot be perceived by humans.
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference.
- A change in level of at least 5 dBA is required before any noticeable change in community response would be expected. An increase of 5 dBA is typically considered substantial.
- A 10-dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

2.1.5 Effects of Noise on People

2.1.5.1 Hearing Loss

While physical damage to the ear from an intense noise impulse is rare, a degradation of auditory acuity can occur even within a community noise environment. Hearing loss occurs mainly due to chronic exposure to excessive noise but may be due to a single event such as an explosion. Natural hearing loss associated with aging may also be accelerated from chronic exposure to loud noise.

The Occupational Safety and Health Administration (OSHA) has a noise exposure standard that is set at the noise threshold where hearing loss may occur from long-term exposures. The maximum allowable level is 90 dBA averaged over eight hours. If the noise is above 90 dBA, the allowable exposure time is correspondingly shorter.

2.1.5.2 Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources.

3.0 EXISTING ENVIRONMENTAL NOISE SETTING

3.1 Noise Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as hospitals, historic sites, and certain recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

The Project Site is located in a highly developed area. The nearest existing noise-sensitive land uses to the Project Site are residences bordering the north and southern edges of the Project, and a middle school located to the east of the Project Site.

3.1.1 Existing Ambient Noise Environment

The Project Site presently houses 13 buildings with a total of 51 units, all of which are planned for demolition. The Site is surrounded by apartment complexes located to the north and south, and a middle school located to the east. The Project Site is traversed by Almond Street, with Mulberry Street located to the east and Civic Center Boulevard located to the west. The most common and significant source of noise in the Project Area is traffic noise generated from vehicles traveling on both of these streets.

3.1.2 Existing Ambient Noise Measurements

In order to quantify existing ambient noise levels in the Project Area, ECORP Consulting, Inc. conducted a 24-hour noise measurement starting on August 20th, 2024, and extending into August 21st. This 24-hour noise measurement site is representative of typical existing noise exposure on the Project Site during a typical 24-hour day (see Attachment A). Additionally, ECORP conducted four short-term noise measurements on the morning of August 20th, 2024. These short-term noise measurements are representative of typical existing noise exposure within and immediately adjacent to the Project Site during the daytime (see Attachment A). The 15-minute measurements were taken between 9:54 a.m. and 10:54 a.m. The average noise levels and location of each noise measurement are listed in Table 3-1.

Table 3-1. Existing (Baseline) Noise Measurements

15-Minute Noise Measurements

Location Number	Location	L_{dn} dBA	L_{eq} dBA	L_{min} dBA	L_{max} dBA	Time
1	On Mulberry Street adjacent to Crystal Middle School	N/A	**56.6**	48.9	83.1	9:54 a.m. – 10:09 a.m.
2	On 727 Harbor Park Drive	N/A	**48.6**	37.5	81.0	10:14 a.m. – 10:29 a.m.
3	In Mike Day Memorial Park adjacent to play structure	N/A	**52.4**	43.3	71.4	10:34 a.m. – 10:49 a.m.
4	Intersection of Josiah Circle and Driftwood Drive, adjacent to bus stop	N/A	**55.2**	39.9	92.8	10:54 a.m. – 11:09 a.m.

24-Hour Noise Measurements

Location Number	Location	L_{dn} dBA	L_{eq} dBA	L_{min} dBA	L_{max} dBA	Time
1	Northern edge of Project Site	**55.2**	49.7	35.1	90.2	11:20 a.m. – 11:20 a.m.

Source: Measurements were taken by ECORP with a Larson Davis SoundExpert 821 precision sound level meter, which satisfies the American National Standards Institute for general environmental noise measurement instrumentation. Prior to the measurements, the SoundExpert 821 sound level meter was calibrated according to manufacturer specifications with a Larson Davis CAL200 Class I Calibrator. See Attachment A for noise measurement outputs and a visual representation of the noise measurement locations.

Notes: L_{eq} is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. L_{min} is the minimum noise level during the measurement period and L_{max} is the maximum noise level during the measurement period. L_{dn} is a 24-hour average L_{eq} with a 10-dBA "weighting" added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the nighttime.

As shown in Table 3-1, the ambient recorded noise level during the span of the 24-hour noise measurement was 55.2 dBA L_{dn}. The ambient recorded noise levels range from 48.6 dBA L_{eq} to 56.6 dBA L_{eq} over the course of the four short-term noise measurements taken in the Project vicinity. The most common noise in the Project vicinity is produced by automotive vehicles (e.g., cars, trucks, buses, motorcycles) on area roadways.

4.0 REGULATORY FRAMEWORK

4.1 Federal

4.1.1 HUD Noise Standards

HUD's noise standards can be found in 24 CFR Part 51, Subpart B. It is the purpose of this subpart B to call attention to the threat of noise pollution and protect new construction of noise sensitive uses on sites having unacceptable noise exposure. Table 4-1 presents the acceptable, normally unacceptable and unacceptable HUD noise level standards.

Table 4-1. HUD Site Acceptability Standards

Noise Zone	Day/Night (L_{dn}) Average Sound Level (in decibels)	Special Approvals and Requirements
Acceptable	Not exceeding 65 dB	None
Normally Unacceptable	Above 65 dB but not exceeding 75 dB	• Environmental assessment and attenuation required for new construction. • Attenuation strongly encouraged for major rehabilitation. Note: An environmental impact statement is required if the project site is largely undeveloped or will encourage incompatible development.
Unacceptable	Above 75 dB	• Environmental impact statement required. • Attenuation required for new construction with approval by the Assistant Secretary of Certifying Officer.

Source: CFR Part 51 Subpart B 2013

4.1.2 National Institute of Occupational Safety and Health

A division of the US Department of Health and Human Services, the National Institute for Occupational Safety and Health (NIOSH) has established a construction-related noise level threshold as identified in the Criteria for a Recommended Standard: Occupational Noise Exposure prepared in 1998. NIOSH identifies a noise level threshold based on the duration of exposure to the source. The NIOSH construction-related noise level threshold starts at 85 dBA for more than 8 hours per day; for every 3-dBA increase, the exposure time is cut in half. This reduction results in noise level thresholds of 88 dBA for more than 4 hours per day, 92 dBA for more than 1 hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for

more than 15 minutes per day. The intention of these thresholds is to protect people from hearing losses resulting from occupational noise exposure.

5.0 Impact Assessment

5.1 Thresholds of Significance and Methodology

The impact analysis provided below focuses on the three main sources of noise that will impact the Project Site; aircraft, roadways and railways, and is compared to the specific noise standards established by HUD that are presented in Table 4-1. Additionally, since the Project is proposing the development of new noise-sensitive land uses, the Project Site is analyzed for its compatibility within the existing noise environment.

As the Project Site is surrounded by residential land uses and will generate noise during construction and operations, the evaluation of the Project's contribution to noise increases over existing conditions is addressed. Predicted construction noise levels were calculated utilizing the Federal Highway Administration's (FHWA's) Roadway Construction Noise Model (2006). Project onsite and offsite (vehicle traffic) operational noise are discussed qualitatively. Noise levels generated from the construction and operations are not compared to a specific standard but are included for disclosure purposes.

5.2 Impact Analysis

5.2.1 Are There Potential Noise Generators in the Vicinity of the Project Site?

Aircraft Noise:

There are five airports within 15 miles of the Project Site as follows:

- Travis Air Force Base, located approximately 4.16 miles northeast of the Project Site
- Vaca Valley Hospital Heliport located approximately 9.17 miles northeast of the Project Site.
- Nut Tree Airport located approximately 10.05 miles northeast of the Project Site.
- Kaiser Medical Center Vacaville Heliport located approximately 11.45 miles northeast of the Project Site.
- Napa County Airport located approximately 12.87 miles west of the Project Site.

Travis Air Force Base is the nearest airport to the Project Site, approximately 4.16 miles distant. According to the Travis Air Force Base Sustainability Study Report (2019), the Project Site is located outside the 60 dBA noise contours. Similarly, the Project Site is located outside of any of the noise contours for all other airports within 15 miles. Implementation of the Proposed Project would not result in increased exposure of people working at or residing on the Project Site to aircraft noise beyond the acceptable noise standard.

Roadway Noise:

The Project Site would be accessible via Civic Center Boulevard and Mulberry Street, which is surrounded mainly by single-family homes, 1-2 unit apartments, a middle school, a utilities service center, a police department and a yacht club. Using aerial imagery and the Institute of Transportation Engineers' (ITE) 10th Edition Trip Generation Manual's (2017) daily trip rates, existing average daily trips were estimated for the segment of Civic Center Boulevard between Driftwood Drive and Almond Street, as well as the segment of

Mulberry Street between Driftwood Drive and Almond Street. These two roadway segments generally traverse in north-south directions in proximity to the Project Site and are predominate noise sources affecting the Project Site. Existing traffic noise generated on these roadway segments are calculated using the estimated daily trips coupled with the FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108). Table 5-1 provides the estimated number of trips on each roadway segment, as well as noise generated by each segment (Attachment B).

Table 5-1. Modeled Roadway Noise

Segment	Existing Average Daily Trips	Existing Roadway Noise Level at the Project Site (L_{dn})
Almond Street Between Civic Center Boulevard and Mulberry Street	109	**44.9**
Civic Center Boulevard between Driftwood Drive and Almond Street	1,083	**45.0**
Mulberry Street between Driftwood Drive and Almond Street	2,190	**49.9**

Source: Institute of Transportation Engineers' (ITE) 10th Edition Trip Generation Manual (2017); FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) (See Attachment B).

As shown, the Project Area, as a result of roadway traffic on Civic Center Boulevard and Mulberry Street, currently experiences traffic noise levels ranging from approximately 44.9 and 49.9 dBA L_{dn}. These traffic noise calculations in the Project vicinity are generally verified by information contained in the City General Plan. According to Exhibit NOI-2, *Traffic and Railroad Noise Contours,* of the Suisun City General Plan (2015), the Project is located outside of any roadway noise contours. Thus, roadway noise in the Project vicinity would not exceed noise levels beyond the normally acceptable noise standard of less than 65 dBA.

Railway Noise:

The Caltrain and light rail commuter rail lines are located approximately 0.30 mile north of the Project Site. According to Exhibit NOI-2, *Traffic and Railroad Noise Contours,* of the Suisun City General Plan (2015), the Project is located outside of the 60 dBA noise contours for activity on the rail lines. Therefore, railway noise at the Project Site would not exceed noise levels beyond the acceptable noise standard.

Land Use Compatibility:

As previously discussed, the Project is proposing the construction of 96 residential units. As the Project is proposing the development of new noise-sensitive land uses within the existing noise environment, a discussion of land use compatibility is needed. The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations that would negatively affect noise-sensitive land uses. The Project would locate residences in an area surrounded by other residential land uses and is therefore consistent with the types, intensity, and patterns of land use existing in the Project Area. The predominate source of noise affecting the Project Site is traffic noise generated by vehicles on Mulberry Street, Driftwood Drive and surrounding roadways, as well as typical

sources specific to residential neighborhoods, such as barking dogs, power tools and landscaping equipment, radios, and people talking.

In order to quantify existing ambient noise levels on the Project Site, ECORP conducted a 24-hour noise measurement starting on August 20th, 2024, and extending into August 21st. As shown in Table 3-1, the ambient recorded noise measurement on the Project Site was 55.2 dBA $L_{dn.}$ The predominate source of noise affecting the Project Site is traffic on Mulberry Street. The ambient recorded noise level (55.2 dBA L_{dn}) would not exceed the HUD Site Acceptability Standards found in Table 4-1.

Project Construction Noise:

Construction noise associated with the Proposed Project would be temporary and would vary depending on the specific nature of the activities being performed. Noise generated would primarily be associated with the operation of off-road equipment for onsite construction activities as well as construction vehicle traffic on area roadways. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., site preparation, excavation, paving). Noise generated by construction equipment, including earth movers, pile drivers, and portable generators, can reach high levels. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). During construction, exterior noise levels could negatively affect sensitive land uses in the vicinity of the construction site.

The Project Site is directly adjacent to noise-sensitive receptors to the north and south. It is acknowledged that the majority of construction equipment is not situated at any one location during construction activities, but rather spread throughout the Project Site and at various distances from receptors. Therefore, this analysis employs FTA guidance for calculating construction noise, which recommends measuring construction noise produced by all construction equipment operating simultaneously from the center of the Project Site (FTA 2018), which in this case is approximately 175 feet from the nearest noise-sensitive receptor. The anticipated short-term construction noise levels generated for the necessary equipment for each phase of construction are presented in Table 5-2.

Table 5-2. Construction Average (dBA) Noise Levels at Nearest Receptors	
Construction Phase	**Estimated Exterior Construction Noise Level @ Closest Receptor (dBA L_{eq})**
Demolition	75.6
Site Preparation	76.7
Grading	76.4
Building Construction, Paving & Architectural Coating	79.5

Source: Construction noise levels were calculated by ECORP Consulting using the FHWA Roadway Noise Construction Model (FHWA 2006). Refer to Attachment C for Model Data Outputs.

Notes: Construction equipment used during construction provided by the California Emissions Estimator Model (CalEEMod 2022.1.1.14). The California Emissions Estimator Model is designed to calculate air pollutant emissions from construction activity and contains default construction equipment and usage parameters for typical construction projects based on several construction surveys conducted in order to identify such parameters. Consistent with FTA recommendations for calculating construction noise, construction noise was measured from the center of the Project Site (FTA 2018), which is 175 feet from the nearest receptor. Building construction, paving & architectural coating are assumed to occur spontaneously.

L_{eq} = The equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

As shown in Table 5-2, the Project's construction noise would range from 75.6 to 79.5 dBA L_{eq} over the course of construction. It is noted that this range of construction noise would not exceed the 85 dBA NIOSH construction noise threshold during any phase of construction at the nearby noise-sensitive receptors. It is noted that construction noise was modeled on a worst-case basis. It is very unlikely that all pieces of construction equipment would be operating at the same time for the various phases of Project construction. Nonetheless, it is acknowledged that the Project Site is surrounded by noise-sensitive residential receptors and that substantial construction would occur directly adjacent to these receptors. Therefore, the following noise-reducing best management practices are recommended.

Recommended Conditions

NOI-1: Construction Noise-Reducing Best Management Practices

The Project improvement and building plans shall include the following requirements for construction activities:

- Construction contacts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices.
- A sign, legible at a distance of 50 feet, shall be posted at the Project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and

duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the Suisun City Development Services Department within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Suisun City Development Services Department. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator.

- Identification of construction noise reduction methods. These reduction methods may include shutting off idling equipment (5 minutes), installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

Timing/Implementation: During Construction

Monitoring/Enforcement: Suisun City Development Services Department

Operational Onsite Noise:

The Project is proposing the construction of 96 affordable apartment units, and associated features. The main noise source generated from the proposed residences on the Project Site would include mechanical equipment and other typical sources specific to residential land uses, such as barking dogs, internal traffic circulation, power tools and landscaping equipment, radios, and people talking. According to previous field noise measurements conducted by ECORP, mechanical heating, ventilation, and air conditioning equipment generates noise levels less than 45 dBA at 20 feet. Additionally, previous field measurements at six different residential neighborhoods, including two multi-family neighborhoods, two single-family neighborhoods, and two mixed density neighborhoods provide a daytime average of 51.9 dBA. The Project proposes to place residential uses adjacent to other residential uses. The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations within the community that would negatively affect noise sensitive land uses. The Project is consistent with the types, intensity, and patterns of land use existing in the Project Area, and as previously described, the Project is considered compatible with the existing noise environment. It is noted that the recorded average noise level as a result of residential land uses (51.9 dBA) would be lower than those currently experienced in the Project Area (see Table 3-1) and therefore would not substantially contribute to the existing ambient noise environment.

6.0 REFERENCES

Caltrans (California Department of Transportation). 2020. IS/EA Annotated Outline. http://www.dot.ca.gov/ser/vol1/sec4/ch31ea/chap31ea.htm.

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LIST OF ATTACHMENTS

Attachment A – Baseline (Existing) Noise Measurements – Project Site and Vicinity

Attachment B- Highway Noise Prediction Model (FHWA-RD-77-108) Outputs –Traffic Noise

Attachment C- Federal Highway Administration Roadway Construction Noise Model Outputs – Project Construction

ATTACHMENT A

Baseline (Existing) Noise Measurements – Project Site and Vicinity



Location: W:\Projects\2024\2024-xxx Almond Gardens Apartments - Suisun City\Noise\Baseline Noise Measurements\Baseline Noise Measurement Maps.aprx - Portrait Template (agne - 8/23/2024)

Map Date: 8/23/2024

Sources: Esri 2024

Baseline Noise Measurement Map

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Almond Gardens Apartments Project 2024-182

Site Number: ST 1				
Recorded By: Rosey Worden				
Job Number: 2024-182				
Date: 8/20/2024				
Time: 9:54 a.m. – 10:09 a.m.				
Location: On Mulberry Street adjacent to Crystal Middle School				
Source of Peak Noise: School activity and cars on Mulberry Street				
Noise Data				
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**	
56.6	48.9	83.1	96.2	

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 15 mins**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 15:58:59

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C467F1:00000C73	

Overall Measurement

Start Date & Time	2024-08-20 09:54:57		
Stop Date & Time	2024-08-20 10:09:57		
Run Time	00:15:00		
Pre-Calibration Deviation (Cal Lvl)	-0.02 dB(114.0 dB)	2024-08-20 09:52:31	
Pre-Sensitivity	-25.70 dB re 1V/Pa		
Post-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36	
Post-Sensitivity	-25.64 dB re 1V/Pa		
L_{AIeq}	60.6 dB		
	A	C	Z
L_{weq}	56.6	74.1	79.3
L_{wpk}	96.2 dB	108.5 dB	110.4 dB
	2024-08-20 09:59:44	2024-08-20 10:07:08	2024-08-20 10:07:08
L_{wSmin}	48.0 dB	61.6 dB	66.1 dB
	2024-08-20 10:04:37	2024-08-20 09:55:32	2024-08-20 10:05:05
L_{wSmax}	77.9 dB	96.6 dB	97.9 dB
	2024-08-20 10:07:09	2024-08-20 10:07:07	2024-08-20 10:07:07
L_{wFmin}	47.1 dB	59.3 dB	63.1 dB
	2024-08-20 10:04:34	2024-08-20 10:04:46	2024-08-20 10:09:35
L_{wFmax}	80.8 dB	100.3 dB	101.7 dB
	2024-08-20 10:07:08	2024-08-20 10:07:08	2024-08-20 10:07:08
L_{wImin}	48.9 dB	63.4 dB	69.4 dB
	2024-08-20 10:04:36	2024-08-20 09:55:32	2024-08-20 09:58:27
L_{wImax}	83.1 dB	103.3 dB	104.7 dB
	2024-08-20 10:07:08	2024-08-20 10:07:08	2024-08-20 10:07:08

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**	
	56.6 dB	56.6 dB	--- dB	
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	56.6 dB	56.6 dB	--- dB	--- dB

$L_{Ceq} - L_{Aeq}$	17.5 dB		
Overload Count	0		
Overload Duration	00:00:00		
	A	C	Z
Under Range Peak	50.0 dB	50.0 dB	62.0 dB
Under Range Limit	24.0 dB	27.0 dB	37.0 dB
Noise Floor	17.0 dB	18.0 dB	25.0 dB

Ln Percentiles

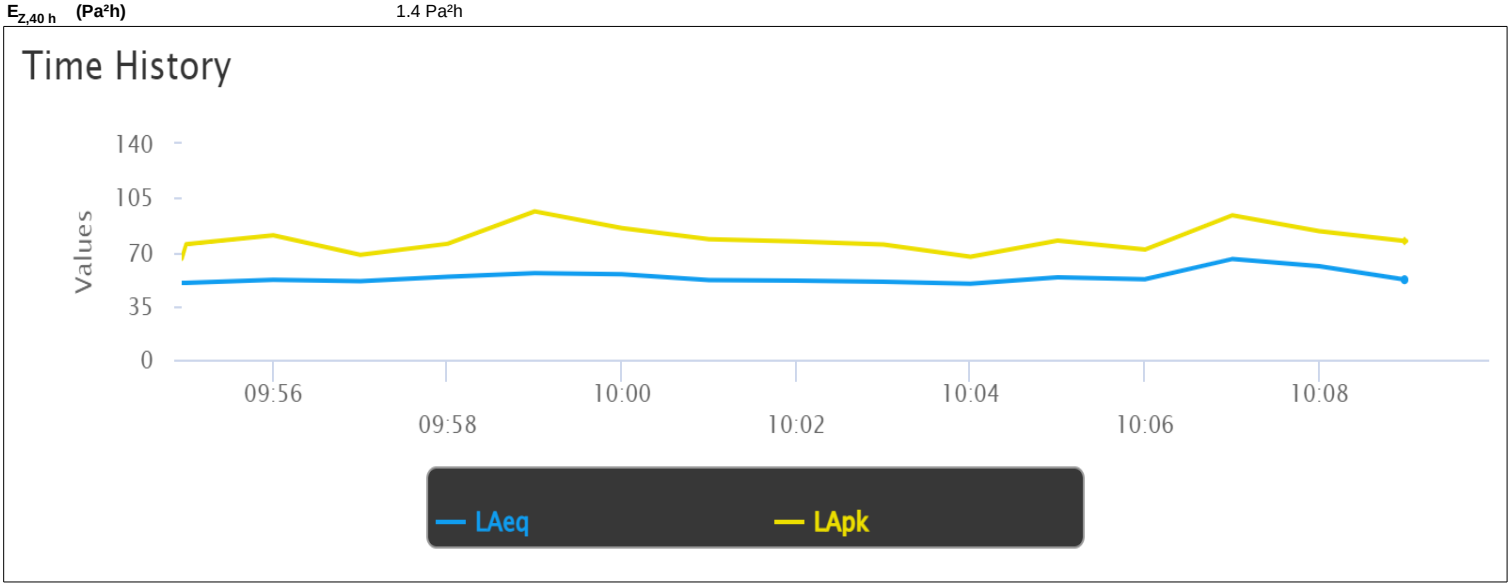
$L_{AS\ 5.0}$	59.8 dB
$L_{AS\ 10.0}$	56.6 dB
$L_{AS\ 33.3}$	51.6 dB
$L_{AS\ 50.0}$	50.5 dB
$L_{AS\ 66.6}$	49.8 dB
$L_{AS\ 90.0}$	49.1 dB

Exceedances

	Count	**Duration**
L_{ZS} **> 85 dB**	13	37
L_{ZS} **> 95 dB**	1	4
L_{Zpk} **> 135 dB**	0	0
L_{Zpk} **> 137 dB**	0	0
L_{Zpk} **> 140 dB**	0	0

Sound Exposure

SEL_Z	108.9 dB
E_Z (Pa²s)	30.9 Pa²s
$E_{Z,8\,h}$ (Pa²s)	989.5 Pa²s
$E_{Z,40\,h}$ (Pa²s)	4947.3 Pa²s
E_Z (Pa²h)	0.0 Pa²h
$E_{Z,8\,h}$ (Pa²h)	0.3 Pa²h
$E_{Z,40\,h}$ (Pa²h)	1.4 Pa²h



Powered by Larson Davis

Site Number: ST 2			
Recorded By: Rosey Worden			
Job Number: 2024-182			
Date: 8/20/2024			
Time: 10:14 a.m. – 10:29 a.m.			
Location: On 727 Harbor Park Drive			
Source of Peak Noise: Train noise in distance and vehicle traffic			
Noise Data			
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**
48.6	37.5	81.0	92.7

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 15 mins**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 15:59:58

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C46CA1:00000C77	

Overall Measurement

Start Date & Time	2024-08-20 10:14:57		
Stop Date & Time	2024-08-20 10:29:57		
Run Time	00:15:00		
Pre-Calibration Deviation (Cal Lvl)	-0.02 dB(114.0 dB)	2024-08-20 09:52:31	
Pre-Sensitivity	-25.70 dB re 1V/Pa		
Post-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36	
Post-Sensitivity	-25.64 dB re 1V/Pa		
L_{AIeq}	55.9 dB		
	A	C	Z
L_{weq}	48.6	61.6	72.5
L_{wpk}	92.7 dB	93.9 dB	94.9 dB
	2024-08-20 10:17:37	2024-08-20 10:23:14	2024-08-20 10:27:36
L_{wSmin}	36.6 dB	52.1 dB	57.5 dB
	2024-08-20 10:15:26	2024-08-20 10:25:44	2024-08-20 10:26:50
L_{wSmax}	74.3 dB	86.4 dB	86.8 dB
	2024-08-20 10:14:57	2024-08-20 10:14:57	2024-08-20 10:27:25
L_{wFmin}	35.7 dB	49.9 dB	54.6 dB
	2024-08-20 10:15:19	2024-08-20 10:28:46	2024-08-20 10:28:46
L_{wFmax}	70.8 dB	85.7 dB	91.6 dB
	2024-08-20 10:23:14	2024-08-20 10:23:14	2024-08-20 10:27:24
L_{wImin}	37.5 dB	54.7 dB	60.8 dB
	2024-08-20 10:29:17	2024-08-20 10:25:26	2024-08-20 10:26:51
L_{wImax}	81.0 dB	92.8 dB	93.8 dB
	2024-08-20 10:14:57	2024-08-20 10:14:57	2024-08-20 10:27:24

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**	
	48.6 dB	48.6 dB	--- dB	
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	48.6 dB	48.6 dB	--- dB	--- dB
L_{Ceq} - L_{Aeq}	13.0 dB			
Overload Count	0			
Overload Duration	00:00:00			
	A	C	Z	
Under Range Peak	50.0 dB	50.0 dB	62.0 dB	
Under Range Limit	24.0 dB	27.0 dB	37.0 dB	
Noise Floor	17.0 dB	18.0 dB	25.0 dB	

Ln Percentiles

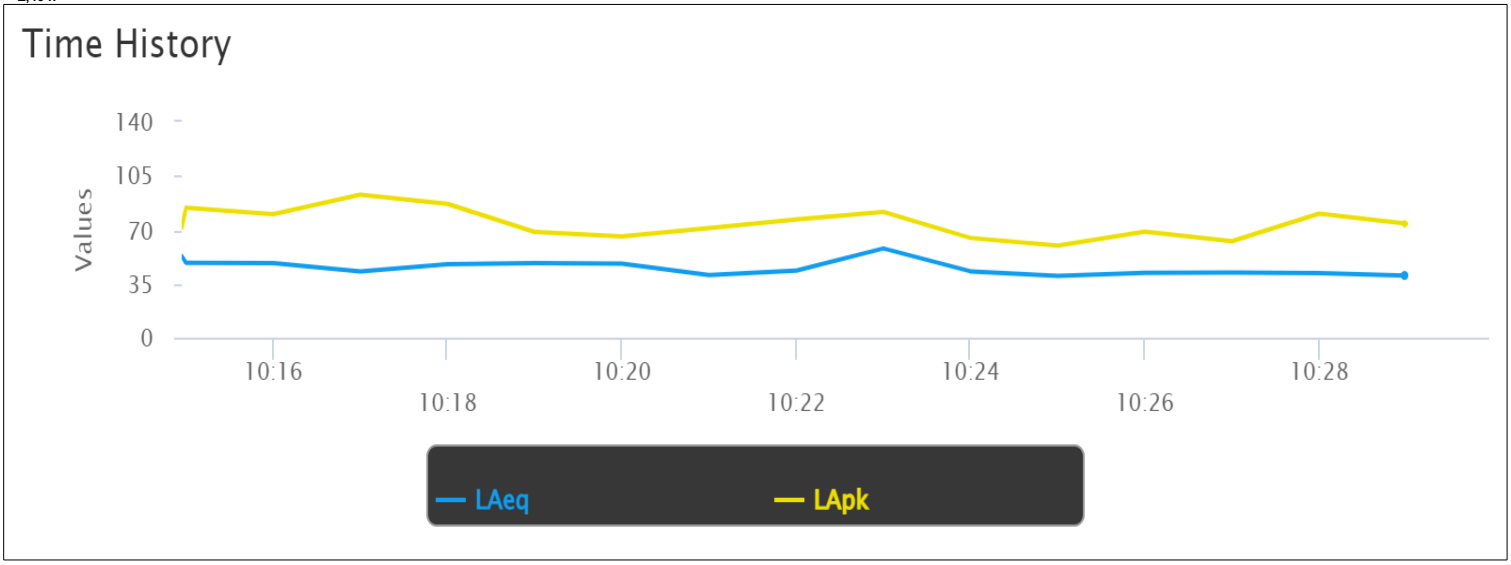
$L_{AS\ 5.0}$	52.3 dB
$L_{AS\ 10.0}$	49.1 dB
$L_{AS\ 33.3}$	43.2 dB
$L_{AS\ 50.0}$	41.8 dB
$L_{AS\ 66.6}$	40.5 dB
$L_{AS\ 90.0}$	38.6 dB

Exceedances

	Count	**Duration**
L_{ZS} > 85 dB	3	4
L_{ZS} > 95 dB	0	0
L_{Zpk} > 135 dB	0	0
L_{Zpk} > 137 dB	0	0
L_{Zpk} > 140 dB	0	0

Sound Exposure

SEL_z	102.0 dB
E_z (Pa^2s)	6.4 Pa^2s
$E_{z,8\,h}$ (Pa^2s)	205.1 Pa^2s
$E_{z,40\,h}$ (Pa^2s)	1025.7 Pa^2s
E_z (Pa^2h)	0.0 Pa^2h
$E_{z,8\,h}$ (Pa^2h)	0.1 Pa^2h
$E_{z,40\,h}$ (Pa^2h)	0.3 Pa^2h



Powered by Larson Davis

Site Number: ST 3			
Recorded By: Rosey Worden			
Job Number: 2024-182			
Date: 8/20/2024			
Time: 10:34 a.m. – 10:49 a.m.			
Location: In Mike Day Memorial Park adjacent to play structure			
Source of Peak Noise: Vehicle noise on adjacent roadways			
Noise Data			
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**
52.4	43.3	71.4	86.3

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 15 mins**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 16:00:26

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C47134:00000C7B	

Overall Measurement

Start Date & Time	2024-08-20 10:34:28			
Stop Date & Time	2024-08-20 10:49:28			
Run Time	00:15:00			
Pre-Calibration Deviation (Cal Lvl)	-0.02 dB(114.0 dB)	2024-08-20 09:52:31		
Pre-Sensitivity	-25.70 dB re 1V/Pa			
Post-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36		
Post-Sensitivity	-25.64 dB re 1V/Pa			
L_{AIeq}	57.0 dB			
	A	C	Z	
L_{weq}	52.4	63.7	78.8	
L_{wpk}	86.3 dB	86.3 dB	101.5 dB	
	2024-08-20 10:35:03	2024-08-20 10:35:03	2024-08-20 10:45:30	
L_{wSmin}	42.6 dB	57.6 dB	64.3 dB	
	2024-08-20 10:38:43	2024-08-20 10:34:31	2024-08-20 10:45:25	
L_{wSmax}	68.2 dB	77.3 dB	92.6 dB	
	2024-08-20 10:47:30	2024-08-20 10:43:50	2024-08-20 10:45:31	
L_{wFmin}	42.0 dB	55.5 dB	60.2 dB	
	2024-08-20 10:39:11	2024-08-20 10:35:25	2024-08-20 10:34:30	
L_{wFmax}	70.2 dB	79.0 dB	97.3 dB	
	2024-08-20 10:47:30	2024-08-20 10:43:49	2024-08-20 10:45:30	
L_{wImin}	43.3 dB	60.0 dB	67.0 dB	
	2024-08-20 10:38:42	2024-08-20 10:38:44	2024-08-20 10:37:57	
L_{wImax}	71.4 dB	80.5 dB	100.0 dB	
	2024-08-20 10:40:24	2024-08-20 10:43:49	2024-08-20 10:45:30	

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**
	52.4 dB	52.4 dB	--- dB
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	52.4 dB	52.4 dB	--- dB	--- dB

L_{Ceq} - L_{Aeq}	11.3 dB			
Overload Count	0			
Overload Duration	00:00:00			
	A	C	Z	
Under Range Peak	50.0 dB	50.0 dB	62.0 dB	
Under Range Limit	24.0 dB	27.0 dB	37.0 dB	
Noise Floor	17.0 dB	18.0 dB	25.0 dB	

Ln Percentiles

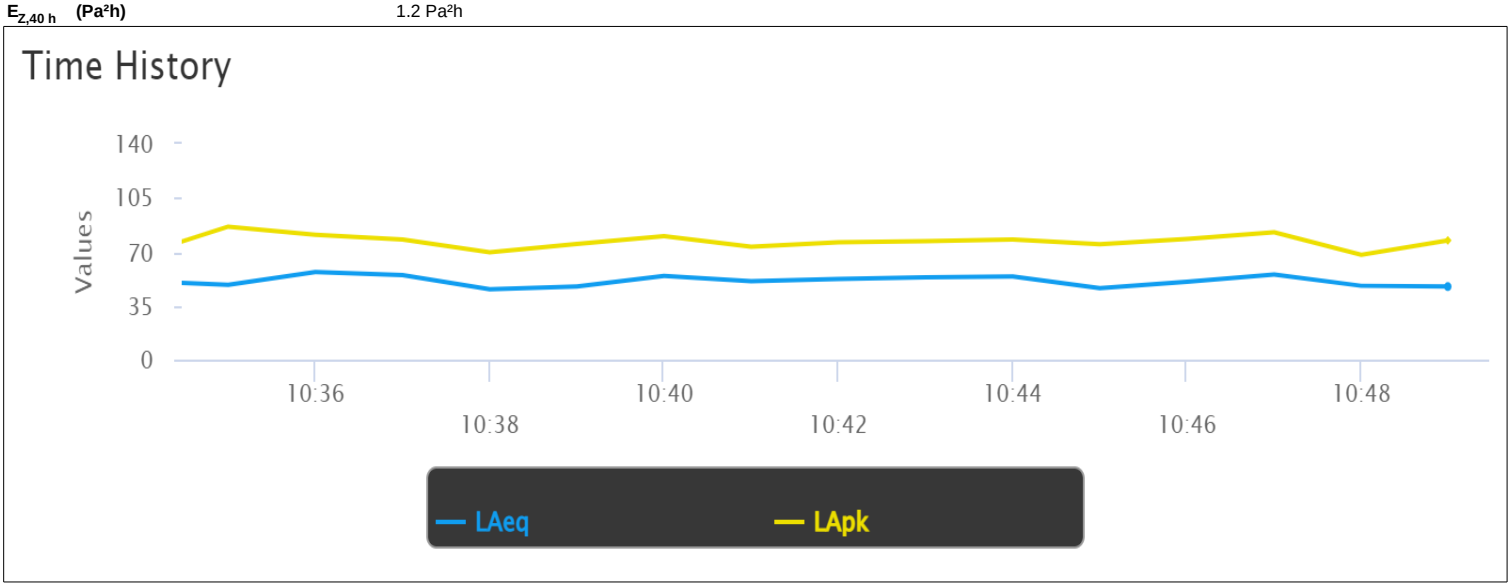
$L_{AS\ 5.0}$	57.5 dB
$L_{AS\ 10.0}$	55.2 dB
$L_{AS\ 33.3}$	50.3 dB
$L_{AS\ 50.0}$	48.4 dB
$L_{AS\ 66.6}$	47.1 dB
$L_{AS\ 90.0}$	44.8 dB

Exceedances

	Count	**Duration**
L_{ZS} > 85 dB	14	41
L_{ZS} > 95 dB	0	0
L_{Zpk} > 135 dB	0	0
L_{Zpk} > 137 dB	0	0
L_{Zpk} > 140 dB	0	0

Sound Exposure

SEL_z	108.4 dB
E_z (Pa^2s)	27.5 Pa^2s
$E_{z,8\,h}$ (Pa^2s)	879.0 Pa^2s
$E_{z,40\,h}$ (Pa^2s)	4394.9 Pa^2s
E_z (Pa^2h)	0.0 Pa^2h
$E_{z,8\,h}$ (Pa^2h)	0.2 Pa^2h
$E_{z,40\,h}$ (Pa^2h)	1.2 Pa^2h



Powered by Larson Davis

Site Number: ST 4						
Recorded By: Rosey Worden						
Job Number: 2024-182						
Date: 8/20/2024						
Time: 10:54 a.m. – 11:09 a.m.						
Location: Intersection of Josiah Circle and Driftwood Drive, adjacent to bus stop						
Source of Peak Noise: Vehicle noise on adjacent roadways, activity at bus stop						

Noise Data			
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**
55.2	39.9	92.8	97.4

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 15 mins**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 16:01:08

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C475C8:00000C7F	

Overall Measurement

Start Date & Time	2024-08-20 10:54:00		
Stop Date & Time	2024-08-20 11:09:00		
Run Time	00:15:00		
Pre-Calibration Deviation (Cal Lvl)	-0.02 dB(114.0 dB)	2024-08-20 09:52:31	
Pre-Sensitivity	-25.70 dB re 1V/Pa		
Post-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36	
Post-Sensitivity	-25.64 dB re 1V/Pa		
L_{AIeq}	66.2 dB		
	A	C	Z
L_{weq}	55.2	61.2	68.4
L_{wpk}	97.4 dB	99.0 dB	99.8 dB
	2024-08-20 10:54:00	2024-08-20 10:54:00	2024-08-20 10:54:00
L_{wSmin}	38.9 dB	53.4 dB	58.3 dB
	2024-08-20 11:05:18	2024-08-20 11:03:40	2024-08-20 11:03:24
L_{wSmax}	84.8 dB	86.3 dB	86.7 dB
	2024-08-20 10:54:00	2024-08-20 10:54:00	2024-08-20 10:54:00
L_{wFmin}	38.1 dB	51.1 dB	54.8 dB
	2024-08-20 11:05:33	2024-08-20 11:03:24	2024-08-20 11:03:24
L_{wFmax}	85.5 dB	87.7 dB	88.6 dB
	2024-08-20 10:54:00	2024-08-20 10:54:00	2024-08-20 10:54:00
L_{wImin}	39.9 dB	55.8 dB	61.6 dB
	2024-08-20 11:05:18	2024-08-20 11:04:28	2024-08-20 11:01:32
L_{wImax}	92.8 dB	93.7 dB	93.8 dB
	2024-08-20 10:54:00	2024-08-20 10:54:00	2024-08-20 10:54:00

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**	
	55.2 dB	55.2 dB	--- dB	
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	55.2 dB	55.2 dB	--- dB	--- dB

L_{Ceq} - L_{Aeq}	6.0 dB		
Overload Count	0		
Overload Duration	00:00:00		
	A	C	Z
Under Range Peak	50.0 dB	50.0 dB	62.0 dB
Under Range Limit	24.0 dB	27.0 dB	37.0 dB
Noise Floor	17.0 dB	18.0 dB	25.0 dB

Ln Percentiles

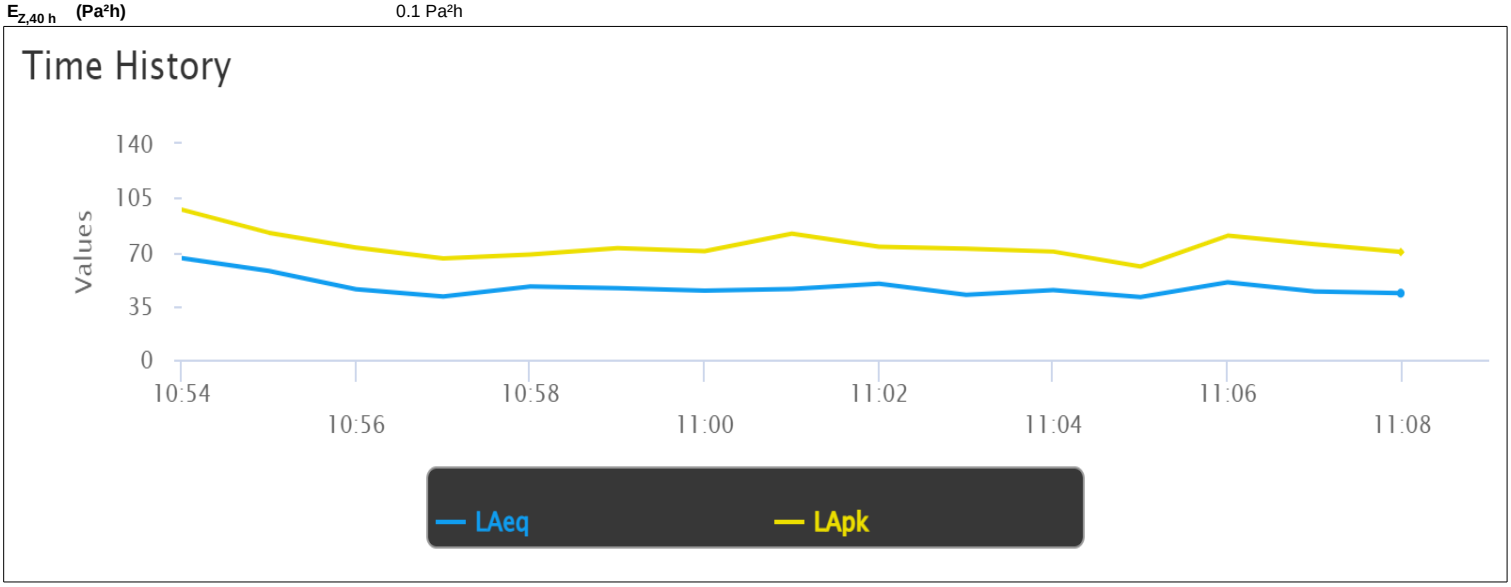
$L_{AS\ 5.0}$	57.1 dB
$L_{AS\ 10.0}$	53.9 dB
$L_{AS\ 33.3}$	44.7 dB
$L_{AS\ 50.0}$	42.4 dB
$L_{AS\ 66.6}$	41.3 dB
$L_{AS\ 90.0}$	40.1 dB

Exceedances

	Count	**Duration**
L_{ZS} **> 85 dB**	1	2
L_{ZS} **> 95 dB**	0	0
L_{Zpk} **> 135 dB**	0	0
L_{Zpk} **> 137 dB**	0	0
L_{Zpk} **> 140 dB**	0	0

Sound Exposure

SEL_Z	97.9 dB
E_Z (Pa²s)	2.5 Pa²s
$E_{Z,8\,h}$ (Pa²s)	79.3 Pa²s
$E_{Z,40\,h}$ (Pa²s)	396.3 Pa²s
E_Z (Pa²h)	0.0 Pa²h
$E_{Z,8\,h}$ (Pa²h)	0.0 Pa²h
$E_{Z,40\,h}$ (Pa²h)	0.1 Pa²h



Powered by Larson Davis

Site Number: LT 1			
Recorded By: Rosey Worden			
Job Number: 2024-182			
Date: 8/20/2024 – 8/21/2024			
Time: 11:20 a.m. – 11:20 a.m.			
Location: Northern edge of Project Site			
Source of Peak Noise: Vehicular activity on adjacent roadways			
Noise Data			
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**
49.7	35.1	90.2	108.7

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 24 hours**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 16:01:25

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C47BE6:00000DA0	

Overall Measurement

Start Date & Time	2024-08-20 11:20:06		
Stop Date & Time	2024-08-21 11:20:06		
Run Time	24:00:00		
Pre-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36	
Pre-Sensitivity	-25.64 dB re 1V/Pa		
Post-Calibration Deviation (Cal Lvl)	---(---)	---	
Post-Sensitivity	---		
L_{AIeq}	53.6 dB		
	A	C	Z
L_{weq}	49.7	58.9	64.8
L_{wpk}	108.7 dB	108.3 dB	108.6 dB
	2024-08-20 11:20:17	2024-08-20 11:20:17	2024-08-20 11:20:17
L_{wSmin}	34.4 dB	47.0 dB	53.7 dB
	2024-08-20 11:53:34	2024-08-21 01:44:13	2024-08-20 12:25:41
L_{wSmax}	79.0 dB	87.4 dB	91.6 dB
	2024-08-20 22:11:57	2024-08-21 08:50:33	2024-08-20 17:23:35
L_{wFmin}	33.8 dB	45.4 dB	50.0 dB
	2024-08-20 11:53:33	2024-08-21 01:44:13	2024-08-20 12:23:40
L_{wFmax}	85.2 dB	90.4 dB	96.2 dB
	2024-08-20 11:20:17	2024-08-21 07:22:36	2024-08-20 17:23:35
L_{wImin}	35.1 dB	49.1 dB	56.4 dB
	2024-08-20 11:53:34	2024-08-21 01:44:13	2024-08-20 12:25:43
L_{wImax}	90.2 dB	93.8 dB	98.9 dB
	2024-08-20 11:20:17	2024-08-21 07:22:36	2024-08-21 07:22:36

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**	
	55.2 dB	50.4 dB	48.5 dB	
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	55.7 dB	50.0 dB	51.5 dB	48.5 dB
$L_{Ceq} - L_{Aeq}$	9.2 dB			
Overload Count	0			
Overload Duration	00:00:00			
	A	C	Z	
Under Range Peak	50.0 dB	50.0 dB	62.0 dB	
Under Range Limit	24.0 dB	27.0 dB	37.0 dB	
Noise Floor	17.0 dB	18.0 dB	25.0 dB	

Ln Percentiles

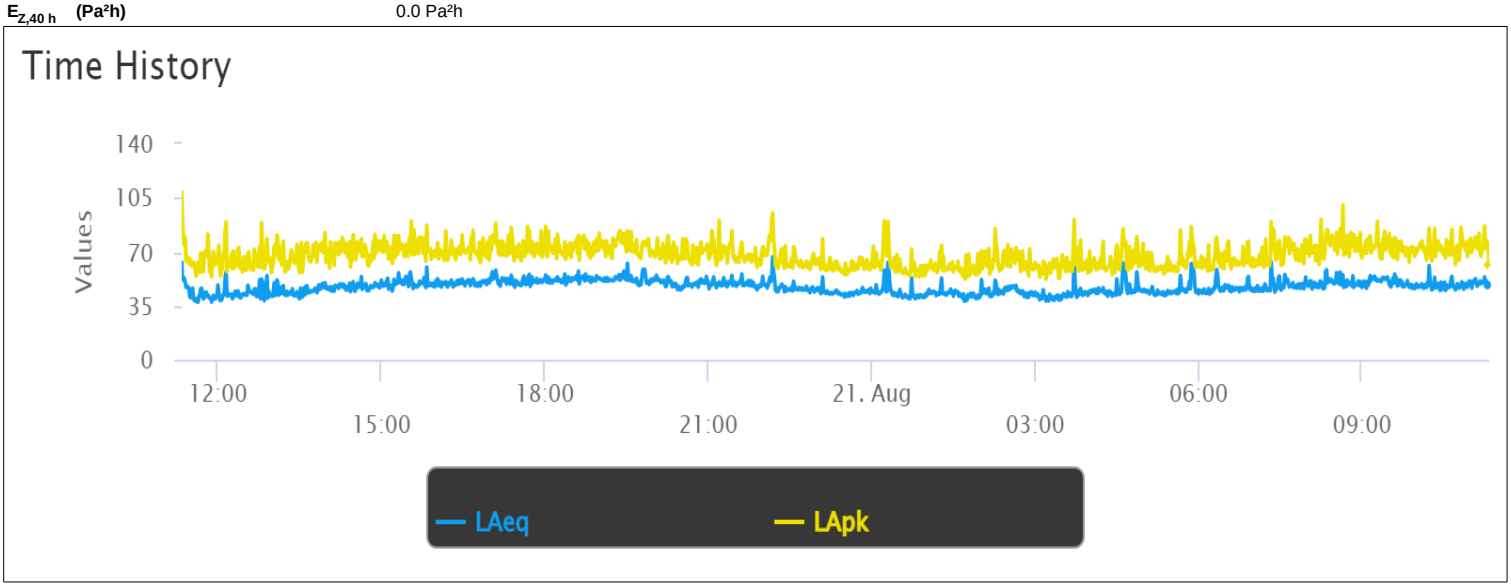
$L_{AS\ 5.0}$	53.7 dB
$L_{AS\ 10.0}$	52.0 dB
$L_{AS\ 33.3}$	48.3 dB
$L_{AS\ 50.0}$	46.4 dB
$L_{AS\ 66.6}$	44.4 dB
$L_{AS\ 90.0}$	41.2 dB

Exceedances

	Count	**Duration**
L_{ZS} **> 85 dB**	22	56
L_{ZS} **> 95 dB**	0	0
L_{Zpk} **> 135 dB**	0	0
L_{Zpk} **> 137 dB**	0	0
L_{Zpk} **> 140 dB**	0	0

Sound Exposure

SEL $_Z$	114.2 dB
E_Z (Pa²s)	105.0 Pa²s
$E_{Z,8\ h}$ (Pa²s)	35.0 Pa²s
$E_{Z,40\ h}$ (Pa²s)	174.9 Pa²s
E_Z (Pa²h)	0.0 Pa²h
$E_{Z,8\ h}$ (Pa²h)	0.0 Pa²h
$E_{Z,40\ h}$ (Pa²h)	0.0 Pa²h



Powered by Larson Davis

ATTACHMENT B

Highway Noise Prediction Model (FHWA-RD-77-108) Outputs –Traffic Noise

TRAFFIC NOISE LEVELS

Project Number: 2024-183
Project Name: Almond Gardens Apartment

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.
Analysis Scenario(s): **Existing**
Source of Traffic Volumes: Institute of Transportation Engineers
Community Noise Descriptor: L_{dn}: X CNEL:

Assumed 24-Hour Traffic Distribution:	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

Traffic Noise Levels

Analysis Condition Roadway Segment	Land Use	Lanes	Median Width	Peak Hour Volume	ADT Volume	Design Speed (mph)	Dist. from Center to Receptor[1]	Alpha Factor	Barrier Attn. dB(A)	Vehicle Mix: Medium Trucks	Vehicle Mix: Heavy Trucks	Peak Hour dB(A) L_{eq}	24-Hour dB(A) Ldn
Almond Street													
Between Civic Center Boulevard and Mulberry Street	Residential	2	0	8	109	25	25	0	0	1.8%	0.7%	**44.7**	**44.9**
Civic Center Boulevard													
Between Almond Street and Driftwood Drive	Residential	4	15	220	1,083	25	235	0	0	1.8%	0.7%	**49.2**	**45.0**
Mulberry Street								0					
Between Almond Street and Driftwood Drive	Commercial	3	0	361	2,190	20	100	0	0	1.8%	0.7%	**53.1**	**49.9**

[1] Distance is from the centerline of the roadway segment to the receptor location.

ATTACHMENT C

Federal Highway Administration Roadway Construction Noise Model Outputs – Project Construction

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 8/20/2024
Case Description: Almond Gardens Apartments

Description	**Land Use**
Demolition	Residential

Description	**Impact Device**	**Usage(%)**	**Equipment Spec Lmax (dBA)**	**Actual Lmax (dBA)**	**Receptor Distance (feet)**	**Estimated Shielding (dBA)**
Concrete Saw	No	20		89.6	175	0
Excavator	No	40		80.7	175	0
Excavator	No	40		80.7	175	0
Excavator	No	40		80.7	175	0
Dozer	No	40		81.7	175	0
Dozer	No	40		81.7	175	0

Results

Calculated (dBA)

Equipment	***Lmax**	**Leq**
Concrete Saw	78.7	71.7
Excavator	69.8	65.8
Excavator	69.8	65.8
Excavator	69.8	65.8
Dozer	70.8	66.8
Dozer	70.8	66.8
Total	**78.7**	**75.6**

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 8/20/2024
Case Description: Almond Gardens Apartments

Description	**Land Use**
Site Preparation	Residential

Description	**Impact Device**	**Usage(%)**	**Equipment Spec Lmax (dBA)**	**Actual Lmax (dBA)**	**Receptor Distance (feet)**	**Estimated Shielding (dBA)**
Dozer	No	40		81.7	175	0
Dozer	No	40		81.7	175	0
Dozer	No	40		81.7	175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0

Results

Calculated (dBA)

Equipment	***Lmax**	**Leq**
Dozer	70.8	66.8
Dozer	70.8	66.8
Dozer	70.8	66.8
Tractor	73.1	69.1
Tractor	73.1	69.1
Tractor	73.1	69.1
Tractor	73.1	69.1
Total	**73.1**	**76.7**

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 8/20/2024
Case Description: Almond Gardens Apartments

Description	**Land Use**
Grading	Residential

Description	**Impact Device**	**Usage(%)**	**Equipment Spec Lmax (dBA)**	**Actual Lmax (dBA)**	**Receptor Distance (feet)**	**Estimated Shielding (dBA)**
Excavator	No	40		80.7	175	0
Grader	No	40	85		175	0
Dozer	No	40		81.7	175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0

Results

Calculated (dBA)

Equipment		***Lmax**	**Leq**
Excavator		69.8	65.8
Grader		74.1	70.1
Dozer		70.8	66.8
Tractor		73.1	69.1
Tractor		73.1	69.1
Tractor		73.1	69.1
	Total	**74.1**	**76.4**

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 8/20/2024
Case Description: Almond Gardens Apartments

Description	**Land Use**
Building Construction, Paving and Painting	Residential

Description	**Impact Device**	**Usage(%)**	**Equipment Spec Lmax (dBA)**	**Actual Lmax (dBA)**	**Receptor Distance (feet)**	**Estimated Shielding (dBA)**
Crane	No	16		80.6	175	0
Front End Loader	No	40		79.1	175	0
Front End Loader	No	40		79.1	175	0
Front End Loader	No	40		79.1	175	0
Generator	No	50		80.6	175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Welder / Torch	No	40		74	175	0
Concrete Mixer Truck	No	40		78.8	175	0
Concrete Mixer Truck	No	40		78.8	175	0
Paver	No	50		77.2	175	0
Pavement Scarafier	No	20		89.5	175	0
Pavement Scarafier	No	20		89.5	175	0
Roller	No	20		80	175	0
Roller	No	20		80	175	0
Tractor	No	40	84		175	0
Compressor (air)	No	40		77.7	175	0

Results

Calculated (dBA)

Equipment	***Lmax**	**Leq**
Crane	69.7	61.7
Front End Loader	68.2	64.2
Front End Loader	68.2	64.2
Front End Loader	68.2	64.2

Generator	69.7	66.7
Tractor	73.1	69.1
Tractor	73.1	69.1
Tractor	73.1	69.1
Welder / Torch	63.1	59.1
Concrete Mixer Truck	67.9	63.9
Concrete Mixer Truck	67.9	63.9
Paver	66.3	63.3
Pavement Scarafier	78.6	71.6
Pavement Scarafier	78.6	71.6
Roller	69.1	62.1
Roller	69.1	62.1
Tractor	73.1	69.1
Compressor (air)	66.8	62.8
Total	**78.6**	**79.5**

*Calculated Lmax is the Loudest value.

Attachment 7 – Notice of Exemption

MEMORANDUM

TO: **CITY OF SUISUN CITY**
701 CIVIC BLVD.
SUISUN CITY, CA 94585

DATE: **April 15, 2024**

FROM: Solano County Board of Supervisors

SUBJECT: Return of Posted Document (s)

Enclosed please find the original copy/copies of the **(1) Document(s)** that have/has been filed and posted in the Board of Supervisors/County Administrator's Office for at least 30 days.

State of California - Department of Fish and Wildlife

2024 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
48 — 02/08/2024 — 019

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SUISUN CITY		02/08/2024

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Solano	020824-019

PROJECT TITLE

ALMOND GARDENS APARTMENT REDEVELOPMENT PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF SUISUN CITY		(707) 421-7337

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
701 CIVIC CENTER BLVD	SUISUN CITY	CA	94585

PROJECT APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,051.25	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,916.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,377.25	$	0.00

☑ Exempt from fee
- ☑ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☑ Cash ☐ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Aimee Johnson	AIMEE JOHNSON, DEPUTY

Check Number: N/A
Receipt Number: 1080672

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012024)

CITY OF SUISUN CITY, 701 Civic Center Blvd., Suisun City, California 94585

NOTICE OF EXEMPTION

To: ☒ Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

☒ County Clerk-Recorder
Solano County
675 Texas Street, Suite 6500, 6th Floor
Fairfield, CA 94533-6338

From: City of Suisun City
701 Civic Center Blvd.
Suisun City, CA 94585

FILED

FEB 08 2024

Bill Emlen, Clerk of the Board of Supervisors of the County of Solano, State of California

Deputy Aimee Johnson

Project Title: **Almond Gardens Apartment Redevelopment Project**

Project Location: An approximately 3.19-acre site consisting of two parcels one on each side of Almond Street between Civic Center Blvd. and Whispering Bay Lane.

Assessor's Parcel Number(s): 0032-101-420 and 0032-102-160

Project Description: The proposed project consists of demolition of the existing 52 apartment units and redeveloping the site to include up to 99 affordable housing units.

Lead Agency: City of Suisun City

Lead Agency Contact Person and Phone Number: John Kearns, Principal Planner, 707 421-7337

Applicant: Harbor Park LLC
9700 Village Center Drive
Granite Bay, CA 95746

Exemption Status:

☐ Ministerial
☒ Consistent with a Community Plan or Zoning [CEQA Guidelines §15183; PRC §21083.3]
☐ Emergency Project
☐ General Rule
☐ Categorical Exemption [CEQA Guidelines §15301; PRC §21084]
☐ Statutory Exemption

Document Posted From 02-08-24 to 04-15-2024
Aimee Johnson
Deputy Clerk of the Board

REASONS WHY THIS PROJECT IS EXEMPT:

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA. The proposed project is exempt from CEQA under CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning for Which an EIR was Prepared). This exemption applies to projects that are consistent with the General Plan. Section 15183 (i)(2) of the CEQA Guidelines defines "consistency" as "that density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan...or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning."

The project site is designated Waterfront District Specific Plan (WDSP) in the City's General Plan and zoned Residential High-Density (RHD) within the WDSP. An EIR was prepared for the General Plan (SCH# 2011102046). The proposed project falls within the allowable density range on an already developed property. The project will utilize existing street trees and strategically add site landscaping. Further, careful effort has gone into designing this infill redevelopment project in relation to each of the adjacent existing land uses.

Based on the above, the Almond Gardens Apartments Redevelopment project would not result in any new potentially significant on- or off-site impacts and cumulative impacts that were not discussed in the General Plan EIR and environmental reviews and no aspects peculiar to the project or the project site that would result in new effects; and no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required.

By _____
John Kearns, Principal Planner
City of Suisun City

2-8-24
Date

Attachment 8 – 8-Step Planning Process Memo

Almond Garden Apartments– 8-Step Planning Process
Decision Process for E.O 11988 as provided by 24 CFR §55.20

DOCUMENT ORGANIZATION

This document consists of the following sections:

1. Introduction
2. Project Description and Location
3. 8-Step Planning Process
4. References

Attachments

A. Flood Insurance Rate Map
B. Early Notice and Public Review for a Proposed Activity in a Floodplain

Figures

1. Project Vicinity
2. Project Location
3. Site Plan

1. INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) oversees an 8-step decision making process for complying with the floodplain management requirements of 24 CFR 55.20. The 8-step is required by both Executive Order 11988 (Floodplain Management) and Executive Order 11990 (Wetlands Protection). 24 CFR Part 55 are HUD's regulations developed to establish standards to ensure compliance with both of these Executive Orders.

2. PROJECT LOCATION AND DESCRIPTION

2.1 Project Location

The 3.19-acre Almond Gardens Apartments Project (Project) Area is located at 707-815 Almond Street in Suisun City, Solano County, CA and is identified as Assessor's Parcel Numbers 0032-101-420 and 0032-102-160.

2.2 Project Description

Currently, 10 buildings consisting of 51 units are present on the Project Site. Some of these buildings have been deemed uninhabitable and not financially feasible to cure and restore to a market-typical or habitable condition. Surrounding land uses include single-family housing to the north, multi-family housing to the south, a public park and middle school to the east, and a transit station to the west. The Project Site is bound by Mulberry Street to the east, Civic Center Boulevard to the west, Driftwood Drive to the north, and other apartment style housing to the south. The Project Site is bisected by Almond Street. Figure 1 shows the Proposed Project in conjunction with the surrounding land uses. Figure 2 includes photos of existing conditions at the Project Site.

At present, the Suisun City Housing Authority owns the property and utilizes a property management company to manage the day-to-day activities. The apartments were developed in 1962 and historically the property featured fifty-two units; but currently features thirty-eight rentable units, with fourteen uninhabitable units

The Suisun City Housing Authority Board first authorized a Disposition and Development Agreement (DDA) with the buyer/developer in 2021 and has chosen to extend the DDA a few times as the Project has evolved and the buyer has continued due diligence work. Most recently, the DDA was extended in December 2023 through the end of 2025 to allow for pursuit of tax credit financing as the Project is proposed as a completely affordable project. Further, following the release of a Request for Proposals, Harbor Park LLC responded and was awarded 96 Project-Based Housing Vouchers in November 2023.

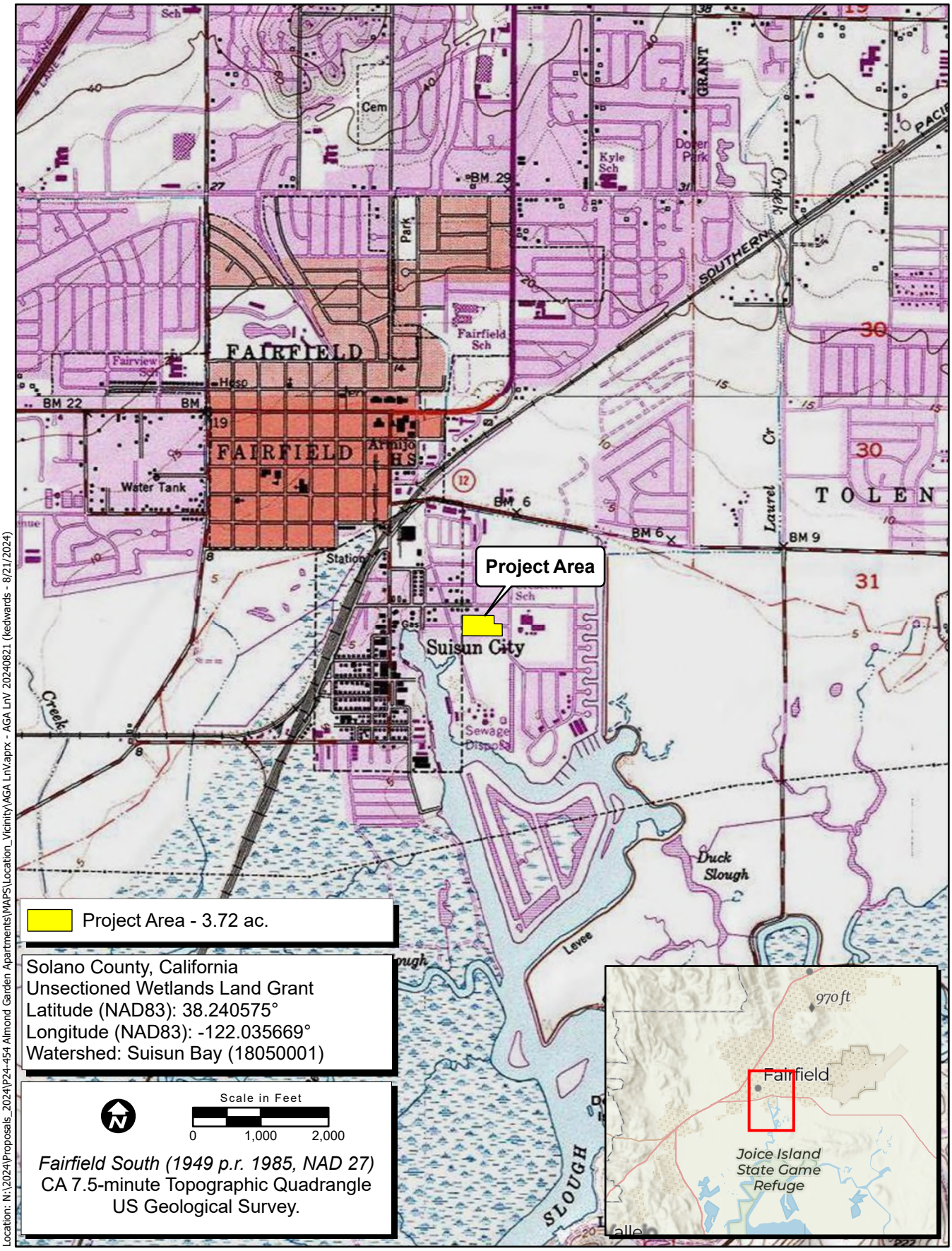
The Project includes demolition of the existing multi-family housing that is currently on the lot, and then constructing a new 97-unit affordable housing facility. As mentioned above, the property has been deemed uninhabitable and not financially feasible to cure and restore to habitable condition. The Project will include 58 two-bedroom units, 30-three- bedroom units, 10-four-bedroom units, and a manager's unit across six buildings. The site layout of the Proposed Project can be found in Figure 3.

The Proposed Project will consist of a net increase of 47 units and would result in five 3-story buildings, a manager's suite, and an onsite maintenance shop. Additionally, the Proposed Project would include amenities such as 121 rear parking spaces, a community building, onsite laundry, preserved and new landscaping, picnic areas, and a play structure. The timeline for the Proposed Project would require a 1-2-month demolition period, followed by approximately 18 months of construction. The parcel is designated as Residential High-Density (RHD) and allows a range of 24.1-54 dwellings per acre, according to the Waterfront District Specific Plan. The Project is consistent with this designation.

The buildings will be constructed as a walk-up, open air lobby style with type-V wood construction. Outside will consist of stucco plaster with wood trim. Elevators are not anticipated in any of the buildings. Balconies and patios will have aluminum awnings, and the roof will be asphalt shingles. The foundation is a raised matt slab, and the new buildings have been designed in compliance with Federal Emergency Management Agency (FEMA) flood mitigation standards. Additionally, all trees will be retained and protected throughout construction. Figure 4 provides renderings of the proposed structures.

As defined in the Waterfront District Specific Plan, the RHD district is applicable to parcels suited for more dense land uses such as apartment projects. Specifically, the allowable density of this district includes a range of 24.1 – 54 dwelling units per acre and are particularly appropriate in areas in close proximity to the Suisun-Fairfield Train Depot which is approximately 1/3 of a mile from the Project Site.

The Project will be constructed in three phases in accordance with the Davis Bacon Act. The Project phasing is designed around creating the least disruption for the existing residents and will be constructed in three independent and successive phases. The first phase will consist of one three story building that will house 20 units. The construction of this building may require the temporary relocation of three of the existing tenants. Once the building is completed, the relocated tenants will have the priority to return to Almond Gardens. The existing tenants will then be offered the chance to occupy the remaining units. The completion of this phase and the transfer of the existing tenants to the new building will clear the path for the commencement of the second phase. The completion of the second phase in the same manner as the first phase will lead to the construction of the third and last phase of the Project. The existing tenants will receive relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (42 United States Code [USC] 4601-4655) and implementing regulations at 49 Code of Federal Regulations (CFR) Part 24. Furthermore, this Project will observe and comply with U.S. Department of Housing and Urban Development (HUD) regulations in 24 CFR part 135 that implement *debarment* as defined in 24 CFR Sections 5.1(c) and 24 CFR Part 24.

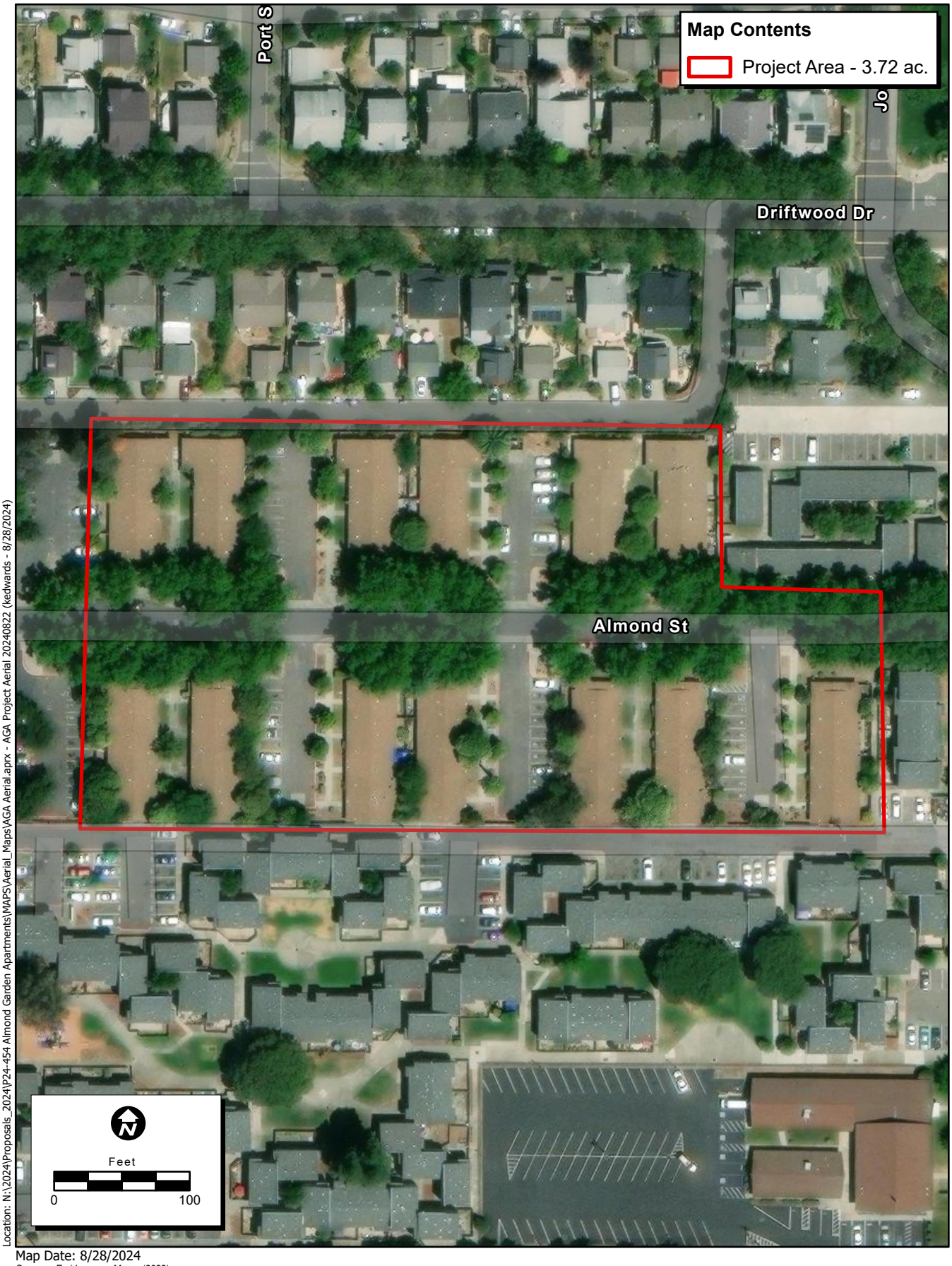


Location: N:\2024\Proposals_2024\P24-454 Almond Garden Apartments\MAPS\Location_Vicinity\AGA LnVaprx - AGA LnV 20240821 (kedwards - 8/21/2024)

Map Date: 8/21/2024
Sources: ESRI, USGS

Figure 1. Project Location and Vicinity

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

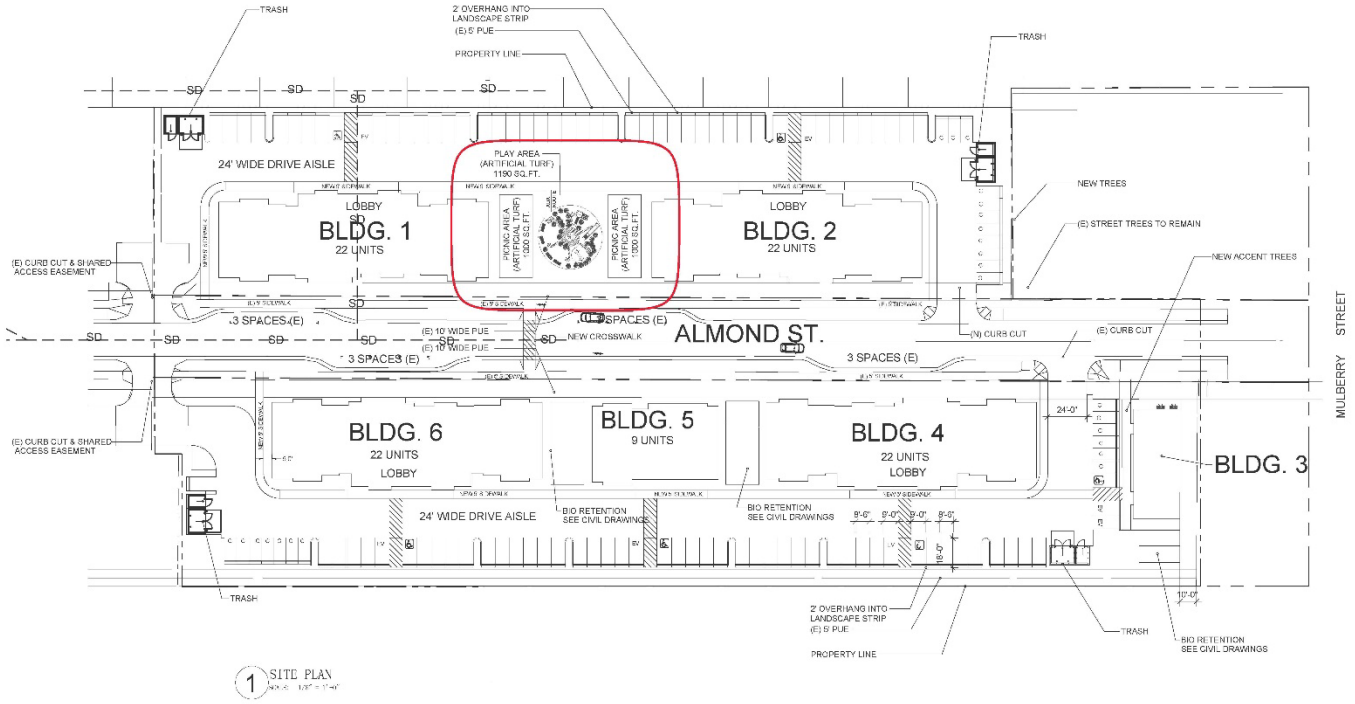


Location: N:\2024\Proposals_2024\P24-454 Almond Garden Apartments\MAPS\Aerial_Maps\AGA Aerial.aprx - AGA Project Aerial 20240822 (kedwards - 8/28/2024)

Map Date: 8/28/2024

Sources: Esri Imagery, Maxar (2022)

Figure 2. Project Aerial



1 SITE PLAN

BUILDING HEIGHT-
TOP OF PLATE..... 34'-0"
TOP OF ROOF ..... 44'-0"

DRAWING INDEX	
A1.1	SITE PLAN
A1.5.0	FLOOR PLAN (BLDG-3)
A4.1	UNIT FLOOR PLANS

UNIT BREAKDOWN							
	UNIT AREA	BUILDING 1	BUILDING 2	BUILDING 4	BUILDING 5	BUILDING 6	TOTAL
TWO BEDROOM UNIT	716 SQ.FT	14	14	14	1	14	57
THREE BEDROOM UNIT	907 SQ.FT	8	8	8	8	8	30
FOUR BEDROOM UNIT	1127 SQ.FT	2	2	2	2	2	10
TOTAL		22	22	22	9	22	97

BUILDING 3: COMMUNITY CENTER / LAUNDRY
NET LEASABLE: 79,292 SQ.FT.
GROSS AREA: 94,607 SQ.FT.

UNIT BREAKDOWN			
	UNIT AREA	TOTAL UNITS	BEDROOM COUNT
TWO BEDROOM UNIT	716 SQ.FT	57	114
THREE BEDROOM UNIT	907 SQ.FT	30	90
FOUR BEDROOM UNIT	1127 SQ.FT	10	40
TOTAL		97	244

REVISIONS:
REV 50% ISSUE — DATED

ACE Design LLC
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

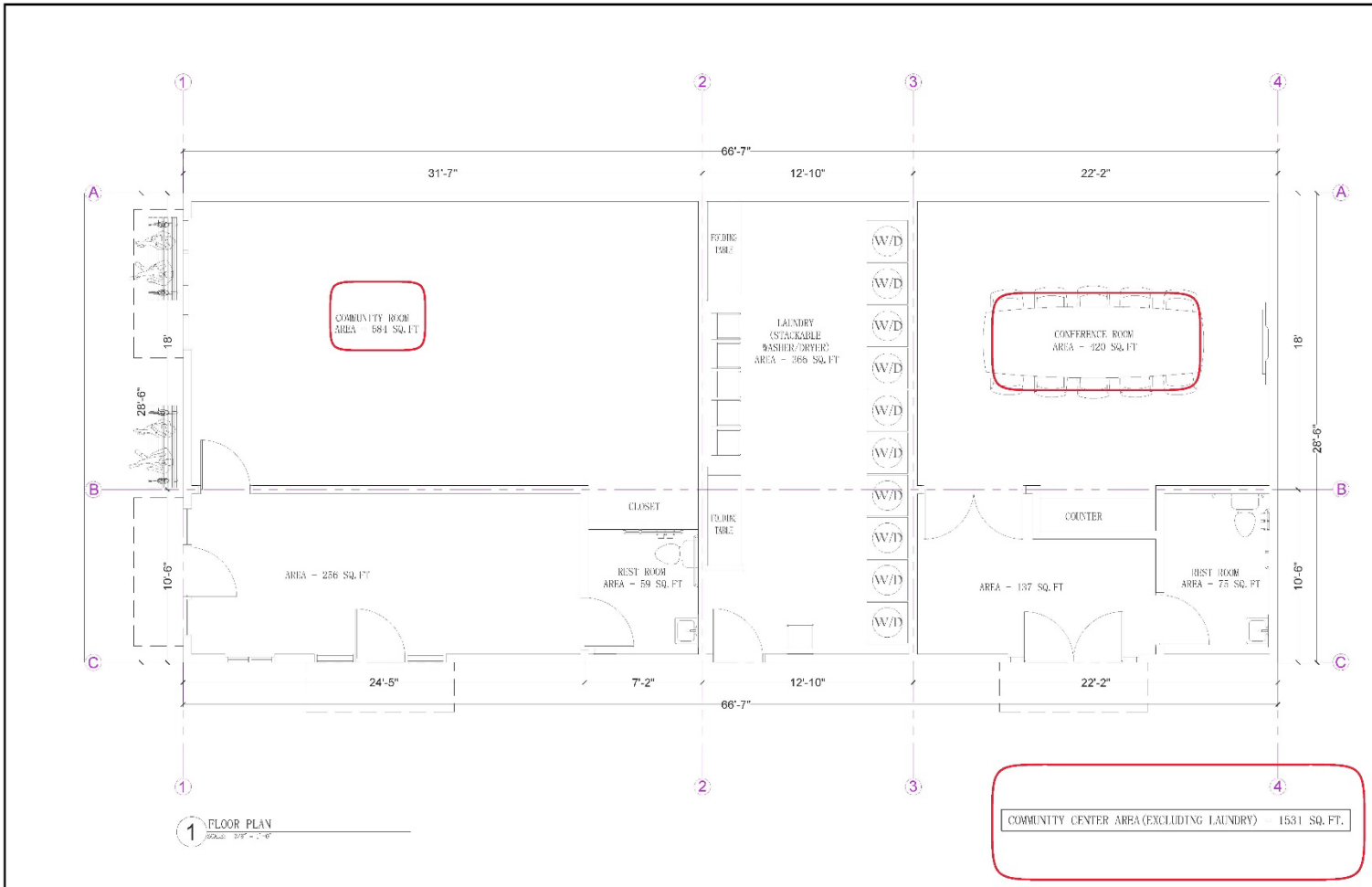
DEVELOPER
HARBOR PARK, LLC

SITE PLAN
ALMOND GARDENS
ALMOND STREET
SUISUN CITY, CA

PROJECT:

DATE: 04/05/2024
JOB: 20.18
DWG. BY: HS
CHK. BY: MG

A1.1
SHEET
1 OF 3



1 FLOOR PLAN

REVISIONS:
REVISION ISSUE | DATE

ACE Design LLC
Architecture • Civil Engineering • Land Development • Land Surveying
Phone: (707) 399-5113, Fax: (707) 446-5753

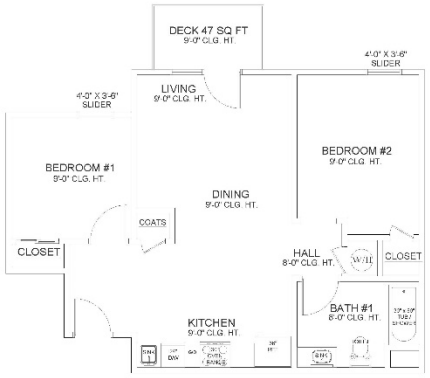
DEVELOPER
HARBOR PARK, LLC

FLOOR PLAN (BLDG-3)

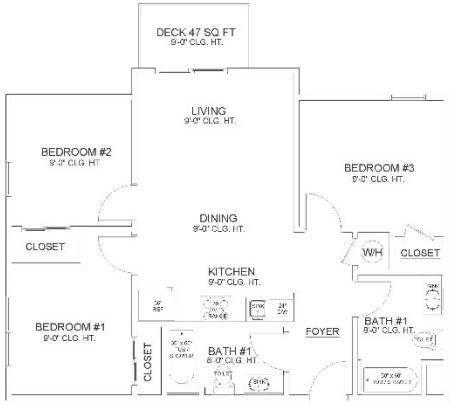
PROJECT:
ALMOND GARDENS
ALMOND STREET
SUISUN CITY, CA

DATE: 04/05/2024
JOB: 2018
DWG. BY: HS
CHK. BY: MG

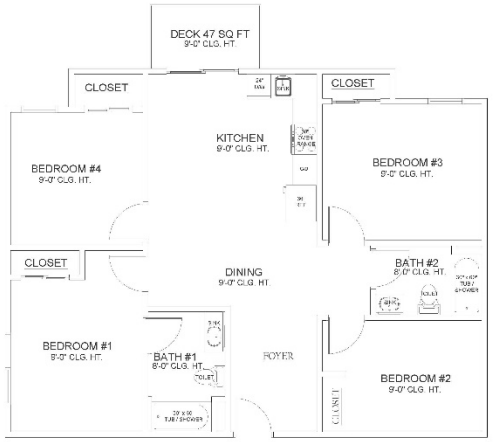
A1.5.0
SHEET
2 OF 3



1 2 BEDROOM UNIT
(716 SQ.FT. EXCLUDING DECK)



2 3 BEDROOM UNIT
(907 SQ.FT. EXCLUDING DECK)



3 4 BEDROOM UNIT
(1127 SQ.FT. EXCLUDING DECK)

REVISIONS:

ACE Design LLC
1024 Iron Point Road, Suite 105
Folsom, CA 95630
Phone: (916) 294-0113 FAX: (916) 294-0115
Civil • Structural • Geotechnical Engineering • Architectural Design • Project Management

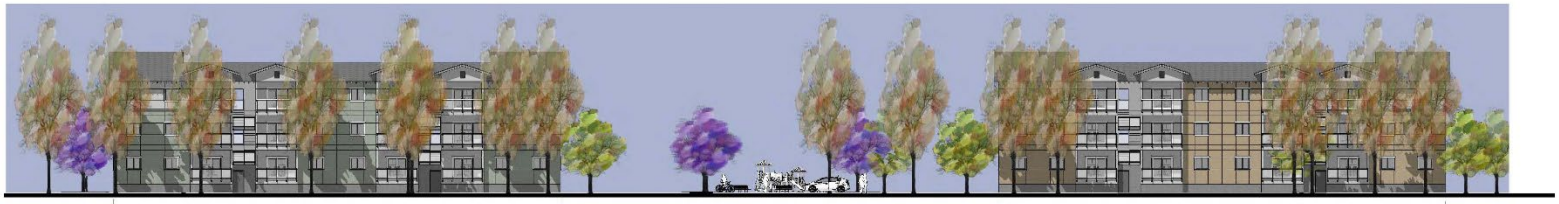
DEVELOPER
HARBOR PARK, LLC

UNIT FLOOR PLANS

ALMOND GARDENS
ALMOND STREET
SUISUN CITY, CA

DATE: 04/12/2024
ACT: 22-16
DWG. BY: HS
CHK. BY: MG

A4.1
SHEET
3 OF 3



ALMOND ELEVATION LOOKING NORTH

SCALE: 1/16"= 1'-0"
0' 8' 16' 24' 32'



LOBBY ELEVATION BUILDINGS 1 & 4

SCALE: 1/8"= 1'-0"
0' 4' 8' 12' 16'

1 CEMENT PLASTER - PAINTED
2 SPLIT FACE CMU - CHARCOAL
3 WOOD - TRIM PAINTED
4 DOUBLE GLAZED WINDOWS - WHITE
5 DOUBLE GLAZED PATIO DOORS - WHITE
6 ALUMINUM AWNING
7 GUTTER AND RWL - PAINTED
8 ASPHALT SHINGLES - CHARCOAL
9 DECORATIVE METAL RAILINGS

KELLY MOORE
DAISY WHITE
HLS4295-1

KELLY MOORE
ELLIS MIST
HLS4229-3

KELLY MOORE
RUSKIN BRONZE
HLS4221-5



LOBBY ELEVATION BUILDINGS 2 & 6

SCALE: 1/8"= 1'-0"
0' 4' 8' 12' 16'

1 CEMENT PLASTER - PAINTED
2 SPLIT FACE CMU - CHARCOAL
3 WOOD - TRIM PAINTED
4 DOUBLE GLAZED WINDOWS - WHITE
5 DOUBLE GLAZED PATIO DOORS - WHITE
6 ALUMINUM AWNING
7 GUTTER AND RWL - PAINTED
8 ASPHALT SHINGLES - CHARCOAL
9 DECORATIVE METAL RAILINGS

KELLY MOORE
DAISY WHITE
HLS4295-1

KELLY MOORE
CROWN GOLD
HLS4232-3

KELLY MOORE
RUSKIN BRONZE
HLS4221-5



SOUTH ELEVATION BLDGS. 4, 5 & 6

SCALE: 1/16"= 1'-0"
0' 8' 16' 24' 32'



LOBBY ELEVATION BUILDING 5

SCALE: 1/8"= 1'-0"
0' 4' 8' 12' 16'

1. CEMENT PLASTER - PAINTED
2. SPLIT FACE CMU - CHARCOAL
3. WOOD - TRIM PAINTED
4. DOUBLE GLAZED WINDOWS - WHITE
5. DOUBLE GLAZED PATIO DOORS - WHITE
6. ALUMINUM AWNING
7. GUTTER AND RWL - PAINTED
8. ASPHALT SHINGLES - CHARCOAL
9. DECORATIVE METAL RAILINGS

KELLY MOORE
DAISY WHITE
HLS4295-1

KELLY MOORE
BAKELITE
HLS4203-2

KELLY MOORE
RUSKIN BRONZE
HLS4221-5



LOTZ ELEVATION



WEST / FRONT ELEVATION

1. CEMENT PLASTER - PAINTED
2. SPLIT FACE CMU - CHARCOAL
3. WOOD - TRIM PAINTED
4. DOUBLE GLAZED WINDOWS - DARK BRONZE
5. DOUBLE GLAZED DOORS - DARK BRONZE
6. ALUMINUM AWNING
7. GUTTER AND RWL - PAINTED
8. ASPHALT SHINGLES - CHARCOAL
9. ROLL UP GARAGE DOOR

KELLY MOORE
DAISY WHITE
HLS4295-1

KELLY MOORE
RUSKIN BRONZE
HLS4221-5

LEASING / MAIL / SHOP

SCALE: 1/8"= 1'-0"
0' 4' 8' 12' 16'

3. 8-Step Planning Process

Step 1: Determine whether the action is located in a 100-year floodplain (or a 500-year floodplain for critical action)

The proposed project site is located within AE Zone (area of special flood hazard with water surface elevations determined) as indicated on Flood Insurance Rate Map (FIRM) Panel number: 06095C0456F, effective date 8/3/2016. This project is (a) demolition of buildings deemed uninhabitable, (b) new construction and (c) a multifamily housing project of greater than four units and, for these reasons, E.O. 19988 applies. An evaluation of direct and indirect impacts associated with construction, occupancy, and modification of the floodplain is required.

The proposed project, Almond Gardens Apartments, includes the demolition of 10 buildings consisting of 51 units that are deemed condemned. A new 97-unit affordable housing facility will be constructed in its place. The Suisun Slough, located adjacent to the Project area, has been a natural floodplain for many years. Therefore, this analysis will consider impacts to the floodway along with concerns for loss of life and property.

Step 2: Notify the Public for Early Review of the Proposal and Involve the Affected and Interested Public in the Decision-Making Process

A public notice describing the project was published in the Daily Republic, the local and regional paper, on February 9, 2025 (see attachment B). The ad targeted local residents, including those in the floodplain. A copy of the published notification was kept in the project's environmental review records and is attached to this document. The required 15 calendar days were allowed for public comment. As required by regulation, the notice also included the name, proposed location and description of the activity, total number of floodplain acres involved, and the HUD official or responsible entity contact for information as well as the location and hours of the office at which a full description of the proposed action can be viewed. No comments were received regarding the Proposed Project during the comment period.

Step 3: Identify and Evaluate Practicable Alternatives

Suisun City's residential housing stock, although older with little new activity, has seen significant rent growth for multifamily products as well as steady increases in single-family home values. The current housing stock is heavily weighted towards single-family development. Access to well-paid jobs in the Bay Area's regional employment centers, as well as local manufacturing and light industrial jobs within and around Solano County present career opportunities for younger households and residents but can also allow the City to better position itself by offering more affordable housing. The Proposed Project will target low-income families earning 30-50 percent of area median income. Additionally, the redevelopment of these parcels, which has been slowly falling into disrepair for years, will significantly address these objectives by not only restoring the unit count, but also nearly doubling it while also improving street appeal and image of the property.

Therefore, the selection criteria for alternatives are:

- The Project must be within the City limits of the City of Suisan City
- The Project provide redevelopment of the existing Almond Garden's Apartments that are currently uninhabitable and in disrepair

The following viable alternatives to the Proposed Project have been identified:

Alternative A - Proposed Project. This Alternative would demolish the existing Almond Garden Apartments that are currently in disrepair and uninhabitable and then construct a new 97-unit affordable housing facility. The Project will consist of a net increase of 47 units and would result in five 3-story buildings, a manager's suite, and an onsite maintenance shop. Additionally, the Proposed Project would include amenities such as 121 rear parking spaces, a community building, onsite laundry, preserved and new landscaping, picnic areas, and a play structure. The Project Site would be located within the 100-year and 500-year floodplains.

Alternative B – Alternative Property Outside of the 100-year Floodplain. If the Project were to move to an alternative site, the existing Almond Gardens Apartments would remain uninhabitable.

Alternative C - No Action Alternative. With this alternative, the demolition of the existing uninhabitable Almond Gardens would not occur. The site would remain available for any other development projects until they were demolished or repaired, which was been determined to be too costly. Future development may not include affordable housing.

Alternative D – Lower Density Development. This alternative would construct a smaller development than the Proposed Project on the same site. However, a smaller development would not maximize the potential use of the property for affordable housing and would have similar environmental impacts as the Proposed Project. This alternative was, therefore, rejected for further analysis.

Step 4: Identify Potential Direct and Indirect Impacts Associated with Floodplain Development

Alternative A is the Proposed Project (Preferred Alternative). The Alternative proposes to configure the buildings in order to minimize impacts on the existing grades and work as much as possible with the existing topography. The facility's finished floor elevations of all buildings will be above the flood plain elevation, with property passthrough foundation designs, per California Building Code. Stormwater discharge would remain the same as prior to redevelopment. The Project would require an inspection by a professional engineer, surveyor or building inspector. Impacts to air quality and biological resources would be less than significant with incorporation of Mitigation Measures listed in the Environmental Assessment prepared for the Proposed Project.

Alternative B is Alternative Property Outside of the 100-year Floodplain. If the Project were to move to an alternative site, the existing Almond Gardens Apartments would remain uninhabitable. This alternative would not meet the Project objectives.

Alternative C is the No Action Alternative. The alternative would not redevelop the project site into a new 97-unit affordable housing facility. This alternative would not meet the purpose and need of the Proposed Project. It is likely that the Project Site would remain in disrepair and unused. This alternative would not meet the City's need for affordable housing.

Alternative D is the lower density alternative. As mentioned above, this alternative would have similar environmental impacts as the Proposed Project. This alternative was, therefore, rejected for further analysis.

Step 5: Where Practicable, Design or Modify the Proposed Action to Minimize the Potential Adverse Impacts to Lives, Property, and Natural Values within the Floodplain and to Restore and Preserve the Values of the Floodplain.

a) Preserving Lives: In order to preserve lives, the new interior common areas will display an evacuation plan. All residents will also be briefed on the location of the flood hazard area and evacuation plans upon placement.

b) Preserving Property: In order to preserve property, flood insurance will also be acquired and maintained in order to mitigate possible flood damage. The buildings will be floodproofed in compliance with FEMA Coastal Standards and the International Residential Code. The existing project site contour elevation is approximately 5.5 feet, resulting in a flood depth of approximately 4.5 feet. To ensure compliance with FEMA regulations and minimize risk of flooding, the elevated finish floor level of the 1st floor will be a minimum of 10.50 feet, placing the first floor above the flood zone.

c) Preserving Natural Values and Minimizing Impacts: By utilizing a project area that is already part of the built environment, the new affordable housing facilities will have negligible impacts on the environment, as was analyzed and determined by the Environmental Assessment.

Step 6: Re-Evaluate the Alternatives

Overall, the Proposed Project would have a net positive effect. The nature of the project is to replace condemned and inhabitable apartments with new construction. The project is consistent with local zoning and General Plan designations. The Project would upgrade amenities in comparison to the existing complex, and no significant effects to wildlife or sensitive habitats would occur.

The No Action Alternative would be to leave the infrastructure in place and the site would remain in its current condition which consist of a dilapidated apartment complex that will continue to deteriorate and possibly pose a higher risk to life and property if not reconstructed.

Step 7: Findings and Public Explanation

A portion of the Proposed Project site is located in a 100-year floodplain, as indicated on FEMA FIRM Panel no. 06095C0456F, effective August 3, 2016. The Suisan City Housing Authority under 24 CFR Part 55.20 has conducted an evaluation as required by Executive Order 11988, to determine the potential effect that its activity in the floodplain will have on the human environment for the Project.

Suisan City Housing Authority has considered several alternative sizes, locations, and configurations to the Proposed Project. The Suisun City Housing Authority revaluated the following alternatives to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: alternative location, reduced project, and no project. All three alternatives were deemed infeasible, as the alternatives will not accomplish the primary objective of the Project- to demolish buildings that have been deemed inhabitable and reconstruct the site with an increased number of new affordable housing units.

Therefore, Alternative A (Proposed Project) best meets the purpose and need for new affordable housing in this area of the City of Suisan City.

Final Notice and Public Explanation of a Proposed Activity in a Floodplain

A public notice of this determination was published in the Daily Republic on February 9, 2025. A copy of the notice as published is attached (*Attachment B*). A final notice was published in the Daily Republic on April 7, 2025. No comments were received during either noticing period.

Step 8: Implement the Proposed Action

The Suisun City Housing Authority will ensure that this plan, as modified and described above, is executed and necessary language will be included in all agreements with participating parties. The Suisun City Housing Authority will also take an active role in monitoring the construction process to ensure no unnecessary impacts occur nor unnecessary risks are taken. The flood insurance requirement for the life of the property will be realized through the use of a covenant on the property title.

Attachment A – Flood Insurance Rate Map

ACE Design LLC

Dear Camran,

Re: Confirmation of Flood Zone Mitigation for Almond Garden

I am writing to confirm that our project design team has taken necessary measures to mitigate the flood zone for the Almond Garden located at Almond Street, Suisun City, CA. According to the FEMA Flood Hazard Rate Map number 06095C0456F, dated August 3, 2016, the project site is situated in Flood Zone AE with a base elevation of 10 feet NAVD88 Datum. The existing project site contour elevation is approximately 5-6 feet, resulting in a flood depth of approximately 4-5 feet.

To ensure compliance with FEMA regulations and minimize the risk of flooding, we have elevated the finish floor level of the 1st floor of the building to a minimum of 10.50 feet, placing it above the flood zone. The first floor will be accessible via stairs. However, the lobby area, which is designated for living and walking areas only, has a varying finish floor level of 8.20 to 8.50 feet, as it is within the flood zone.

This elevation strategy is consistent with nearby projects, including the Holiday Inn Express and 16 DU Lotz Way projects. By elevating the building to 10.5 feet, we have effectively mitigated the flood zone and ensured that the project is in compliance with FEMA regulations.

The specific elevations are as follows:
- Flood Zone AE base elevation: 10 feet NAVD88 Datum
- Finish floor elevation of the building (except lobby area): 10 feet + 0.5 feet = 10.5 feet

Please do not hesitate to contact me if you require any additional information or clarification.

Sincerely yours,
ACE Design, LLC
Jaspal S. Sidhu, P.E.
Principal



1024 Iron Front Road
Tel: 702-396-5113. Fax: 702-446-8155

National Flood Hazard Layer FIRMette

FEMA

122°2'27"W 38°14'40"N



122°1'50"W 38°14'12"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/15/2022 at 3:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment B – Early Notice and Public Review of a Proposed Activity in a Floodplain

Early Notice and Public Review
of a
Proposed Activity in a 100-Year Floodplain

This is to give notice that the Suisun City Housing Authority has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain will have on the human environment for demolition and reconstruction of the Almond Gardens Apartments. The purpose of the Project is to demolish a 51 unit condemned apartment complex and construct a new 97-unit affordable housing facility in its place. These apartments are in a floodplain designated as AE per FEMA Insurance Rate Map panel number 06095C0456F, effective date 8/3/2016. The proposed project is in Suisun City, CA, Solano County, and is located at: 707-815 Almond Street, and is identified as Assessor's Parcel numbers 0032-101-420 and 003-102-160.

The Suisun City Housing Authority has considered the following alternatives to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: alternative location, reduced project, and no project. All three alternatives were deemed infeasible, as the alternatives will not accomplish the primary objective of the Project – to demolish buildings that have been deemed inhabitable and reconstruct the site with an increased number of new affordable housing units.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk. Information regarding the proposed project can be reviewed at the Suisun City Housing Authority website https://www.suisun.com/Departments/City-Manager/Suisun-City-Housing-Authority or at the below address between the hours of 9 a.m. and 5 p.m.

Written comments must be received by the Suisun City Housing Authority at the following address on or before **February 24, 2025**. Comments should be sent to:

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Air Quality & Greenhouse Gas Emissions Assessment for the Almond Gardens Apartments Project

City of Suisun City, California

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LIST OF ATTACHMENTS

Attachment A – CalEEMod Output File for Air Quality and Greenhouse Gas Emissions

LIST OF ACRONYMS AND ABBREVIATIONS

Term	Description
BAAQMD	Bay Area Air Quality Management District
CAA	Clean Air Act
CalEEMod	California Emissions Estimator Model
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CEQ	Council on Environmental Quality
CH_4	Methane
City	Suisun City
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalents
DPM	Diesel particulate matter
GHG	Greenhouse gas emissions
HAP	Hazardous Air Pollutant
hp	Horsepower
IPCC	Intergovernmental Panel on Climate Change
IWG	Interagency Working Group on Social Cost of Greenhouse Gases
$\mu g/m^3$	Micrograms per cubic meter
N_2O	Nitrous oxide
NAAQS	National Ambient Air Quality Standards
NO_2	Nitrogen dioxide
NO_x	Nitrous oxides
O_3	Ozone
ppm	parts per million
PM_{10}	Coarse particulate matter
$PM_{2.5}$	Fine particulate matter
PRC	Public Resources Code

LIST OF ACRONYMS AND ABBREVIATIONS

Term	Description
Project	Almond Gardens Apartments Project
TRU	Transport Refrigeration Unit
ROG	Reactive organic gases
SC-GHG	Social Cost of Greenhouse Gas Emissions
SFBAAB	San Francisco Bay Area Air Basin
SIP	State Implementation Plan
SO	Secretarial Order
SO_2	Sulfur dioxide
USEPA	U.S. Environment Protection Agency
VOC	Volatile Organic Compounds

1.0 INTRODUCTION

This report documents the results of an Air Quality and Greenhouse Gas (GHG) Emissions Assessment completed for the Almond Gardens Apartments (Project), which proposes the construction of 96 affordable housing units plus one manager unit for on-site property management in the City of Suisun City, California. This assessment was prepared using methodologies of the U.S. Environmental Protection Agency (USEPA). Regional and local existing conditions are presented, along with pertinent emissions standards and regulations. The purpose of this assessment is to estimate the Project-generated criteria air pollutants and GHG emissions during the Project's construction and operation and to determine the level of impact the Project would have on the environment. Project generated air pollutants are compared to the Conformity Determination thresholds established by the USEPA. GHG emissions are quantified and disclosed for informational purposes.

1.1 Project Location and Description

The Project Site is located in Suisun City (City) at 707 - 815 Almond Street on 2.53 acres. It is surrounded by residential complexes in all directions. The Project Site currently accommodates 13 condemned apartment buildings and associated parking, all of which are proposed for demolition. Specifically, there are currently 13 multi-unit apartment buildings consisting of 51 individual units total on the site. The buildings have been deemed uninhabitable or soon-to-be uninhabitable by the City and need to be demolished before new construction can commence.

The Project is proposing the construction of 96 affordable housing units for low-income families plus one manager unit for on-site property management. The Project will target low-income families earning 30 percent to 50 percent of the area median income. The unit mix includes 58 two-bedroom units, 30 three-bedroom units and 10 four -bedroom units with ample community gathering space and outdoor recreational amenities.

The Project would consist of six 3-story walk-up open air lobby style buildings with five dedicated to residential units and one dedicated to the management office and maintenance shop. Four of the residential buildings would contain 22 units, one would contain nine units. The Project proposes 121 open parking spaces.

2.0 AIR QUALITY

2.1 Air Quality Setting

The Project Site is located in Suisun City, Solano County, which lies in the San Francisco Bay Area Air Basin (SFBAAB). The SFBAAB is approximately 5,600 square miles in area and consists of nine counties that surround the San Francisco Bay, including all of Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, and Napa Counties; the southwestern portion of Solano County; and the southern portion of Sonoma County. The topography of the SFBAAB is characterized by complex terrain, consisting of coastal mountain ranges, inland valleys and bays. This complex terrain, especially the higher elevations, distorts the normal wind flow patterns in the SFBAAB. The greatest distortions occur when low-level inversions are present and the air beneath the inversion flows independently of air above the inversion, a condition that is common in the summertime.

The air flowing in from the coast to the Central Valley, called the sea breeze, begins developing at or near ground level along the coast in late morning or early afternoon. As the day progresses, the sea breeze layer deepens and increases in velocity while spreading inland. The depth of the sea breeze depends in large part upon the height and strength of the inversion. If the inversion is low and strong, and hence stable, the flow of the sea breeze will be inhibited, and stagnant conditions are likely to result.

Summertime temperatures in the SFBAAB are determined by the effect of differential heating between land and water surfaces. Because land tends to heat up and cool off more quickly than water, a large-scale gradient (differential) in temperature is often created between the coast and the Central Valley, and small-scale local gradients are often produced along the shorelines of the ocean and bays.

During the summer, winds flowing from the northwest are drawn inland through the Golden Gate and over the lower portions of the San Francisco Peninsula. Immediately south of Mount Tamalpais, the northwesterly winds accelerate considerably and come more directly from the west as they stream through the Golden Gate. This channeling of wind through the Golden Gate produces a jet that sweeps eastward and splits off to the northwest toward Richmond and to the southwest toward San Jose when it meets the East Bay hills. Wind speeds may be strong locally in areas where air is channeled through a narrow opening, such as the Carquinez Strait, the Golden Gate, or the San Bruno Gap.

An inversion is a layer of warmer air over a layer of cooler air. Inversions affect air quality conditions significantly because they influence the mixing depth, i.e., the vertical depth in the atmosphere available for diluting air contaminants near the ground. The highest air pollutant concentrations in the SFBAAB generally occur during inversions. The areas having the highest air pollution potential tend to be those that experience the highest temperatures in the summer and the lowest temperatures in the winter. The coastal areas are exposed to the prevailing marine air, creating cooler temperatures in the summer, warmer temperatures in winter, and stratus clouds all year. The inland valleys are sheltered from the marine air and experience hotter summers and colder winters. Thus, the topography of the inland valleys creates conditions conducive to high air pollution potential.

The federal Clean Air Act (CAA) (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as the State Implementation Program (SIP). The SIP is a living document that is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments dictate that the states containing areas violating the National Ambient Air Quality Standards (NAAQS) revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA.

The Bay Area Air Quality Management District (BAAQMD) is designated by law to adopt and enforce regulations to achieve and maintain ambient air quality standards. The BAAQMD is required to reduce emissions of criteria pollutants for which the air basin is in nonattainment. Criteria air pollutants are defined as those pollutants for which the federal government has established air quality standards for outdoor or ambient concentrations to protect public health with a determined margin of safety. In order to reduce such emissions, the local agency, BAAQMD, adopts and enforces rules and regulations concerning sources of air pollution, issues permits for stationary sources of air pollution, monitors ambient air quality and meteorological conditions, and implements programs and regulations required by the CAA and CAA Amendments.

2.1.1 Criteria Air Pollutants

Criteria air pollutants are defined as those pollutants for which the federal government has established air quality standards for outdoor or ambient concentrations to protect public health with a determined margin of safety. The USEPA focuses on the following criteria pollutants to determine air quality: ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), coarse particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and lead. O_3, PM_{10}, and $PM_{2.5}$ are generally considered to be regional pollutants because they or their precursors affect air quality on a regional scale. Pollutants such as CO, NO_2, and SO_2 are considered to be local pollutants because they tend to accumulate in the air locally. PM is also considered a local pollutant. Health effects commonly associated with criteria pollutants are summarized in Table 2-1.

Table 2-1. Summary of Criteria Air Pollutants Sources and Effects

Pollutant	Major Manmade Sources	Human Health and Welfare Effects
CO	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
NO_2	A reddish-brown gas formed during fuel combustion for motor vehicles, energy utilities and industrial sources.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Causes brown discoloration of the atmosphere.
O_3	Formed by a chemical reaction between volatile organic compounds (VOCs) and nitrogen oxides (NOx) in the presence of sunlight. Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, solvents, paints and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield.
$PM_{2.5}$ & PM_{10}	Power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles and others.	Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
SO_2	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.

Source: California Air Pollution Control Offices Association (CAPCOA 2013)

2.1.1.1 Carbon Monoxide

CO in the urban environment is associated primarily with the incomplete combustion of fossil fuels in motor vehicles. CO combines with hemoglobin in the bloodstream and reduces the amount of oxygen that can be circulated through the body. High CO concentrations can cause headaches, aggravate cardiovascular disease and impair central nervous system functions. CO concentrations can vary greatly over comparatively short distances. Relatively high concentrations of CO are typically found near crowded intersections and along heavy roadways with slow moving traffic. Even under the most severe meteorological and traffic conditions, high concentrations of CO are limited to locations within relatively short distances (i.e., up to 600 feet or 185 meters) of the source. Overall CO emissions are decreasing as a result of the Federal Motor Vehicle Control Program, which has mandated increasingly lower emission levels for vehicles manufactured since 1973.

2.1.1.2 Nitrogen Oxides

Nitrogen gas comprises about 80 percent of the air and is naturally occurring. At high temperatures and under certain conditions, nitrogen can combine with oxygen to form several different gaseous compounds collectively called nitric oxides (NO_x). Motor vehicle emissions are the main source of NO_x in urban areas. NO_x is very toxic to animals and humans because of its ability to form nitric acid with water in the eyes,

lungs, mucus membrane, and skin. In animals, long-term exposure to NO_x increases susceptibility to respiratory infections, and lowers resistance to such diseases as pneumonia and influenza. Laboratory studies show that susceptible humans, such as asthmatics, who are exposed to high concentrations can suffer from lung irritation or possible lung damage. Precursors of NO_x, such as NO and NO_2, are attributed to the formation of O_3 and $PM_{2.5}$. Epidemiological studies have also shown associations between NO_2 concentrations and daily mortality from respiratory and cardiovascular causes and with hospital admissions for respiratory conditions.

2.1.1.3 Ozone

Ozone (O_3) is a secondary pollutant, meaning it is not directly emitted. It is formed when volatile organic compounds (VOCs) also known as reactive organic gases (ROG) and NO_x undergo photochemical reactions that occur only in the presence of sunlight. The primary source of ROG emissions is unburned hydrocarbons in motor vehicles and other internal combustion engine exhaust. Sunlight and hot weather cause ground-level O_3 to form. Ground-level O_3 is the primary constituent of smog. Because O_3 formation occurs over extended periods of time, both O_3 and its precursors are transported by wind and high O_3 concentrations can occur in areas well away from sources of its constituent pollutants.

People with lung disease, children, older adults, and people who are active can be affected when O_3 levels exceed ambient air quality standards. Numerous scientific studies have linked ground-level O_3 exposure to a variety of problems including lung irritation, difficult breathing, permanent lung damage to those with repeated exposure, and respiratory illnesses.

2.1.1.4 Sulfur Dioxide

SO_2 is a colorless gas with a pungent odor, however sulfur dioxide can react with other particulates in the atmosphere to for particulates which contribute to the haze effect. SO_2 standards have been developed by the EPA to regulate all sulfur oxides, however SO_2 is by far the most abundant sulfur oxide in the atmosphere. Currently, SO_2 is primarily a result of the burning of fossil fuels for power generation and other industrial sources. Modern regulations on diesel fuel have greatly reduced the amount of SO_2 in the atmosphere and there are currently no areas in California that have nonacceptable levels of SO_2, by state or federal standards.

2.1.1.5 Particulate Matter

Particulate matter includes both aerosols and solid particulates of a wide range of sizes and composition. Of concern are those particles smaller than or equal to 10 microns in diameter size (PM_{10}) and smaller than or equal to 2.5 microns in diameter ($PM_{2.5}$). Smaller particulates are of greater concern because they can penetrate deeper into the lungs than larger particles. PM_{10} is generally emitted directly as a result of mechanical processes that crush or grind larger particles or form the resuspension of dust, typically through construction activities and vehicular travel. PM_{10} generally settles out of the atmosphere rapidly and is not readily transported over large distances. $PM_{2.5}$ is directly emitted in combustion exhaust and is formed in atmospheric reactions between various gaseous pollutants, including NO_x, sulfur oxides (SO_x) and VOCs. $PM_{2.5}$ can remain suspended in the atmosphere for days and/or weeks and can be transported long distances.

The principal health effects of airborne PM are on the respiratory system. Short-term exposure of high $PM_{2.5}$ and PM_{10} levels are associated with premature mortality and increased hospital admissions and emergency room visits. Long-term exposure is associated with premature mortality and chronic respiratory disease. According to the USEPA, some people are much more sensitive than others to breathing PM_{10} and $PM_{2.5}$. People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worse illnesses; people with bronchitis can expect aggravated symptoms; and children may experience decline in lung function due to breathing in PM_{10} and $PM_{2.5}$. Other groups considered sensitive include smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive because many breathe through their mouths.

2.1.2 Hazardous Air Pollutants

In addition to the criteria pollutants discussed above, hazardous air pollutants (HAPs) are another group of pollutants of concern. HAPs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic HAPs are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic HAPs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis. Carcinogenic HAPs can also have noncarcinogenic health hazard levels.

There are many different types of HAPs, with varying degrees of toxicity. Sources of HAPs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Additionally, diesel engines emit a complex mixture of air pollutants composed of gaseous and solid material. The solid emissions in diesel exhaust are known as diesel particulate matter (DPM). Public exposure to HAPs can result from emissions from normal operations, as well as from accidental releases of hazardous materials during upset conditions. The health effects of HAPs include cancer, birth defects, neurological damage, and death.

2.1.3 Land Use Compatibility with Toxic Air Contaminant Emission Sources

The location of a development project is a major factor in determining whether it will result in localized air quality impacts. The potential for adverse air quality impacts increases as the distance between the source of emissions and members of the public decreases. While impacts on all members of the population should be considered, impacts on sensitive receptors, such as schools or hospitals, are of particular concern. In 2005, the California Air Resources Board (CARB) published an informational guide entitled *Air Quality and Land Use Handbook: A Community Health Perspective*. The purpose of this guide is to provide information to aid local jurisdictions in addressing issues and concerns related to the placement of sensitive land uses near major sources of air pollution. The handbook includes recommended separation distances for various land uses, summarized in Table 2-2. However, these recommendations are not site-specific and should not be interpreted as mandated "buffer zones." It is also important to note that the recommendations of the handbook are advisory and need to be balanced with other state and local policies (CARB 2005).

Table 2-2. Recommendations on Siting New Sensitive Land Uses Near Air Pollutant Sources

Source Category	Advisory Recommendations
Freeways and High-Traffic Roads	• Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles per day.
Distribution Centers	• Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRU) per day, or where TRU operations exceed 300 hours per week). • Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points.
Rail Yards	• Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard. • Within one mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	• Avoid siting of new sensitive land uses immediately downwind of ports in the most heavily impacted zones. Consult local air districts or the ARB on the status of pending analyses of health risks.
Refineries	• Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult with local air districts and other local agencies to determine an appropriate separation.
Chrome Platers	• Avoid siting new sensitive land uses within 1,000 feet of a chrome plater.
Dry Cleaners Using Perchloroethylene	• Avoid siting new sensitive land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with 3 or more machines, consult with the local air district. • Do not site new sensitive land uses in the same building with perc dry cleaning operations.
Gasoline Dispensing Facilities	• Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50-foot separation is recommended for typical gas dispensing facilities.

Source: CARB 2005

Notes: Recommendations are advisory, are not site-specific, and may not fully account for future reductions in emissions, including those resulting from compliance with existing/future regulatory requirements, such as reductions in diesel-exhaust emissions anticipated to occur with continued implementation of CARB's Diesel Risk Reduction Plan.

2.1.4 Ambient Air Quality

Ambient air quality in the Project Area can be inferred from ambient air quality measurements conducted at nearby air quality monitoring stations. The USEPA monitors ambient air quality through various air monitoring stations throughout the United States. O_3, PM_{10} and $PM_{2.5}$ are the pollutant species most potently affecting the Project region. As described in detail below, the Project Area is designated as unclassified/attainment for all federal standards of criteria pollutants with the exception of O_3 which is classified as marginal nonattainment (CARB 2022; USEPA 2024). The Fairfield – Chadbourne Road air quality monitoring station (1010 Chadbourne Road, Fairfield) is located approximately 2.36 miles southwest of the Project Site and monitors ambient concentrations of O_3. The Vacaville – Merchant Street air quality

monitoring station (650 Merchant Street, Vacaville) is located approximately 8.21 miles northeast of the Project Site and monitors ambient concentrations of PM_{10}. The Vallejo – Tuolumne Street air quality monitoring station (304 Tuolomne Street, Vallejo) is located approximately 14.36 miles southwest of the Project Site and monitors ambient concentrations of $PM_{2.5}$. Ambient emission concentrations will vary due to localized variations in emission sources and climate and should be considered "generally" representative of ambient concentrations in the Project Area.

Table 2-3 summarizes the published data concerning O_3, $PM_{2.5}$ and PM_{10} since 2021 for each year that the monitoring data is provided.

Table 2-3. Summary of Ambient Air Quality Data in Project Area

Pollutant Scenario	2021	2022	2023
O_3 – Fairfield-Chadbourne Road			
Max 1-hour concentration (ppm) (state/federal)	0.093 / 0.093	0.081 / 0.081	0.079 / 0.079
Max 8-hour concentration (ppm) (state/federal)	0.079 / 0.078	0.064 / 0.063	0.065 / 0.065
Number of days above 1-hour standard (state/federal)	0 / 0	0 / 0	0 / 0
Number of days above 8-hour standard (state/federal)	2 / 2	0 / 0	0 / 0
PM_{10} – Vacaville-Merchant Street			
Max 24-hour concentration (µg/m^3) (state/federal)	49.6 / 50	35.4 / 33.4	38.1 / 37.6
Annual Average (federal)	14.6	11.9	12.5
Number of days above 24-hour standard (state/federal)	* / 0	0 / 0	* / 0
$PM_{2.5}$ – Vallejo-Tuolumne Street			
Max 24-hour concentration (µg/m^3) (state/federal)	32 / 32	31 / 31	37 / 36.1
Number of days above federal 24-hour standard	0	0	1.1

Source: CARB 2024

Note: * = Insufficient data available

µg/m^3 = micrograms per cubic meter; ppm = parts per million

The USEPA designates air basins or portions of air basins and counties as being in "attainment" or "nonattainment" for each of the criteria pollutants. Areas that do not meet the standards are classified as nonattainment areas. The NAAQS for O_3, PM_{10}, and $PM_{2.5}$ are based on statistical calculations over one- to three-year periods, depending on the pollutant. The attainment status for the Solano County portion of the SFBAAB, which encompasses the Project Site, is included in Table 2-4.

Table 2-4. Attainment Status of Criteria Pollutants in the Solano County Portion of the SFBAAB	
Pollutant	**Federal Designation**
1-Hour O_3	Other Nonattainment
8-Hour O_3	Marginal Nonattainment
PM_{10}	Unclassified
$PM_{2.5}$	Unclassified/Attainment
CO	Unclassified/Attainment
Lead	Unclassified/Attainment
NO_2	Unclassified/Attainment
SO_2	Unclassified/Attainment

Source: CARB 2022; USEPA 2024

The determination of whether an area meets the federal standards is based on air quality monitoring data. As shown above, sometimes areas are unclassified, which means there is insufficient monitoring data for determining attainment or nonattainment. Unclassified areas are typically treated as being in attainment. Because the attainment/nonattainment designation is pollutant-specific, an area may be classified as nonattainment for one pollutant and attainment for another. Maintenance areas are areas that have previously been in nonattainment but now meet the air quality standards. The Solano County region is federally designated as marginal nonattainment for O_3 and is designated as unclassified/attainment for all other all federal standards of criteria pollutants (CARB 2022; USEPA 2024).

2.1.5 Sensitive Receptors

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The Project Site is located in a highly developed area. The nearest existing sensitive land use to the Project Site are residences located to the north, west, and south as well as Crystal Middle School located to the east.

2.2 Regulatory Framework

2.2.1 Federal

2.2.1.1 Clean Air Act

The CAA of 1970 and the CAA Amendments of 1971 required the USEPA to establish the NAAQS, with states retaining the option to adopt more stringent standards or to include other specific pollutants.

These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect public health and welfare. They are designed to protect those "sensitive receptors" most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

The USEPA has classified air basins (or portions thereof) as being in attainment, nonattainment, or unclassified for each criteria air pollutant, based on whether or not the NAAQS have been achieved. If an area is designated unclassified, it is because inadequate air quality data were available as a basis for a nonattainment or attainment designation. Table 2-4 lists the federal attainment statuses of the Solano County portion of the SFBAAB for the criteria pollutants.

2.2.2 State

2.2.2.1 State Implementation Plans

The federal CAA (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP is a living document that is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments dictate that states containing areas violating the NAAQS revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The USEPA has the responsibility to review all SIPs to determine if they conform to the requirements of the CAA.

State law makes CARB the lead agency for all purposes related to the SIP. Local air districts and other agencies prepare SIP elements and submit them to CARB for review and approval. CARB then forwards SIP revisions to the USEPA for approval and publication in the Federal Register. The SFBAAB currently has four air quality plans in place, discussed below, which collectively constitute the SFBAAB SIP elements.

- **2001 Ozone Attainment Plan**. The 2001 Ozone Attainment Plan was developed for compliance with the NAAQS for the 1-hour O_3 standard. In June 2005, the USEPA revoked the standard for 1-hour O_3; however, the state standard for 1-hour O_3 remains. Therefore, BAAQMD continues to implement the strategies outlined in the 2001 Ozone Attainment Plan.

- **2005 Bay Area Ozone Strategy**. The 2005 Bay Area Ozone Strategy served as an update to the 2001 Ozone Attainment Plan and expanded on strategies to achieve compliance with the state 1-hour O_3 standard.
- **2010 Clean Air Plan**. The 2010 Clean Air Plan addresses various pollutants including O_3, PM, and air toxics, as well as GHG emissions within the SFBAAB. It serves to update the Bay Area 2005 Ozone Strategy in accordance with the requirements of the CCAA to implement all feasible measures, to reduce O_3, and to consider the impacts of O_3 control measures on particulate matter, air toxics, and greenhouse gas emissions in a single, integrated plan and review progress in improving air quality in recent years.
- **2017 Clean Air Plan**. In April 2017, BAAQMD adopted the 2017 Clean Air Plan, whose primary goals are to protect public health and to protect the climate. The 2017 Clean Air Plan updates the Bay Area 2010 Clean Air Plan and complies with state air quality planning requirements, as codified in the California Health and Safety Code (although the 2017 plan was delayed beyond the three-year update requirement of the code). State law requires the Clean Air Plan to include all feasible measures to reduce emissions of O_3 precursors and to reduce the transport of O_3 precursors to neighboring air basins. The 2017 Clean Air Plan contains 85 measures to address reduction of several pollutants: O_3 precursors, PM, air toxics, and GHGs. Other measures focus on a single type of pollutant: super GHGs such as methane and black carbon that consists of harmful fine particles that affect public health. These control strategies are grouped into the following categories:
    a. Stationary Source Measures
    b. Transportation Control Measures
    c. Energy Control Measures
    d. Building Control Measures
    e. Agricultural Control Measures
    f. Natural and Working Lands Control Measures
    g. Waste Management Control Measures
    h. Water Control Measures
    i. Super GHG Control Measures

2.2.3 Local

2.2.3.1 Bay Area Air Quality Management District

The BAAQMD is the local agency designated by law to adopt and enforce regulations to achieve and maintain ambient air quality standards. The BAAQMD responsibilities include preparing plans for the attainment of ambient air quality standards, adopting and enforcing air pollution rules, issuing permits for

and inspecting stationary air pollution sources, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, and implementing state and federal programs and regulations.

2.2.4 Threshold of Significance

2.2.4.1 U.S. Environmental Protection Agency General Conformity

The impact analysis provided below is based on thresholds set by the USEPA Conformity Determination Analysis. The General Conformity process begins with an "applicability analysis," whereby it must be determined how and to what degree the Conformity Rules apply. According to USEPA's General Conformity Guidance: Questions and Answers (1994), before any approval is given for a Federal Action to go forward, the federal agency must apply the applicability requirements found at 40 CFR § 93.153 to the Federal Action and/or determine on a pollutant-by-pollutant basis, whether a determination of General Conformity is required. During the applicability analysis, the federal agency determines the following:

- Whether the action will occur in a nonattainment or maintenance area;
- Whether one or more of the specific exemptions apply to the action;
- Whether the federal agency has included the action on its list of presumed-to-conform actions;
- Whether the total direct and indirect emissions are below or above the de minimis levels; and/or
- Where a facility has an emissions budget approved by the State or Tribe as part of the SIP or Tribal Implementation Plan, the federal agency determines that the emissions from the proposed action are within the budget.

The General Conformity Rule allows for exemptions for emissions that are not reasonably foreseeable, will not result in an increase in emissions, are below de minimis limits, are the result of emergency actions, are included in stationary source air permits, are for routine maintenance and repair of existing structures, or are included in a transportation conformity determination undertaken by the Federal Highway Administration or Federal Transit Administration (40 CFR 93.153(c)).

A conformity determination would be required if the annual emissions of non-attainment pollutants generated by the Proposed Project were to exceed the General Conformity de minimis thresholds. The de minimis limits represent a level of emissions that the USEPA has determined will have only de minimis impacts to the air quality of an area and are thus exempted from the General Conformity Rule. If the overall predicted increase in emissions of a criteria pollutant due to a federal action in a nonattainment area exceeds the de minimis limits as shown in Table 2-5, the lead federal agency is required to make a conformity determination.

Table 2-5. Federal General Conformity *De Minimis* Emissions Levels		
Air Pollutant	**Area Type**	**Tons Per Year**
Ozone (VOC or NO_x)	Serious nonattainment	50
	Severe nonattainment	25
	Extreme nonattainment	10
	Other areas outside of ozone transport region	100
Ozone (NO_x)	Marginal and moderate nonattainment inside an ozone transport region	100
	Maintenance	100
Ozone (VOC)	Marginal and moderate nonattainment inside an ozone transport region	50
	Maintenance within an ozone transport region	50
	Maintenance outside an ozone transport region	100
CO, SO_2 and NO_2	All nonattainment and maintenance	100
PM_{10}	Serious nonattainment	70
	Moderate nonattainment and maintenance	100
$PM_{2.5}$	All nonattainment and maintenance	100
Lead	All nonattainment and maintenance	25

Source: USEPA 2023

2.2.4.2 Bay Area Air Quality Management District

To assist local jurisdictions in the evaluation of air quality impacts, the BAAQMD has published a guidance document for the preparation of the air quality portions of environmental documents that include thresholds of significance to be used in evaluating land use proposals. Thresholds of significance are based on a source's projected impacts and are a basis from which to apply mitigation measures.

The BAAQMD's established thresholds of significance for land use development projects are shown in Table 2-6.

Table 2-6. Bay Area Air Quality Management District Thresholds of Significance

Pollutant	Construction Related	Operational	
	Average Daily Emissions (pounds per day)	Average Daily Emissions (pounds per day)	Maximum Annual Emissions (tons per year)
Ozone (VOC)	54	54	10
Ozone (NO_x)	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	82	54	10
$PM_{10}/PM_{2.5}$ (fugitive dust)	Best Management Practices	None	None
Local CO	None	9.0 ppm (8-hour average), 20.0 ppm (1-hour average)	

Source: BAAQMD 2023

In addition to the USEPA General Conformity de minimis thresholds, Project emissions are compared to the BAAQMD annual significance thresholds for comparison purposes.

2.2.5 Methodology

The air quality impacts were assessed in accordance with the thresholds set by the USEPA Conformity Determination Analysis. General Conformity ensures that the actions taken by federal agencies do not interfere with a state's plans to attain and maintain national standards for air quality. Established under the CAA (section 176(c)(4)), the General Conformity rule plays an important role in helping states improve air quality in those areas that do not meet the NAAQS. Under the General Conformity rule, federal agencies must work with state and local governments in a nonattainment or maintenance area to ensure that federal actions conform to the air quality plans established in the applicable state or tribal implementation plan. The overall purpose of the General Conformity rule is to ensure that:

- federal activities do not cause or contribute to new violations of NAAQS;
- actions do not worsen existing violations of the NAAQS; and
- attainment of the NAAQS is not delayed.

The SFAAB portion of Solano County, where the Project Area is located, is designated unclassified, or in attainment, for all federal standards of criteria pollutants with the exception of O_3, which the region is classified as marginal nonattainment (CARB 2022; USEPA 2024).

Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2022.1. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. CalEEMod provides the ability to analyze a

project based on both California and Federal air quality standards. Project construction generated air pollutant emissions were calculated using CalEEMod model defaults for Solano County. Operational generated air pollutant emissions calculations employed information provided by the Project Site Plan, such as the number of residential units and parking spaces.

2.2.6 Impact Analysis

2.2.6.1 Project Construction-Generated Criteria Air Quality Emissions

Emissions associated with the Proposed Project's construction would be temporary and short-term but have the potential to represent a significant air quality impact. The basic sources of short-term emissions that would be generated through the construction of the Proposed Project would be operation of the construction vehicles and equipment (i.e. cranes and forklifts) and the creation of fugitive dust during vegetation clearing. Possible implementation activities such as clearing operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive PM emissions that affect local air quality at various times during the Project's activities. Effects would be variable depending on the weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts. The dry climate of the area during the summer months creates a high potential for dust generation.

Construction-generated emissions associated with the Proposed Project were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See Attachment A for more information regarding the construction assumptions, including construction equipment and duration, used in this analysis.

Predicted maximum daily construction-generated emissions for the Proposed Project are summarized in Table 2-7. Construction-generated emissions are short-term and of temporary duration but would be considered a significant air quality impact if the volume of pollutants generated exceed the Conformity Determination thresholds.

Table 2-7. Construction-Related Criteria Air Pollutant Emissions

Scenario	Pollutant (tons per year)					
	VOC	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Construction Calendar Year 1	0.80	2.11	2.82	0.00	0.29	0.15
Construction Calendar Year 2	0.19	0.41	0.62	0.00	0.04	0.02
Solano County USEPA Conformity Determination Thresholds (40 CFR 93.153)	*100*	*100*	*100*	*100*	*100*	*100*
Exceed *USEPA Conformity Determination* Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Scenario	**Pollutant (pounds per day - maximum)**					
	VOC	**NO_x**	**PM_{10} (exhaust)**	**$PM_{2.5}$ (exhaust)**	**PM_{10} (fugitive dust)**	**$PM_{2.5}$ (fugitive dust)**
Construction	8.26	31.7	1.37	1.26	19.8	10.1
BAAQMD Significance Thresholds	54	54	82	54	Best Management Practices	Best Management Practices
Exceed BAAQMD Significance Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs.

Notes: Daily emissions taken from the season, summer or winter, with the highest outputs. Construction emissions account for the demolition of the existing 51 units on the Project Site that have been or will soon be deemed uninhabitable.

According to Table 2-7, emissions generated during Project's construction would not exceed the USEPA Conformity Determination thresholds for Solano County or the BAAQMD significance thresholds.

2.2.6.2 Project Operations Criteria Air Quality Emissions

Implementation of the Project would result in long-term operational emissions of criteria air pollutants such as PM_{10}, $PM_{2.5}$, CO, and SO_2 as well as O_3 precursors such as VOC and NO_X. Table 2-8 summarizes operational emissions from the Proposed Project. As previously stated, operational related emissions associated with the Proposed Project were calculated using the CalEEMod computer program. Operational air pollution impacts were based on model defaults and information from the Project Site Plans.

Table 2-8. Operational-Related Criteria Air Pollutant Emissions

Pollutant Sector	Pollutant (tons per year)					
	VOC	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile	0.35	0.29	2.24	0.01	0.47	0.12
Area	0.48	0.00	0.49	0.00	0.00	0.00
Energy	0.00	0.06	0.03	0.00	0.00	0.00
Total	**0.83**	**0.36**	**2.75**	**0.01**	**0.47**	**0.13**
Solano County USEPA Conformity Determination Thresholds (40 CFR 93.153)	*100*	*100*	*100*	*100*	*100*	*100*
BAAQMD Significance Thresholds	*10*	*10*	*None*	*None*	*15*	*10*
Exceed Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**
Pollutant Sector	**Pollutant (pounds per day)**					
	VOC	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile	2.13	1.82	13.8	0.03	2.78	0.72
Area	2.88	0.00	5.44	0.00	0.00	0.00
Energy	0.02	0.33	0.14	0.00	0.03	0.03
Total	**5.03**	**2.15**	**19.3**	**0.03**	**2.81**	**0.75**
BAAQMD Significance Thresholds	*54*	*54*	*-*	*-*	*82*	*54*
Exceed BAAQMD Significance Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs.

Notes: Daily emissions taken from the season, summer or winter, with the highest outputs. Operational emissions account for default daily trips determined by CalEEMod defaults.

As indicated in Table 2-8, operational emissions would not exceed the USEPA Conformity Determination thresholds for Solano County or the BAAQMD significance thresholds.

2.2.6.3 Project Consistency with Air Quality Planning

As part of its enforcement responsibilities, the USEPA requires each state with nonattainment areas to prepare and submit a SIP that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based

programs. Similarly, under state law, the CCAA requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the federal and state ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The region's SIP is constituted of the BAAQMD air quality plans: 2001 Ozone Attainment Plan, 2005 Bay Area Ozone Strategy, 2010 Clean Air Plan, and 2017 Clean Air Plan. The most recently adopted air quality plan is the BAAQMD's 2017 Clean Air Plan, the primary goals of which are to protect public health and the climate. These air quality attainment plans are a compilation of new and previously submitted plans, programs (such as monitoring, modeling, permitting, etc.), district rules, state regulations, and federal controls describing how the state will attain ambient air quality standards. These SIP plans contain air pollutant reduction strategies and demonstrate that the applicable ambient air quality standards can be achieved within the time frames required under federal law. These SIP plans and associated control measures are based on information derived from projected growth in the SFBAAB that is used to project future emissions and then determine strategies and regulatory controls for the reduction of emissions. Growth projections are based on the general plans developed by the counties and the incorporated cities in the SFBAAB.

A project conforms with the BAAQMD air quality plans if it 1) complies with all applicable rules and regulations and 2) is consistent with the growth forecasts in the applicable general plan, in this instance the City of Suisun City 2035 General Plan. Projects generating air pollutants below the BAAQMD significance thresholds would comply with applicable rules and regulations. Conformity with growth forecasts can be established by demonstrating that the Project is consistent with the land use plan (i.e., City of Suisun City 2035 General Plan) that was used to generate the growth forecast. A project is nonconforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan by exceeding air district thresholds of significance or proposing a development substantially denser than that assumed in the general plan.

As previously described, the Project is proposing the construction of 96 residential units with shared community spaces for various purposes and 121 parking spaces. According to the City of Suisun City General Plan's Downtown Waterfront Specific Plan Map, the Project Site is designated as Residential High-Density (2015). Since the Project is a redevelopment of an existing multi-family residential land use consistent with the allowable uses identified by the General Plan Residential High-Density land use designation, the land use designation remains Residential High-Density. As such, the Project would be consistent with the City of Suisun City General Plan and thereby consistent with the SFBAAB portion of the SIP. Additionally, as indicated in Table 2-7 and Table 2-8, construction and operational related emissions would not exceed the USEPA Conformity Determination or BAAQMD thresholds. Furthermore, the Project is located within the direct vicinity of numerous transit services including bus stops and the Suisun/Fairfield Amtrak stop making alternative transportation methods easily accessible for residents on the Project Site. Since the surrounding community is heavily residential, this results in decreased air quality emissions, a primary goal of regional air quality planning efforts. The Project would not conflict with or obstruct implementation of the applicable air quality plan.

2.2.6.4 Hazardous Air Pollutant Exposure

Operation of the Proposed Project would not result in the development of any substantial sources of air toxics. There are no stationary sources associated with the operations of the Project; nor would the Project attract mobile sources that spend long periods queuing and idling at the site. Onsite Project emissions would not result in significant concentrations of pollutants at nearby sensitive receptors. The maximum operations-related emissions of exhaust PM_{10}, considered a surrogate for DPM, would be 2.75 pounds in a single day. Therefore, the Project would not be a substantial source of TACs. The Project will not result in a high carcinogenic or non-carcinogenic risk during operation.

This report also evaluates the potential health risks associated with the placement of residences at the Project Site. Specifically, the potential exposure of future residents at the Project Site to the DPM and VOC generated by the vehicular traffic traversing on Highway 12 and other neighboring roadways as well as from two permitted stationary sources located in close proximity to the Project Site. The BAAQMD provides a recommended methodology for assessing local risks and hazards. Specifically, the following TAC source types must be included:

1. Permitted Sources
2. Highways
3. Major Roadways

Permitted sources include any stationary source of TAC emissions which requires a permit to operate from the BAAQMD. Highways are identified by definition, and major roadways include any roadway with at least 10,000 average annual daily traffic. Consistent with BAAQMD recommendations, all such sources within 1,000 feet of the Proposed Project boundary are included in this analysis. The BAAQMD thresholds for identifying significant cumulative risk from local sources on a potential project are listed in Table 2-9.

Table 2-9. BAAQMD Cumulative Health Risk Thresholds

Description	Guidance
Receptor Thresholds Risks and Hazards (Individual Project)	Compliance with Qualified Community Risk Reduction Plan OR Increased cancer risk of >10.0 in a million Increased non-cancer risk of > 1.0 hazard index (chronic or acute) Ambient $PM_{2.5}$ increase: >0.3 µg/m^3 annual average
Risks and Hazards (Cumulative Threshold)	Compliance with Qualified Community Risk Reduction Plan OR Increased cancer risk of > 100 in a million Increased non-cancer risk of > 10.0 hazard index (chronic, from all local sources) Ambient $PM_{2.5}$ increase: > 0.8 µg/m^3 annual average (from all local sources)
Accidental Release of Acutely Hazardous Air Pollutants	Storage or use of acutely hazardous materials locating near receptors or new receptors locating near stored or used hazardous materials considered significant
Odors	Five confirmed complaints per year averaged over three years

Source: BAAQMD 2023

The BAAQMD's Stationary Source Screening Map was utilized to provide risk and hazard information on any permitted stationary source within 1,000 feet of the Project. Screening level risks and hazards are intentionally conservative and based on worst-case assumptions (BAAQMD 2024). The BAAQMD identified two sources within 1,000 feet of the Project Site which are both generators that belong to the Fairfield-Suisun Sewer District and the City of Suisun City. Details on these sources are presented in Table 2-10.

Table 2-10. Stationary Sources within 1,000 Feet of the Project

Source Name	Source Type	Emissions Data Source	Activity Data Source
Fairfield-Suisun Sewer District Generator	Permitted Stationary	BAAQMD	BAAQMD
City of Suisun City Generator for Fire Protection	Permitted Stationary	BAAQMD	BAAQMD

The BAAQMD's Mobile Source Screening Map was utilized to assess the cancer risk and hazards at the Project Site caused by nearby roadways (freeways and surface streets), railways, and railyards. The Project Site is located near State Route 12 and a light rail commuter line. This screening map is intended to assist project sponsors in conducting cumulative cancer risk and hazard analyses. Developed by the BAAQMD in 2022 (for roadway sources) and 2024 (for rail sources), the map includes data on estimated cancer risk, annual fine particulate matter concentrations, and chronic hazards associated with these sources of air pollution in the Bay Area (BAAQMD 2024).

Cumulative health risk is calculated for the Project Area using the various data layers for cancer risk and chronic hazard in the BAAQMD's Mobile Source Screening Map for the mobile sources on nearby roadways and railways and the information reported for the permitted generators in the area from the Stationary Source Screening Map. The BAAQMD's distance multiplier tool was applied to the cancer risk and chronic hazard value from the stationary source emissions to account for the distance of the Project Site to the permitted sources.

The cumulative cancer risk and hazard value are below BAAQMD thresholds as shown in Table 2-11.

Table 2-11. Calculated Health Risk at the Project Site

Description	Cancer Risk	Chronic Hazard
Calculated Health on the Project Site	12.9	0.0
BAAQMD Cumulative Health Risk Threshold	*100*	*10*
Exceeds Significance Threshold?	**No**	**No**

As shown, the calculated health risks at the Project Site are all below the BAAQMD health risk thresholds.

Furthermore, as previously described, in 2005 CARB published an informational guide entitled *Air Quality and Land Use Handbook: A Community Health Perspective*. The purpose of this guide is to provide information to aid local jurisdictions in addressing issues and concerns related to the placement of sensitive land uses near major sources of air pollution. The handbook includes recommended separation distances for various land uses, summarized in Table 2-2 above. Of pertinence to this study, the CARB guidelines indicate that siting new sensitive land uses within 500 feet of a freeway, such as State Route 12, should be avoided when possible. This 500-foot buffer was developed to protect sensitive receptors from exposure to diesel PM and was based on traffic-related studies that showed a 70 percent drop in PM concentrations at a distance of 500 feet from the roadway. Presumably, acute and chronic risks as well as lifetime cancer risk due to diesel PM exposure are lowered proportionately. The Project Site is located 1,360 feet from State Route 12; thus, it is located outside the CARB-recommended buffer area. The CARB guidelines indicate that siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard should be avoided when possible. Although there is no such rail yard characteristic of the CARB guideline in the Project Site vicinity, the applicable rail yard buffer is conservatively applied to the vicinity commuter railway corridor. The Project Site is located 1,670 feet from this commuter railway corridor; thus, it is located outside the CARB-recommended buffer area for major service and maintenance rail yards. Additionally, CARB recommends a buffer for new sensitive land use siting of 300 feet for any dry-cleaning operation and 50 feet for typical gas dispensing facilities. The closest dry-cleaning facility and gas station are located 2,780 feet and 1,860 feet away from the Project Site, respectively. The Project Site is therefore located outside of any applicable CARB buffers meant to protect new sensitive land uses from air pollutants.

3.0 GREEENHOUSE GAS EMISSIONS

3.1 Greenhouse Gas Setting

Certain gases in the earth's atmosphere, classified as GHGs, play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead trapped, resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth. Without the greenhouse effect, the earth would not be able to support life as we know it.

Prominent GHGs contributing to the greenhouse effect are CO_2, methane (CH_4), and N_2O. Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Fluorinated gases include chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride; however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of these GHGs in excess of natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming. More specifically, experts agree that human activities, principally through emissions of greenhouse gases, have unequivocally caused global warming, with global surface temperature reaching 1.1°C above 1850–1900 in 2011–2020. (Intergovernmental Panel on Climate Change [IPCC] 2023).

Table 3-1 describes the primary GHGs attributed to global climate change, including their physical properties, primary sources, and contributions to the greenhouse effect.

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH_4 traps over 25 times more heat per molecule than CO_2, and N_2O absorbs 298 times more heat per molecule than CO_2. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO_2e), which weight each gas by its global warming potential. Expressing GHG emissions in CO_2e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

Climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and HAPs, which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Although the exact lifetime of any particular GHG molecule is dependent on multiple variables and cannot be pinpointed, it is understood that more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, or other forms. Despite the sequestration of CO_2, human-caused climate change is already causing damaging effects, including weather and climate extremes in every region across the globe (IPCC 2023).

Table 3-1. Summary of Greenhouse Gases

Greenhouse Gas	Description
CO_2	Carbon dioxide is a colorless, odorless gas. CO_2 is emitted in a number of ways, both naturally and through human activities. The largest source of CO_2 emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. A number of specialized industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to CO_2 emissions. The atmospheric lifetime of CO_2 is variable because it is so readily exchanged in the atmosphere.[1]
CH_4	Methane is a colorless, odorless gas and is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. Methane is emitted from a variety of both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (intestinal fermentation in livestock and manure management), rice cultivation, biomass burning, and waste management. These activities release significant quantities of CH_4 to the atmosphere. Natural sources of CH4 include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. The atmospheric lifetime of CH_4 is about 12 years.[2]
N_2O	Nitrous oxide is a clear, colorless gas with a slightly sweet odor. Nitrous oxide is produced by both natural and human-related sources. Primary human-related sources of N_2O are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. N_2O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N_2O is approximately 120 years.[3]

Sources: [1]USEPA 2016a; [2]USEPA 2016b; [3]USEPA 2016c

The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; it is sufficient to say the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature or to global, local, or microclimates. As such, GHG impacts to global climate change are inherently cumulative.

3.2 Regulatory Framework

3.2.1 Federal

3.2.1.1 EPA Climate Change Guidance for National Environmental Policy Act Reviews

On February 19, 2021, Secretary of the Interior Deb Haaland issued Secretarial Order (SO) 3399 to prioritize action on climate change throughout the Department and to restore transparency and integrity in the Department's decision-making processes. SO 3399 specifies that when considering the impact of GHG emissions from a proposed action, Bureaus/Offices should use appropriate tools, methodologies, and resources available to quantify GHG emissions and compare GHG quantities across alternatives. SO 3399 acknowledges that identifying the interactions between climate change and the environmental impacts of a proposed action in NEPA documents can help decision makers identify opportunities to reduce GHG emissions, improve environmental outcomes, and contribute to protecting communities from the climate crisis. On January 9, 2023, the Council on Environmental Quality (CEQ) issued the *NEPA Guidance on*

Consideration of Greenhouse Gases and Climate Change. This guidance states that NEPA reviews should quantify proposed actions' GHG emissions, convey the GHG emissions in appropriate context, disclose relevant climate and social impacts, and consider alternatives and mitigation measures to avoid or reduce GHG emissions. CEQ encourages agencies to consider mitigation of GHG emissions to the greatest reasonable extent, and ensure that all measures are consistent with national, science based GHG reduction policies established to avoid the worst impacts of climate change.

3.3 Greenhouse Gas Emissions Impact Assessment

Currently, there are no thresholds of significance established by the USEPA by which to evaluate projects under NEPA. Furthermore, at the federal level, there are no standards or regulations regarding GHG emissions. Notably, the recent guidance issued by the CEQ encourages thorough GHG analyses, quantification of proposed GHG emissions, disclosure of potential impacts, and consideration of any relevant GHG reduction measures. Although there are no specific standards or thresholds to compare the Proposed Project GHG emissions to, it is nevertheless imperative to provide information on the Project's GHG implications and provide careful consideration of the GHG reduction measures to facilitate informed decision-making. As such, this evaluation of the Proposed Project's GHG emissions is provided for disclosure purposes.

3.3.1 Methodology

Emissions were modeled using CalEEMod, version 2022.1. CalEEMod is a statewide land use emissions computer model designed to quantify potential GHG emissions associated with both construction and operations from a variety of land use projects. Project construction generated GHG emissions were primarily calculated using CalEEMod model defaults for Solano County. Operational GHG emissions calculations employed information provided by the Project Site Plan, such as the number of residential units and parking spaces.

3.3.2 Impact Analysis

3.3.2.1 Project-Generated Greenhouse Gas Emissions

Construction-related activities that would generate GHG emissions include worker commute trips, haul trucks carrying supplies and materials to and from the Project Site, and off-road construction equipment (e.g., cranes, excavators). Table 3-2 illustrates the specific GHG emissions that would result from the implementation of the Project. Once construction is complete, the generation of these GHG emissions would cease.

Table 3-2. Project Construction Greenhouse Gas Emissions

Description	CO_2e Emissions (Metric Tons/Year)
Construction – Calendar Year One	505
Construction – Calendar Year Two	108
Total	**613**

Sources: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs
Notes: Construction emissions account for the demolition of the existing 51 units on the Project Site that have been or will soon be deemed uninhabitable.

As shown in Table 3-2, the Project would result in the generation of a total of approximately 613 metric tons of CO_2e over the course of construction. Once construction is complete, the generation of these GHG emissions will cease. Furthermore, GHG emissions generated by the construction equipment sector have been declining in recent years. For instance, construction equipment engine efficiency has continued to improve year after year. The first federal standards (Tier 1) for new off-road diesel engines were adopted in 1994 for engines over 50 horsepower (hp) and were phased in from 1996 to 2000. In 1996, a Statement of Principles pertaining to off-road diesel engines was signed between the USEPA, CARB, and engine makers (including Caterpillar, Cummins, Deere, Detroit Diesel, Deutz, Isuzu, Komatsu, Kubota, Mitsubishi, Navistar, New Holland, Wis-Con, and Yanmar). On August 27, 1998, the USEPA signed the final rule reflecting the provisions of the Statement of Principles. The 1998 regulation introduced Tier 1 standards for equipment under 50 hp and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. As a result, all off-road, diesel-fueled construction equipment manufactured in 2006 or later has been manufactured to Tier 3 standards. Tier 3 engine standards reduce precursor and subset GHG emissions such as nitrogen oxide by as much as 60 percent. On May 11, 2004, the USEPA signed the final rule introducing Tier 4 emission standards, which were phased in over the period of 2008-2015. The Tier 4 standards require that emissions of nitrogen oxide be further reduced by about 90 percent. All off-road, diesel-fueled construction equipment manufactured in 2015 or later will be manufactured to Tier 4 standards. The equipment used in the Project's implementation would likely reflect the improved engine efficiency trends.

As previously described, the Project would result in approximately 613 metric tons of CO_2e over the course of the Project's construction. It is important to acknowledge that GHG emissions have a cumulative impact on global climate change. Presently, climate change has already prompted damaging effects, manifested through extreme weather events and climatic anomalies across the globe, posing considerable risks to vulnerable populations. However, the Proposed Project's contribution to global climate change is minimal, if not negligible. As such, the Project's construction GHG emissions would not exert a significant impact on global climate change.

Long-term operational GHG emissions attributable to the Project are identified in Table 3-3.

Table 3-3. Operational-Related Greenhouse Gas Emissions

Description	CO_2e Emissions (Metric Tons/Year)
Mobile	498
Area	1
Energy	115
Water	7
Waste	22
Refrigerants	0
Total Operational Emissions	**643**

Sources: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs
Notes: Operational emissions account for default daily trips determined by CalEEMod defaults.

As shown in Table 3-3 Project operations would result in the increased generation of 643metric tons of CO_2e per year.

As previously described, there are no thresholds of significance specific to GHG emissions established by the USEPA by which to evaluate projects under NEPA. Furthermore, at the federal level, there are no standards or regulations regarding GHG emissions. The local air quality agency regulating the SFBAAB, including the Project Site, is the BAAQMD, the regional air pollution control officer for the basin. The BAAQMD recently approved the BAAQMD 2022 California Environmental Quality Act Guidelines. These guidelines present a project-level operational threshold of significance for GHG emissions based on adherence to a suite of BAAQMD performance standards for land uses projects directly related to building design, transportation and energy efficiency or compliance with a Qualified GHG Reduction Strategy. BAAQMD has developed the BAAQMD performance standards for land uses projects based on typical residential and commercial land use projects and typical long-term communitywide planning documents such as general plans and similar long-range development plans. According to the BAAQMD, these performance standards may not be appropriate for other types of projects that do not fit into the mold of a typical residential or commercial project or general plan update (BAAQMD 2023). The BAAQMD states that lead agencies should keep this point in mind when evaluating other types of projects (BAAQMD 2023).

The Proposed Project is an affordable, multistory housing development; it is noted that such development generates less GHG emissions than conventional residential neighborhoods, a primary goal of the BAAQMD Guidelines. For instance, the Project Site is located within a half mile of the Suisun-Fairfield Amtrak stop as well as nine bus stops making alternative transportation methods easily accessible for residents on the Project Site. The Proposed Project is relatively compact, consisting of 96 affordable units and 121 parking spaces on approximately 2.5 acres. These Project factors could help minimize urban sprawl and preserve natural areas, reducing the need for extensive road networks and other infrastructure. The Project is considered "infill development" as it proposes to redevelop a built-out property and enhance the physical design of the urban environment. Under Public Resources Code (PRC) section 21061.3, an "infill site" is defined as a site that "has been previously developed for qualified urban uses." In turn, a "qualified urban use" is defined, pursuant to PRC section 21072, as "a residential, commercial, or public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." According to the USEPA,

infill development can reduce development pressure on outlying areas and when it occurs near existing transit infrastructure, employment centers, and other destinations, it can help reduce the amount that people drive, thus improving air quality and reducing GHG emissions (USEPA 2014). Redevelopments such as the Project (namely at brownfield sites) produce 32 to 57 percent less emissions per capita relative to conventional developments according to the USEPA (USEPA no date); this is because the number of daily vehicle trips and daily vehicle miles traveled associated with the redevelopment tend to be lower compared with development on vacant land. For these reasons, the Proposed Project would generate less GHG emissions than conventional residential neighborhoods. As such, the Project's GHG emissions would not exert a significant impact on global climate change.

The Interagency Working Group on Social Cost of Greenhouse Gases (IWG) has developed estimates of the social cost of GHGs (SC-GHG) (IWG 2021). The SC-GHG is the monetary value of the net harm to society associated with adding an amount of that GHG to the atmosphere in a given year. In principle, it includes the value of all climate change impacts, including (but not limited to) changes in net agricultural productivity, human health effects, property damage from increased flood risk natural disasters, disruption of energy systems, risk of conflict, environmental migration, and the value of ecosystem services. Discount rates are used to account for the present value of future costs. Using a low discount rate increases the present value of future costs, whereas using a high discount rate decreases the present value of future costs. Per the recommendation of the IWG, Project GHG emission cost estimates are provided in Table 3-4 for a 2.5 percent discount rate.

Table 3-4. Social Cost of Project Greenhouse Gas Emissions		
GHG Cost per Metric Ton	**Metric Tons**	**Cost**
Construction		
CO_2 / $83	607	$50,381
CH_4 / $2,200	0.025	$55
N_2O / $30,000	0.015	$450
Total Construction Cost		$50,886
Operations		
CO_2 / $83	614	$50,962
CH_4 / $2,200	0.78	$1,716
N_2O / $30,000	0.03	$900
Total Annual Operations Cost		$53,578
Lifetime		
CO_2	19,027	$1,579,241
CH_4	23.4	$51,480
N_2O	0.9	$27,000
Total Project Lifetime Cost		**$1,657,721**

Sources: Social Cost of GHG emissions from IWG 2021
Notes: Construction and operations costs based social cost values for 2025. Lifetime costs include construction emissions and 30 years of 2025 operational emissions.

As shown, the Project would result in a SC-GHG of up to $1,657,721 over its lifetime (considered to be 30 years).

The proposed low-income housing Project aims to redevelop a site currently occupied by condemned and soon-to-be condemned housing units. This redevelopment brings several significant benefits that align with broader environmental, social, and economic goals, while also ensuring that the Project's contribution to climate change remains minimal. First, the Project addresses a critical need for affordable housing in the region. By providing 96 units of low-income housing, the Project helps alleviate housing shortages, reduce homelessness, and support economically disadvantaged families. This contributes to social equity and stability within the community. Next, redeveloping condemned housing into modern, energy-efficient units significantly improves the living conditions for residents. This can lead to better health outcomes, reduced utility costs, and an enhanced quality of life for the occupants. The construction and operation of the new housing complex could stimulate local economic activity, create jobs, and increase property values in the surrounding area. This revitalization of the community can have long-term positive impacts on the local

economy. The Project would transform a blighted area into an operational residential community, contributing to the reduction of urban decay. This redevelopment reduces the likelihood of illegal activities, improves public safety, and fosters a more sustainable urban environment. Modern construction practices and the California Building Codes emphasize energy efficiency and sustainability. The new housing units are likely to incorporate energy-efficient appliances, insulation, and HVAC systems, reducing overall energy consumption and associated GHG emissions compared to the older, condemned structures. Lastly, by focusing on redevelopment within an existing urban area, the Project avoids contributing to urban sprawl, which is associated with higher GHG emissions due to increased transportation needs and loss of green spaces. Compact development is more sustainable and aligns with smart growth principles.

While the Project would result in some GHG emissions during construction and operation, these emissions are not expected to be substantial when considered in the broader context of regional and global climate change. Several factors support this conclusion. Namely, the scale of the Project means that the overall GHG emissions are relatively modest compared to larger developments or industrial projects. The emissions generated are not likely to significantly contribute to global GHG levels. The benefits of providing sustainable, affordable housing outweigh the modest emissions associated with the Project. By addressing social needs in an environmentally responsible manner, the Project contributes to long-term sustainability goals.

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LIST OF ATTACHMENTS

Attachment A – CalEEMod Output File for Air Quality Emissions and Greenhouse Gas Emissions

ATTACHMENT A

CalEEMod Output File for Air Quality and Greenhouse Gas Emissions

Almond Gardens Proposed Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Almond Gardens Proposed
Construction Start Date	3/1/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	5.70
Precipitation (days)	39.2
Location	38.24064931917306, -122.03569848536112
County	Solano-San Francisco
City	Suisun City
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	877
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.26

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	96.0	Dwelling Unit	2.53	94,607	0.00	—	271	—

Parking Lot	121	Space	1.09	0.00	0.00	—	—	—
Other Asphalt Surfaces	3.19	1000sqft	0.07	0.00	0.00	—	—	—
Other Non-Asphalt Surfaces	5.30	1000sqft	0.12	0.00	3,003	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.26	31.7	30.9	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	5,452	5,452	0.22	0.11	4.52	5,473
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.24	31.7	30.8	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	6,455	6,455	0.27	0.50	0.18	6,611
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.36	11.5	15.5	0.02	0.46	1.15	1.61	0.43	0.37	0.80	—	3,020	3,020	0.12	0.08	1.16	3,048
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.80	2.11	2.82	< 0.005	0.08	0.21	0.29	0.08	0.07	0.15	—	500	500	0.02	0.01	0.19	505

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	8.26	31.7	30.9	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	5,452	5,452	0.22	0.11	4.52	5,473
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	8.24	31.7	30.8	0.05	1.37	19.8	21.2	1.26	10.1	11.4	—	6,455	6,455	0.27	0.50	0.18	6,611
2026	8.10	17.6	26.5	0.04	0.67	0.92	1.59	0.61	0.22	0.83	—	4,986	4,986	0.19	0.11	0.11	5,023
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.36	11.5	15.5	0.02	0.46	1.15	1.61	0.43	0.37	0.80	—	3,020	3,020	0.12	0.08	1.16	3,048
2026	1.05	2.27	3.41	0.01	0.09	0.12	0.20	0.08	0.03	0.11	—	645	645	0.02	0.01	0.23	650
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.80	2.11	2.82	< 0.005	0.08	0.21	0.29	0.08	0.07	0.15	—	500	500	0.02	0.01	0.19	505
2026	0.19	0.41	0.62	< 0.005	0.02	0.02	0.04	0.01	0.01	0.02	—	107	107	< 0.005	< 0.005	0.04	108

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.03	1.94	19.3	0.03	0.05	2.75	2.81	0.05	0.70	0.75	44.8	3,985	4,029	4.74	0.17	12.6	4,212
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.43	2.15	13.9	0.03	0.05	2.75	2.80	0.05	0.70	0.75	44.8	3,782	3,826	4.76	0.19	0.99	4,002
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	4.55	1.97	15.1	0.03	0.05	2.55	2.60	0.05	0.65	0.70	44.8	3,663	3,707	4.74	0.17	5.58	3,883
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83	0.36	2.75	0.01	0.01	0.47	0.47	0.01	0.12	0.13	7.42	606	614	0.78	0.03	0.92	643

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.13	1.55	13.8	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,268	3,268	0.15	0.15	12.0	3,328
Area	2.88	0.05	5.44	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	14.6	14.6	< 0.005	< 0.005	—	14.6
Energy	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	690	690	0.08	0.01	—	694
Water	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Waste	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	5.03	1.94	19.3	0.03	0.05	2.75	2.81	0.05	0.70	0.75	44.8	3,985	4,029	4.74	0.17	12.6	4,212
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.01	1.82	13.7	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,079	3,079	0.18	0.17	0.31	3,133
Area	2.40	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Energy	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	690	690	0.08	0.01	—	694
Water	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Waste	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.43	2.15	13.9	0.03	0.05	2.75	2.80	0.05	0.70	0.75	44.8	3,782	3,826	4.76	0.19	0.99	4,002
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	1.89	1.61	12.3	0.03	0.02	2.55	2.57	0.02	0.65	0.67	—	2,953	2,953	0.16	0.15	4.91	3,007
Area	2.64	0.03	2.68	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	7.18	7.18	< 0.005	< 0.005	—	7.21
Energy	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	690	690	0.08	0.01	—	694
Water	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Waste	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	4.55	1.97	15.1	0.03	0.05	2.55	2.60	0.05	0.65	0.70	44.8	3,663	3,707	4.74	0.17	5.58	3,883
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.35	0.29	2.24	0.01	< 0.005	0.47	0.47	< 0.005	0.12	0.12	—	489	489	0.03	0.02	0.81	498
Area	0.48	< 0.005	0.49	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.19	1.19	< 0.005	< 0.005	—	1.19
Energy	< 0.005	0.06	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	114	114	0.01	< 0.005	—	115
Water	—	—	—	—	—	—	—	—	—	—	1.08	2.06	3.14	0.11	< 0.005	—	6.72
Waste	—	—	—	—	—	—	—	—	—	—	6.34	0.00	6.34	0.63	0.00	—	22.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	0.83	0.36	2.75	0.01	0.01	0.47	0.47	0.01	0.12	0.13	7.42	606	614	0.78	0.03	0.92	643

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.40	22.2	19.9	0.03	0.92	—	0.92	0.84	—	0.84	—	3,425	3,425	0.14	0.03	—	3,437

Demoliti	—	—	—	—	—	3.97	3.97	—	0.60	0.60	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.22	1.09	< 0.005	0.05	—	0.05	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	0.22	0.22	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.22	0.20	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	0.04	0.04	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.54	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	124	124	< 0.005	0.01	0.01	126
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.06	3.79	1.27	0.02	0.05	0.76	0.82	0.05	0.21	0.26	—	2,906	2,906	0.13	0.47	0.17	3,049
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.88	6.88	< 0.005	< 0.005	0.01	6.99
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.20	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	159	159	0.01	0.03	0.15	167

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.14	1.14	< 0.005	< 0.005	< 0.005	1.16
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	26.4	26.4	< 0.005	< 0.005	0.03	27.7

3.3. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.05	0.43	0.41	< 0.005	0.02	—	0.02	0.02	—	0.02	—	72.5	72.5	< 0.005	< 0.005	—	72.8
Dust From Material Movement	—	—	—	—	—	0.27	0.27	—	0.14	0.14	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.0	12.0	< 0.005	< 0.005	—	12.1
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.04	0.71	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	157	157	< 0.005	0.01	0.64	159
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.63	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	145	145	< 0.005	0.01	0.02	147
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.01	2.01	< 0.005	< 0.005	< 0.005	2.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.34
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.74	16.3	17.9	0.03	0.72	—	0.72	0.66	—	0.66	—	2,959	2,959	0.12	0.02	—	2,970
Dust From Material Movement	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.36	0.39	< 0.005	0.02	—	0.02	0.01	—	0.01	—	64.9	64.9	< 0.005	< 0.005	—	65.1
Dust From Material Movement	—	—	—	—	—	0.16	0.16	—	0.08	0.08	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.7	10.7	< 0.005	< 0.005	—	10.8
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.04	0.61	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	134	134	< 0.005	0.01	0.55	136
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.75	2.75	< 0.005	< 0.005	0.01	2.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.46	0.46	< 0.005	< 0.005	< 0.005	0.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.57	5.25	6.56	0.01	0.22	—	0.22	0.20	—	0.20	—	1,206	1,206	0.05	0.01	—	1,210
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.96	1.20	< 0.005	0.04	—	0.04	0.04	—	0.04	—	200	200	0.01	< 0.005	—	200
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.27	0.17	2.80	0.00	0.00	0.57	0.57	0.00	0.13	0.13	—	619	619	0.01	0.02	2.54	629
Vendor	0.01	0.36	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	274	274	0.01	0.04	0.74	287
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.26	0.24	2.50	0.00	0.00	0.57	0.57	0.00	0.13	0.13	—	572	572	0.02	0.02	0.07	580
Vendor	0.01	0.38	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	274	274	0.01	0.04	0.02	287
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.11	1.21	0.00	0.00	0.28	0.28	0.00	0.07	0.07	—	291	291	0.01	0.01	0.55	296
Vendor	< 0.005	0.19	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	138	138	< 0.005	0.02	0.16	144
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.22	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	48.2	48.2	< 0.005	< 0.005	0.09	48.9
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22.8	22.8	< 0.005	< 0.005	0.03	23.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.14	1.27	1.67	< 0.005	0.05	—	0.05	0.04	—	0.04	—	310	310	0.01	< 0.005	—	311
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.31	< 0.005	0.01	—	0.01	0.01	—	0.01	—	51.3	51.3	< 0.005	< 0.005	—	51.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.22	2.34	0.00	0.00	0.57	0.57	0.00	0.13	0.13	—	561	561	0.02	0.02	0.06	569
Vendor	0.01	0.36	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	270	270	0.01	0.04	0.02	282
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.29	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	73.3	73.3	< 0.005	< 0.005	0.13	74.4
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	34.8	34.8	< 0.005	0.01	0.04	36.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.1	12.1	< 0.005	< 0.005	0.02	12.3
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.77	5.77	< 0.005	< 0.005	0.01	6.03
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	6.52	8.84	0.01	0.29	—	0.29	0.26	—	0.26	—	1,351	1,351	0.05	0.01	—	1,355
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	6.52	8.84	0.01	0.29	—	0.29	0.26	—	0.26	—	1,351	1,351	0.05	0.01	—	1,355
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.36	3.28	4.45	0.01	0.14	—	0.14	0.13	—	0.13	—	679	679	0.03	0.01	—	682
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.60	0.81	< 0.005	0.03	—	0.03	0.02	—	0.02	—	112	112	< 0.005	< 0.005	—	113
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.05	0.81	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	179	179	< 0.005	0.01	0.74	182
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.72	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	166	166	< 0.005	0.01	0.02	168
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.35	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.3	84.3	< 0.005	< 0.005	0.16	85.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.9	13.9	< 0.005	< 0.005	0.03	14.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.68	6.23	8.81	0.01	0.26	—	0.26	0.24	—	0.24	—	1,350	1,350	0.05	0.01	—	1,355
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.81	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	174	174	0.01	< 0.005	—	175
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.15	0.21	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28.9	28.9	< 0.005	< 0.005	—	29.0
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.68	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	162	162	< 0.005	0.01	0.02	165
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	21.2	21.2	< 0.005	< 0.005	0.04	21.

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.51	3.51	< 0.005	< 0.005	0.01	3.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	5.86	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	5.86	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.06	0.44	0.57	< 0.005	0.01	—	0.01	0.01	—	0.01	—	67.2	67.2	< 0.005	< 0.005	—	67.4
Architectural Coatings	2.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.2
Architectural Coatings	0.54	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.03	0.56	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	124	124	< 0.005	< 0.005	0.51	126
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.50	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	114	114	< 0.005	< 0.005	0.01	116
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.24	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	58.2	58.2	< 0.005	< 0.005	0.11	59.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.64	9.64	< 0.005	< 0.005	0.02	9.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.17. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	5.86	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.11	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	17.2	17.2	< 0.005	< 0.005	—	17.3
Architectural Coatings	0.76	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.85	2.85	< 0.005	< 0.005	—	2.86
Architectural Coatings	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.47	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	112	112	< 0.005	< 0.005	0.01	114
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	14.7	14.7	< 0.005	< 0.005	0.03	14.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.43	2.43	< 0.005	< 0.005	< 0.005	2.47
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	2.13	1.55	13.8	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,268	3,268	0.15	0.15	12.0	3,328
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.13	1.55	13.8	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,268	3,268	0.15	0.15	12.0	3,328
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	2.01	1.82	13.7	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,079	3,079	0.18	0.17	0.31	3,133
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.01	1.82	13.7	0.03	0.02	2.75	2.78	0.02	0.70	0.72	—	3,079	3,079	0.18	0.17	0.31	3,133
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	0.35	0.29	2.24	0.01	< 0.005	0.47	0.47	< 0.005	0.12	0.12	—	489	489	0.03	0.02	0.81	498
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.35	0.29	2.24	0.01	< 0.005	0.47	0.47	< 0.005	0.12	0.12	—	489	489	0.03	0.02	0.81	498

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	242	242	0.04	< 0.005	—	245
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	23.2	23.2	< 0.005	< 0.005	—	23.5
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	266	266	0.04	0.01	—	268

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	242	242	0.04	< 0.005	—	245
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	23.2	23.2	< 0.005	< 0.005	—	23.5
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	266	266	0.04	0.01	—	268
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	40.1	40.1	0.01	< 0.005	—	40.5
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	3.84	3.84	< 0.005	< 0.005	—	3.88
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	44.0	44.0	0.01	< 0.005	—	44.4

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	424	424	0.04	< 0.005	—	426
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	424	424	0.04	< 0.005	—	426
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	424	424	0.04	< 0.005	—	426
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.33	0.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	424	424	0.04	< 0.005	—	426
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	< 0.005	0.06	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	70.3	70.3	0.01	< 0.005	—	70.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	0.06	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	70.3	70.3	0.01	< 0.005	—	70.5

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	2.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.48	0.05	5.44	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.6	14.6	< 0.005	< 0.005	—	14.6
Total	2.88	0.05	5.44	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	14.6	14.6	< 0.005	< 0.005	—	14.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	2.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.40	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00
Consumer Products	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04	< 0.005	0.49	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.19	1.19	< 0.005	< 0.005	—	1.19
Total	0.48	< 0.005	0.49	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	1.19	1.19	< 0.005	< 0.005	—	1.19

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.53	12.3	18.9	0.67	0.02	—	40.5
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.10	0.10	< 0.005	< 0.005	—	0.10
Total	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	6.53	12.3	18.9	0.67	0.02	—	40.5
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.10	0.10	< 0.005	< 0.005	—	0.10
Total	—	—	—	—	—	—	—	—	—	—	6.53	12.4	19.0	0.67	0.02	—	40.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	1.08	2.04	3.12	0.11	< 0.005	—	6.70
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.02	0.02	< 0.005	< 0.005	—	0.02
Total	—	—	—	—	—	—	—	—	—	—	1.08	2.06	3.14	0.11	< 0.005	—	6.72

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	38.3	0.00	38.3	3.83	0.00	—	134
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	—	—	—	—	—	—	—	—	—	—	6.34	0.00	6.34	0.63	0.00	—	22.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	6.34	0.00	6.34	0.63	0.00	—	22.2

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.11	0.11

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	3/1/2025	3/29/2025	5.00	20.0	—
Site Preparation	Site Preparation	3/30/2025	4/6/2025	5.00	5.00	—
Grading	Grading	4/7/2025	4/18/2025	5.00	8.00	—
Building Construction	Building Construction	4/19/2025	3/7/2026	5.00	230	—
Paving	Paving	4/19/2025	3/7/2026	5.00	230	—
Architectural Coating	Architectural Coating	4/19/2025	3/7/2026	5.00	230	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20

Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	6.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	11.7	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40	HHDT,MHDT
Demolition	Hauling	41.3	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	11.7	LDA,LDT1,LDT2

Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	69.1	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	10.3	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	13.8	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	191,579	63,860	0.00	0.00	3,356

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	3,300	—
Site Preparation	—	—	7.50	0.00	—
Grading	—	—	8.00	0.00	—
Paving	0.00	0.00	0.00	0.00	1.28

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Parking Lot	1.09	100%
Other Asphalt Surfaces	0.07	100%
Other Non-Asphalt Surfaces	0.12	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	522	471	393	181,207	3,910	3,529	2,939	1,356,558
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
191579.175	63,860	0.00	0.00	3,356

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	433,710	204	0.0330	0.0040	1,324,079
Parking Lot	41,555	204	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	3,409,042	0.00
Parking Lot	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Other Non-Asphalt Surfaces	0.00	36,721

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	71.1	—
Parking Lot	0.00	—
Other Asphalt Surfaces	0.00	—
Other Non-Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	19.0	annual days of extreme heat
Extreme Precipitation	4.95	annual days with precipitation above 20 mm
Sea Level Rise	0.72	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	1	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	1	1	1	2
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	22.3
AQ-PM	16.1
AQ-DPM	5.03
Drinking Water	58.6
Lead Risk Housing	26.6

Pesticides	22.4
Toxic Releases	62.6
Traffic	38.0
Effect Indicators	—
CleanUp Sites	73.4
Groundwater	90.2
Haz Waste Facilities/Generators	98.5
Impaired Water Bodies	96.3
Solid Waste	97.8
Sensitive Population	—
Asthma	95.5
Cardio-vascular	88.0
Low Birth Weights	32.3
Socioeconomic Factor Indicators	—
Education	54.1
Housing	26.2
Linguistic	14.9
Poverty	41.2
Unemployment	35.0

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	65.35352239
Employed	24.27819838
Median HI	66.68805338
Education	—

Bachelor's or higher	54.3308097
High school enrollment	25.92069806
Preschool enrollment	7.686385218
Transportation	—
Auto Access	41.51161299
Active commuting	39.58680867
Social	—
2-parent households	19.20954703
Voting	51.59758758
Neighborhood	—
Alcohol availability	65.36635442
Park access	59.93840626
Retail density	6.685486975
Supermarket access	37.4566919
Tree canopy	60.69549596
Housing	—
Homeownership	47.45284229
Housing habitability	59.66893366
Low-inc homeowner severe housing cost burden	65.31502631
Low-inc renter severe housing cost burden	51.67457975
Uncrowded housing	44.45014757
Health Outcomes	—
Insured adults	57.24368023
Arthritis	0.0
Asthma ER Admissions	7.7
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0

Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	65.7
Cognitively Disabled	72.6
Physically Disabled	96.1
Heart Attack ER Admissions	17.8
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	61.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	12.3
Children	58.1
Elderly	66.9
English Speaking	78.5
Foreign-born	55.4
Outdoor Workers	47.4
Climate Change Adaptive Capacity	—
Impervious Surface Cover	39.8
Traffic Density	34.4

Traffic Access	46.2
Other Indices	—
Hardship	47.8
Other Decision Support	—
2016 Voting	48.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	67.0
Healthy Places Index Score for Project Location (b)	48.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Building square footage updated to match site plan. Other asphalt surfaces account for the two picnic areas, sidewalks, and the play area. Other non-asphalt surfaces account for the bio retention areas and landscaping for the whole project site.

Operations: Hearths	Site plans of units do not include fireplaces or wood burning stoves.
Construction: Construction Phases	Reasonable to assume that paving and architectural coating overlap with building construction and happen simultaneously.

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Solano County, California



Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

NOT FOR CONSULTATION

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Salt Marsh Harvest Mouse Reithrodontomys raviventris Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/613	Endangered

Birds

NAME	STATUS
California Least Tern Sternula antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
California Ridgway''s Rail Rallus obsoletus obsoletus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4240	Endangered

Reptiles

NAME	STATUS
Northwestern Pond Turtle Actinemys marmorata Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

NOT FOR CONSULTATION

California Tiger Salamander Ambystoma californiense — Threatened

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/2076

Western Spadefoot Spea hammondii — Proposed Threatened

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5425

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Crustaceans

NAME	STATUS

Conservancy Fairy Shrimp Branchinecta conservatio — Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/8246

Vernal Pool Fairy Shrimp Branchinecta lynchi — Threatened

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/498

Flowering Plants

NAME	STATUS

Contra Costa Goldfields Lasthenia conjugens — Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/7058

NOT FOR CONSULTATION

Santa Cruz Tarplant Holocarpha macradenia — Threatened
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/6832

Soft Bird's-beak Cordylanthus mollis ssp. mollis — Endangered
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/8541

Suisun Thistle Cirsium hydrophilum var. hydrophilum — Endangered
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/2369

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

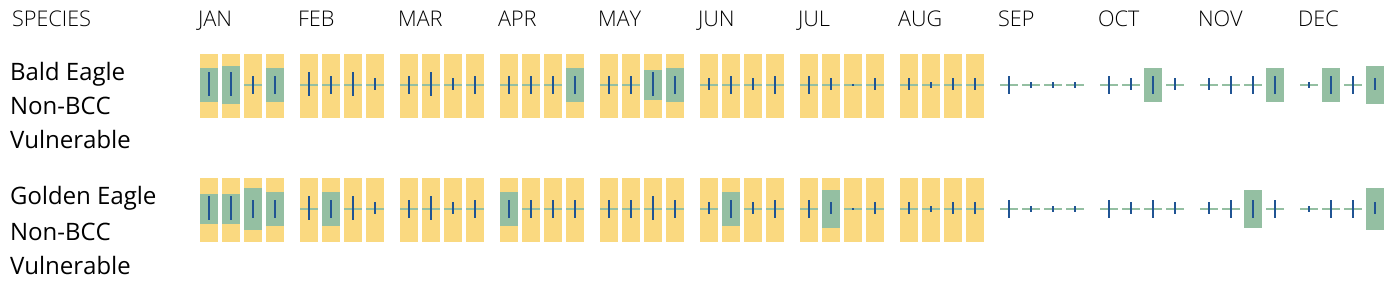
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION

▪ probability of presence ▪ breeding season | survey effort – no data



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

NOT FOR CONSULTATION

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15

NOT FOR CONSULTATION

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Belding's Savannah Sparrow Passerculus sandwichensis beldingi — Breeds Apr 1 to Aug 15
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8

Bullock's Oriole Icterus bullockii — Breeds Mar 21 to Jul 25
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

California Gull Larus californicus — Breeds Mar 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

NOT FOR CONSULTATION

Northern Harrier Circus hudsonius — Breeds Apr 1 to Sep 15
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8350

Nuttall's Woodpecker Dryobates nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Santa Barbara Song Sparrow Melospiza melodia graminea — Breeds Mar 1 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/5513

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

NOT FOR CONSULTATION

Western Gull Larus occidentalis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 21 to Aug 25
Western Screech-owl Megascops kennicottii cardonensis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Jun 30
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Wrentit Chamaea fasciata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10
Yellow-billed Magpie Pica nuttalli This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9726	Breeds Apr 1 to Jul 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted

Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

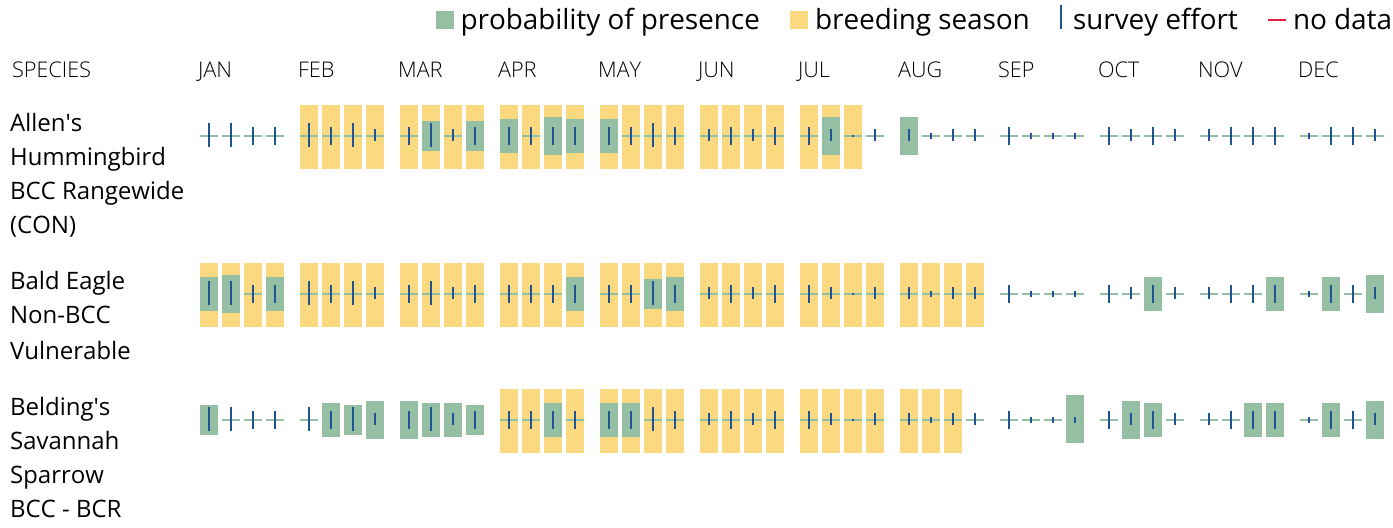
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

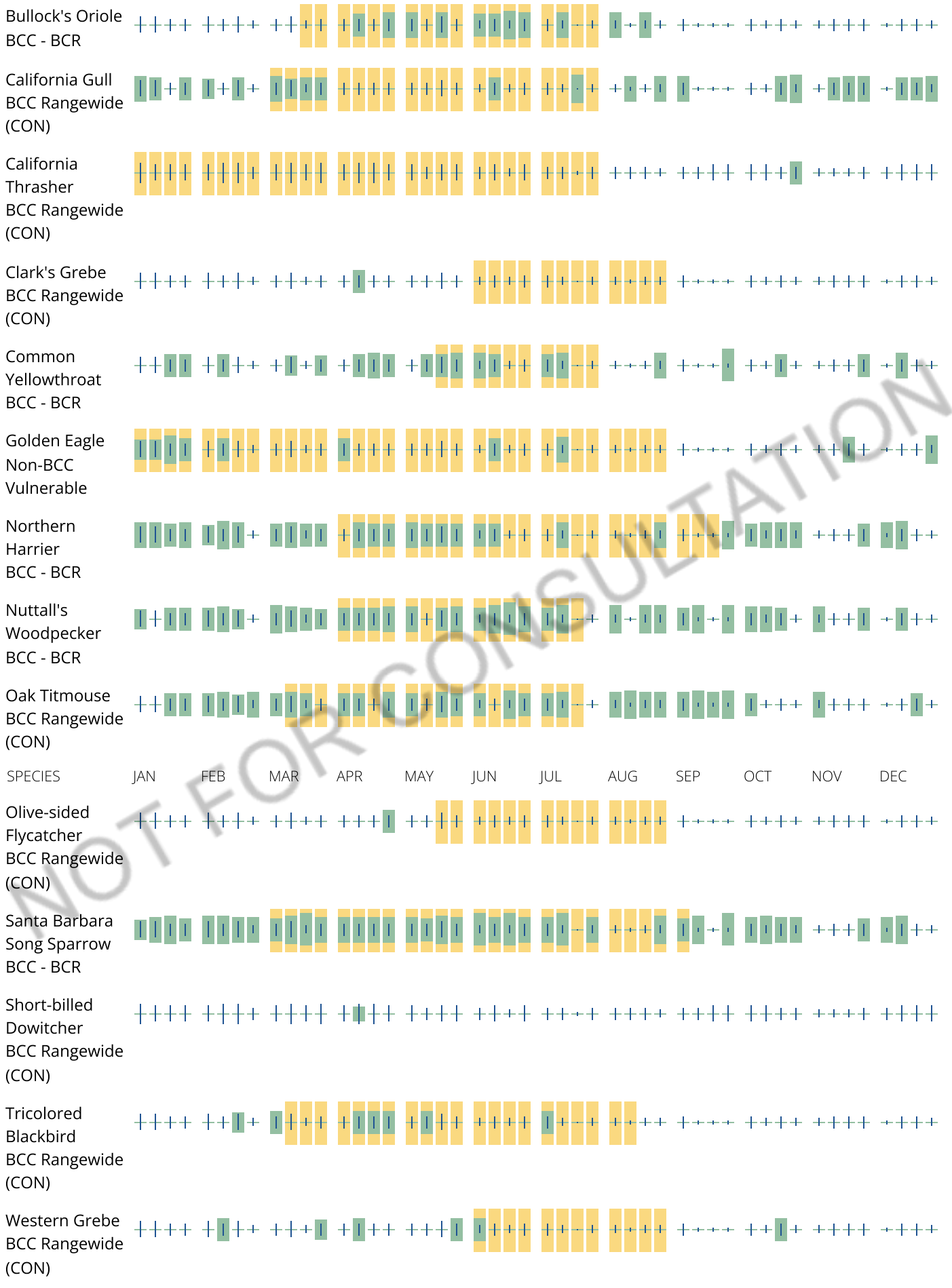
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

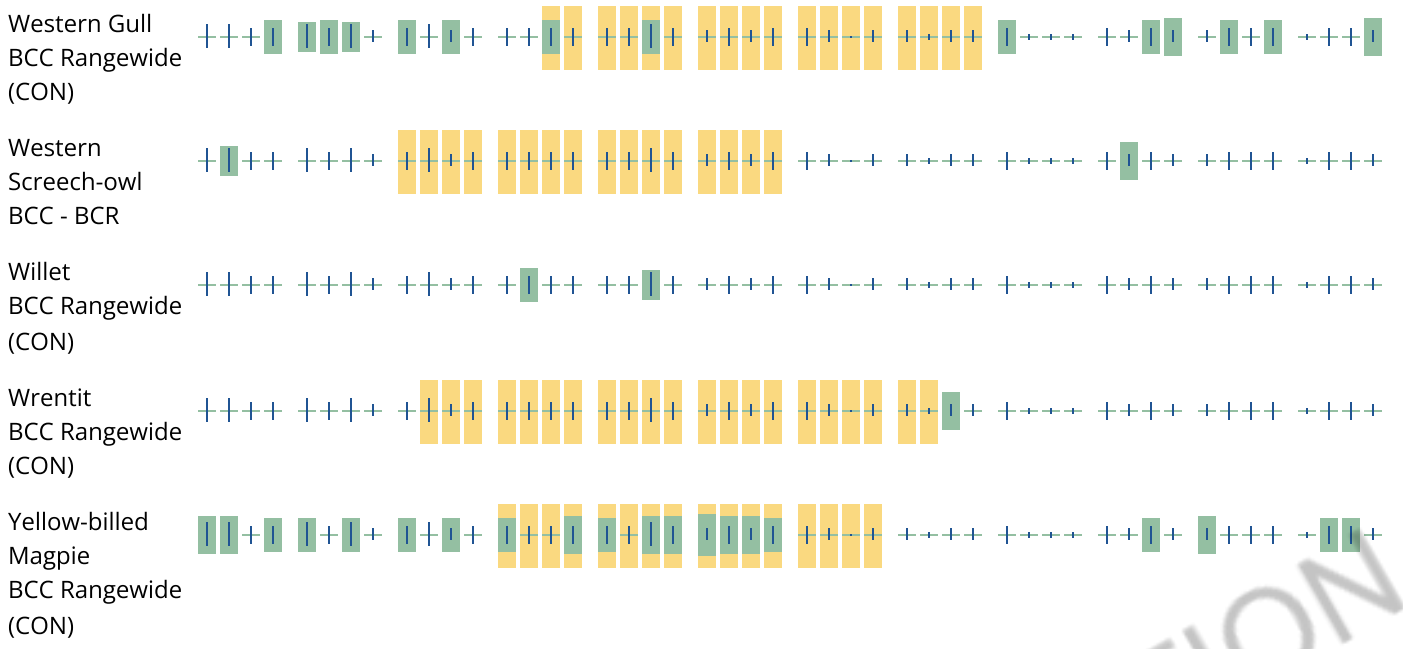
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

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The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

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If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies.

Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Architectural History Evaluation for the Almond Gardens Apartments at 707-815 Almond Street Project

Solano County, California

Prepared For:

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Kingdom Development
6451 Box Springs Boulevard
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Prepared By:

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August 2024

MANAGEMENT SUMMARY

Rusty Leach of Kingdom Development retained ECORP Consulting, Inc. (ECORP) in 2024 to conduct an architectural history evaluation of Almond Gardens Apartments at 707-815 Almond Street, Suisun City, Solano County, California. For the purposes of this report, the property boundaries of the 3.72-acre Almond Gardens Apartments (Assessor Parcel Number 0032-101-420 and 0032-102-160) will serve as the Project Area. Within the Project Area exists the Almond Gardens Apartments complex. The Almond Gardens Apartments complex was constructed circa 1967, which means the buildings exceed the age threshold (older than 50 years) to be considered cultural resources. ECORP was tasked with evaluating the buildings for historical significance. Consequently, this study was conducted in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act and its implementing regulations in 36 Code of Federal Regulations 800, for the evaluation of a historic-age building. The evaluation was prepared pursuant to Suisun City requirements under the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act.

The architectural history evaluation included a records search of the property with the Northwest Information Center; a visit to the property to document the current condition of the buildings; focused archival and historical research; and an evaluation of the buildings using California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP). Suisun City does not currently have its own official register of historic properties.

ECORP evaluated Almond Gardens Apartments at 707-815 Almond Street and found that this resource, composed of all the buildings, does not meet any of the criteria for listing in the National Register of Historic Places and California Register of Historical Resources, either individually or as part of an existing historic district. Following the archival research, a 2024 field survey, and evaluations of the property, ECORP determined that the buildings are not eligible for the NRHP or CRHR. Therefore, there are no Historic Property's for the purposes of Section 106 of the National Historic Preservation Act or Historical Resources for the purposes of CEQA. Recommendations for the management of unanticipated discoveries are provided.

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LIST OF ACRONYMS AND ABBREVIATIONS

Term	Definition
ACHP	Advisory Council on Historic Preservation
AMI	Area Median Income
APE	Area of Potential Effect
APN	Assessor's Parcel Number
BERD	Built Environment Resource Directory
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DPR	California Department of Parks and Recreation
ECORP	ECORP Consulting, Inc.
NHPA	National Historic Preservation Act

LIST OF ACRONYMS AND ABBREVIATIONS

Term	Definition
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
OHP	California Office of Historic Preservation
PRC	Public Resources Code
Project	Almond Gardens Apartments at 707-815 Almond Street Project
FEAPW	Federal Emergency Administration of Public Works
SHPO	State Historic Preservation Officer

1.0 INTRODUCTION

Rusty Leach of Kingdom Development retained ECORP Consulting, Inc. (ECORP) in 2024 to conduct an architectural history evaluation of the property at Almond Gardens Apartments at 707-815 Almond Street, Suisun City, Solano County, California. The historic-age Almond Gardens Apartments property was constructed circa 1967, and the property is now owned by the Suisun City Housing Authority. Consequently, this study was conducted in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations in 36 Code of Federal Regulations (CFR) 800, for the evaluation of a historic-age buildings. The evaluation was prepared pursuant to Suisun City requirements under CEQA.

1.1 Project Location and Description

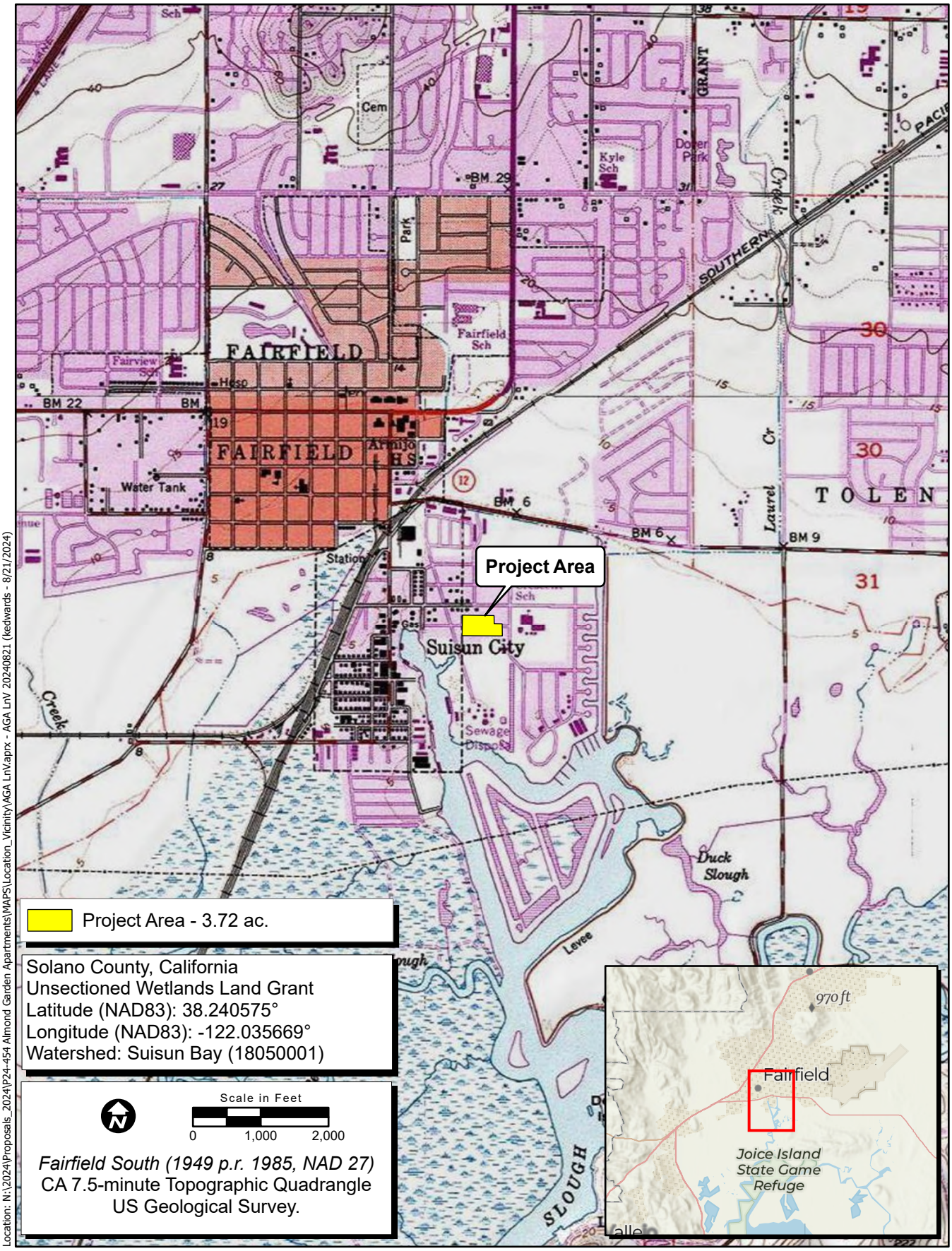
Almond Gardens Apartments at 707-815 Almond Street is located at the western end of Suisun City. It is located within the 1985 Fairfield South, California, U.S. Geological Survey 7.5-minute topographic quadrangle map (Figures 1 and 2). The property is set south of State Route 12 and north of the Suisun Slough. The Assessor Parcel Numbers (APN) associated with the property are 0032-101-420 and 0032-102-160.

The Proposed Project Area consists of the Almond Gardens Apartments property on approximately 3.72 acres located at 707-815 Almond Street in Suisun City (APNs 0032-101-420 and 0032-102-160). Kingdom Development proposes construction of 96 affordable housing units for low-income families plus one manager unit for on-site property management at the site of Almond Gardens Apartments. The proposed project will target low-income families earning 30 to 50 percent of Area Median Income The unit mix includes 58 two-bedroom units, 30 three-bedroom units, and 10 four -bedroom units with community gathering space and outdoor recreational amenities.

1.2 Regulatory Context

To meet the regulatory requirements of this Project, this architectural history evaluation was conducted pursuant to compliance with CEQA (Public Resources Code [PRC] §21000 et seq.). The goal of CEQA is to develop and maintain a high-quality environment that serves to identify the significant environmental effects of the actions of a Proposed Project and to either avoid or mitigate those significant effects where feasible. CEQA pertains to all proposed projects that require state or local government agency approval, including the enactment of zoning ordinances, the issuance of conditional use permits, and the approval of development project maps.

CEQA (Title 14, California Code of Regulations [CCR], Article 5, § 15064.5) applies to cultural resources of the historical and prehistoric periods. Any project with an effect that may cause a substantial adverse change in the significance of a cultural resource, either directly or indirectly, is a project that may have a significant effect on the environment. As a result, such a project would require avoidance or mitigation of impacts to those affected resources.



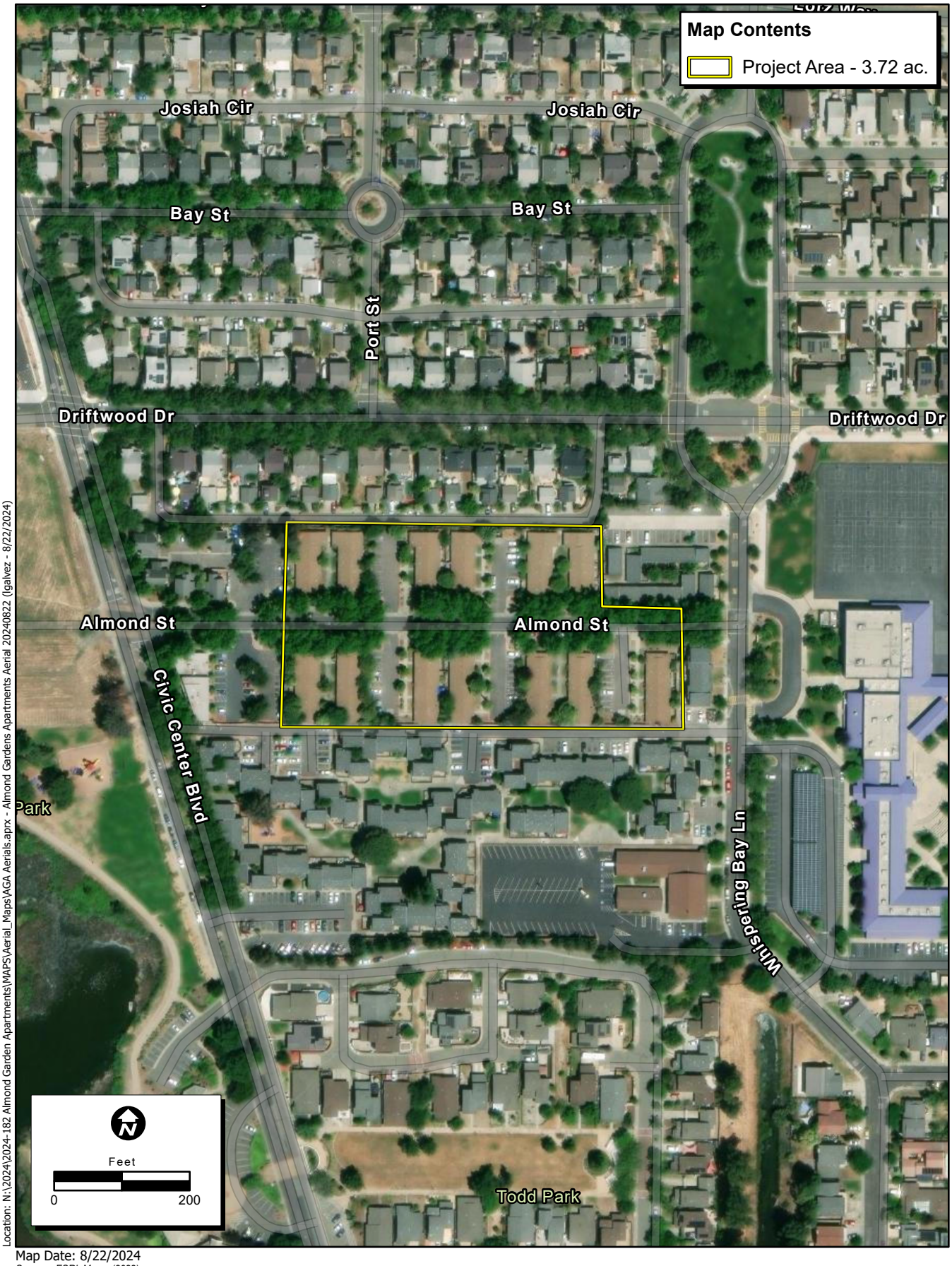
Location: N:\2024\Proposals_2024\P24-454 Almond Garden Apartments\MAPS\Location_Vicinity\AGA LnVaprx - AGA LnV 20240821 (kedwards - 8/21/2024)

Map Date: 8/21/2024
Sources: ESRI, USGS

Figure 1. Project Location and Vicinity

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2024-182 Almond Gardens Apartments Project at 707-815 Almond Street



Location: N:\2024\2024-182 Almond Garden Apartments\MAPS\Aerial_Maps\AGA Aerials.aprx - Almond Gardens Apartments Aerial 20240822 (galvez - 8/22/2024)

Map Date: 8/22/2024

Sources: ESRI, Maxar (2022)

Figure 2. Project Aerial Map

The principal federal law addressing historic properties is the NHPA, as amended (54 United States Code of Laws 300101 et seq.), and its implementing regulations (36 CFR Part 800). Section 106 requires a federal agency with jurisdiction over a proposed federal action (referred to as an "undertaking" under the NHPA) to take into account the effects of the undertaking on historic properties, and to provide the Advisory Council on Historic Preservation (ACHP) an opportunity to comment on the undertaking. The term "historic properties" refers to "any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register" (36 CFR Part 800.16(l)(1)). The implementing regulations (36 CFR Part 800) describe the process for identifying and evaluating historic properties, for assessing the potential adverse effects of federal undertakings on historic properties, and seeking to develop measures to avoid, minimize, or mitigate adverse effects. The Section 106 process does not require the preservation of historic properties; instead, it is a procedural requirement mandating that federal agencies take into account effects to historic properties from an undertaking prior to approval.

1.3 Report Organization

The following report documents the architectural history evaluation of the Almond Gardens Apartments at 707-815 Almond Street in Suisun City and was prepared in conformance with the California Office of Historic Preservation's (OHP) acceptable format. Appendix A presents photographs of the Project Area. Appendix B contains the cultural resources Department of Parks and Recreation (DPR) 523 record for the building.

2.0 CULTURAL CONTEXT

The following historical context provides a frame of reference for evaluating Almond Gardens Apartments at 707-815 Almond Street's eligibility for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The context includes a local history of Suisun City and additional context on public housing and Ranch style architecture.

2.1 Local Historic Context: Suisun City

What would become known as Suisun City was initially called Suisun (named for a Patwin village or triblet). The name has appeared in Spanish records since 1807, although it was sometimes spelled *Suysun*. Suisun City was established to take advantage of this location near waterways and became the trade center for central Solano County. By the mid-1850s, various structures had been constructed in the new city. Suisun City prospered in the latter half of the 19th century and in 1868, the California Pacific Railroad commenced passenger service from Vallejo to Suisun. Three years later, the Central Pacific train acquired the California Pacific, giving Suisun City shippers access to distant markets via the transcontinental train. In 1880, the city had a population of 600 (Suisun City 2023).

Fruit agriculture prospered in the Suisun Valley from 1880 to 1920, thanks to the advent of large-scale drying, canning, and refrigerated railcars. Suisun thrived due to its convenient access to transportation by train and seaport. Dairy farming took place on reclaimed marshland near the city, while the Pacific Portland Cement Company's cement factories contributed to the local economy (Suisun City 2023).

In the early 20th century, business activity in Fairfield began to overshadow Suisun. The new state route through Solano County skipped Suisun City and instead traveled via Fairfield, contributing to this phenomenon. By 1920, Fairfield had a population of 1,000, surpassing Suisun City's population of 875 (Suisun City 2023).

Suisun City was a maritime and financial powerhouse for decades, but the Great Depression caused local hardship. The weakening national fruit market led to the closure of numerous local canneries and drying plants. After World War II, Fairfield further overtook Suisun City as the leading municipality in central Solano County as the economy recovered. Travis Air Force Base, located between Fairfield, Vacaville, and Suisun City, created several new career opportunities in the Fairfield-Suisun region. Although the national fruit market recovered after the Great Depression, no major canneries reopened in the region (Suisun City 2023; San Francisco Chronicle 1999).

Trucking industry in northern California and Solano County was increased by bridge building in the Bay Area during the 1930s and the upgrading of U.S. Highway 40 through Fairfield into a modern, multi-lane highway during the 1960s (now Interstate 80). These investments harmed Suisun City's waterway shipping industry. The Suisun City port lost its position as a key shipping terminal for the local agricultural sector. It is now mostly used as a recreational boat launch. Since the 1990s, Suisun has experienced various residential, commercial, and harbor revitalization, but has seen limited population growth (Kitsap Sun 2002).

2.2 Public Housing Context

Almond Gardens Apartments at 707-815 Almond Street is a typical example of a 1960s era public housing complex in the United States. The federal public housing program grew out of a succession of substantial government programs launched in the 1930s to address the converging issues of unemployment, rising slums, and insufficient housing during the Great Depression. During World War II, further government programs in the early 1940s provided accommodation for military sector personnel and their families in congested production locations. These projects include roughly 125,000 housing units and are in the inventory of nearly 250 local Public Housing Authorities in 39 states, the District of Columbia, Puerto Rico, and the Virgin Islands.

The time under discussion begins with the Public Works Administration's house building program, which was launched as an unemployment alleviation initiative under the National Industrial Recovery Act of 1933. This initiative prompted the enactment of the United States Housing Act of 1937, which created the notion of government payments to local public housing authority and laid the groundwork for the modern program. The backdrop report continues with a description of the key government housing projects throughout World War II and closes with enactment of the United States Housing Act of 1949. This act reinstated federal support to local housing authorities after public housing had withered in the early postwar period. The 1949 Act linked public housing building to urban redevelopment, helping to resettle residents displaced by federally supported construction and transportation projects. It also marked the beginning of a new period of public housing building, which was commonly distinguished in bigger urban centers by massive high-rise projects completed in the 1950s and 1960s.

2.2.1 Housing Programs in the United States and California

Prior to the 1930s, the federal government was withdrawn from the housing dispute. Its responsibility in ensuring the social welfare of its residents was limited, with the idea that local governments and private organizations would handle such concerns. Nonetheless, the demand for adequate housing remained critical. Since the mid-19th century, state, local, and private housing efforts have neither alleviated the horrible living conditions in the slums nor significantly increased the availability of acceptable new dwellings accessible to the poor.

Despite their best efforts, housing reformers were unable to persuade the federal government of the 1920s to implement any kind of housing policy, whether through private market regulation or the construction of public tenements. The federal government was too rich to seriously explore low-income housing projects. Following World War I, the federal government handed over responsibility for housing policy to the states.

In 1921, the California state government passed the Veterans Farm and Home Purchase Act to aid troops returning from World War I. The state issued $10 million in bonds to establish a revolving fund that allows veterans and their widows to borrow up to 95 percent of the cost of a new home or farm at 5 percent interest (Schaffter 1942) The repayment of the fund by qualified veterans guaranteed that taxpayers would not support the program, preventing housing from becoming a public burden. One politician proudly claimed that the program was "self-sustaining and free of any element of charity, while developing substantial law-abiding, home-owning citizens."

On the eve of the Great Depression, housing reform had reached a tipping point. State and local governments had plainly proved their inability to provide suitable housing for the poor, and the federal government refused to fill the hole. Private developers, no matter how well-intentioned, were unable to construct adequate homes at a price that the poor could pay. In 1931, Edith Elmer Wood voiced the aspiration of many housing reformers when she asked for a "major statesman to make housing on the grand scale the chief plank in his platform. (Wood 1931)." Their dreams were realized only after the federal government intervened due to the Great Depression's crippling economic conditions.

2.2.2 Public Housing as Public Works

As economic collapse decimated house ownership and the residential building sector, the Great Depression refocused attention on housing market disparities and America's cities' smoldering slum issues. Housing development has rapidly declined since the late 1920s, reaching a low of 93,000 units by 1933, a full 90 percent decrease from the record high in 1925 (Rowe 1993). Fourteen million Americans were jobless, one-third of them were in the building professions, and 273,000 families lost their houses to mortgage foreclosure in 1933 alone (Fish 1979). People moved out of nicer, less cheap homes added to the congestion in dying inner-city districts. The already dilapidated housing stock available to the poor deteriorated as property owners neglected maintenance, and new building came to a near halt. Migrants from farms and small towns aggravated the slum problem by crowding into cities in search of jobs or government assistance.

Congress acted fast on President Franklin D. Roosevelt's request, approving the National Industrial Recovery Act in June 1933. Title II of this legislation set aside $3.3 billion for the establishment of the Federal Emergency Administration of Public Works (FEAPW) to perform "massive work relief activities quickly." Senator Wagner kept his word and authorized the FEAPW to include "construction... under public regulation or control of low-cost housing and slum clearance" on its list of projects. To that goal, the FEAPW might issue loans to limited-distribution businesses, award grants to state or municipal governments, or construct projects on its own.

Title II allocated an extra $25 million to create a Division of Subsistence Homesteads to construct rural settlements and redistribute the "overbalance of population in industrial centers" (Hutchmacher 1968). The Division of Subsistence Homesteads had initiated 50 communities when it was incorporated by the Resettlement Administration in 1935, to allow for the removal of urban residents from slums or agricultural families from submarginal holdings (Conklin 1959).

With Presidential support, public housing proponents were confident in their ability to achieve a long-term federal public housing program. In November, the United States Housing Act of 1937 passed both houses of Congress by a large majority, creating a clear federal commitment to provide adequate, low-cost housing to America's urban poor. This Act established the nationally funded, locally administered public housing program that still exists today. Local communities enthusiastically supported the scheme, and over the next five years, local public housing authority completed over 370 housing developments with government subsidies.

2.2.3 Public Housing in World War II

Just as Congressional interest in public housing began to fade at the conclusion of the Great Depression, World War II offered a fresh incentive for the continuance and extension of government housing projects. Industrial capacity rose dramatically, both in traditional manufacturing areas like Chicago and Detroit and at new locations on the west coast and across the country. A large civilian population migrated to these areas, and the country's insufficient supply of urban housing quickly constituted a severe danger to the productive capacity of America's critical war industries. Housing for defense sector personnel and their families were as much a part of the wartime construction program as military cantonments or shipyards and factories for making weapons. In mid-1940, the federal government restarted the public housing program, but shifted its objective from housing low-income families to housing defense workers on the home front.

The prewar dispute about the appropriateness of direct government home development was rapidly revived. Although public housing supporters welcomed their new position in the nation's military effort, they worked to ensure that the war would not jeopardize their long-term aim of establishing a sustainable low-cost public housing program. They urged the federal government to delegate planning and management responsibilities for defense housing to the United States Housing Authority and its vast network of local housing officials, allowing them to benefit from the pre-war housing program's experience while also ensuring its continuation after the war. They also advocated for the development of strong, well-designed defensive housing projects that could be easily converted to low-rent usage after the war to address the projected postwar housing crisis.

Private industry and its congressional backers, on the other hand, continued to strongly oppose public housing. They said that only the private sector could provide the speed and efficiency required to satisfy the urgent need for defense housing. They advocated that the government's efforts should focus on loans and mortgage guarantees to assist private building. Public development should be confined to transitory, low-cost lodgings that provide little competition in the postwar housing market. The effectiveness of this argument against government-built defense housing significantly constrained the scope of the public housing program during the war, delaying its restart for many years thereafter.

2.2.4 Public Housing After 1949

With postwar affluence at sight, proponents of public housing faced a lengthy struggle in Congress before ensuring its survival. Despite its naysayers, public housing has become a vital aspect of federal housing policy and is still being developed in the United States today. Public housing built in the United States after 1949 illustrates shifts in design, architectural philosophy, and public policy. The architecture of later public housing differs significantly from that of earlier public housing. The humanizing scale of previous complexes, which was achieved by putting low-rise structures in carefully landscaped settings, was replaced with high-rise skyscrapers situated in huge, open courtyards. The high-rise tower, regarded as a symbol of economic efficiency, social order, and modern architecture, supplanted the low-rise structure as the favored kind of public housing developed after 1949 (Wright 1981).

Beginning in the 1950s, numerous major public housing complexes were built across the country in an attempt to provide vast amounts of much-needed housing at a reasonable cost. Subsequent research revealed that these high-rise complexes are more expensive than their low-rise counterparts, owing to the combined expenses of obtaining inner-city property, building, and upkeep. These latter buildings had a basic, cohesive look and, due to their size and placement, stood out from their surroundings, as opposed to the previous small-scale designs, which were intended to blend in. The repetitive homogeneity of "stripped modem" external architectural features gave subsequent public housing a stern, institutional image, in contrast to previous complexes' inventive designs and more domestic nature. Later public housing complexes featured substantially higher site densities than earlier ones, with taller structures containing more apartments and a greater number of buildings per complex. Later public housing complexes' interiors also differed from previous ones, with smaller flats with fewer rooms connected by extensive hallways (Wright 1981).

These architectural modifications in subsequent public housing were paralleled by alterations in era-specific public policy. One significant feature of the policy shift was the target constituency's access to public housing. The early proponents of large-scale public housing saw their efforts as benefiting low-income wage people, black and white. A key component of the early initiatives was to foster a "sense of community" among these marginalized populations. The really poor and those at the bottom of the economic ladder were simply regarded outside the scope of such housing schemes; they would continue to be the duty of charity and social workers, police, and courts. However, by the late 1950s, the genuine potential of eradicating poverty began to shift government housing programs away from supporting only the working poor and toward serving the more economically disadvantaged portions of the metropolitan population. This transformation caused long-term social, cultural, and economic changes that impacted public housing projects.

Other changes brought about by period policies were the intensification of racial tensions as a result of heightened segregation enforcement and the start of large-scale urban regeneration initiatives in the 1950s and 1960s. Urban renewal initiatives were considered as a method to address society's faults with significant federal endeavors under the 1949 Housing Act and the 1954 Urban Renewal Act. Unfortunately, these initiatives moved many impoverished African-American people from failing inner-city areas, adding them to nationwide waiting lists for public housing complexes. Earlier public housing complexes had a plethora of social and recreational amenities, such as nursery schools, leisure centers, and playgrounds, but subsequent complexes had less of them. Critics derisively referred to this era's public housing as "warehousing." Public housing complexes were no longer only a short reprieve for those wishing to improve their circumstances; they eventually became locations where people would spend the remainder of their lives (Wright 1981).

2.2.5 Architectural Theme: Ranch Style of Architecture

The Almond Gardens Apartments at 707-815 Almond Street does not have a strongly discernable architectural style, but buildings within the complex features overhanging eaves, low-pitched roofs, and horizontality that is most closely associated with the Ranch style of architecture.

Ranch-style homes in California represent a national obsession with the *Old West* and were the preferred architectural type for tract housing. Ranch houses were first established in the western and southwestern United States, but they rapidly achieved national appeal because of the publication of do-it-yourself instructions and designs in national publications like Sunset, Better houses and Gardens, and House Beautiful. Ranch homes gained popularity as a custom-built kind of dwelling, particularly in the late 1940s and 1950s. Ranch homes were primarily built between 1930 and 1975 but peaked in the 1950s as the most common kind of post-World War II suburban tract-style housing, frequently housing veterans who obtained Federal Housing Administration loans.

Ranch style houses are typically one-story, single-family residences. This architectural style distinguishes itself with rambling, extended layouts, a horizontal focus, overall asymmetry, free-flowing internal spaces, and a deliberate connection to the outdoors. Low-pitched roofs with broad eaves, a variety of cladding materials including board-and-batten siding, brick and stone chimneys, and huge picture windows were popular features, evoking an aesthetic evocative of these earlier architectural traditions. Decorative elements like wood shutters and dovecotes were frequently installed to enhance the rusticated aspect of ranch buildings. (Grimes and Chiang 2009; Horak et al. 2015; McAlester 2013).

Character-defining features include the following:

- rambling, elongated plans with a horizontal emphasis
- one to two stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces

- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

2.2.6 Property Development History

Almond Gardens Apartments at 707-815 Almond Street is outside of the coverage area of historic Sanborn Fire Insurance maps. The earliest aerial image of the area that would encompass the Almond Gardens Apartments was from 1948 and shows vacant farmland with some residential development to the west. When the complex was originally completed in the late 1960s, it only had residential development to the north and west with vacant land to the south and east which would be developed into residential and industrial buildings by the 1990s.

Since the Suisun City Building Department had no building permits for Almond Gardens Apartments and research found few articles documenting the construction and history of the subject apartments, the original architect, builder, and owner of the apartments is unknown. The Suisun City Redevelopment Agency bought these fourplexes in 1990. Instead of demolishing all the fourplexes, they underwent extensive repair. Seven of the original twenty fourplexes were demolished to make way for off-street authorized parking spots. The flats' interiors were refurbished, and the courtyards were fenced to restore open space for residents. The apartments were redesigned with landscaping, street trees, and ornamental lamps. The building footprint and configuration of the apartments have remained the same since the 1990 era alterations (Harbor Park 2023).

3.0 METHODS

3.1 Personnel Qualifications

Principal Investigator and Architectural Historian Andrew Bursan, who meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and history, supervised all phases of the architectural history investigation. Mr. Bursan conducted extensive archival and historical research and prepared the report, including the historic context and completed the evaluation. Assistant Architectural Historian Jessica Rebollo conducted the fieldwork and Senior Architectural Historian Jeremy Adams performed quality control.

Andrew Bursan is a Senior Architectural Historian with 16 years of experience in historic preservation and land planning. He has worked on a variety of projects with organizations like the California Department of

Transportation, Los Angeles County Metro, and several city governments including Pasadena, Santa Monica, San Francisco, and Los Angeles. Andrew's expertise covers project management, architectural surveys, historical assessments, and extensive historical research. He has contributed to historic context statements, technical reports, and impact analyses for cultural resources.

Jessica Rebollo is an Assistant Architectural Historian with 1 year of experience in historic preservation and historic research. She is experienced in preparing historic contexts, conducting field surveys, and using NRHP criteria to evaluate historic properties. She holds an M.A. and B.A. in History.

Jeremy Adams has an M.A. in History (Public History) and a B.A. in History, with 15 years of experience specializing in historic resources of the built environment. He is skilled in conducting historical research at repositories such as city, state, and private archives, libraries, California Historical Resources Information System (CHRIS) information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. He has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR.

3.2 Records Search Methods

ECORP conducted a records search for the property at the Northwest Information Center (NWIC) of the CHRIS at Sonoma State University-Rohnert Park in August 2024. The records search was completed to identify if the buildings have been previously recorded or evaluated. ECORP completed the records search on August 23, 2024 (NWIC File No. 24-0294; Appendix A). the purpose of the records search was to determine the extent of previous surveys within a 0.25-mile (400 meter) radius of the Proposed Study Area, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area. NWIC staff completed and returned the records search to ECORP on August 29, 2024.

Literature reviewed included listings of resources on the OHP's Directory of Properties in the Historic Property Data File for Suisun City, Solano County, California Historic Resources Inventory, California Points of Historical Interest, California Historical Landmarks, the CRHR, and the NRHP.

3.3 Archival Research Methods

ECORP performed building development and archival research for the Almond Gardens Apartments at 707-815 Almond Street to establish a thorough and accurate historic context for the significance evaluations, and to confirm the building development history of the property at Almond Gardens Apartments at 707-815 Almond Street and associated parcels.

3.3.1 Suisun City Building Department

ECORP contacted the Suisun City Building Department on August 23, 2024 via telephone and was informed by department staff that they are familiar with the subject property but no known original or alteration building permits are believed to exist for the property in their records.

3.3.2 Fairfield Civic Center Library

ECORP visited the Fairfield Civic Center Library on August 27, 2024 to research the subject property. ECORP attempted to obtain information from the documents relating to the property. The library's collections included newspaper clippings, city directories, scrapbooks, digitized e-books, and historical photographs.

3.3.3 Historical Newspaper Review

ECORP reviewed historical newspapers from Suisun City and surrounding cities to understand the development of Suisun City and the Almond Gardens Apartments at 707-815 Almond Street. These documents were used in preparation of the historic context and significance evaluations.

3.3.4 Historical Aerial Photographs

A review of historical aerial photographs was conducted as part of the archival research effort for the following years: 1948, 1957, 1965, 1966, 1970, 1973, 1980, 1985, 1994, 1999, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020 (National Environmental Title Research, LLC 2024; University of California, Santa Barbara 2023).

3.3.5 Built Environment Resources Directory

ECORP reviewed the California Built Environment Resource Directory (BERD) for Solano County for Almond Gardens Apartments at 707-815 Almond Street in the Project Area.

3.3.6 The Solano County Historical Society

ECORP mailed an interested party letter to the Solano County Historical Society on August 26, 2024 to inform them of the Project and seek information on the property. ECORP has not received a response to the letter to date.

3.3.7 Solano County Assessor

ECORP obtained assessor data for Almond Gardens Apartments at 707-815 Almond Street on August 20, 2024. This assessor data gave information about construction dates and current owners.

3.4 Field Methods

ECORP conducted an intensive site visit on August 20, 2024 utilizing the OHP's guidelines for recording historical resources (OHP 1995) to document the building on appropriate DPR 523 forms (Appendix B). The entire exterior of the building was walked and photographed. Interior spaces of the building were also photographed and documented during the site visit. During the field visit, architectural details and integrity considerations were noted for the features of the building, including its setting relative to the rest of the property.

4.0 EVALUATION CRITERIA

4.1.1 National Historic Preservation Act

The federal law that covers cultural resources that could be affected by federal undertakings is the NHPA of 1966, as amended. Section 106 of the NHPA requires that federal agencies take into account the effects of a federal undertaking on properties listed in or eligible for the NRHP. The agencies must afford the ACHP a reasonable opportunity to comment on the undertaking. A federal undertaking is defined in 36 CFR 800.16(y):

> A federal undertaking means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by or on behalf of a federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license, or approval.

The regulations that stipulate the procedures for complying with Section 106 are in 36 CFR 800. The Section 106 regulations require:

- definition of the Area of Potential Effect (APE);
- identification of cultural resources within the APE;
- evaluation of the identified resources within the APE using NRHP eligibility criteria;
- determination of whether the effects of the undertaking or project on eligible resources will be adverse; and
- agreement on and implementation of efforts to resolve adverse effects, if necessary.

The federal agency must seek comment from the State Historic Preservation Officer (SHPO) and, in some cases, the ACHP, for its determinations of eligibility, effects, and proposed mitigation measures. Section 106 procedures for a specific project can be modified by negotiation of a Memorandum of Agreement or Programmatic Agreement between the federal agency, the SHPO, and, in some cases, the project proponent.

Effects to a cultural resource are potentially adverse if the lead federal agency, with the SHPO's concurrence, determines the resource eligible for the NRHP, making it a Historic Property, and if application of the Criteria of Adverse Effects (36 CFR 800.5[a][2] et seq.) results in the conclusion that the effects will be adverse. The NRHP eligibility criteria, contained in 36 CFR 63, are as follows:

> The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and
>
> A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
> B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory.

In addition, the resource must be at least 50 years old, barring exceptional circumstances (36 CFR 60.4). Resources that are eligible for, or listed on, the NRHP are *historic properties*.

Regulations implementing Section 106 of the NHPA (36 CFR 800.5) require that the federal agency, in consultation with the SHPO, apply the Criteria of Adverse Effect to historic properties within the APE. According to 36 CFR 800.5(a)(1):

> An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association.

4.1.2 California Environmental Quality Act

Under state law (CEQA), cultural resources are evaluated using CRHR eligibility criteria to determine whether any of the sites are Historical Resources, as defined by CEQA. CEQA requires that impacts to Historical Resources be identified and, if the impacts would be significant, to apply mitigation measures to reduce the impacts.

A Historical Resource is a resource that:

1. is listed in or has been determined eligible for listing in the CRHR by the State Historical Resources Commission;
2. is included in a local register of historical resources, as defined in PRC 5020.1(k);
3. is determined to be historically significant by the CEQA lead agency CCR Title 14, § 15064.5(a)]. In making this determination, the CEQA lead agency usually applies the CRHR eligibility criteria.

The eligibility criteria for the CRHR (CCR Title 14, § 4852(b)) state that a resource is eligible if:

1. it is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. it is associated with the lives of persons important to local, California, or national history.
3. it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. it has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, § 4852(c)).

Historical buildings, structures, and objects are usually eligible under Criteria 1, 2, and 3 based on historical research and architectural or engineering characteristics. Archaeological sites are usually eligible under Criterion 4, the potential to yield information important in prehistory or history. The CEQA lead agency makes the determination of eligibility. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

Impacts to a Historical Resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, § 15064.5(a)).

5.0 RESULTS

5.1 Records Search Results

The records search completed on August 29, 2024 consisted of a review of previous reports and records on file with the NWIC as well as review of a number of historic property registers and inventories for Suisun City and Solano County. The records search for this Project was completed to determine if the building had been previously recorded or evaluated, is located within or adjacent to a known historic district or is currently listed on a local historical register.

Six previous cultural resource investigations have been conducted in a 0.25 mile of the Project Area (Table 1). Of the six studies, none were conducted within the Project Area. These studies revealed the presence of historical sites and sites associated with historic buildings, mostly for the nearby Suisun-Fairfield Train Depot and Travis Air Force Base. The previous studies were conducted between 1977 and 2015.

Table 1. Previous Cultural Studies within 0.25 Mile of the Project Area

Report No. (S-)	Author(s)	Report Title	Year
5093	D. L. True	Archaeological Survey: Realignment of Highway 12, Fairfield, California.	1977
5094	D. L. True	Cultural Resources Evaluation of the North Bay Aqueduct Alignment Alternatives (Routes 1, 4 and 6), Solano County, California.	1978
5167	David Chavez	Cultural Resources Evaluation of the North Bay Aqueduct Alignment Alternatives (Routes 1, 4 and 6), Solano County, California.	1980
7890	Larry Spanne	Cultural Resources Survey of 1.7 Acres of Excess Property at Travis Air Force Base, California (Parcel 32-091-03; Tract 100 and a Portion of Tract 70).	1986
16743	Susan E. Page	Negative Archaeological Survey Report, proposed tidal marsh for wetland mitigation purposes, 10-SOL-12 P.M. R5.0/7.9 10-101 373100	1992

Table 1. Previous Cultural Studies within 0.25 Mile of the Project Area			
Report No. (S-)	**Author(s)**	**Report Title**	**Year**
47226	Kimberly J. Butt	Historic Property Survey Report, Suisun-Fairfield Train Depot Renovation Project at 177 Main Street, Suisun City, Solano County, California, CML-5032(026)	2015
47226a	Kimberly J. Butt	Historic Resource Evaluation Report for the Suisun-Fairfield Train Depot Renovation Project, Suisun City, Solano County, California CML 5032 (026), CW-SOL-5032-1	2014
47226b	E. Timothy Jones	Archaeological Survey Report for the Suisun-Fairfield Train Depot Renovation Project, Suisun City, Solano County, California CML 5032 (026), CW-SOL-5032-1	2014
47226c	Kimberly Butt	Secretary of the Interior's Standards for the Treatment of Historic Properties Action Plan for the Suisun-Fairfield Train Depot Renovation Project, Suisun City, Solano County, California CML 5032 (026), CW-SOL-5032-1	2015
47226d	Kimberly Butt	Secretary of the Interior's Standards for the Treatment of Historic Properties Action Plan for the Suisun-Fairfield Train Depot Renovation Project, Suisun City, Solano County, California CML 5032 (026), CW-SOL-5032-1 - FINAL SIGNED	2015
47226e	N/A	Suisun-Fairfield Train Depot Renovation Conceptual Design Study, IR Project no. 2013-055-01, Federal Project No. CML-5032(026)	2014

The records search also determined that 10 previously recorded historic-era cultural resources are located within 0.25 mile of the Project Area (Table 2). Of these, 32 are historic-era sites, associated with agricultural and transportation activity. None of the previously recorded historic-era cultural resources are associated with the Almond Garden Apartments complex.

Appendix A consists of a full list of resources within 0.25 mile of the APE.

Table 2. Previously Recorded Cultural Resources within 0.25 Mile of the Project Area			
Primary No. (P-48-)	**Recorder and Year**	**Age/ Period**	**Site Description**
978	2013 (Cheryl Brookshear, Ann Roberts, JRP Historical Consulting)	Historic	Suisun Marsh Channels
1655	2009 (K. Haley, M. Beneli, ICF Jones & Stokes)	Historic	Suisun City Historic District
1688	2008 (K. Haley, M. Beneli, ICF Jones & Stokes)	Historic	409 Sacramento/601 Main Street
1690	2008 (K. Haley, T. Yates, ICF Jones & Stokes)	Historic	603 Main Street
1691	2008 (K. Haley, T. Yates, ICF Jones & Stokes)	Historic	605 Main Street
1692	2008 (K. Haley, T. Yates, ICF Jones & Stokes)	Historic	607 Main Street

Table 2. Previously Recorded Cultural Resources within 0.25 Mile of the Project Area			
Primary No. (P-48-)	**Recorder and Year**	**Age/ Period**	**Site Description**
1694	2008 (K. Haley, T. Yates, ICF Jones & Stokes)	Historic	609 Main Street
1697	2008 (K. Haley, T. Yates, ICF Jones & Stokes)	Historic	613 Main Street
1701	2008 (K. Haley, T. Yates, ICF Jones & Stokes)	Historic	623 and 625 Main Street
1702	2008 (K. Haley, T. Yates, ICF Jones & Stokes)	Historic	627 Main Street

5.1.1 Other Sources of Information

The OHP's BERD for Solano County (dated 2024) lists built environment properties for Suisun City (OHP 2024). The subject property is unlisted.

The National Register Information System (National Park Service 2024) failed to reveal any eligible or listed properties within the Project Area.

A RealQuest online property search for APNs 0032-101-420 and 0032-102-160 revealed the property consists of 3.72 acres of residentially zoned land, with historic-era buildings constructed circa 1967. It is owned by the Suisun City Housing Authority. No other property history information was on record with RealQuest.

ECORP contacted the Suisun City Building Department on August 7, 2024 via telephone and was informed by department staff that they are familiar with the subject property but no known original or alteration building permits are believed to exist for the property in their records.

5.2 Site Visit Results

ECORP Architectural Historian Jessica Rebollo, conducted an intensive site visit of the Project Area at Almond Street on August 20, 2024. Ms. Rebollo meets the Secretary of the Interior's Professional Qualifications Standards for architectural history. The survey entailed walking around the Project Area; documenting the site with notes and photographs, specifically noting character-defining features, spatial relationships, and observed alterations; and examining any historic landscape features on the property.

Select photographs and a detailed description of the building from the intensive site visit are provided on Figures 3 through 8. The DPR 523 records for the historic-period building are provided in Appendix B.



Figure 3. Overview of 707 Almond Street (view southwest; August 20, 2024).



Figure 4. Overview of Almond Street Buildings (view south; August 20, 2024).



Figure 5. Overview of 804 Almond Street (view northwest; August 20, 2024).



Figure 6. Overview of Almond Street (view west; August 20, 2024).



Figure 7. Overview of Almond Street Buildings (view northwest; August 20, 2024).



Figure 8. Overview of 710 Almond Street (view northwest; August 20, 2024).

5.2.1 Almond Gardens Apartments Building Description

The thirteen buildings associated with Almond Gardens constitute a Ranch-style influenced design. The buildings are configured in a rectangular layout with six buildings north of Almond Street and seven buildings to the south. The buildings are rectangular in plan with a concrete foundation and wood-frame construction. Four of the buildings feature vertical channel wood siding (Figure 3). The remaining nine buildings have rough textured stucco siding with Palo Verde stone decorative accents (Figure 5). The buildings have low pitched gable-on-hip roofs with composition shingles, gable attic vents, and overhanging eves. Multiple vents are located on the roofs of each building. Interior access is provided by multiple single-leaf wood doors on multiple elevations of the buildings, as well as sliding glass doors. Each building is a quadruplex that contains four separate units. The single-leaf entries constitute the main entry points of each unit. Each unit contains a backyard that is enclosed by a fence and is accessed from the unit by a metal framed sliding glass door (Figure 8). Fenestration consists entirely of aluminum frame slider windows on multiple elevations. Concrete walkways provide access to each unit and landscaping consists of sycamore trees lining Almond Street with shrub plantings along the apartment building exteriors.

5.2.1.1 Evaluation

Almond Gardens Apartments at 707-815 Almond Street do not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

NRHP/CRHR Criterion A/1

Research shows that the Almond Gardens Apartments at 707-815 Almond Street housing complex was constructed circa 1967. Although the development of the housing complex is related to the theme of post-World War II public housing, there is no evidence that it contributed to the historical importance of Suisun City housing development or has a significant association with that context. The housing complex reflects a relatively modest public-housing project, both in cost and size, and more elaborate and noteworthy public housing projects can be found in Northern California and throughout the State. There is no evidence that the creation of the complex marked a landmark achievement in public housing or represented an important innovation in the development of public housing. The buildings are not directly associated in a significant way with public housing development in Suisun City or the region. They are related to the post-World War II public housing context of the area, but do not contribute to the historical importance or have significant associations with that context.

The housing complex is not related to the broad patterns of history or individually significantly associated with Suisun City, Solano County, California, or the Nation. Therefore, ECORP found Almond Gardens Apartments at 707-815 Almond Street not eligible for the NRHP/CRHR under Criterion A/1.

NRHP/CRHR Criterion B/2

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person who is considered historically significant at the local, state, or national level. Archival research failed to indicate any direct association between any such individuals and the Almond Gardens

Apartments. Directory and newspaper research indicated that the housing complex was mostly unlisted through the years, and information on past residents is unknown. No known significant individuals have any direct association with the housing complex, and residents have changed multiple times throughout the years, none of whom had a profound historically significant impact. There is no information in the archival record to suggest that Almond Gardens Apartments at 707-815 Almond Street is associated with the lives of persons significant in our past. Therefore, ECORP found the Almond Gardens Apartments at 707-815 Almond Street housing complex not eligible for the NRHP/CRHR under Criterion B/2.

NRHP/CRHR Criterion C/3

Almond Gardens Apartments at 707-815 Almond Street were constructed circa 1967. The buildings within the complex exhibit low pitched roofs, overhanging eaves, and horizontality type of the Ranch architectural style. Despite a slight association with the Ranch style, the largely unadorned buildings lack elements found in better examples of the Ranch style, such as wainscots, dovecotes, x-bracing, and more rambling plans. While Research did not reveal the architect, builder, owner of the Almond Gardens Apartments, the complex has a rather modest and commonplace design that does not suggest the work of a master. No buildings in the housing complex embody the distinctive characteristics of a type, period, or method of construction, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, ECORP found Almond Gardens Apartments not eligible for the NRHP/CRHR under Criterion C/3.

NRHP/CRHR D/4

The information potential of the Almond Gardens Apartments at 707-815 Almond Street is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, ECORP found the Almond Gardens Apartments at 707-815 Almond Street not eligible for the NRHP/CRHR under Criterion D/4.

Integrity

Almond Gardens Apartments at 707-815 Almond Street maintains integrity of setting because the buildings on the property have not been relocated. When the complex was originally completed in the late 1960s, it only had residential to the north and west with vacant land to the south and east which would be developed into residential and industrial buildings by the 1990s. Due to the change in the surrounding the complex since the 1960s, the property no longer retains integrity of setting and association. The buildings within the complex retain most of their original character defining features and original footprint although some buildings have been reclad in non-original rough textured stucco. In addition, seven of the original buildings in the complex were demolished in 1990. Therefore, the property retains much of its integrity of feeling, materials, and workmanship, but lacks integrity of design due to the demolition of seven original buildings in the complex.

Regardless of integrity, due to lack of historical significance, Almond Gardens Apartments at 707-815 Almond Street does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district.

5.2.1.2 Historic District Considerations

Almond Gardens Apartments at 707-815 Almond Street is located in a neighborhood with a mix of residential and institutional buildings and lacks a cohesive architectural theme that would warrant a historic district. The building is not a contributor to the Suisun City Historic District, or any existing historic district nor is it locally listed since Suisun City does not have an official register of historic properties or districts. Thus, the building is not considered an element of any existing or potential Historic District.

6.0 CONCLUSIONS

During the 2024 field survey, ECORP documented and evaluated one late-1960s public housing development: Almond Gardens Apartments at 707-815 Almond Street. Almond Gardens Apartments does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated above in Section 5.2.1. Following the archival research, 2024 field survey, and evaluations of the residential properties, ECORP determined that the resource is not considered a Historic Property for the purposes of Section 106 of the NHPA, nor is it considered Historical Resources for the purposes of CEQA. Until the lead agencies concur with the identification and evaluation of eligibility of cultural resources, no Project activity should occur.

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LIST OF APPENDICES

Appendix A – Field Visit Photographs

Appendix B – Department of Parks and Recreation (DPR) 523 Forms

APPENDIX A

Field Visit Photographs

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PHOTOGRAPH RECORD

Primary #
HRI#
Trinomial

Page 1 of 2 **Resource/Project Name:** **Year** 2024
Camera: S21 Lens Size: 35mm
Film Type and Speed: Digital Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Subject/Description	View Toward	Accession #
8	20		Almond Street and Sign Overview	E	20240820_104610
8	20		708 Almond South and West Elevation	NE	20240820_104734
8	20		708 Almond Backyard Close-Up	N	20240820_104808
8	20		708 Almond South Elevation	N	20240820_104839
8	20		708 Almond East Elevation	NW	20240820_104859
8	20		708 Almond East Elevation	NW	20240820_104921
8	20		710 Almond East Elevation	NE	20240820_104951
8	20		708 and 710 Almond Close-up	E	20240820_105020
8	20		709 and 707 Almond North Elevations	S	20240820_105038
8	20		707 North and East Elevations	SW	20240820_105124
8	20		709 South Elevation	E	20240820_105244
8	20		707 and 709 Almond East and West Elevations	N	20240820_105328
8	20		710 Almond South and East Elevations	NW	20240820_105422
8	20		804 Almond South and West Elevations	NE	20240820_105444
8	20		804 Almond South and East Elevations	NW	20240820_105652
8	20		806 Almond South and West Elevations	NE	20240820_105734
8	20		806 Almond South and East Elevations	SW	20240820_105805
8	20		806 Almond East Elevation	W	20240820_105918
8	20		810 Almond South and West Elevations	NE	20240820_105936
8	20		812 Almond South and West Elevations	NE	20240820_110116
8	20		810 Almond South and East Elevations	SW	20240820_110135
8	20		812 Almond South and East Elevations	NW	20240820_110230
8	20		Almond Street	W	20240820_110446
8	20		815 Almond North and East Elevations	SW	20240820_110511
8	20		815 Almond North and West Elevations	N	20240820_110601
8	20		815 Almond West Elevation	E	20240820_110643
8	20		Almond Street Overview	SW	20240820_110808
8	20		811 Almond North Elevation	S	20240820_110830

8	20		809 Almond North and East Elevations	SW	20240820_110847
8	20		811 Almond North and West Elevations	SE	20240820_110904
8	20		809 Almond North and West Elevations	SE	20240820_110953
8	20		805 Almond North and East Elevations	SW	20240820_111004
8	20		803 Almond North and East Elevations	SW	20240820_111106
8	20		805 Almond North and West Elevations	SE	20240820_111118
8	20		803 Almond North and West Elevations	SE	20240820_111223
8	20		709 Almond North and West Elevations	SE	20240820_111536
8	20		707 Almond North and East Elevations	SW	20240820_111538
8	20		707 Almond West Elevation	E	20240820_111620


















812












NO
PARKING
ANY
TIME




















709
OFFICE
KEEP GATE CLOSED


VISITORS


803


707
OFFICE


LEAVEN KIDS




















708
KEEP GATE CLOSED


KEEP GATE CLOSED


OFFICE
707



APPENDIX B

Department of Parks and Recreation (DPR) 523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

 ***Resource Name or #:** Almond Gardens Apartments at 707-815 Almond Street

P1. Other Identifier: Almond Gardens Apartments at 707-815 Almond Street

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Solano

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Fairfield South **Date:** 1985 **T**05N; **R**02W; Section 36 M.D.**B.M.**

c. Address: 707-815 Almond Street City: Suisun City Zip: 92374

d. UTM: 10S 584246 mE 4232954 mN

e. Other Locational Data: APNs 0032-101-420 and 0032-102-160

***P3a. Description:**

The thirteen buildings associated with Almond Gardens constitute a Ranch-style influenced design. The buildings are configured in a rectangular layout with six buildings north of Almond Street and seven buildings to the south. The buildings are rectangular in plan with a concrete foundation and wood-frame construction. Four of the buildings feature vertical channel wood siding (Figure 1). The remaining nine buildings have rough textured stucco siding with Palo Verde stone decorative accents (Figure 3). The buildings have low pitched gable-on-hip roofs with composition shingles, gable attic vents, and overhanging eves. Multiple vents are located on the roofs of each building. Interior access is provided by multiple single-leaf wood doors on multiple elevations of the buildings, as well as sliding glass doors. Each building is a quadruplex that contains four separate units. The single-leaf entries constitute the main entry points of each unit. **See Continuation Sheet.**

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
Front Façade
View west, August 20, 2024

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c. 1967 (RealQuest)

***P7. Owner and Address:**
Suisun City Housing Authority
701 Civic Center Blvd
Suisun City, CA 94585

***P8. Recorded by:**
Andrew Bursan
ECORP Consulting, Inc.
2861 Pullman Street
Santa Ana, CA 92705

***P9. Date Recorded:**
August 20, 2024

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

Architectural History Evaluation for the Almond Gardens Apartments at 707-815 Almond Street, Suisun City, Solano County, California. Prepared for Kingdom Development

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** Almond Gardens Apartments at 707-815 Almond Street

B1. Historic Name: Almond Gardens Apartments at 707-815 Almond Street
B2.Common Name: Almond Gardens Apartments at 707-815 Almond Street
B3. Original Use: Multi-family Housing B4. Present Use: Multi-family Housing

***B5. Architectural Style:** Ranch

***B6. Construction History:**
Oringal permits were not located for this property

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: N/A b. Builder: N/A

***B10. Significance: Theme:** 1960s era development **Area:** Suisun City
Period of Significance: 1967 **Property Type:** Multi-family Housing **Applicable Criteria:** N/A

The following Significance Statement provides historic contexts to support an evaluation of the property at 707-815 Almond Street using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) (See continuation sheet)

B11. Additional Resource Attributes: N/A

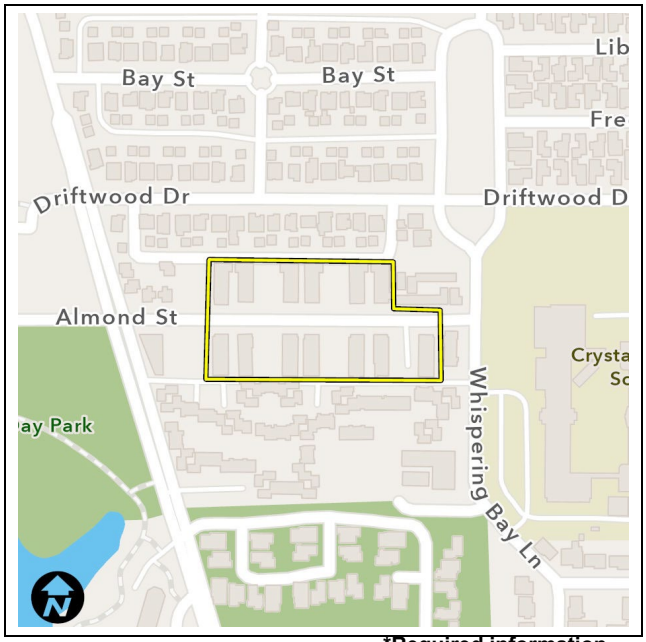
***B12. References:**

(See continuation sheet)

B13. Remarks: None

***B14. Evaluator:**
Andrew Bursan
ECORP Consulting, Inc.
2861 Pullman Street
Santa Ana, CA 92705

***Date of Evaluation:** August 20, 2024



(This space reserved for official comments.)

***P3a. Description (continued):**

The single-leaf entries constitute the main entry points of each unit. Each unit contains a backyard that is enclosed by a fence and is accessed from the unit by a metal framed sliding glass door (Figure 8). Fenestration consists entirely of aluminum frame slider windows on multiple elevations. Concrete walkways provide access to each unit and landscaping consists of sycamore trees lining Almond Street with shrub plantings along the apartment building exteriors.

B10. Significance (continued):

The following historical context provides a frame of reference for evaluating Almond Gardens Apartments at 707-815 Almond Street's eligibility for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The context includes a local history of Suisun City and additional context on public housing and Ranch style architecture.

Local Historic Context: Suisun City

What would become known as Suisun City was initially called Suisun (named for a Patwin village or triblet). The name has appeared in Spanish records since 1807, although it was sometimes spelled *Suysun*. Suisun City was established to take advantage of this location near waterways and became the trade center for central Solano County. By the mid-1850s, various structures had been constructed in the new city. Suisun City prospered in the latter half of the 19th century and in 1868, the California Pacific Railroad commenced passenger service from Vallejo to Suisun. Three years later, the Central Pacific train acquired the California Pacific, giving Suisun City shippers access to distant markets via the transcontinental train. In 1880, the city had a population of 600 (Suisun City 2023).

Fruit agriculture prospered in the Suisun Valley from 1880 to 1920, thanks to the advent of large-scale drying, canning, and refrigerated railcars. Suisun thrived due to its convenient access to transportation by train and seaport. Dairy farming took place on reclaimed marshland near the city, while the Pacific Portland Cement Company's cement factories contributed to the local economy (Suisun City 2023).

In the early 20th century, business activity in Fairfield began to overshadow Suisun. The new state route through Solano County skipped Suisun City and instead traveled via Fairfield, contributing to this phenomenon. By 1920, Fairfield had a population of 1,000, surpassing Suisun City's population of 875 (Suisun City 2023).

Suisun City was a maritime and financial powerhouse for decades, but the Great Depression caused local hardship. The weakening national fruit market led to the closure of numerous local canneries and drying plants. After World War II, Fairfield further overtook Suisun City as the leading municipality in central Solano County as the economy recovered. Travis Air Force Base, located between Fairfield, Vacaville, and Suisun City, created several new career opportunities in the Fairfield-Suisun region. Although the national fruit market recovered after the Great Depression, no major canneries reopened in the region (Suisun City 2023; San Francisco Chronicle 1999).

Trucking industry in northern California and Solano County was increased by bridge building in the Bay Area during the 1930s and the upgrading of U.S. Highway 40 through Fairfield into a modern, multi-lane highway during the 1960s (now Interstate 80). These investments harmed Suisun City's waterway shipping industry. The Suisun City port lost its position as a key shipping terminal for the local agricultural sector. It is now mostly used as a recreational boat launch. Since the 1990s, Suisun has experienced various residential, commercial, and harbor revitalization, but has seen limited population growth (Kitsap Sun 2002).

Public Housing Context

Almond Gardens Apartments at 707-815 Almond Street is a typical example of a 1960s era public housing complex in the United States. The federal public housing program grew out of a succession of substantial government programs launched in the 1930s to address the converging issues of unemployment, rising slums, and insufficient housing during the Great Depression. During World War II, further government programs in the early 1940s provided accommodation for military sector personnel and their families in congested production locations. These projects include roughly 125,000 housing units and are in the inventory of nearly 250 local Public Housing Authorities in 39 states, the District of Columbia, Puerto Rico, and the Virgin Islands.

The time under discussion begins with the Public Works Administration's house building program, which was launched as an unemployment alleviation initiative under the National Industrial Recovery Act of 1933. This initiative prompted the enactment of the United States Housing Act of 1937, which created the notion of government payments to local public housing authority and laid the groundwork for the modern program. The backdrop report continues with a description of the key government housing projects throughout World War II and closes with enactment of the United States Housing Act of 1949. This act reinstated federal support to local housing authorities after public housing had withered in the early postwar period. The 1949 Act linked public housing building to urban redevelopment, helping to resettle residents displaced by federally supported construction and transportation projects. It also marked the beginning of a new period of public housing building, which was commonly distinguished in bigger urban centers by massive high-rise projects completed in the 1950s and 1960s.

Housing Programs in the United States and California

Prior to the 1930s, the federal government was withdrawn from the housing dispute. Its responsibility in ensuring the social welfare of its residents was limited, with the idea that local governments and private organizations would handle such concerns. Nonetheless, the demand for adequate housing remained critical. Since the mid-19th century, state, local, and private housing efforts have neither alleviated the horrible living conditions in the slums nor significantly increased the availability of acceptable new dwellings accessible to the poor.

Despite their best efforts, housing reformers were unable to persuade the federal government of the 1920s to implement any kind of housing policy, whether through private market regulation or the construction of public tenements. The federal government was too rich to seriously explore low-income housing projects. Following World War I, the federal government handed over responsibility for housing policy to the states.

In 1921, the California state government passed the Veterans Farm and Home Purchase Act to aid troops returning from World War I. The state issued $10 million in bonds to establish a revolving fund that allows veterans and their widows to borrow up to 95 percent of the cost of a new home or farm at 5 percent interest (Schaffter 1942) The repayment of the fund by qualified veterans guaranteed that taxpayers would not support the program, preventing housing from becoming a public burden. One politician proudly claimed that the program was "self-sustaining and free of any element of charity, while developing substantial law-abiding, home-owning citizens."

On the eve of the Great Depression, housing reform had reached a tipping point. State and local governments had plainly proved their inability to provide suitable housing for the poor, and the federal government refused to fill the hole. Private developers, no matter how well-intentioned, were unable to construct adequate homes at a price that the poor could pay. In 1931, Edith Elmer Wood voiced the aspiration of many housing reformers when she asked for a "major statesman to make housing on the grand scale the chief plank in his platform. (Wood 1931)." Their dreams were realized only after the federal government intervened due to the Great Depression's crippling economic conditions.

Public Housing as Public Works

As economic collapse decimated house ownership and the residential building sector, the Great Depression refocused attention on housing market disparities and America's cities' smoldering slum issues. Housing development has rapidly declined since the late 1920s, reaching a low of 93,000 units by 1933, a full 90 percent decrease from the record high in 1925 (Rowe 1993). Fourteen million Americans were jobless, one-third of them were in the building professions, and 273,000 families lost their houses to mortgage foreclosure in 1933 alone (Fish 1979). People moved out of nicer, less cheap homes added to the congestion in dying inner-city districts. The already dilapidated housing stock available to the poor deteriorated as property owners neglected maintenance, and new building came to a near halt. Migrants from farms and small towns aggravated the slum problem by crowding into cities in search of jobs or government assistance.

Congress acted fast on President Franklin D. Roosevelt's request, approving the National Industrial Recovery Act in June 1933. Title II of this legislation set aside $3.3 billion for the establishment of the Federal Emergency Administration of Public Works (FEAPW) to perform "massive work relief activities quickly." Senator Wagner kept his word and authorized the FEAPW to include "construction... under public regulation or control of low-cost housing and slum clearance" on its list of projects. To that goal, the FEAPW might issue loans to limited-distribution businesses, award grants to state or municipal governments, or construct projects on its own.

Title II allocated an extra $25 million to create a Division of Subsistence Homesteads to construct rural settlements and redistribute the "overbalance of population in industrial centers (Hutchmacher 1968)." The Division of Subsistence Homesteads had initiated 50 communities when it was incorporated by the Resettlement Administration in 1935, to allow for the removal of urban residents from slums or agricultural families from submarginal holdings (Conklin 1959).

With Presidential support, public housing proponents were confident in their ability to achieve a long-term federal public housing program. In November, the United States Housing Act of 1937 passed both houses of Congress by a large majority, creating a clear federal commitment to provide adequate, low-cost housing to America's urban poor. This Act established the nationally funded, locally administered public housing program that still exists today. Local communities enthusiastically supported the scheme, and over the next five years, local public housing authority completed over 370 housing developments with government subsidies.

Public Housing in World War II

Just as Congressional interest in public housing began to fade at the conclusion of the Great Depression, World War II offered a fresh incentive for the continuance and extension of government housing projects. Industrial capacity rose dramatically, both in traditional manufacturing areas like Chicago and Detroit and at new locations on the west coast and across the country. A large civilian population migrated to these areas, and the country's insufficient supply of urban housing quickly constituted a severe danger to the productive capacity of America's critical war industries. Housing for defense sector personnel and their families were as much a part of the wartime construction program as military cantonments or shipyards and factories for making weapons. In mid-1940, the federal government restarted the public housing program, but shifted its objective from housing low-income families to housing defense workers on the home front.

The prewar dispute about the appropriateness of direct government home development was rapidly revived. Although public housing supporters welcomed their new position in the nation's military effort, they worked to ensure that the war would not jeopardize their long-term aim of establishing a sustainable low-cost public housing program. They urged the federal government to delegate planning and management responsibilities for defense housing to the United States Housing Authority and its vast network of local housing officials, allowing them to benefit from the pre-war housing program's experience while also ensuring its continuation after the war. They also advocated for the development of strong, well-designed defensive housing projects that could be easily converted to low-rent usage after the war to address the projected postwar housing crisis.

Private industry and its congressional backers, on the other hand, continued to strongly oppose public housing. They said that only the private sector could provide the speed and efficiency required to satisfy the urgent need for defense housing. They advocated that the government's efforts should focus on loans and mortgage guarantees to assist private building. Public development should be confined to transitory, low-cost lodgings that provide little competition in the postwar housing market. The effectiveness of this argument against government-built defense housing significantly constrained the scope of the public housing program during the war, delaying its restart for many years thereafter.

Public Housing After 1949

With postwar affluence at sight, proponents of public housing faced a lengthy struggle in Congress before ensuring its survival. Despite its naysayers, public housing has become a vital aspect of federal housing policy and is still being developed in the United States today. Public housing built in the United States after 1949 illustrates shifts in design, architectural philosophy, and public policy. The architecture of later public housing differs significantly from that of earlier public housing. The humanizing scale of previous complexes, which was achieved by putting low-rise structures in carefully landscaped settings, was replaced with high-rise skyscrapers situated in huge, open courtyards. The high-rise tower, regarded as a symbol of economic efficiency, social order, and modern architecture, supplanted the low-rise structure as the favored kind of public housing developed after 1949 (Wright 1981).

Beginning in the 1950s, numerous major public housing complexes were built across the country in an attempt to provide vast amounts of much-needed housing at a reasonable cost. Subsequent research revealed that these high-rise complexes are more expensive than their low-rise counterparts, owing to the combined expenses of obtaining inner-city property, building, and upkeep. These latter buildings had a basic, cohesive look and, due to their size and placement, stood out from their surroundings, as opposed to the previous small-scale designs, which were intended to blend in. The repetitive homogeneity of "stripped modem" external architectural features gave subsequent public

housing a stern, institutional image, in contrast to previous complexes' inventive designs and more domestic nature. Later public housing complexes featured substantially higher site densities than earlier ones, with taller structures containing more apartments and a greater number of buildings per complex. Later public housing complexes' interiors also differed from previous ones, with smaller flats with fewer rooms connected by extensive hallways (Wright 1981).

These architectural modifications in subsequent public housing were paralleled by alterations in era-specific public policy. One significant feature of the policy shift was the target constituency's access to public housing. The early proponents of large-scale public housing saw their efforts as benefiting low-income wage people, black and white. A key component of the early initiatives was to foster a "sense of community" among these marginalized populations. The really poor and those at the bottom of the economic ladder were simply regarded outside the scope of such housing schemes; they would continue to be the duty of charity and social workers, police, and courts. However, by the late 1950s, the genuine potential of eradicating poverty began to shift government housing programs away from supporting only the working poor and toward serving the more economically disadvantaged portions of the metropolitan population. This transformation caused long-term social, cultural, and economic changes that impacted public housing projects.

Other changes brought about by period policies were the intensification of racial tensions as a result of heightened segregation enforcement and the start of large-scale urban regeneration initiatives in the 1950s and 1960s. Urban renewal initiatives were considered as a method to address society's faults with significant federal endeavors under the 1949 Housing Act and the 1954 Urban Renewal Act. Unfortunately, these initiatives moved many impoverished African-American people from failing inner-city areas, adding them to nationwide waiting lists for public housing complexes. Earlier public housing complexes had a plethora of social and recreational amenities, such as nursery schools, leisure centers, and playgrounds, but subsequent complexes had less of them. Critics derisively referred to this era's public housing as "warehousing." Public housing complexes were no longer only a short reprieve for those wishing to improve their circumstances; they eventually became locations where people would spend the remainder of their lives (Wright 1981).

Architectural Theme: Ranch Style of Architecture

The Almond Gardens Apartments at 707-815 Almond Street does not have a strongly discernable architectural style, but buildings within the complex features overhanging eaves, low-pitched roofs, and horizontality that is most closely associated with the Ranch style of architecture.

Ranch-style homes in California represent a national obsession with the Old West and were the preferred architectural type for tract housing. Ranch houses were first established in the western and southwestern United States, but they rapidly achieved national appeal because of the publication of do-it-yourself instructions and designs in national publications like Sunset, Better houses and Gardens, and House Beautiful. Ranch homes gained popularity as a custom-built kind of dwelling, particularly in the late 1940s and 1950s. Ranch homes were primarily built between 1930 and 1975 but peaked in the 1950s as the most common kind of post-World War II suburban tract-style housing, frequently housing veterans who obtained Federal Housing Administration loans.

Ranch style houses are typically one-story, single-family residences. This architectural style distinguishes itself with rambling, extended layouts, a horizontal focus, overall asymmetry, free-flowing internal spaces, and a deliberate connection to the outdoors. Low-pitched roofs with broad eaves, a variety of cladding materials including board-and-batten siding, brick and stone chimneys, and huge picture windows were popular features, evoking an aesthetic evocative of these earlier architectural traditions. Decorative elements like wood shutters and dovecotes were frequently installed to enhance the rusticated aspect of ranch buildings. (Grimes and Chiang 2009; Horak et al. 2015; McAlester 2013).

Character-defining features include the following:

- rambling, elongated plans with a horizontal emphasis
- one to two stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces

- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property Development History

Almond Gardens Apartments at 707-815 Almond Street is outside of the coverage area of historic Sanborn Fire Insurance maps. The earliest aerial image of the area that would encompass the Almond Gardens Apartments was from 1948 and shows vacant farmland with some residential development to the west. When the complex was originally completed in the late 1960s, it only had residential development to the north and west with vacant land to the south and east which would be developed into residential and industrial buildings by the 1990s.

Since the Suisun City Building Department had no building permits for Almond Gardens Apartments and research found few articles documenting the construction and history of the subject apartments, the original architect, builder, and owner of the apartments is unknown. The Suisun City Redevelopment Agency bought these fourplexes in 1990. Instead of demolishing all the fourplexes, they underwent extensive repair. Seven of the original twenty fourplexes were demolished to make way for off-street authorized parking spots. The flats' interiors were refurbished, and the courtyards were fenced to restore open space for residents. The apartments were redesigned with landscaping, street trees, and ornamental lamps. The building footprint and configuration of the apartments have remained the same since the 1990 era alterations (Harbor Park 2023).

Evaluation

Almond Gardens Apartments at 707-815 Almond Street do not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.
NRHP/CRHR Criterion A/1

Research shows that the Almond Gardens Apartments at 707-815 Almond Street housing complex was constructed circa 1967. Although the development of the housing complex is related to the theme of post-World War II public housing, there is no evidence that it contributed to the historical importance of Suisun City housing development or has a significant association with that context. The housing complex reflects a relatively modest public-housing project, both in cost and size, and more elaborate and noteworthy public housing projects can be found in Northern California and throughout the State. There is no evidence that the creation of the complex marked a landmark achievement in public housing or represented an important innovation in the development of public housing. The buildings are not directly associated in a significant way with public housing development in Suisun City or the region. They are related to the post-World War II public housing context of the area, but do not contribute to the historical importance or have significant associations with that context.

The housing complex is not related to the broad patterns of history or individually significantly associated with Suisun City, Solano County, California, or the Nation. Therefore, ECORP found Almond Gardens Apartments at 707-815 Almond Street not eligible for the NRHP/CRHR under Criterion A/1.

NRHP/CRHR Criterion B/2

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person who is considered historically significant at the local, state, or national level. Archival research failed to indicate any direct association between any such individuals and the Almond Gardens Apartments. Directory and newspaper research indicated that the housing complex was mostly unlisted through the years, and information on past residents is unknown. No known significant individuals have any direct association with the housing complex, and residents have changed multiple times throughout the years, none of whom had a profound historically significant impact. There is no information in the archival record to suggest that Almond Gardens Apartments at 707-815 Almond Street is associated with the lives of persons significant in our past. Therefore, ECORP found the Almond Gardens Apartments at 707-815 Almond Street housing complex not eligible for the NRHP/CRHR under Criterion B/2.

NRHP/CRHR Criterion C/3

Almond Gardens Apartments at 707-815 Almond Street were constructed circa 1967. The buildings within the complex exhibit low pitched roofs, overhanging eaves, and horizontality type of the Ranch architectural style. Despite a slight association with the Ranch style, the largely unadorned buildings lack elements found in better examples of the Ranch style, such as wainscots, dovecotes, x-bracing, and more rambling plans. While Research did not reveal the architect, builder, owner of the Almond Gardens Apartments, the complex has a rather modest and commonplace design that does not suggest the work of a master. No buildings in the housing complex embody the distinctive characteristics of a type, period, or method of construction, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, ECORP found Almond Gardens Apartments not eligible for the NRHP/CRHR under Criterion C/3.

NRHP/CRHR D/4

The information potential of the Almond Gardens Apartments at 707-815 Almond Street is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, ECORP found the Almond Gardens Apartments at 707-815 Almond Street not eligible for the NRHP/CRHR under Criterion D/4.

Integrity

Almond Gardens Apartments at 707-815 Almond Street maintains integrity of setting because the buildings on the property have not been relocated. When the complex was originally completed in the late 1960s, it only had residential to the north and west with vacant land to the south and east which would be developed into residential and industrial buildings by the 1990s. Due to the change in the surrounding the complex since the 1960s, the property no longer retains integrity of setting and association. The buildings within the complex retain most of their original character defining features and original footprint although some buildings have been reclad in non-original rough textured stucco. In addition, seven of the original buildings in the complex were demolished in 1990. Therefore, the property retains much of its integrity of feeling, materials, and workmanship, but lacks integrity of design due to the demolition of seven original buildings in the complex.
Regardless of integrity, due to lack of historical significance, Almond Gardens Apartments at 707-815 Almond Street does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district.

Historic District Considerations

Almond Gardens Apartments at 707-815 Almond Street is located in a neighborhood with a mix of residential and institutional buildings and lacks a cohesive architectural theme that would warrant a historic district. The building is not a contributor to the Suisun City Historic District, or any existing historic district nor is it locally listed since Suisun City does not have an official register of historic properties or districts. Thus, the building is not considered an element of any existing or potential Historic District.

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Figure 6. Overview of 707 Almond Street. (view southwest; August 20, 2024).



Figure 7. Overview of Almond Street Buildings. (view south; August 20, 2024).



**Figure 8. Overview of 804 Almond Street.
(view northwest; August 20, 2024).**



Figure 9: Overview of Almond Street (view west; August 20, 2024).



Figure 10: Overview of Almond Street Buildings (view northwest; August 20, 2024).



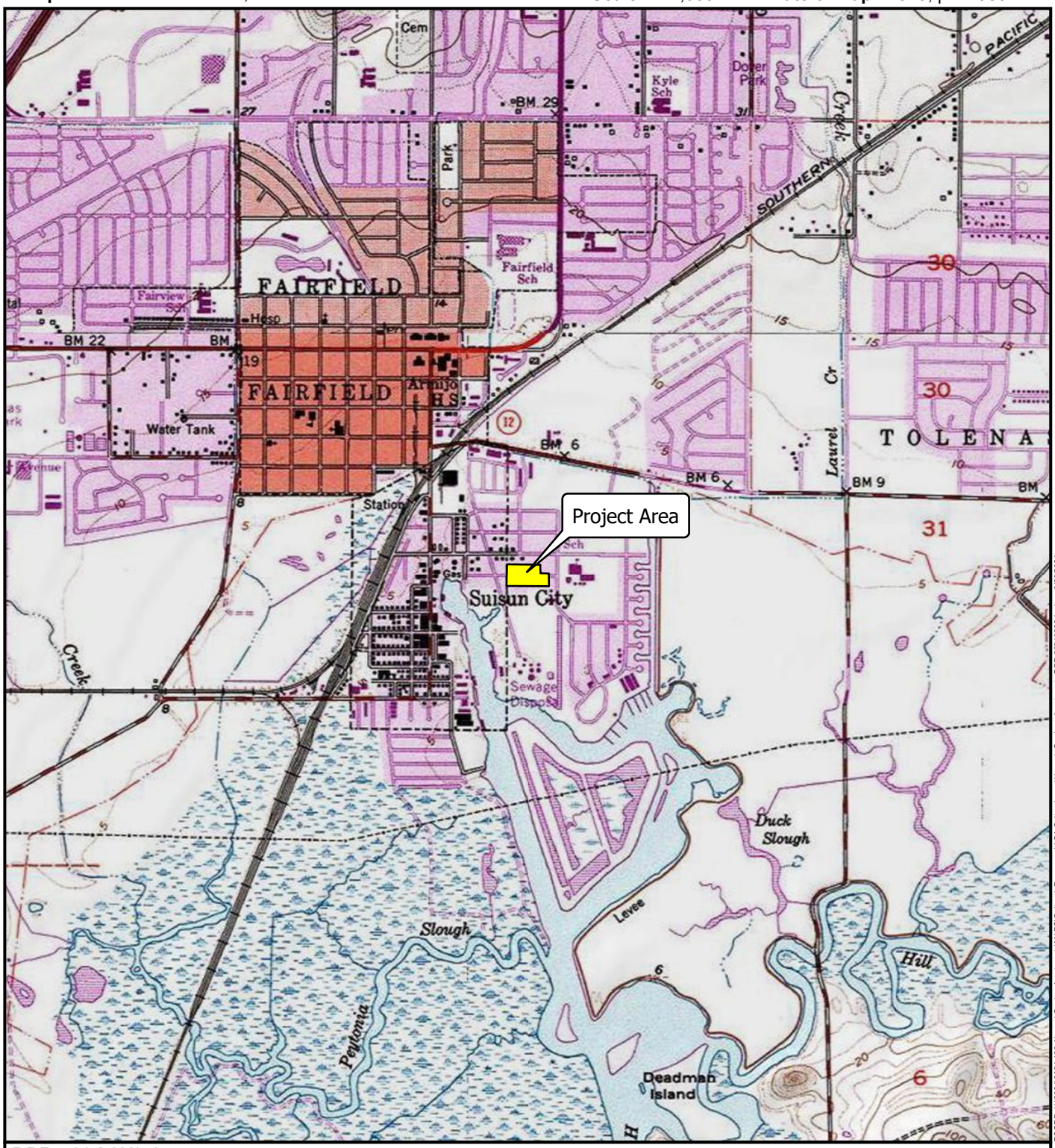
Figure 11: Overview of 710 Almond Street (view northwest; August 20, 2024).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

***Resource Name or #:** The Almond Gardens Apartments at 707-815 Almond Street

***Map Name:** Fairfield South, CA ***Scale:** 1:24,000 ***Date of Map:** 1949, p.r. 1980



ECORP: N:\2024\2024-182 Almond Garden Apartments\MAPS\Cultural_Resources\AGA Cultural.aprx\Almond Gardens Apartments DPR 20240822-tgalvez 8/22/2024

DPR 523J (1/95) ***Required Information**

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

Noise Impact Assessment
for the
Almond Gardens Apartments Project

Suisun City, California

Prepared For:

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August 2024

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Attachment B- Highway Noise Prediction Model (FHWA-RD-77-108) Outputs –Traffic Noise

Attachment C- Federal Highway Administration Roadway Construction Noise Model Outputs – Project Construction

LIST OF ACRONYMS AND ABBREVIATIONS

CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
City	Suisun City
CFR	Code of Federal Regulations
CNEL	Community Noise Equivalent Level
dB	Decibel
dBA	Decibel is A-weighted
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
HUD	Housing and Urban Development
Hz	Hertz
ITE	Institute of Transportation Engineers
L_{dn}	Day-night average sound level
L_{eq}	Measure of ambient noise
L_{max}	The maximum A-weighted noise level during the measurement period.
L_{min}	The minimum A-weighted noise level during the measurement period.
NIOSH	National Institute for Occupational Safety and Health
OSHA	Occupational Safety and Health Administration
Project	Almond Gardens Apartments Project
RCNM	Roadway Construction Noise Model
SR	State Route
STC	Sound Transmission Class

1.0 INTRODUCTION

This report documents the results of a Noise Impact Assessment completed for the Almond Gardens Apartments Project (Project), which proposes the construction of 96 affordable family apartments in Suisun City, California. The purpose of this report is to estimate the noise exposure on the Project Site and determine if noise levels fall within the acceptable noise zone as defined by the Housing and Urban Development (HUD) noise standards (Quiet Communities Act of 1978; 24 Code of Federal Regulations (CFR) Part 51 Subpart B).

1.1 Project Location and Description

The Project Site is located in Suisun City (City) at 707 - 815 Almond Street on 2.53 acres. It is surrounded by residential complexes in all directions. The Project Site currently accommodates 13 condemned apartment buildings and associated parking, all of which are proposed for demolition. Specifically, there are currently 13 multi-unit apartment buildings consisting of 51 individual units total on the site. The buildings have been deemed uninhabitable or soon-to-be uninhabitable by the City and need to be demolished before new construction can commence.

The Project is proposing the construction of 96 affordable housing units for low-income families plus one manager unit for on-site property management. The Project will target low-income families earning 30 percent to 50 percent of the area median income. The unit mix includes 58 two-bedroom units, 30 three-bedroom units and 10 four -bedroom units with ample community gathering space and outdoor recreational amenities.

The Project would consist of six 3-story walk-up open air lobby style buildings with five dedicated to residential units and one dedicated to the management office and maintenance shop. Four of the residential buildings would contain 22 units, one would contain nine units. The Project proposes 121 open parking spaces.

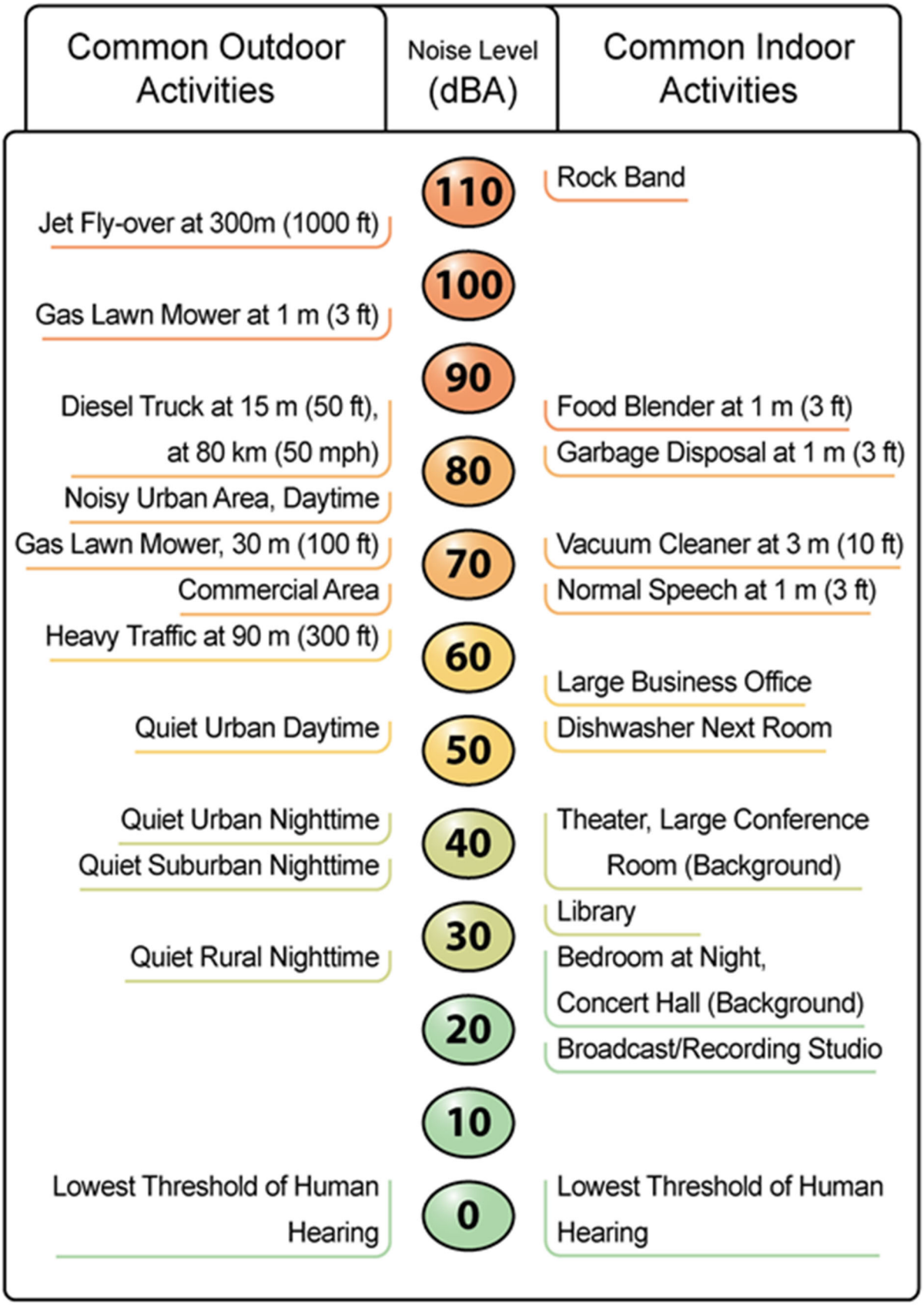
2.0 ENVIRONMENTAL NOISE AND GROUNDBORNE VIBRATION ANALYSIS

2.1 Fundamentals of Noise and Environmental Sound

2.1.1 Addition of Decibels

The decibel (dB) scale is logarithmic, not linear, and therefore sound levels cannot be added or subtracted through ordinary arithmetic. Two sound levels 10 dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted (dBA), an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound and twice as loud as a 60-dBA sound. When two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be three dB higher than one source under the same conditions (Federal Transit Administration [FTA] 2018). For example, a 65-dB source of sound, such as a truck, when joined by another 65 dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the source strength increases the sound pressure by three dB). Under the decibel scale, three sources of equal loudness together would produce an increase of five dB.

Typical noise levels associated with common noise sources are depicted in Figure 2-1. Common Noise Levels.



Source: California Department of Transportation (Caltrans) 2020a

Figure 2-1. Common Noise Levels

2.1.2 Sound Propagation and Attenuation

Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB (dBA) for each doubling of distance from a stationary or point source (FHWA 2017). Sound from a line source, such as a highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of approximately 3 dBA for each doubling of distance from a line source, such as a roadway, depending on ground surface characteristics (Federal Highway Administration [FHWA] 2017). No excess attenuation is assumed for hard surfaces like a parking lot or a body of water. Soft surfaces, such as soft dirt or grass, can absorb sound, so an excess ground-attenuation value of 1.5 dBA per doubling of distance is normally assumed. For line sources, an overall attenuation rate of three dB per doubling of distance is assumed (FHWA 2011).

Noise levels may also be reduced by intervening structures; generally, a single row of detached buildings between the receptor and the noise source reduces the noise level by about five dBA (FHWA 2006), while a solid wall or berm generally reduces noise levels by 10 to 20 dBA (FHWA 2011). However, noise barriers or enclosures specifically designed to reduce site-specific construction noise can provide a sound reduction of 35 dBA or greater (Western Electro-Acoustic Laboratory, Inc. 2021). To achieve the most potent noise-reducing effect, a noise enclosure/barrier must physically fit in the available space, must completely break the "line of sight" between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source and extend lengthwise and vertically as far as feasibly possible to be most effective. The limiting factor for a noise barrier is not the component of noise transmitted through the material, but rather the amount of noise flanking around and over the barrier. In general, barriers contribute to decreasing noise levels only when the structure breaks the "line of sight" between the source and the receiver.

The manner in which older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows (Caltrans 2002). The exterior-to-interior reduction of newer residential units is generally 30 dBA or more (Harris Miller, Miller & Hanson Inc. 2006). Generally, in exterior noise environments ranging from 60 dBA Community Noise Equivalent Level (CNEL) to 65 dBA CNEL, interior noise levels can typically be maintained below 45 dBA, a typical residential interior noise standard, with the incorporation of an adequate forced air mechanical ventilation system in each residential building, and standard thermal-pane residential windows/doors with a minimum rating of Sound Transmission Class (STC) 28. (STC is an integer rating of how well a building partition attenuates airborne sound. In the U.S., it is widely used to rate interior partitions, ceilings, floors, doors, windows, and exterior wall configurations). In exterior noise environments of 65 dBA CNEL or greater, a combination of forced-air mechanical ventilation and sound-rated construction methods is often required to meet the interior noise level limit. Attaining the necessary noise reduction from exterior to interior spaces is readily achievable in noise environments less than 75 dBA CNEL with proper wall construction techniques following California Building Code methods, the selections of proper windows and doors, and the incorporation of forced-air mechanical ventilation systems.

2.1.3 Noise Descriptors

The decibel scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Several rating scales have been developed to analyze the adverse effect of community noise on people. Because environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise, as well as the time of day when the noise occurs. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include the average hourly noise level (in L_{eq}) and the average daily noise levels/community noise equivalent level (in L_{dn}/CNEL). The L_{eq} is a measure of ambient noise, while the L_{dn} and CNEL are measures of community noise. Each is applicable to this analysis and defined as follows:

- **Equivalent Noise Level (L_{eq})** is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- **Day-Night Average (L_{dn})** is a 24-hour average L_{eq} with a 10-dBA "weighting" added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn}.
- **Community Noise Equivalent Level (CNEL)** is a 24-hour average L_{eq} with a 5-dBA weighting during the hours of 7:00 pm to 10:00 pm and a 10-dBA weighting added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the evening and nighttime, respectively.

Table 2-1 provides a list of other common acoustical descriptors.

Table 2-1. Common Acoustical Descriptors

Descriptor	Definition
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micropascals (or 20 micronewtons per square meter), where 1 pascal is the pressure resulting from a force of 1 newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micropascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hertz (Hz)	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sounds are below 20 Hz and ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	A 24-hour average L_{eq} with a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn}.
Community Noise Equivalent Level, CNEL	A 24-hour average L_{eq} with a 5 dBA "weighting" during the hours of 7:00 p.m. to 10:00 p.m. and a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.7 dBA CNEL.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends on its amplitude, duration, frequency, and time of occurrence and tonal or informational content, as well as the prevailing ambient noise level.
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.

The A-weighted decibel sound level scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about ±1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends on the distance between the receptor and the noise source. Close to the noise source, the models are accurate to within about ±1 to 2 dBA.

2.1.4 Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL or L_{dn} is below 60 dBA, moderate in the 60 to 70 dBA range, and high above 70 dBA. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet, suburban, residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). Regarding increases in A-weighted noise levels (dBA), the following relationships should be noted in understanding this analysis:

- Except in carefully controlled laboratory experiments, a change of 1 dBA cannot be perceived by humans.
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference.
- A change in level of at least 5 dBA is required before any noticeable change in community response would be expected. An increase of 5 dBA is typically considered substantial.
- A 10-dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

2.1.5 Effects of Noise on People

2.1.5.1 Hearing Loss

While physical damage to the ear from an intense noise impulse is rare, a degradation of auditory acuity can occur even within a community noise environment. Hearing loss occurs mainly due to chronic exposure to excessive noise but may be due to a single event such as an explosion. Natural hearing loss associated with aging may also be accelerated from chronic exposure to loud noise.

The Occupational Safety and Health Administration (OSHA) has a noise exposure standard that is set at the noise threshold where hearing loss may occur from long-term exposures. The maximum allowable level is 90 dBA averaged over eight hours. If the noise is above 90 dBA, the allowable exposure time is correspondingly shorter.

2.1.5.2 Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources.

3.0 EXISTING ENVIRONMENTAL NOISE SETTING

3.1 Noise Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as hospitals, historic sites, and certain recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

The Project Site is located in a highly developed area. The nearest existing noise-sensitive land uses to the Project Site are residences bordering the north and southern edges of the Project, and a middle school located to the east of the Project Site.

3.1.1 Existing Ambient Noise Environment

The Project Site presently houses 13 buildings with a total of 51 units, all of which are planned for demolition. The Site is surrounded by apartment complexes located to the north and south, and a middle school located to the east. The Project Site is traversed by Almond Street, with Mulberry Street located to the east and Civic Center Boulevard located to the west. The most common and significant source of noise in the Project Area is traffic noise generated from vehicles traveling on both of these streets.

3.1.2 Existing Ambient Noise Measurements

In order to quantify existing ambient noise levels in the Project Area, ECORP Consulting, Inc. conducted a 24-hour noise measurement starting on August 20th, 2024, and extending into August 21st. This 24-hour noise measurement site is representative of typical existing noise exposure on the Project Site during a typical 24-hour day (see Attachment A). Additionally, ECORP conducted four short-term noise measurements on the morning of August 20th, 2024. These short-term noise measurements are representative of typical existing noise exposure within and immediately adjacent to the Project Site during the daytime (see Attachment A). The 15-minute measurements were taken between 9:54 a.m. and 10:54 a.m. The average noise levels and location of each noise measurement are listed in Table 3-1.

Table 3-1. Existing (Baseline) Noise Measurements

15-Minute Noise Measurements

Location Number	Location	L_{dn} dBA	L_{eq} dBA	L_{min} dBA	L_{max} dBA	Time
1	On Mulberry Street adjacent to Crystal Middle School	N/A	**56.6**	48.9	83.1	9:54 a.m. – 10:09 a.m.
2	On 727 Harbor Park Drive	N/A	**48.6**	37.5	81.0	10:14 a.m. – 10:29 a.m.
3	In Mike Day Memorial Park adjacent to play structure	N/A	**52.4**	43.3	71.4	10:34 a.m. – 10:49 a.m.
4	Intersection of Josiah Circle and Driftwood Drive, adjacent to bus stop	N/A	**55.2**	39.9	92.8	10:54 a.m. – 11:09 a.m.

24-Hour Noise Measurements

Location Number	Location	L_{dn} dBA	L_{eq} dBA	L_{min} dBA	L_{max} dBA	Time
1	Northern edge of Project Site	**55.2**	49.7	35.1	90.2	11:20 a.m. – 11:20 a.m.

Source: Measurements were taken by ECORP with a Larson Davis SoundExpert 821 precision sound level meter, which satisfies the American National Standards Institute for general environmental noise measurement instrumentation. Prior to the measurements, the SoundExpert 821 sound level meter was calibrated according to manufacturer specifications with a Larson Davis CAL200 Class I Calibrator. See Attachment A for noise measurement outputs and a visual representation of the noise measurement locations.

Notes: L_{eq} is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. L_{min} is the minimum noise level during the measurement period and L_{max} is the maximum noise level during the measurement period. L_{dn} is a 24-hour average L_{eq} with a 10-dBA "weighting" added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the nighttime.

As shown in Table 3-1, the ambient recorded noise level during the span of the 24-hour noise measurement was 55.2 dBA L_{dn}. The ambient recorded noise levels range from 48.6 dBA L_{eq} to 56.6 dBA L_{eq} over the course of the four short-term noise measurements taken in the Project vicinity. The most common noise in the Project vicinity is produced by automotive vehicles (e.g., cars, trucks, buses, motorcycles) on area roadways.

4.0 REGULATORY FRAMEWORK

4.1 Federal

4.1.1 HUD Noise Standards

HUD's noise standards can be found in 24 CFR Part 51, Subpart B. It is the purpose of this subpart B to call attention to the threat of noise pollution and protect new construction of noise sensitive uses on sites having unacceptable noise exposure. Table 4-1 presents the acceptable, normally unacceptable and unacceptable HUD noise level standards.

Table 4-1. HUD Site Acceptability Standards

Noise Zone	Day/Night (L_{dn}) Average Sound Level (in decibels)	Special Approvals and Requirements
Acceptable	Not exceeding 65 dB	None
Normally Unacceptable	Above 65 dB but not exceeding 75 dB	• Environmental assessment and attenuation required for new construction. • Attenuation strongly encouraged for major rehabilitation. Note: An environmental impact statement is required if the project site is largely undeveloped or will encourage incompatible development.
Unacceptable	Above 75 dB	• Environmental impact statement required. • Attenuation required for new construction with approval by the Assistant Secretary of Certifying Officer.

Source: CFR Part 51 Subpart B 2013

4.1.2 National Institute of Occupational Safety and Health

A division of the US Department of Health and Human Services, the National Institute for Occupational Safety and Health (NIOSH) has established a construction-related noise level threshold as identified in the Criteria for a Recommended Standard: Occupational Noise Exposure prepared in 1998. NIOSH identifies a noise level threshold based on the duration of exposure to the source. The NIOSH construction-related noise level threshold starts at 85 dBA for more than 8 hours per day; for every 3-dBA increase, the exposure time is cut in half. This reduction results in noise level thresholds of 88 dBA for more than 4 hours per day, 92 dBA for more than 1 hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for

more than 15 minutes per day. The intention of these thresholds is to protect people from hearing losses resulting from occupational noise exposure.

5.0 Impact Assessment

5.1 Thresholds of Significance and Methodology

The impact analysis provided below focuses on the three main sources of noise that will impact the Project Site; aircraft, roadways and railways, and is compared to the specific noise standards established by HUD that are presented in Table 4-1. Additionally, since the Project is proposing the development of new noise-sensitive land uses, the Project Site is analyzed for its compatibility within the existing noise environment.

As the Project Site is surrounded by residential land uses and will generate noise during construction and operations, the evaluation of the Project's contribution to noise increases over existing conditions is addressed. Predicted construction noise levels were calculated utilizing the Federal Highway Administration's (FHWA's) Roadway Construction Noise Model (2006). Project onsite and offsite (vehicle traffic) operational noise are discussed qualitatively. Noise levels generated from the construction and operations are not compared to a specific standard but are included for disclosure purposes.

5.2 Impact Analysis

5.2.1 Are There Potential Noise Generators in the Vicinity of the Project Site?

Aircraft Noise:

There are five airports within 15 miles of the Project Site as follows:

- Travis Air Force Base, located approximately 4.16 miles northeast of the Project Site
- Vaca Valley Hospital Heliport located approximately 9.17 miles northeast of the Project Site.
- Nut Tree Airport located approximately 10.05 miles northeast of the Project Site.
- Kaiser Medical Center Vacaville Heliport located approximately 11.45 miles northeast of the Project Site.
- Napa County Airport located approximately 12.87 miles west of the Project Site.

Travis Air Force Base is the nearest airport to the Project Site, approximately 4.16 miles distant. According to the Travis Air Force Base Sustainability Study Report (2019), the Project Site is located outside the 60 dBA noise contours. Similarly, the Project Site is located outside of any of the noise contours for all other airports within 15 miles. Implementation of the Proposed Project would not result in increased exposure of people working at or residing on the Project Site to aircraft noise beyond the acceptable noise standard.

Roadway Noise:

The Project Site would be accessible via Civic Center Boulevard and Mulberry Street, which is surrounded mainly by single-family homes, 1-2 unit apartments, a middle school, a utilities service center, a police department and a yacht club. Using aerial imagery and the Institute of Transportation Engineers' (ITE) 10th Edition Trip Generation Manual's (2017) daily trip rates, existing average daily trips were estimated for the segment of Civic Center Boulevard between Driftwood Drive and Almond Street, as well as the segment of

Mulberry Street between Driftwood Drive and Almond Street. These two roadway segments generally traverse in north-south directions in proximity to the Project Site and are predominate noise sources affecting the Project Site. Existing traffic noise generated on these roadway segments are calculated using the estimated daily trips coupled with the FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108). Table 5-1 provides the estimated number of trips on each roadway segment, as well as noise generated by each segment (Attachment B).

Table 5-1. Modeled Roadway Noise

Segment	Existing Average Daily Trips	Existing Roadway Noise Level at the Project Site (L_{dn})
Almond Street Between Civic Center Boulevard and Mulberry Street	109	**44.9**
Civic Center Boulevard between Driftwood Drive and Almond Street	1,083	**45.0**
Mulberry Street between Driftwood Drive and Almond Street	2,190	**49.9**

Source: Institute of Transportation Engineers' (ITE) 10th Edition Trip Generation Manual (2017); FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) (See Attachment B).

As shown, the Project Area, as a result of roadway traffic on Civic Center Boulevard and Mulberry Street, currently experiences traffic noise levels ranging from approximately 44.9 and 49.9 dBA L_{dn}. These traffic noise calculations in the Project vicinity are generally verified by information contained in the City General Plan. According to Exhibit NOI-2, *Traffic and Railroad Noise Contours,* of the Suisun City General Plan (2015), the Project is located outside of any roadway noise contours. Thus, roadway noise in the Project vicinity would not exceed noise levels beyond the normally acceptable noise standard of less than 65 dBA.

Railway Noise:

The Caltrain and light rail commuter rail lines are located approximately 0.30 mile north of the Project Site. According to Exhibit NOI-2, *Traffic and Railroad Noise Contours,* of the Suisun City General Plan (2015), the Project is located outside of the 60 dBA noise contours for activity on the rail lines. Therefore, railway noise at the Project Site would not exceed noise levels beyond the acceptable noise standard.

Land Use Compatibility:

As previously discussed, the Project is proposing the construction of 96 residential units. As the Project is proposing the development of new noise-sensitive land uses within the existing noise environment, a discussion of land use compatibility is needed. The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations that would negatively affect noise-sensitive land uses. The Project would locate residences in an area surrounded by other residential land uses and is therefore consistent with the types, intensity, and patterns of land use existing in the Project Area. The predominate source of noise affecting the Project Site is traffic noise generated by vehicles on Mulberry Street, Driftwood Drive and surrounding roadways, as well as typical

sources specific to residential neighborhoods, such as barking dogs, power tools and landscaping equipment, radios, and people talking.

In order to quantify existing ambient noise levels on the Project Site, ECORP conducted a 24-hour noise measurement starting on August 20th, 2024, and extending into August 21st. As shown in Table 3-1, the ambient recorded noise measurement on the Project Site was 55.2 dBA $L_{dn.}$ The predominate source of noise affecting the Project Site is traffic on Mulberry Street. The ambient recorded noise level (55.2 dBA L_{dn}) would not exceed the HUD Site Acceptability Standards found in Table 4-1.

Project Construction Noise:

Construction noise associated with the Proposed Project would be temporary and would vary depending on the specific nature of the activities being performed. Noise generated would primarily be associated with the operation of off-road equipment for onsite construction activities as well as construction vehicle traffic on area roadways. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., site preparation, excavation, paving). Noise generated by construction equipment, including earth movers, pile drivers, and portable generators, can reach high levels. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). During construction, exterior noise levels could negatively affect sensitive land uses in the vicinity of the construction site.

The Project Site is directly adjacent to noise-sensitive receptors to the north and south. It is acknowledged that the majority of construction equipment is not situated at any one location during construction activities, but rather spread throughout the Project Site and at various distances from receptors. Therefore, this analysis employs FTA guidance for calculating construction noise, which recommends measuring construction noise produced by all construction equipment operating simultaneously from the center of the Project Site (FTA 2018), which in this case is approximately 175 feet from the nearest noise-sensitive receptor. The anticipated short-term construction noise levels generated for the necessary equipment for each phase of construction are presented in Table 5-2.

Table 5-2. Construction Average (dBA) Noise Levels at Nearest Receptors	
Construction Phase	**Estimated Exterior Construction Noise Level @ Closest Receptor (dBA L_{eq})**
Demolition	75.6
Site Preparation	76.7
Grading	76.4
Building Construction, Paving & Architectural Coating	79.5

Source: Construction noise levels were calculated by ECORP Consulting using the FHWA Roadway Noise Construction Model (FHWA 2006). Refer to Attachment C for Model Data Outputs.

Notes: Construction equipment used during construction provided by the California Emissions Estimator Model (CalEEMod 2022.1.1.14). The California Emissions Estimator Model is designed to calculate air pollutant emissions from construction activity and contains default construction equipment and usage parameters for typical construction projects based on several construction surveys conducted in order to identify such parameters. Consistent with FTA recommendations for calculating construction noise, construction noise was measured from the center of the Project Site (FTA 2018), which is 175 feet from the nearest receptor. Building construction, paving & architectural coating are assumed to occur spontaneously.

L_{eq} = The equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

As shown in Table 5-2, the Project's construction noise would range from 75.6 to 79.5 dBA L_{eq} over the course of construction. It is noted that this range of construction noise would not exceed the 85 dBA NIOSH construction noise threshold during any phase of construction at the nearby noise-sensitive receptors. It is noted that construction noise was modeled on a worst-case basis. It is very unlikely that all pieces of construction equipment would be operating at the same time for the various phases of Project construction. Nonetheless, it is acknowledged that the Project Site is surrounded by noise-sensitive residential receptors and that substantial construction would occur directly adjacent to these receptors. Therefore, the following noise-reducing best management practices are recommended.

Recommended Conditions

NOI-1: Construction Noise-Reducing Best Management Practices

The Project improvement and building plans shall include the following requirements for construction activities:

- Construction contacts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices.
- A sign, legible at a distance of 50 feet, shall be posted at the Project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and

duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the Suisun City Development Services Department within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Suisun City Development Services Department. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator.

- Identification of construction noise reduction methods. These reduction methods may include shutting off idling equipment (5 minutes), installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and using electric air compressors and similar power tools.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

Timing/Implementation: During Construction

Monitoring/Enforcement: Suisun City Development Services Department

Operational Onsite Noise:

The Project is proposing the construction of 96 affordable apartment units, and associated features. The main noise source generated from the proposed residences on the Project Site would include mechanical equipment and other typical sources specific to residential land uses, such as barking dogs, internal traffic circulation, power tools and landscaping equipment, radios, and people talking. According to previous field noise measurements conducted by ECORP, mechanical heating, ventilation, and air conditioning equipment generates noise levels less than 45 dBA at 20 feet. Additionally, previous field measurements at six different residential neighborhoods, including two multi-family neighborhoods, two single-family neighborhoods, and two mixed density neighborhoods provide a daytime average of 51.9 dBA. The Project proposes to place residential uses adjacent to other residential uses. The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations within the community that would negatively affect noise sensitive land uses. The Project is consistent with the types, intensity, and patterns of land use existing in the Project Area, and as previously described, the Project is considered compatible with the existing noise environment. It is noted that the recorded average noise level as a result of residential land uses (51.9 dBA) would be lower than those currently experienced in the Project Area (see Table 3-1) and therefore would not substantially contribute to the existing ambient noise environment.

6.0 REFERENCES

Caltrans (California Department of Transportation). 2020. IS/EA Annotated Outline. http://www.dot.ca.gov/ser/vol1/sec4/ch31ea/chap31ea.htm.

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Western Electro-Acoustic Laboratory, Inc. 2021. Sound Transmission Sound Test Laboratory Report No. TL 21-227.

LIST OF ATTACHMENTS

Attachment A – Baseline (Existing) Noise Measurements – Project Site and Vicinity

Attachment B- Highway Noise Prediction Model (FHWA-RD-77-108) Outputs –Traffic Noise

Attachment C- Federal Highway Administration Roadway Construction Noise Model Outputs – Project Construction

ATTACHMENT A

Baseline (Existing) Noise Measurements – Project Site and Vicinity



Location: W:\Projects\2024\2024-xxx Almond Gardens Apartments - Suisun City\Noise\Baseline Noise Measurements\Baseline Noise Measurement Maps.aprx - Portrait Template (agne - 8/23/2024)

Map Date: 8/23/2024

Sources: Esri 2024

Baseline Noise Measurement Map

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Almond Gardens Apartments Project 2024-182

Site Number: ST 1						
Recorded By: Rosey Worden						
Job Number: 2024-182						
Date: 8/20/2024						
Time: 9:54 a.m. – 10:09 a.m.						
Location: On Mulberry Street adjacent to Crystal Middle School						
Source of Peak Noise: School activity and cars on Mulberry Street						

Noise Data			
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**
56.6	48.9	83.1	96.2

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 15 mins**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 15:58:59

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C467F1:00000C73	

Overall Measurement

Start Date & Time	2024-08-20 09:54:57		
Stop Date & Time	2024-08-20 10:09:57		
Run Time	00:15:00		
Pre-Calibration Deviation (Cal Lvl)	-0.02 dB(114.0 dB)	2024-08-20 09:52:31	
Pre-Sensitivity	-25.70 dB re 1V/Pa		
Post-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36	
Post-Sensitivity	-25.64 dB re 1V/Pa		
L_{AIeq}	60.6 dB		
	A	C	Z
L_{weq}	56.6	74.1	79.3
L_{wpk}	96.2 dB	108.5 dB	110.4 dB
	2024-08-20 09:59:44	2024-08-20 10:07:08	2024-08-20 10:07:08
L_{wSmin}	48.0 dB	61.6 dB	66.1 dB
	2024-08-20 10:04:37	2024-08-20 09:55:32	2024-08-20 10:05:05
L_{wSmax}	77.9 dB	96.6 dB	97.9 dB
	2024-08-20 10:07:09	2024-08-20 10:07:07	2024-08-20 10:07:07
L_{wFmin}	47.1 dB	59.3 dB	63.1 dB
	2024-08-20 10:04:34	2024-08-20 10:04:46	2024-08-20 10:09:35
L_{wFmax}	80.8 dB	100.3 dB	101.7 dB
	2024-08-20 10:07:08	2024-08-20 10:07:08	2024-08-20 10:07:08
L_{wImin}	48.9 dB	63.4 dB	69.4 dB
	2024-08-20 10:04:36	2024-08-20 09:55:32	2024-08-20 09:58:27
L_{wImax}	83.1 dB	103.3 dB	104.7 dB
	2024-08-20 10:07:08	2024-08-20 10:07:08	2024-08-20 10:07:08

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**
	56.6 dB	56.6 dB	--- dB
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	56.6 dB	56.6 dB	--- dB	--- dB

L_{Ceq} - L_{Aeq}	17.5 dB		
Overload Count	0		
Overload Duration	00:00:00		
	A	C	Z
Under Range Peak	50.0 dB	50.0 dB	62.0 dB
Under Range Limit	24.0 dB	27.0 dB	37.0 dB
Noise Floor	17.0 dB	18.0 dB	25.0 dB

Ln Percentiles

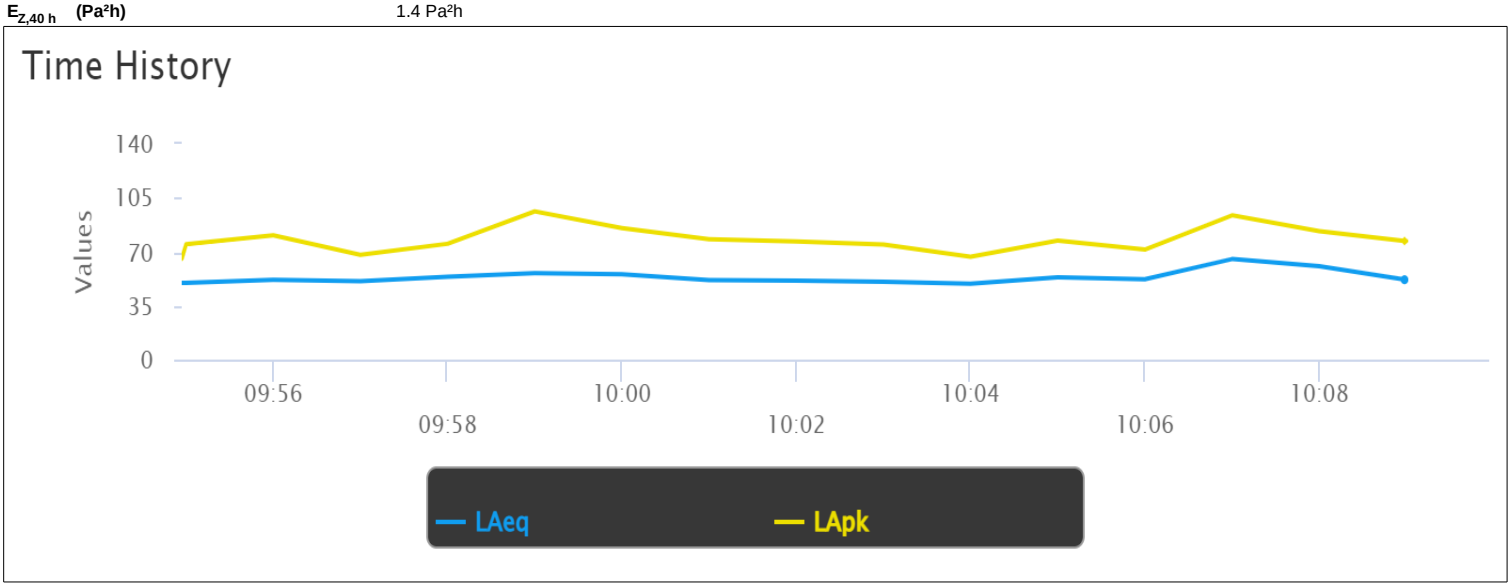
$L_{AS\ 5.0}$	59.8 dB
$L_{AS\ 10.0}$	56.6 dB
$L_{AS\ 33.3}$	51.6 dB
$L_{AS\ 50.0}$	50.5 dB
$L_{AS\ 66.6}$	49.8 dB
$L_{AS\ 90.0}$	49.1 dB

Exceedances

	Count	**Duration**
L_{ZS} **> 85 dB**	13	37
L_{ZS} **> 95 dB**	1	4
L_{Zpk} **> 135 dB**	0	0
L_{Zpk} **> 137 dB**	0	0
L_{Zpk} **> 140 dB**	0	0

Sound Exposure

SEL_Z	108.9 dB
E_Z (Pa²s)	30.9 Pa²s
$E_{Z,8\,h}$ (Pa²s)	989.5 Pa²s
$E_{Z,40\,h}$ (Pa²s)	4947.3 Pa²s
E_Z (Pa²h)	0.0 Pa²h
$E_{Z,8\,h}$ (Pa²h)	0.3 Pa²h
$E_{Z,40\,h}$ (Pa²h)	1.4 Pa²h



Powered by Larson Davis

Site Number: ST 2			
Recorded By: Rosey Worden			
Job Number: 2024-182			
Date: 8/20/2024			
Time: 10:14 a.m. – 10:29 a.m.			
Location: On 727 Harbor Park Drive			
Source of Peak Noise: Train noise in distance and vehicle traffic			
Noise Data			
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**
48.6	37.5	81.0	92.7

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 15 mins**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 15:59:58

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C46CA1:00000C77	

Overall Measurement

Start Date & Time	2024-08-20 10:14:57		
Stop Date & Time	2024-08-20 10:29:57		
Run Time	00:15:00		
Pre-Calibration Deviation (Cal Lvl)	-0.02 dB(114.0 dB)	2024-08-20 09:52:31	
Pre-Sensitivity	-25.70 dB re 1V/Pa		
Post-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36	
Post-Sensitivity	-25.64 dB re 1V/Pa		
L_{AIeq}	55.9 dB		
	A	C	Z
L_{weq}	48.6	61.6	72.5
L_{wpk}	92.7 dB	93.9 dB	94.9 dB
	2024-08-20 10:17:37	2024-08-20 10:23:14	2024-08-20 10:27:36
L_{wSmin}	36.6 dB	52.1 dB	57.5 dB
	2024-08-20 10:15:26	2024-08-20 10:25:44	2024-08-20 10:26:50
L_{wSmax}	74.3 dB	86.4 dB	86.8 dB
	2024-08-20 10:14:57	2024-08-20 10:14:57	2024-08-20 10:27:25
L_{wFmin}	35.7 dB	49.9 dB	54.6 dB
	2024-08-20 10:15:19	2024-08-20 10:28:46	2024-08-20 10:28:46
L_{wFmax}	70.8 dB	85.7 dB	91.6 dB
	2024-08-20 10:23:14	2024-08-20 10:23:14	2024-08-20 10:27:24
L_{wImin}	37.5 dB	54.7 dB	60.8 dB
	2024-08-20 10:29:17	2024-08-20 10:25:26	2024-08-20 10:26:51
L_{wImax}	81.0 dB	92.8 dB	93.8 dB
	2024-08-20 10:14:57	2024-08-20 10:14:57	2024-08-20 10:27:24

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**	
	48.6 dB	48.6 dB	--- dB	
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	48.6 dB	48.6 dB	--- dB	--- dB
L_{Ceq} - L_{Aeq}	13.0 dB			
Overload Count	0			
Overload Duration	00:00:00			
	A	C	Z	
Under Range Peak	50.0 dB	50.0 dB	62.0 dB	
Under Range Limit	24.0 dB	27.0 dB	37.0 dB	
Noise Floor	17.0 dB	18.0 dB	25.0 dB	

Ln Percentiles

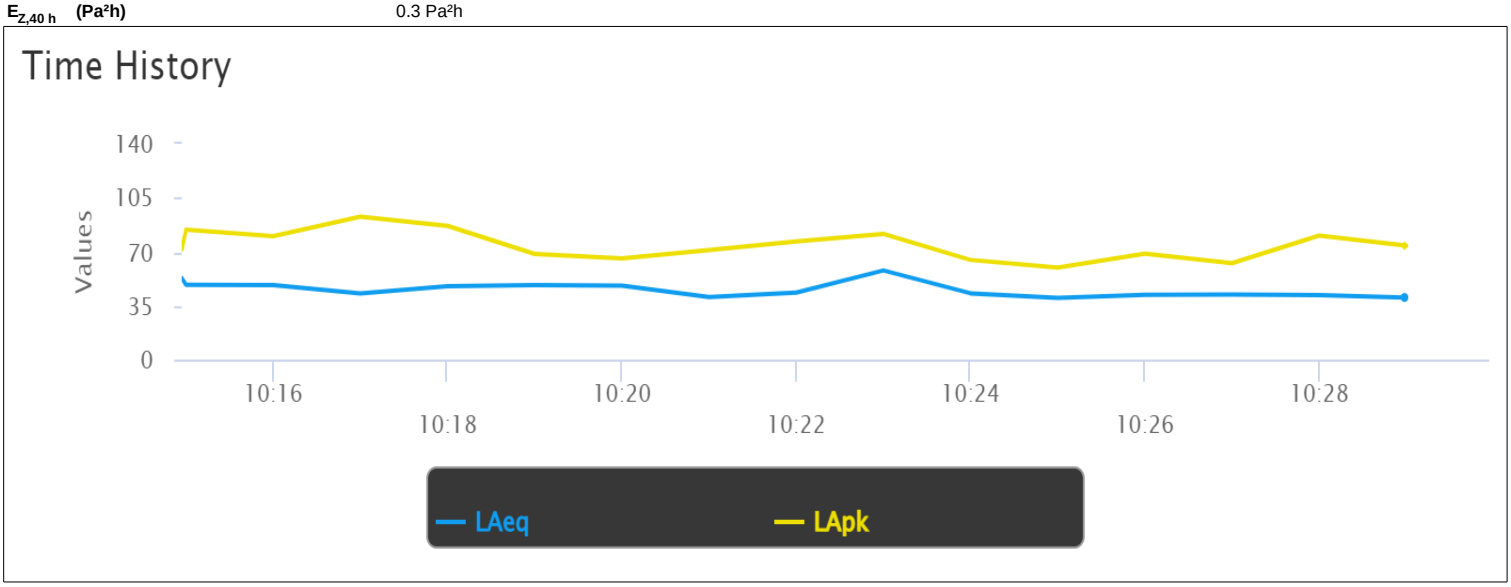
$L_{AS\ 5.0}$	52.3 dB
$L_{AS\ 10.0}$	49.1 dB
$L_{AS\ 33.3}$	43.2 dB
$L_{AS\ 50.0}$	41.8 dB
$L_{AS\ 66.6}$	40.5 dB
$L_{AS\ 90.0}$	38.6 dB

Exceedances

	Count	**Duration**
L_{ZS} **> 85 dB**	3	4
L_{ZS} **> 95 dB**	0	0
L_{Zpk} **> 135 dB**	0	0
L_{Zpk} **> 137 dB**	0	0
L_{Zpk} **> 140 dB**	0	0

Sound Exposure

SEL_Z	102.0 dB
E_Z (Pa^2s)	6.4 Pa^2s
$E_{Z,8\,h}$ (Pa^2s)	205.1 Pa^2s
$E_{Z,40\,h}$ (Pa^2s)	1025.7 Pa^2s
E_Z (Pa^2h)	0.0 Pa^2h
$E_{Z,8\,h}$ (Pa^2h)	0.1 Pa^2h
$E_{Z,40\,h}$ (Pa^2h)	0.3 Pa^2h



Powered by Larson Davis

Site Number: ST 3			
Recorded By: Rosey Worden			
Job Number: 2024-182			
Date: 8/20/2024			
Time: 10:34 a.m. – 10:49 a.m.			
Location: In Mike Day Memorial Park adjacent to play structure			
Source of Peak Noise: Vehicle noise on adjacent roadways			
Noise Data			
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**
52.4	43.3	71.4	86.3

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 15 mins**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 16:00:26

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C47134:00000C7B	

Overall Measurement

Start Date & Time	2024-08-20 10:34:28			
Stop Date & Time	2024-08-20 10:49:28			
Run Time	00:15:00			
Pre-Calibration Deviation (Cal Lvl)	-0.02 dB(114.0 dB)	2024-08-20 09:52:31		
Pre-Sensitivity	-25.70 dB re 1V/Pa			
Post-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36		
Post-Sensitivity	-25.64 dB re 1V/Pa			
L_{AIeq}	57.0 dB			
	A	C	Z	
L_{weq}	52.4	63.7	78.8	
L_{wpk}	86.3 dB	86.3 dB	101.5 dB	
	2024-08-20 10:35:03	2024-08-20 10:35:03	2024-08-20 10:45:30	
L_{wSmin}	42.6 dB	57.6 dB	64.3 dB	
	2024-08-20 10:38:43	2024-08-20 10:34:31	2024-08-20 10:45:25	
L_{wSmax}	68.2 dB	77.3 dB	92.6 dB	
	2024-08-20 10:47:30	2024-08-20 10:43:50	2024-08-20 10:45:31	
L_{wFmin}	42.0 dB	55.5 dB	60.2 dB	
	2024-08-20 10:39:11	2024-08-20 10:35:25	2024-08-20 10:34:30	
L_{wFmax}	70.2 dB	79.0 dB	97.3 dB	
	2024-08-20 10:47:30	2024-08-20 10:43:49	2024-08-20 10:45:30	
L_{wImin}	43.3 dB	60.0 dB	67.0 dB	
	2024-08-20 10:38:42	2024-08-20 10:38:44	2024-08-20 10:37:57	
L_{wImax}	71.4 dB	80.5 dB	100.0 dB	
	2024-08-20 10:40:24	2024-08-20 10:43:49	2024-08-20 10:45:30	

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**	
	52.4 dB	52.4 dB	--- dB	
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	52.4 dB	52.4 dB	--- dB	--- dB
L_{Ceq} - L_{Aeq}	11.3 dB			
Overload Count	0			
Overload Duration	00:00:00			
	A	C	Z	
Under Range Peak	50.0 dB	50.0 dB	62.0 dB	
Under Range Limit	24.0 dB	27.0 dB	37.0 dB	
Noise Floor	17.0 dB	18.0 dB	25.0 dB	

Ln Percentiles

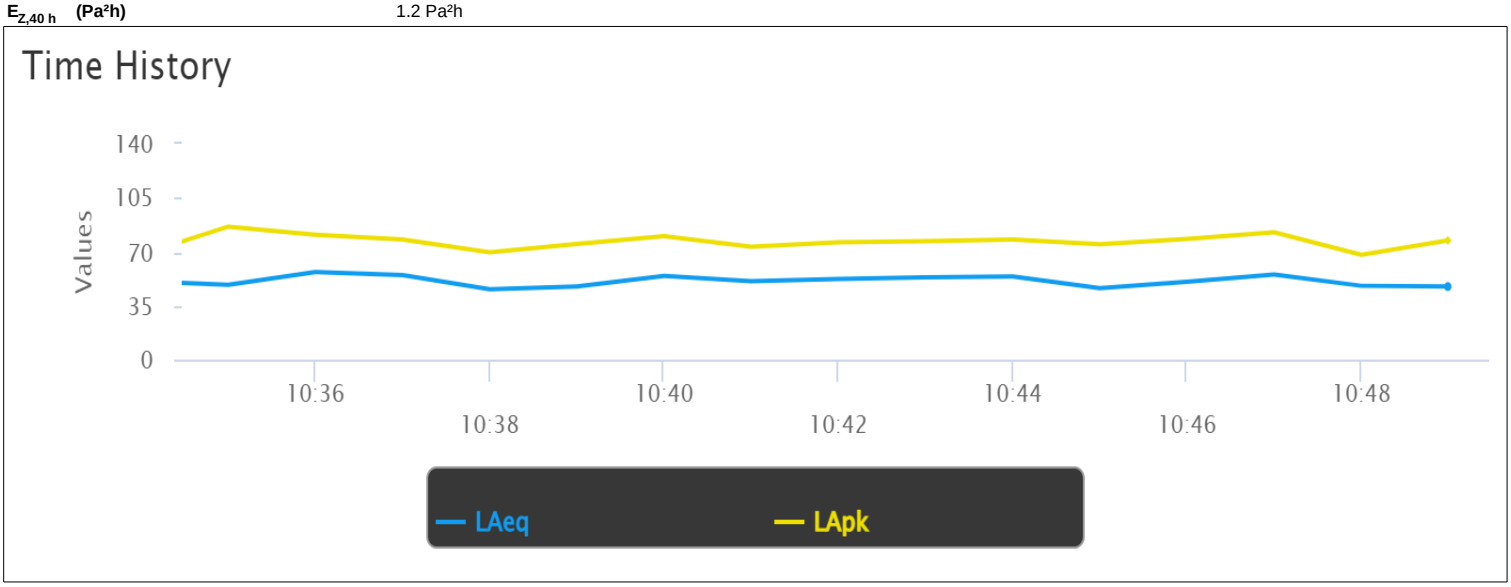
$L_{AS\ 5.0}$	57.5 dB
$L_{AS\ 10.0}$	55.2 dB
$L_{AS\ 33.3}$	50.3 dB
$L_{AS\ 50.0}$	48.4 dB
$L_{AS\ 66.6}$	47.1 dB
$L_{AS\ 90.0}$	44.8 dB

Exceedances

	Count	Duration
L_{ZS} > 85 dB	14	41
L_{ZS} > 95 dB	0	0
L_{Zpk} > 135 dB	0	0
L_{Zpk} > 137 dB	0	0
L_{Zpk} > 140 dB	0	0

Sound Exposure

SEL_Z	108.4 dB
E_Z (Pa^2s)	27.5 Pa^2s
$E_{Z,8\,h}$ (Pa^2s)	879.0 Pa^2s
$E_{Z,40\,h}$ (Pa^2s)	4394.9 Pa^2s
E_Z (Pa^2h)	0.0 Pa^2h
$E_{Z,8\,h}$ (Pa^2h)	0.2 Pa^2h
$E_{Z,40\,h}$ (Pa^2h)	1.2 Pa^2h



Powered by Larson Davis

Site Number: ST 4						
Recorded By: Rosey Worden						
Job Number: 2024-182						
Date: 8/20/2024						
Time: 10:54 a.m. – 11:09 a.m.						
Location: Intersection of Josiah Circle and Driftwood Drive, adjacent to bus stop						
Source of Peak Noise: Vehicle noise on adjacent roadways, activity at bus stop						

Noise Data			
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**
55.2	39.9	92.8	97.4

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 15 mins**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 16:01:08

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C475C8:00000C7F	

Overall Measurement

Start Date & Time	2024-08-20 10:54:00		
Stop Date & Time	2024-08-20 11:09:00		
Run Time	00:15:00		
Pre-Calibration Deviation (Cal Lvl)	-0.02 dB(114.0 dB)	2024-08-20 09:52:31	
Pre-Sensitivity	-25.70 dB re 1V/Pa		
Post-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36	
Post-Sensitivity	-25.64 dB re 1V/Pa		
L_{AIeq}	66.2 dB		
	A	C	Z
L_{weq}	55.2	61.2	68.4
L_{wpk}	97.4 dB	99.0 dB	99.8 dB
	2024-08-20 10:54:00	2024-08-20 10:54:00	2024-08-20 10:54:00
L_{wSmin}	38.9 dB	53.4 dB	58.3 dB
	2024-08-20 11:05:18	2024-08-20 11:03:40	2024-08-20 11:03:24
L_{wSmax}	84.8 dB	86.3 dB	86.7 dB
	2024-08-20 10:54:00	2024-08-20 10:54:00	2024-08-20 10:54:00
L_{wFmin}	38.1 dB	51.1 dB	54.8 dB
	2024-08-20 11:05:33	2024-08-20 11:03:24	2024-08-20 11:03:24
L_{wFmax}	85.5 dB	87.7 dB	88.6 dB
	2024-08-20 10:54:00	2024-08-20 10:54:00	2024-08-20 10:54:00
L_{wImin}	39.9 dB	55.8 dB	61.6 dB
	2024-08-20 11:05:18	2024-08-20 11:04:28	2024-08-20 11:01:32
L_{wImax}	92.8 dB	93.7 dB	93.8 dB
	2024-08-20 10:54:00	2024-08-20 10:54:00	2024-08-20 10:54:00

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**
	55.2 dB	55.2 dB	--- dB
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	55.2 dB	55.2 dB	--- dB	--- dB

L_{Ceq} - L_{Aeq}	6.0 dB		
Overload Count	0		
Overload Duration	00:00:00		
	A	C	Z
Under Range Peak	50.0 dB	50.0 dB	62.0 dB
Under Range Limit	24.0 dB	27.0 dB	37.0 dB
Noise Floor	17.0 dB	18.0 dB	25.0 dB

Ln Percentiles

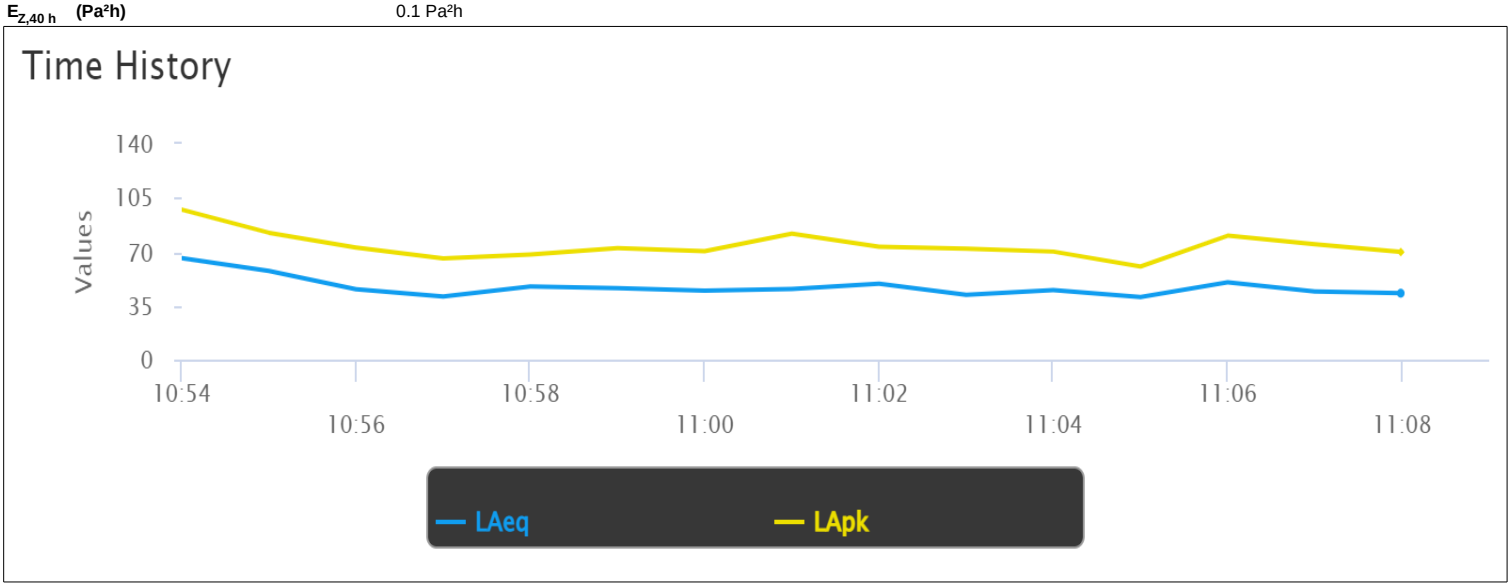
$L_{AS\ 5.0}$	57.1 dB
$L_{AS\ 10.0}$	53.9 dB
$L_{AS\ 33.3}$	44.7 dB
$L_{AS\ 50.0}$	42.4 dB
$L_{AS\ 66.6}$	41.3 dB
$L_{AS\ 90.0}$	40.1 dB

Exceedances

	Count	**Duration**
L_{ZS} **> 85 dB**	1	2
L_{ZS} **> 95 dB**	0	0
L_{Zpk} **> 135 dB**	0	0
L_{Zpk} **> 137 dB**	0	0
L_{Zpk} **> 140 dB**	0	0

Sound Exposure

SEL_Z	97.9 dB
E_Z (Pa²s)	2.5 Pa²s
$E_{Z,8\,h}$ (Pa²s)	79.3 Pa²s
$E_{Z,40\,h}$ (Pa²s)	396.3 Pa²s
E_Z (Pa²h)	0.0 Pa²h
$E_{Z,8\,h}$ (Pa²h)	0.0 Pa²h
$E_{Z,40\,h}$ (Pa²h)	0.1 Pa²h



Powered by Larson Davis

Site Number: LT 1			
Recorded By: Rosey Worden			
Job Number: 2024-182			
Date: 8/20/2024 – 8/21/2024			
Time: 11:20 a.m. – 11:20 a.m.			
Location: Northern edge of Project Site			
Source of Peak Noise: Vehicular activity on adjacent roadways			
Noise Data			
Leq (dB)	**Lmin (dB)**	**Lmax (dB)**	**Peak (dB)**
49.7	35.1	90.2	108.7

Equipment						
Category	**Type**	**Vendor**	**Model**	**Serial No.**	**Cert. Date**	**Note**
Sound	Sound Level Meter	**Larson Davis**	**Spartan 821**	**30100**	**05/22/2024**	
	Microphone	**Larson Davis**	**377B02**	**352537**	**04/12/2024**	
	Preamp	**Larson Davis**	**PRM821**	**001679**	**04/26/2024**	
	Calibrator	**Larson Davis**	**CAL200**	**226638**	**05/20/2024**	

Weather Data			
Est.	**Duration: 24 hours**	**Sky:** clear	
	Note: dBA Offset = 0:00	**Sensor Height (ft):** 4	
	Wind Ave Speed (mph)	**Temperature (degrees Fahrenheit)**	**Barometer Pressure (hPa)**
	7	72	30.05

Photo of Measurement Location



LARSON DAVIS
A PCB DIVISION

SoundExpert 821 Summary: 2024-08-21 16:01:25

User:

Location:

Job Description:

Notes:

Meter General Information

	Model	Serial
Meter	SoundExpert 821	40159
Preamp	PRM821	
Microphone	377B02	
Unique File Id	00C:00009CDF:66C47BE6:00000DA0	

Overall Measurement

Start Date & Time	2024-08-20 11:20:06			
Stop Date & Time	2024-08-21 11:20:06			
Run Time	24:00:00			
Pre-Calibration Deviation (Cal Lvl)	0.06 dB(114.0 dB)	2024-08-20 11:13:36		
Pre-Sensitivity	-25.64 dB re 1V/Pa			
Post-Calibration Deviation (Cal Lvl)	---(---)	---		
Post-Sensitivity	---			
L_{AIeq}	53.6 dB			
	A	C	Z	
L_{weq}	49.7	58.9	64.8	
L_{wpk}	108.7 dB	108.3 dB	108.6 dB	
	2024-08-20 11:20:17	2024-08-20 11:20:17	2024-08-20 11:20:17	
L_{wSmin}	34.4 dB	47.0 dB	53.7 dB	
	2024-08-20 11:53:34	2024-08-21 01:44:13	2024-08-20 12:25:41	
L_{wSmax}	79.0 dB	87.4 dB	91.6 dB	
	2024-08-20 22:11:57	2024-08-21 08:50:33	2024-08-20 17:23:35	
L_{wFmin}	33.8 dB	45.4 dB	50.0 dB	
	2024-08-20 11:53:33	2024-08-21 01:44:13	2024-08-20 12:23:40	
L_{wFmax}	85.2 dB	90.4 dB	96.2 dB	
	2024-08-20 11:20:17	2024-08-21 07:22:36	2024-08-20 17:23:35	
L_{wImin}	35.1 dB	49.1 dB	56.4 dB	
	2024-08-20 11:53:34	2024-08-21 01:44:13	2024-08-20 12:25:43	
L_{wImax}	90.2 dB	93.8 dB	98.9 dB	
	2024-08-20 11:20:17	2024-08-21 07:22:36	2024-08-21 07:22:36	

w = frequency weighting (A, C or Z)

Community Noise	**LDN**	**LDay (07:00-22:00)**	**LNight (22:00-07:00)**	
	55.2 dB	50.4 dB	48.5 dB	
	LDEN	**LDay (07:00-19:00)**	**LEve (19:00-22:00)**	**LNight (22:00-07:00)**
	55.7 dB	50.0 dB	51.5 dB	48.5 dB
$L_{Ceq} - L_{Aeq}$	9.2 dB			
Overload Count	0			
Overload Duration	00:00:00			
	A	C	Z	
Under Range Peak	50.0 dB	50.0 dB	62.0 dB	
Under Range Limit	24.0 dB	27.0 dB	37.0 dB	
Noise Floor	17.0 dB	18.0 dB	25.0 dB	

Ln Percentiles

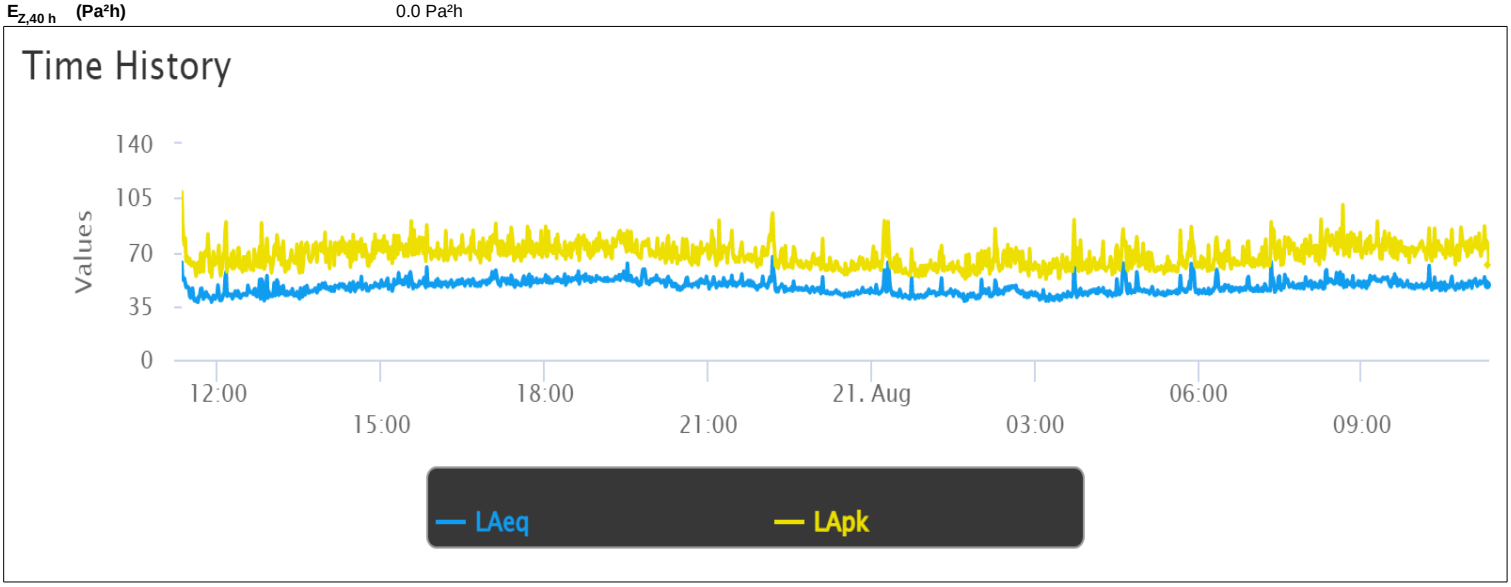
$L_{AS\ 5.0}$	53.7 dB
$L_{AS\ 10.0}$	52.0 dB
$L_{AS\ 33.3}$	48.3 dB
$L_{AS\ 50.0}$	46.4 dB
$L_{AS\ 66.6}$	44.4 dB
$L_{AS\ 90.0}$	41.2 dB

Exceedances

	Count	**Duration**
L_{ZS} **> 85 dB**	22	56
L_{ZS} **> 95 dB**	0	0
L_{Zpk} **> 135 dB**	0	0
L_{Zpk} **> 137 dB**	0	0
L_{Zpk} **> 140 dB**	0	0

Sound Exposure

SEL $_Z$	114.2 dB
E_Z (Pa²s)	105.0 Pa²s
$E_{Z,8\ h}$ (Pa²s)	35.0 Pa²s
$E_{Z,40\ h}$ (Pa²s)	174.9 Pa²s
E_Z (Pa²h)	0.0 Pa²h
$E_{Z,8\ h}$ (Pa²h)	0.0 Pa²h
$E_{Z,40\ h}$ (Pa²h)	0.0 Pa²h



Powered by Larson Davis

ATTACHMENT B

Highway Noise Prediction Model (FHWA-RD-77-108) Outputs –Traffic Noise

TRAFFIC NOISE LEVELS

Project Number: 2024-183
Project Name: Almond Gardens Apartment

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.
Analysis Scenario(s): **Existing**
Source of Traffic Volumes: Institute of Transportation Engineers
Community Noise Descriptor: L_{dn}: X CNEL:

Assumed 24-Hour Traffic Distribution:	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

Traffic Noise Levels

Analysis Condition Roadway Segment	Land Use	Lanes	Median Width	Peak Hour Volume	ADT Volume	Design Speed (mph)	Dist. from Center to Receptor[1]	Alpha Factor	Barrier Attn. dB(A)	Vehicle Mix: Medium Trucks	Vehicle Mix: Heavy Trucks	Peak Hour dB(A) L_{eq}	24-Hour dB(A) Ldn
Almond Street													
Between Civic Center Boulevard and Mulberry Street	Residential	2	0	8	109	25	25	0	0	1.8%	0.7%	**44.7**	**44.9**
Civic Center Boulevard													
Between Almond Street and Driftwood Drive	Residential	4	15	220	1,083	25	235	0	0	1.8%	0.7%	**49.2**	**45.0**
Mulberry Street								0					
Between Almond Street and Driftwood Drive	Commercial	3	0	361	2,190	20	100	0	0	1.8%	0.7%	**53.1**	**49.9**

[1] Distance is from the centerline of the roadway segment to the receptor location.

ATTACHMENT C

Federal Highway Administration Roadway Construction Noise Model Outputs – Project Construction

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 8/20/2024
Case Description: Almond Gardens Apartments

Description	**Land Use**
Demolition	Residential

Description	**Impact Device**	**Usage(%)**	**Equipment Spec Lmax (dBA)**	**Actual Lmax (dBA)**	**Receptor Distance (feet)**	**Estimated Shielding (dBA)**
Concrete Saw	No	20		89.6	175	0
Excavator	No	40		80.7	175	0
Excavator	No	40		80.7	175	0
Excavator	No	40		80.7	175	0
Dozer	No	40		81.7	175	0
Dozer	No	40		81.7	175	0

Results

Calculated (dBA)

Equipment		***Lmax**	**Leq**
Concrete Saw		78.7	71.7
Excavator		69.8	65.8
Excavator		69.8	65.8
Excavator		69.8	65.8
Dozer		70.8	66.8
Dozer		70.8	66.8
	Total	**78.7**	**75.6**

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 8/20/2024
Case Description: Almond Gardens Apartments

Description	**Land Use**
Site Preparation	Residential

Description	**Impact Device**	**Usage(%)**	**Equipment Spec Lmax (dBA)**	**Actual Lmax (dBA)**	**Receptor Distance (feet)**	**Estimated Shielding (dBA)**
Dozer	No	40		81.7	175	0
Dozer	No	40		81.7	175	0
Dozer	No	40		81.7	175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0

Results

Calculated (dBA)

Equipment	***Lmax**	**Leq**
Dozer	70.8	66.8
Dozer	70.8	66.8
Dozer	70.8	66.8
Tractor	73.1	69.1
Tractor	73.1	69.1
Tractor	73.1	69.1
Tractor	73.1	69.1
Total	**73.1**	**76.7**

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 8/20/2024
Case Description: Almond Gardens Apartments

Description	**Land Use**
Grading	Residential

Description	**Impact Device**	**Usage(%)**	**Equipment Spec Lmax (dBA)**	**Actual Lmax (dBA)**	**Receptor Distance (feet)**	**Estimated Shielding (dBA)**
Excavator	No	40		80.7	175	0
Grader	No	40	85		175	0
Dozer	No	40		81.7	175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0

Results

Calculated (dBA)

Equipment		***Lmax**	**Leq**
Excavator		69.8	65.8
Grader		74.1	70.1
Dozer		70.8	66.8
Tractor		73.1	69.1
Tractor		73.1	69.1
Tractor		73.1	69.1
	Total	**74.1**	**76.4**

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 8/20/2024
Case Description: Almond Gardens Apartments

Description	**Land Use**
Building Construction, Paving and Painting	Residential

Description	**Impact Device**	**Usage(%)**	**Equipment Spec Lmax (dBA)**	**Actual Lmax (dBA)**	**Receptor Distance (feet)**	**Estimated Shielding (dBA)**
Crane	No	16		80.6	175	0
Front End Loader	No	40		79.1	175	0
Front End Loader	No	40		79.1	175	0
Front End Loader	No	40		79.1	175	0
Generator	No	50		80.6	175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Tractor	No	40	84		175	0
Welder / Torch	No	40		74	175	0
Concrete Mixer Truck	No	40		78.8	175	0
Concrete Mixer Truck	No	40		78.8	175	0
Paver	No	50		77.2	175	0
Pavement Scarafier	No	20		89.5	175	0
Pavement Scarafier	No	20		89.5	175	0
Roller	No	20		80	175	0
Roller	No	20		80	175	0
Tractor	No	40	84		175	0
Compressor (air)	No	40		77.7	175	0

Results

Calculated (dBA)

Equipment	***Lmax**	**Leq**
Crane	69.7	61.7
Front End Loader	68.2	64.2
Front End Loader	68.2	64.2
Front End Loader	68.2	64.2

Generator	69.7	66.7
Tractor	73.1	69.1
Tractor	73.1	69.1
Tractor	73.1	69.1
Welder / Torch	63.1	59.1
Concrete Mixer Truck	67.9	63.9
Concrete Mixer Truck	67.9	63.9
Paver	66.3	63.3
Pavement Scarafier	78.6	71.6
Pavement Scarafier	78.6	71.6
Roller	69.1	62.1
Roller	69.1	62.1
Tractor	73.1	69.1
Compressor (air)	66.8	62.8
Total	**78.6**	**79.5**

*Calculated Lmax is the Loudest value.

Jason Goltiao

From: Donna Pock
Sent: Wednesday, June 25, 2025 11:30 AM
To: Jason Goltiao; Ashley Nash
Cc: John Kearns
Subject: FW: SUISUN CITY PUBLIC NOTICE - Almond Gardens FONSI & RROF
Attachments: PastedGraphic-2.tiff; 00000039.pdf

I am forwarding Dr confirmation of scheduled item.

Regards.
Donna

Donna Pock, CMC | Deputy City Clerk
City of Suisun City | 701 Civic Center Blvd | Suisun City, 94585
P 707.421.7302 | F 707.421.7366
dpock@suisun.com

From: DR Legal Ads <drlegalads@mcnaughton.media>
Sent: Wednesday, June 25, 2025 11:18 AM
To: Donna Pock <dpock@suisun.com>
Subject: Re: SUISUN CITY PUBLIC NOTICE - Almond Gardens FONSI & RROF

your order is scheduled for June 29 DR#00082261 cost $286.75 copy attached

Thank You,
Connie Stinson
Daily Republic Classifieds/Legal Ads
(707) 427-6973
legalads@dailyrepublic.net
Lobby Hours: Monday - Friday 9am - 3pm.

On Jun 25, 2025, at 10:53 AM, Donna Pock <dpock@suisun.com> wrote:

Good morning,

Please publish the attached Suisun City Public Notice on Sunday, June 29, 2025. Please confirm publication date.

Thank you.

Regards.
Donna

<image001.jpg>

Donna Pock, CMC | Deputy City Clerk
City of Suisun City | 701 Civic Center Blvd | Suisun City, 94585
P 707.421.7302 | F 707.421.7366
dpock@suisun.com

<Almond Gardens Apartments-FONSI-and-RROF.docx>

NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

June 29, 2025

Suisun City Housing Authority
701 Civic Center Blvd
Suisun City, CA 94585
(707) 421-7332

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Suisun City Housing Authority.

REQUEST FOR RELEASE OF FUNDS

On or about July 15, 2025, the Suisun City Housing Authority will authorize Harbor Park LLC to submit a request to the HUD for the release of Housing Choice Voucher (HCV) program – Section 8 Housing funds under Title 24, Part 982 for the tenant-based housing assistance program under Section 8 of the United States Housing Act of 1937, as amended, to undertake a project known as the Almond Gardens Apartments Project for the purpose of the construction of a new 97- unit low income housing facility to take place of buildings that have been deemed condemned and inhabitable. The 3.19-acre Almond Gardens Apartments Project (Project) Area is located at 707-815 Almond Street in Suisun City, Solano County, CA and is identified as Assessor's Parcel Numbers 0032-101-420 and 0032-102-160.Total cost of project is estimated at $66,126,000 with an estimated HUD Project Based Voucher funding of approximately $3,274,484.

FINDING OF NO SIGNIFICANT IMPACT

The Suisun City Housing Authority has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Suisun City Housing Authority office at 701 Civic Center Boulevard and may be examined or copied between 1:00 P.M. to 5:00 P.M. on Mondays and Tuesdays, or 9:00 A.M. to noon on Wednesdays and Thursdays.

The documents are also available for review on the City's website at the following link: https://www.suisun.com/Departments/City-Manager/Suisun-City-Housing-Authority

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Suisun City Housing Authority Attn: Jason Goltiao at the address shown above. All comments received by July 15, 2025 will be considered by the Suisun City Housing Authority prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Suisun City Housing Authority certifies to HUD that Bret Prebula in his capacity as the Executive Director consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Harbor Park LLC to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Suisun City Housing Authority's certification for a period of 15 days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Suisun City Housing Authority; (b) the Suisun City Housing Authority has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD administration office:

Office of Community Planning and Development
U.S. Department of Housing & Urban Development
San Francisco Field Office
One Sansome Street, Suite 1200
San Francisco, CA 94104

Potential objectors should contact the HUD San Francisco Field Office to verify the actual last day of the objection period.

Jason Goltiao, Housing Programs Manager
Suisun City Housing Authority
June 29, 2025
DR#00082261
Published: June 29, 2025

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 04/30/2027)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s)	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
Section 8 Project Based Rental Assistance		

4. OMB Catalog Number(s)	5. Name and address of responsible entity
CFDA 14.871	Suisun City Housing Authority 701 Civic Center Boulevard Suisun City, CA 94585
6. For information about this request, contact (name & phone number)	
Jason Goltiao, (707) 421-7332	

8. HUD or State Agency and office unit to receive request	7. Name and address of recipient (if different than responsible entity)
Director, Office of Community Planning and Development or Director, Office of Public Housing 600 Harrison St. 3rd Floor San Francisco, CA 94107-1300	Harbor Park LLC 9700 Village Center Drive Granite Bay, CA 95746

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s)	10. Location (Street address, city, county, State)
Almond Gardens Apartments Project	707 Almond Street Suisun City, CA 94585

11. Program Activity/Project Description

Currently, 10 buildings consisting of 52 units are present on the Project Site. Some of these buildings have been deemed uninhabitable and not financially feasible to cure and restore to a market-typical or habitable condition. The Project Site is bisected by Almond Street. The apartments were developed in 1962 and historically the property featured fifty-two units; but currently features thirty-eight rentable units, with fourteen uninhabitable units.

The Suisun City Housing Authority Board first authorized a Disposition and Development Agreement (DDA) with the buyer/developer in 2021 and has chosen to extend the DDA a few times as the Project has evolved and the buyer has continued due diligence work. Most recently, the DDA was extended in December 2023 through the end of 2025 to allow for pursuit of tax credit financing as the Project is proposed as a completely affordable project. Further, following the release of a Request for Proposals, Harbor Park LLC responded and was awarded 96 Project-Based Housing Vouchers.

The Project includes demolition of the existing multi-family housing that is currently on the lot, and then constructing a new 97-unit affordable housing facility. As mentioned above, the property has been deemed uninhabitable and not financially feasible to cure and restore to habitable condition. The Proposed Project will consist of a net increase of 45 units and would result in five 3-story buildings, a manager's suite, and an onsite maintenance shop. Additionally, the Proposed Project would include amenities such as 121 rear parking spaces, a community building, onsite laundry, preserved and new landscaping, picnic areas, and a play structure. The timeline for the Proposed Project would require a 1-2- month demolition period, followed by approximately 18 months of construction.

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did ☐ did not ☑ require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity	Title of Certifying Officer
X	Executive Director
	Date signed

Address of Certifying Officer

701 Civic Center Boulevard
Suisun City, CA 94585

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient	Title of Authorized Officer
X	
	Date signed

We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

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AGENDA ITEM NO. 17.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council/Agency Approval of June 2025 Accounts Payable and Payroll Warrants.

FISCAL IMPACT: Total expenditure for all funds is $8,670,626.27.

Note: The Accounts Payable Expense Report includes $3,000,000 that is being transferred to investment account. It is not an expense but due to the system set-up, every disbursement appears on the expense report.

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:

June	Checks # 22525 - 22560	$17,823.41
	Direct Deposits (06/13/25)	$364,664.68
	Direct Deposits (06/27/25)	$378,811.87

	Total Payroll	**$761,299.96**

Accounts Payable:

Dated 6/1/25 – 6/30/25	Total Accounts Payables	$7,909,326.31
	TOTAL AMOUNT	**$8,670,626,27**

STAFF RECOMMENDATION: It is recommended that the City Council approve accounts payable, payroll and payroll vendor checks for June 2025.

DOCUMENTS ATTACHED:

1. June 2025 Payroll Warrants Register
2. June 2025 Accounts Payable Warrants Register

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

ATTACHMENTS:

1. Payroll Register - June 2025.pdf
2. Accounts Payables - June 2025.pdf

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FINANCE DEPARTMENT

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

MEMORANDUM

Date: July 8, 2025

To: Honorable Mayor and City Council Members

Prepared By: Diana Littles, Accounting Technician

Approved By: Lakhwinder Deol, Finance Director

RE: Payroll Checks for **June 2025**

Payroll:	Checks	22525 - 22560	$17,823.41
	Direct Deposit	06/13/2025	$364,664.68
	Direct Deposit	06/27/2025	$378,811.87

Total Payroll **$761,299.96**

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
ABD01	SHARIF S ABDELAZIZ	3117.45	.00
ALE01	HALEY C ALEXANDER	4351.48	.00
ALV01	SANTINO A ALVAREZ	340.77	.00
ANT01	DARREN J ANTES	377.32	.00
BAR05	HILO BARAJAS	1875.58	.00
BER03	JIM BERMUDEZ	4949.52	.00
		500.00	500.00
BLO01	DELBERT R BLOCK JR	1747.06	.00
BRA05	JASON C BRASSFIELD	5790.76	.00
BRY02	JOHN E. BRYAN	2820.28	.00
CAM02	TYLER J CAMIGI	4561.01	.00
CAN02	ALVIN J CANGCO	4467.74	.00
CAR06	LISA A. CARLOCK	4984.98	.00
CAR08	MARK S CARDINALLI	3367.25	.00
CLA01	TRENTON J CLARK	633.39	.00
COL01	JOSE L COLIN	3317.05	.00
COL03	TAYLOR COLLINS	2249.10	.00
CON06	MICHAEL CONTY	1391.13	.00
COR02	JUAN M. CORTEZ	2405.62	.00
COR03	SHERRI L. CORRALES	1760.68	.00
COR05	CRISTIAN A CORTES	457.13	.00
DAN01	ROBERTA J. DANIEL	2021.60	.00
		500.00	500.00
DAN02	JOSHUA S DANNER	3088.28	.00
DAW02	JENALEE M DAWSON	987.20	.00
DEL03	MARIBEL DE LA CRUZ	2674.97	.00
		150.00	150.00
DEM03	RYAN A DEMELLO	4536.30	.00
DEO01	LAKHWINDER K DEOL	5051.04	.00
		100.00	100.00
DIA01	NAPOLEON W. DIAZ II	2554.69	.00
DOO01	CHRISTOPHER J DOOLEY	4772.44	.00
DOW01	JEFFREY D DOWNEY	2650.04	.00
DUC01	JUSTIN M DUCHSCHER	3567.37	.00
DUM01	AMANDA DUM	2715.33	.00
		100.00	100.00
		75.00	75.00
DUM02	GIZELLE ANNE DUMALAG	870.96	.00
ESC04	NICHOLAS J ESCOBEDO	1978.60	.00
ESP00	RYAN J ESPARZA	2492.24	.00
ESP02	TRISTAN M ESPERANZA-IB	136.97	.00
FAR01	ANDREW L FARRELL	2803.78	.00
FIE01	ALEXANDER FIERRO	3882.24	.00
FLO00	AISHA FLORES	4456.97	.00
FLO02	GLADIS FLORES	282.59	.00
FRI01	MARYFLOR FRIAS RICO	653.70	.00
GAL04	NOE GALLEGOS-ARE	3001.20	.00
GAT01	JOSEPH J GATMEN	2798.77	.00
GEL01	GEMMA V. GELUZ	2216.68	.00
GOL03	JASON R GOLTIAO	3537.18	.00
HAT01	KAREN S. HATTEN	189.84	.00
HEA01	DANIEL J. HEALY	7492.69	.00
HEI03	SCOTT J HEINE	6018.72	.00
HEL01	JACOB T HELTON	2400.71	.00
HEN02	JEFF T. HENDERSON	5372.98	.00
HER00	ALMA R HERNANDEZ	410.65	.00
HER01	JAMES A. HERROD	4151.07	.00
HUL01	JANET HULL	2766.63	.00
		100.00	100.00
		1000.00	1000.00
		500.00	500.00
JAC01	TRISTAN K JACKSON	494.02	.00
JON03	JANINE S JONES	351.99	.00
KEA02	JOHN T. KEARNS	4002.22	.00
KEG01	ANDREW D KEGLE	5509.91	.00
KEN02	AMBER M. KENT	4245.86	.00
KEN03	EMILY M KENT	1970.45	.00
KHA01	FRANKIE KHANTIGNA	3863.61	.00
KIN00	CAMRYN R KING	2803.57	.00
KIN02	KATHLEEN S KING	2365.26	.00
KOS01	ABIGAYLE J KOSTA	275.35	.00
LAZ00	JULIA M LAZARO	1626.22	.00
		1600.00	1600.00
LEE06	RACHEL C LEE	1515.95	.00
LEH01	HOANG D LE	3052.17	.00
LEM01	AARON P LEMING	2983.98	.00
LET01	THOMAS LETTERMAN	2397.83	.00
		799.28	.00
LIT01	DIANA A. LITTLES	2472.95	.00
		75.00	75.00
LOM01	TIFFANEY LOMBARD	4505.40	.00
LOP00	BELTHZABEL LOPEZ-DE LOA	2066.41	.00
LOP03	BRAD L LOPEZ	4566.75	.00
LOP04	VANESSA A LOPEZ	722.68	.00
LOP05	CHRISTIAN G LOPEZ	1904.58	.00
LOZ01	NICODEMUS G LOZANO	3115.16	.00
LUJ01	CHRISTOPHER J LUJAN	3561.35	.00
LUN01	ELIZABETH N. LUNA	3377.62	.00
		50.00	50.00
		100.00	100.00
MAL01	BRIANA KELLE A MALALUAN	1455.86	.00
		363.96	.00
MAR03	SHERRON L. MARTIN	82.41	.00
MAR15	DEAN R MARTIN	3083.24	.00
MAR18	BRIANNA D MARQUITZ	2860.96	.00

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
MCH01	HAYLEY J MCHENRY	1404.52	.00
		601.93	.00
MCN02	RONETT MCNARY	887.96	.00
MOR01	MARVIN J MORA	2929.20	.00
MOR07	RACHEL MORRIS	2003.46	.00
MUR00	HAYLEY A MURPHY	1628.35	.00
NAS01	ASHLEY A NASH	2138.42	.00
NER01	SIGFRED D NERI	6298.27	.00
NIC01	WILLIE J NICKSON III	670.01	.00
OLS02	JAMES C OLSEN	2240.57	.00
ORT03	JOSE O ORTIZ GARCIA	1586.13	.00
PAN01	FERNANDO J PANTOJA	1578.93	.00
PEC01	LUIS PECH	1623.29	.00
PEN01	CHRISTINA Y PENLAND	2491.38	.00
		1000.00	1000.00
		125.00	125.00
		250.00	250.00
PER04	MICHAEL W PERGAMIT	1841.87	.00
PIC02	KAILEY I PICKERING	767.78	.00
POC01	DONNA J. POCK	1802.48	1802.48
		325.00	325.00
PON02	TRISTAN A PONGRUJAPORN	2552.57	.00
POR01	TAI R PORTER	717.96	.00
PRE01	BRET T PREBULA	7031.87	.00
PRI01	CLAUDERICK M PRIEST	1827.43	.00
PRI03	RAESHAUN D PRIEST	867.90	.00
RAN01	ADRIANNA C RANSOM	719.44	.00
REN01	GREG M RENUCCI	4688.10	.00
RIV03	LUIS R RIVERA	2991.54	.00
ROB00	KARA C ROBINSON	3150.23	.00
ROB03	ROWLAND H. ROBERTS	3423.05	.00
ROB05	JUAN D ROBLES CASTI	1887.91	.00
ROM03	MARIA L ROMERO	2110.61	.00
ROT01	AARON C ROTH	6165.47	.00
SAE02	MOHAMED SAEED	273.95	.00
SAG01	ANNE SAGAMI	3639.21	.00
SAL03	TEVITA VAEA P SALT	3955.04	.00
SAL06	BEYONCE O SALCEDA	523.63	.00
SAL08	KRISTINE SALCEDA	556.87	.00
SAM02	JERAMY J. SAMO	2336.38	.00
SAN09	ASHLEY D SANTOS	154.35	.00
SCR01	MARINA H SCRIVNER	332.46	.00
SEL01	KAYLEY E SELBY	2862.06	.00
SHE02	PARISE S SHEPHERD	475.00	.00
SHI01	HARRISON SHING-CHUN	4098.56	.00
SIF01	JONATHAN SIFUENTES	2251.63	.00
SIL01	BRAYAN O SILVA ZAMORA	2010.89	.00
SIN01	JUSTEEN K SINGLEY	1837.43	.00
SKI02	ANITA L SKINNER	303.09	.00
SOT02	FRANCISCO J SOTO-POMEROY	3904.08	.00
TAT01	MONICA L TATNEY-MORRI	598.42	.00
TAY02	AMIA C TAYLOR	290.90	.00
TEW01	VINAY P TEWARI	190.08	.00
TOD02	KATIE A TODD	1987.23	.00
VAL01	JASON D VALDE	2959.06	.00
VAN00	CHAO C VANG	1886.36	.00
VAN01	JASON S VANDER MEER	3120.99	.00
VAS01	BIANCA M VASQUEZ	1665.68	.00
		315.00	315.00
VER02	ERIC VERA	3613.91	.00
VIL01	TREVOR A VILLANUEVA	323.31	.00
VUE01	NOUAE A VUE	5180.09	.00
WAD01	ANEKKA S WADDELL	1960.96	.00
WAL01	JANELLE A WALTHOUR	428.04	.00
WAS02	PRINCESS K WASHINGTON	1114.31	.00
WHA01	JUDE WHALEY	665.31	.00
WHI07	RYAN L WHITE	2502.41	.00
WOO02	APRIL E WOODEN	1264.56	.00
YAN01	GE H YANG	2026.61	.00
ZAR01	ERNESTO Z ZARAGOZA	3749.07	.00
ZUN02	MICHELLE E. ZUNINO	2232.39	.00
Sub-Total:		364664.68	
Grn-Total:		364664.68	

Count: 166

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
ABD01	SHARIF S ABDELAZIZ	3691.04	.00
ALE01	HALEY C ALEXANDER	4181.81	.00
ALV01	SANTINO A ALVAREZ	556.87	.00
ANT01	DARREN J ANTES	129.29	.00
BAR05	HILO BARAJAS	2065.35	.00
BER03	JIM BERMUDEZ	5579.86	.00
		500.00	500.00
BLO01	DELBERT R BLOCK JR	1788.21	.00
BRA05	JASON C BRASSFIELD	7298.57	.00
BRY02	JOHN E. BRYAN	4054.42	.00
CAM02	TYLER J CAMIGI	3692.86	.00
CAN02	ALVIN J CANGCO	5619.02	.00
CAR06	LISA A. CARLOCK	4499.20	.00
CAR08	MARK S CARDINALLI	3218.92	.00
CLA01	TRENTON J CLARK	667.80	.00
COL01	JOSE L COLIN	3398.05	.00
COL03	TAYLOR COLLINS	2295.57	.00
CON06	MICHAEL CONTY	1475.47	.00
COO01	BRANDI COOK	2473.85	.00
COR02	JUAN M. CORTEZ	2465.16	.00
COR03	SHERRI L. CORRALES	1807.63	.00
COR05	CRISTIAN A CORTES	572.94	.00
DAN01	ROBERTA J. DANIEL	2073.58	.00
		500.00	500.00
DAN02	JOSHUA S DANNER	4129.85	.00
DAW02	JENALEE M DAWSON	901.47	.00
DEL03	MARIBEL DE LA CRUZ	2747.77	.00
		150.00	150.00
DEM03	RYAN A DEMELLO	4240.34	.00
DEO01	LAKHWINDER K DEOL	5051.04	.00
		100.00	100.00
DIA01	NAPOLEON W. DIAZ II	2844.52	.00
DOO01	CHRISTOPHER J DOOLEY	3990.24	.00
DOW01	JEFFREY D DOWNEY	2709.48	.00
DUC01	JUSTIN M DUCHSCHER	4422.38	.00
DUM01	AMANDA DUM	2789.97	.00
		100.00	100.00
		75.00	75.00
DUM02	GIZELLE ANNE DUMALAG	1011.03	.00
ELM01	MICHAEL L ELM	715.59	.00
ESC04	NICHOLAS J ESCOBEDO	2018.74	.00
ESP00	RYAN J ESPARZA	3608.32	.00
ESP02	TRISTAN M ESPERANZA-IB	368.12	.00
FAR01	ANDREW L FARRELL	2137.63	.00
FIE01	ALEXANDER FIERRO	2716.90	.00
FLO00	AISHA FLORES	4538.92	.00
FLO02	GLADIS FLORES	282.59	.00
FRI01	MARYFLOR FRIAS RICO	694.84	.00
GAL04	NOE GALLEGOS-ARE	3798.48	.00
GAT01	JOSEPH J GATMEN	2862.54	.00
GEL01	GEMMA V. GELUZ	2271.19	.00
GOL03	JASON R GOLTIAO	3619.39	.00
HEA01	DANIEL J. HEALY	6955.30	.00
HEI03	SCOTT J HEINE	5037.67	.00
HEL01	JACOB T HELTON	2464.60	.00
HEN02	JEFF T. HENDERSON	6256.45	.00
HER00	ALMA R HERNANDEZ	312.10	.00
HER01	JAMES A. HERROD	3645.80	.00
HUL01	JANET HULL	2766.63	.00
		100.00	100.00
		1000.00	1000.00
		500.00	500.00
JAC01	TRISTAN K JACKSON	618.05	.00
JON03	JANINE S JONES	612.56	.00
KEA02	JOHN T. KEARNS	4124.08	.00
KEG01	ANDREW D KEGLE	4908.14	.00
KEN02	AMBER M. KENT	4548.65	.00
KEN03	EMILY M KENT	2080.22	.00
KHA01	FRANKIE KHANTIGNA	5317.37	.00
KIN00	CAMRYN R KING	2031.86	.00
KIN02	KATHLEEN S KING	2039.76	.00
KOS01	ABIGAYLE J KOSTA	258.23	.00
LAZ00	JULIA M LAZARO	1861.41	.00
		1600.00	1600.00
LEE06	RACHEL C LEE	1554.84	.00
LEH01	HOANG D LE	2837.36	.00
LEM01	AARON P LEMING	2096.28	.00
LET01	THOMAS LETTERMAN	2672.87	.00
		865.86	.00
LIT01	DIANA A. LITTLES	2305.47	.00
		75.00	75.00
LOM01	TIFFANEY LOMBARD	4714.98	.00
LOP00	BELTHZABEL LOPEZ-DE LOA	2111.73	.00
LOP03	BRAD L LOPEZ	4566.75	.00
LOP04	VANESSA A LOPEZ	443.40	.00
LOP05	CHRISTIAN G LOPEZ	2008.76	.00
LOZ01	NICODEMUS G LOZANO	3189.48	.00
LUJ01	CHRISTOPHER J LUJAN	3826.29	.00
LUN01	ELIZABETH N. LUNA	3454.13	.00
		50.00	50.00
		100.00	100.00
MAL01	BRIANA KELLE A MALALUAN	1491.67	.00
		372.92	.00
MAR03	SHERRON L. MARTIN	88.10	.00
MAR15	DEAN R MARTIN	3212.22	.00

Emp ID	Name	Deducted Last Posting	Deduction Amt. Per Pay Period
MAR18	BRIANNA D MARQUITZ	3108.85	.00
MCH01	HAYLEY J MCHENRY	1434.46	.00
		614.77	.00
MCN02	RONETT MCNARY	866.10	.00
MOR01	MARVIN J MORA	2989.84	.00
MOR07	RACHEL MORRIS	1619.12	.00
MUR00	HAYLEY A MURPHY	1995.20	.00
NAS01	ASHLEY A NASH	2184.84	.00
NAV00	MIKAYLA R NAVARRO	370.41	.00
NER01	SIGFRED D NERI	10328.89	.00
NIC01	WILLIE J NICKSON III	662.54	.00
OLS02	JAMES C OLSEN	1754.05	.00
ORT03	JOSE O ORTIZ GARCIA	1624.97	.00
PAN01	FERNANDO J PANTOJA	1648.86	.00
PEC01	LUIS PECH	1666.00	.00
PEN01	CHRISTINA Y PENLAND	2491.38	.00
		1000.00	1000.00
		125.00	125.00
		250.00	250.00
PER04	MICHAEL W PERGAMIT	1888.74	.00
PIC02	KAILEY I PICKERING	315.42	.00
POC01	DONNA J. POCK	1802.48	1802.48
		325.00	325.00
PON02	TRISTAN A PONGRUJAPORN	2718.49	.00
POR01	TAI R PORTER	663.22	.00
PRE01	BRET T PREBULA	7031.87	.00
PRI01	CLAUDERICK M PRIEST	2172.69	.00
PRI03	RAESHAUN D PRIEST	174.54	.00
RAN01	ADRIANNA C RANSOM	689.43	.00
REN01	GREG M RENUCCI	5157.75	.00
RIV03	LUIS R RIVERA	3215.71	.00
ROB00	KARA C ROBINSON	3770.97	.00
ROB03	ROWLAND H. ROBERTS	3499.37	.00
ROB05	JUAN D ROBLES CASTI	1926.77	.00
ROM03	MARIA L ROMERO	2099.04	.00
ROT01	AARON C ROTH	6165.47	.00
SAE02	MOHAMED SAEED	689.43	.00
SAG01	ANNE SAGAMI	3013.34	.00
SAL03	TEVITA VAEA P SALT	2353.30	.00
SAL06	BEYONCE O SALCEDA	536.09	.00
SAL08	KRISTINE SALCEDA	448.82	.00
SAM02	JERAMY J. SAMO	2376.89	.00
SAN09	ASHLEY D SANTOS	374.83	.00
SCR01	MARINA H SCRIVNER	531.94	.00
SEL01	KAYLEY E SELBY	3081.30	.00
SHE02	PARISE S SHEPHERD	336.99	.00
SHI01	HARRISON SHING-CHUN	5798.92	.00
SIF01	JONATHAN SIFUENTES	2297.17	.00
SIL01	BRAYAN O SILVA ZAMORA	2052.29	.00
SIN01	JUSTEEN K SINGLEY	1882.20	.00
SKI02	ANITA L SKINNER	303.09	.00
SOT02	FRANCISCO J SOTO-POMEROY	3826.68	.00
TAT01	MONICA L TATNEY-MORRI	99.73	.00
TAY02	AMIA C TAYLOR	482.07	.00
TEW01	VINAY P TEWARI	190.08	.00
TOD02	KATIE A TODD	1976.76	.00
VAL01	JASON D VALDE	2425.24	.00
VAN00	CHAO C VANG	1932.87	.00
VAN01	JASON S VANDER MEER	3194.68	.00
VAS01	BIANCA M VASQUEZ	1811.27	.00
		315.00	315.00
VER02	ERIC VERA	3693.54	.00
VIL01	TREVOR A VILLANUEVA	1140.97	.00
VUE01	NOUAE A VUE	5180.09	.00
WAD01	ANEKKA S WADDELL	2017.41	.00
WAL01	JANELLE A WALTHOUR	83.11	.00
WAS02	PRINCESS K WASHINGTON	937.21	.00
WHA01	JUDE WHALEY	98.45	.00
WHI07	RYAN L WHITE	2548.89	.00
WOO02	APRIL E WOODEN	1414.64	.00
YAN01	GE H YANG	2075.46	.00
ZAR01	ERNESTO Z ZARAGOZA	4076.89	.00
ZUN02	MICHELLE E. ZUNINO	2283.19	.00
Sub-Total:		378811.87	
Grn-Total:		378811.87	
Count:	168		

Check Number	Check Date	Employee ID	Employee Name	Gross Amount	Check Amount
22525	6/13/2025	POC01	POCK, DONNA J.	4,015.10	186.88
22526	6/13/2025	BAL00	BALAZI, MAHMUD S	140.00	129.29
22527	6/13/2025	GEN01	GENGLER, DANIEL M	420.00	387.87
22528	6/13/2025	AZE01	AZEVEDO, ATHINA N	360.00	332.46
22529	6/13/2025	BOW01	BOWMAN, WILLIAM D	713.80	647.20
22530	6/13/2025	HER06	HERNANDEZ, XAVIER A	783.00	700.43
22531	6/13/2025	KIN03	KING, SHELBY L	241.02	222.59
22532	6/13/2025	NAV02	NAVARRO, NAYLEA	922.65	863.64
22533	6/13/2025	ORE01	O'REILLY, NIKKI C	486.00	448.82
22534	6/13/2025	ORT02	ORTEGA, LUTHER M	741.60	640.60
22535	6/13/2025	POR02	PORTER, RAYE B	720.00	655.08
22536	6/13/2025	ROD03	RODRIGUEZ-MA, CARLOS M	667.44	611.47
22537	6/13/2025	SIM01	SIMMONS, KAREN R	611.20	564.45
22538	6/13/2025	SLA01	SLAUGHTER, TERRENCE A	741.60	672.45
22539	6/13/2025	THO00	THOMPSON, AMARIYAE P.	648.90	596.09
22540	6/13/2025	BIS03	KATHRYN BISHOP	0.00	1,508.50
22541	6/13/2025	FRA01	FRANCHISE TAX BOARD	0.00	400.00
22542	6/27/2025	POC01	POCK, DONNA J.	4,114.79	255.72
22543	6/27/2025	AZE01	AZEVEDO, ATHINA N	378.00	349.08
22544	6/27/2025	BOW01	BOWMAN, WILLIAM D	519.13	470.44
22545	6/27/2025	BUR01	BURROUGHS, KENNETH D	72.00	66.50
22546	6/27/2025	COH01	COHEN, SCOTT M	815.76	726.92
22547	6/27/2025	HER02	HERNANDEZ, LIZZETTE E	90.00	83.11
22548	6/27/2025	HER06	HERNANDEZ, XAVIER A	112.50	103.89
22549	6/27/2025	NAV02	NAVARRO, NAYLEA	305.85	282.46
22550	6/27/2025	ORE01	O'REILLY, NIKKI C	657.00	602.81
22551	6/27/2025	ORT02	ORTEGA, LUTHER M	111.24	102.73
22552	6/27/2025	POR02	PORTER, RAYE B	351.00	324.15
22553	6/27/2025	ROD03	RODRIGUEZ-MA, CARLOS M	704.52	642.23
22554	6/27/2025	SIM01	SIMMONS, KAREN R	764.00	685.05
22555	6/27/2025	SLA01	SLAUGHTER, TERRENCE A	509.85	462.02
22556	6/27/2025	TEO01	TEODORO, FRANK	890.88	774.66
22557	6/27/2025	THO00	THOMPSON, AMARIYAE P.	324.45	299.63
22558	6/27/2025	BIS03	KATHRYN BISHOP	0.00	1,508.50
22559	6/27/2025	FRA01	FRANCHISE TAX BOARD	0.00	400.00
22560	6/30/2025	LET01	LETTERMAN, THOMAS	254.35	115.69
Z60810	6/13/2025	MAL01	MALALUAN, BRIANA KELLE A	2,565.41	0.00
Z60811	6/13/2025	MCN02	MCNARY, RONETT	1,013.20	0.00
Z60812	6/13/2025	NAS01	NASH, ASHLEY A	2,658.22	0.00
Z60813	6/13/2025	PEN01	PENLAND, CHRISTINA Y	7,370.65	0.00
Z60814	6/13/2025	PRE01	PREBULA, BRET T	10,720.11	0.00
Z60815	6/13/2025	VAS01	VASQUEZ, BIANCA M	2,809.60	0.00
Z60816	6/13/2025	VAN00	VANG, CHAO C	2,566.40	0.00
Z60817	6/13/2025	BER03	BERMUDEZ, JIM	7,774.18	0.00
Z60818	6/13/2025	KEA02	KEARNS, JOHN T.	5,381.62	0.00
Z60819	6/13/2025	MOR07	MORRIS, RACHEL	2,636.34	0.00
Z60820	6/13/2025	WHI07	WHITE, RYAN L	3,465.54	0.00
Z60821	6/13/2025	WOO02	WOODEN, APRIL E	1,495.00	0.00
Z60822	6/13/2025	DAW02	DAWSON, JENALEE M	1,085.52	0.00
Z60823	6/13/2025	HER00	HERNANDEZ, ALMA R	614.74	0.00
Z60824	6/13/2025	SHE02	SHEPHERD, PARISE S	597.24	0.00
Z60825	6/13/2025	SKI02	SKINNER, ANITA L	532.29	0.00
Z60826	6/13/2025	TEW01	TEWARI, VINAY P	197.64	0.00

Z60827	6/13/2025	WAS02	WASHINGTON, PRINCESS K	1,185.52	0.00
Z60828	6/13/2025	COR03	CORRALES, SHERRI L.	3,011.22	0.00
Z60829	6/13/2025	DAN01	DANIEL, ROBERTA J.	3,790.46	0.00
Z60830	6/13/2025	DEO01	DEOL, LAKHWINDER K	8,102.66	0.00
Z60831	6/13/2025	LIT01	LITTLES, DIANA A.	4,133.81	0.00
Z60832	6/13/2025	LOP05	LOPEZ, CHRISTIAN G	2,682.42	0.00
Z60833	6/13/2025	LUN01	LUNA, ELIZABETH N.	5,654.40	0.00
Z60834	6/13/2025	MAR03	MARTIN, SHERRON L.	634.95	0.00
Z60835	6/13/2025	ROB03	ROBERTS, ROWLAND H.	5,841.33	0.00
Z60836	6/13/2025	ROM03	ROMERO, MARIA L	2,841.19	0.00
Z60837	6/13/2025	TOD02	TODD, KATIE A	2,611.44	0.00
Z60838	6/13/2025	VAL01	VALDE, JASON D	4,102.62	0.00
Z60839	6/13/2025	ANT01	ANTES, DARREN J	420.00	0.00
Z60840	6/13/2025	BRA05	BRASSFIELD, JASON C	8,366.58	0.00
Z60841	6/13/2025	COL01	COLIN, JOSE L	5,795.17	0.00
Z60842	6/13/2025	DAN02	DANNER, JOSHUA S	4,923.10	0.00
Z60843	6/13/2025	DUC01	DUCHSCHER, JUSTIN M	5,610.22	0.00
Z60844	6/13/2025	ESP00	ESPARZA, RYAN J	4,691.97	0.00
Z60845	6/13/2025	FAR01	FARRELL, ANDREW L	4,330.56	0.00
Z60846	6/13/2025	HEL01	HELTON, JACOB T	5,217.60	0.00
Z60847	6/13/2025	KEG01	KEGLE, ANDREW D	8,894.90	0.00
Z60848	6/13/2025	LEM01	LEMING, AARON P	6,295.71	0.00
Z60849	6/13/2025	LOP03	LOPEZ, BRAD L	7,532.32	0.00
Z60850	6/13/2025	LUJ01	LUJAN, CHRISTOPHER J	5,673.70	0.00
Z60851	6/13/2025	MAR15	MARTIN, DEAN R	6,357.99	0.00
Z60852	6/13/2025	REN01	RENUCCI, GREG M	7,734.75	0.00
Z60853	6/13/2025	RIV03	RIVERA, LUIS R	5,673.45	0.00
Z60854	6/13/2025	SOT02	SOTO-POMEROY, FRANCISCO J	6,711.37	0.00
Z60855	6/13/2025	VAN01	VANDER MEER, JASON S	5,410.36	0.00
Z60856	6/13/2025	ZUN02	ZUNINO, MICHELLE E.	3,204.84	0.00
Z60857	6/13/2025	GOL03	GOLTIAO, JASON R	4,554.00	0.00
Z60858	6/13/2025	LOP00	LOPEZ-DE LOA, BELTHZABEL	3,071.20	0.00
Z60859	6/13/2025	ABD01	ABDELAZIZ, SHARIF S	4,831.20	0.00
Z60860	6/13/2025	ALE01	ALEXANDER, HALEY C	6,702.58	0.00
Z60861	6/13/2025	CAM02	CAMIGI, TYLER J	7,649.19	0.00
Z60862	6/13/2025	CAN02	CANGCO, ALVIN J	6,902.72	0.00
Z60863	6/13/2025	CAR08	CARDINALLI, MARK S	5,296.17	0.00
Z60864	6/13/2025	CAR06	CARLOCK, LISA A.	7,579.19	0.00
Z60865	6/13/2025	COL03	COLLINS, TAYLOR	3,173.86	0.00
Z60866	6/13/2025	DEM03	DEMELLO, RYAN A	6,935.12	0.00
Z60867	6/13/2025	DOO01	DOOLEY, CHRISTOPHER J	7,335.59	0.00
Z60868	6/13/2025	FIE01	FIERRO, ALEXANDER	5,796.10	0.00
Z60869	6/13/2025	FLO00	FLORES, AISHA	7,096.86	0.00
Z60870	6/13/2025	GAL04	GALLEGOS-ARE, NOE	4,533.92	0.00
Z60871	6/13/2025	HEA01	HEALY, DANIEL J.	11,148.83	0.00
Z60872	6/13/2025	HEI03	HEINE, SCOTT J	9,417.23	0.00
Z60873	6/13/2025	HEN02	HENDERSON, JEFF T.	8,476.44	0.00
Z60874	6/13/2025	KEN02	KENT, AMBER M.	6,776.48	0.00
Z60875	6/13/2025	KEN03	KENT, EMILY M	2,507.82	0.00
Z60876	6/13/2025	KHA01	KHANTIGNA, FRANKIE	6,389.38	0.00
Z60877	6/13/2025	KIN00	KING, CAMRYN R	4,123.04	0.00
Z60878	6/13/2025	LAZ00	LAZARO, JULIA M	6,335.54	0.00
Z60879	6/13/2025	LEH01	LE, HOANG D	4,632.14	0.00
Z60880	6/13/2025	LET01	LETTERMAN, THOMAS	4,622.42	0.00

Z60881	6/13/2025	LOM01	LOMBARD, TIFFANEY	6,522.65	0.00
Z60882	6/13/2025	MAR18	MARQUITZ, BRIANNA D	4,456.62	0.00
Z60883	6/13/2025	MUR00	MURPHY, HAYLEY A	2,051.42	0.00
Z60884	6/13/2025	NER01	NERI, SIGFRED D	10,684.12	0.00
Z60885	6/13/2025	OLS02	OLSEN, JAMES C	7,734.97	0.00
Z60886	6/13/2025	PON02	PONGRUJAPORN, TRISTAN A	3,666.80	0.00
Z60887	6/13/2025	ROB00	ROBINSON, KARA C	4,914.52	0.00
Z60888	6/13/2025	ROT01	ROTH, AARON C	10,640.17	0.00
Z60889	6/13/2025	SAG01	SAGAMI, ANNE	5,847.27	0.00
Z60890	6/13/2025	SEL01	SELBY, KAYLEY E	4,943.42	0.00
Z60891	6/13/2025	SHI01	SHING-CHUN, HARRISON	7,286.54	0.00
Z60892	6/13/2025	VER02	VERA, ERIC	5,525.21	0.00
Z60893	6/13/2025	WAD01	WADDELL, ANEKKA S	2,391.19	0.00
Z60894	6/13/2025	ZAR01	ZARAGOZA, ERNESTO Z	5,479.06	0.00
Z60895	6/13/2025	BAR05	BARAJAS, HILO	2,563.54	0.00
Z60896	6/13/2025	BLO01	BLOCK JR, DELBERT R	2,281.60	0.00
Z60897	6/13/2025	BRY02	BRYAN, JOHN E.	3,543.76	0.00
Z60898	6/13/2025	CON06	CONTY, MICHAEL	1,617.98	0.00
Z60899	6/13/2025	COR02	CORTEZ, JUAN M.	3,104.94	0.00
Z60900	6/13/2025	DEL03	DE LA CRUZ, MARIBEL	4,301.82	0.00
Z60901	6/13/2025	DIA01	DIAZ II, NAPOLEON W.	3,847.11	0.00
Z60902	6/13/2025	DUM01	DUM, AMANDA	4,229.23	0.00
Z60903	6/13/2025	ESC04	ESCOBEDO, NICHOLAS J	2,531.60	0.00
Z60904	6/13/2025	GEL01	GELUZ, GEMMA V.	3,349.07	0.00
Z60905	6/13/2025	HER01	HERROD, JAMES A.	6,510.38	0.00
Z60906	6/13/2025	LEE06	LEE, RACHEL C	2,228.00	0.00
Z60907	6/13/2025	LOZ01	LOZANO, NICODEMUS G	5,482.21	0.00
Z60908	6/13/2025	ORT03	ORTIZ GARCIA, JOSE O	2,272.80	0.00
Z60909	6/13/2025	PEC01	PECH, LUIS	2,272.80	0.00
Z60910	6/13/2025	PER04	PERGAMIT, MICHAEL W	2,741.60	0.00
Z60911	6/13/2025	PRI01	PRIEST, CLAUDERICK M	3,063.71	0.00
Z60912	6/13/2025	ROB05	ROBLES CASTI, JUAN D	2,422.80	0.00
Z60913	6/13/2025	SAL03	SALT, TEVITA VAEA P	4,997.62	0.00
Z60914	6/13/2025	SAM02	SAMO, JERAMY J.	3,527.71	0.00
Z60915	6/13/2025	SIF01	SIFUENTES, JONATHAN	2,991.60	0.00
Z60916	6/13/2025	SIL01	SILVA ZAMORA, BRAYAN O	2,760.80	0.00
Z60917	6/13/2025	VUE01	VUE, NOUAE A	8,319.77	0.00
Z60918	6/13/2025	YAN01	YANG, GE H	2,741.60	0.00
Z60919	6/13/2025	ALV01	ALVAREZ, SANTINO A	369.00	0.00
Z60920	6/13/2025	CLA01	CLARK, TRENTON J	713.79	0.00
Z60921	6/13/2025	COR05	CORTES, CRISTIAN A	495.00	0.00
Z60922	6/13/2025	DOW01	DOWNEY, JEFFREY D	3,887.00	0.00
Z60923	6/13/2025	DUM02	DUMALAG, GIZELLE ANNE	1,026.75	0.00
Z60924	6/13/2025	ESP02	ESPERANZA-IB, TRISTAN M	148.32	0.00
Z60925	6/13/2025	FLO02	FLORES, GLADIS	306.00	0.00
Z60926	6/13/2025	FRI01	FRIAS RICO, MARYFLOR	707.85	0.00
Z60927	6/13/2025	GAT01	GATMEN, JOSEPH J	3,693.99	0.00
Z60928	6/13/2025	HAT01	HATTEN, KAREN S.	210.10	0.00
Z60929	6/13/2025	HUL01	HULL, JANET	6,839.80	0.00
Z60930	6/13/2025	JAC01	JACKSON, TRISTAN K	560.84	0.00
Z60931	6/13/2025	JON03	JONES, JANINE S	381.15	0.00
Z60932	6/13/2025	KIN02	KING, KATHLEEN S	3,447.25	0.00
Z60933	6/13/2025	KOS01	KOSTA, ABIGAYLE J	319.82	0.00
Z60934	6/13/2025	LOP04	LOPEZ, VANESSA A	810.50	0.00

Z60935	6/13/2025	MCH01	MCHENRY, HAYLEY J	3,341.51	0.00
Z60936	6/13/2025	MOR01	MORA, MARVIN J	4,510.93	0.00
Z60937	6/13/2025	NIC01	NICKSON III, WILLIE J	738.00	0.00
Z60938	6/13/2025	PAN01	PANTOJA, FERNANDO J	2,026.88	0.00
Z60939	6/13/2025	PIC02	PICKERING, KAILEY I	866.25	0.00
Z60940	6/13/2025	POR01	PORTER, TAI R	837.00	0.00
Z60941	6/13/2025	PRI03	PRIEST, RAESHAUN D	990.00	0.00
Z60942	6/13/2025	RAN01	RANSOM, ADRIANNA C	806.49	0.00
Z60943	6/13/2025	SAE02	SAEED, MOHAMED	296.64	0.00
Z60944	6/13/2025	SAL06	SALCEDA, BEYONCE O	567.00	0.00
Z60945	6/13/2025	SAL08	SALCEDA, KRISTINE	603.00	0.00
Z60946	6/13/2025	SAN09	SANTOS, ASHLEY D	167.13	0.00
Z60947	6/13/2025	SCR01	SCRIVNER, MARINA H	360.00	0.00
Z60948	6/13/2025	SIN01	SINGLEY, JUSTEEN K	2,487.66	0.00
Z60949	6/13/2025	TAT01	TATNEY-MORRI, MONICA L	648.00	0.00
Z60950	6/13/2025	TAY02	TAYLOR, AMIA C	315.00	0.00
Z60951	6/13/2025	VIL01	VILLANUEVA, TREVOR A	360.00	0.00
Z60952	6/13/2025	WAL01	WALTHOUR, JANELLE A	463.50	0.00
Z60953	6/13/2025	WHA01	WHALEY, JUDE	732.33	0.00
Z60954	6/27/2025	BER03	BERMUDEZ, JIM	8,816.99	0.00
Z60955	6/27/2025	MAL01	MALALUAN, BRIANA KELLE A	2,627.21	0.00
Z60956	6/27/2025	MCN02	MCNARY, RONETT	986.86	0.00
Z60957	6/27/2025	NAS01	NASH, ASHLEY A	2,724.14	0.00
Z60958	6/27/2025	PEN01	PENLAND, CHRISTINA Y	7,370.65	0.00
Z60959	6/27/2025	PRE01	PREBULA, BRET T	10,720.11	0.00
Z60960	6/27/2025	ROB03	ROBERTS, ROWLAND H.	5,987.32	0.00
Z60961	6/27/2025	VAS01	VASQUEZ, BIANCA M	3,033.84	0.00
Z60962	6/27/2025	VAN00	VANG, CHAO C	2,628.00	0.00
Z60963	6/27/2025	MOR07	MORRIS, RACHEL	2,078.57	0.00
Z60964	6/27/2025	WOO02	WOODEN, APRIL E	1,690.00	0.00
Z60965	6/27/2025	DAW02	DAWSON, JENALEE M	985.52	0.00
Z60966	6/27/2025	HER00	HERNANDEZ, ALMA R	514.74	0.00
Z60967	6/27/2025	SHE02	SHEPHERD, PARISE S	497.24	0.00
Z60968	6/27/2025	SKI02	SKINNER, ANITA L	532.29	0.00
Z60969	6/27/2025	TEW01	TEWARI, VINAY P	197.64	0.00
Z60970	6/27/2025	WAS02	WASHINGTON, PRINCESS K	985.52	0.00
Z60971	6/27/2025	COR03	CORRALES, SHERRI L.	3,085.84	0.00
Z60972	6/27/2025	DAN01	DANIEL, ROBERTA J.	3,884.86	0.00
Z60973	6/27/2025	DEO01	DEOL, LAKHWINDER K	8,102.66	0.00
Z60974	6/27/2025	DUM01	DUM, AMANDA	4,335.16	0.00
Z60975	6/27/2025	LIT01	LITTLES, DIANA A.	3,872.76	0.00
Z60976	6/27/2025	LOP05	LOPEZ, CHRISTIAN G	2,821.96	0.00
Z60977	6/27/2025	LUN01	LUNA, ELIZABETH N.	5,795.94	0.00
Z60978	6/27/2025	MAR03	MARTIN, SHERRON L.	642.13	0.00
Z60979	6/27/2025	ROM03	ROMERO, MARIA L	2,831.30	0.00
Z60980	6/27/2025	TOD02	TODD, KATIE A	2,603.20	0.00
Z60981	6/27/2025	VAL01	VALDE, JASON D	3,330.40	0.00
Z60982	6/27/2025	ANT01	ANTES, DARREN J	140.00	0.00
Z60983	6/27/2025	BRA05	BRASSFIELD, JASON C	10,551.62	0.00
Z60984	6/27/2025	COL01	COLIN, JOSE L	5,938.90	0.00
Z60985	6/27/2025	DAN02	DANNER, JOSHUA S	6,762.56	0.00
Z60986	6/27/2025	DUC01	DUCHSCHER, JUSTIN M	7,220.27	0.00
Z60987	6/27/2025	ESP00	ESPARZA, RYAN J	6,515.25	0.00
Z60988	6/27/2025	FAR01	FARRELL, ANDREW L	3,337.05	0.00

Z60989	6/27/2025	HEL01	HELTON, JACOB T	5,338.57	0.00
Z60990	6/27/2025	KEG01	KEGLE, ANDREW D	7,805.64	0.00
Z60991	6/27/2025	LEM01	LEMING, AARON P	4,751.46	0.00
Z60992	6/27/2025	LOP03	LOPEZ, BRAD L	7,532.32	0.00
Z60993	6/27/2025	LUJ01	LUJAN, CHRISTOPHER J	5,923.85	0.00
Z60994	6/27/2025	MAR15	MARTIN, DEAN R	6,586.73	0.00
Z60995	6/27/2025	REN01	RENUCCI, GREG M	8,509.32	0.00
Z60996	6/27/2025	RIV03	RIVERA, LUIS R	6,252.72	0.00
Z60997	6/27/2025	SOT02	SOTO-POMEROY, FRANCISCO J	6,324.19	0.00
Z60998	6/27/2025	VAN01	VANDER MEER, JASON S	5,543.70	0.00
Z60999	6/27/2025	ZUN02	ZUNINO, MICHELLE E.	3,282.96	0.00
Z61000	6/27/2025	GOL03	GOLTIAO, JASON R	4,667.34	0.00
Z61001	6/27/2025	LOP00	LOPEZ-DE LOA, BELTHZABEL	3,145.60	0.00
Z61002	6/27/2025	ABD01	ABDELAZIZ, SHARIF S	5,770.97	0.00
Z61003	6/27/2025	ALE01	ALEXANDER, HALEY C	6,471.39	0.00
Z61004	6/27/2025	CAM02	CAMIGI, TYLER J	6,375.43	0.00
Z61005	6/27/2025	CAN02	CANGCO, ALVIN J	8,854.57	0.00
Z61006	6/27/2025	CAR08	CARDINALLI, MARK S	5,087.53	0.00
Z61007	6/27/2025	CAR06	CARLOCK, LISA A.	6,838.76	0.00
Z61008	6/27/2025	COL03	COLLINS, TAYLOR	3,249.82	0.00
Z61009	6/27/2025	COO01	COOK, BRANDI	3,155.20	0.00
Z61010	6/27/2025	DEM03	DEMELLO, RYAN A	6,483.39	0.00
Z61011	6/27/2025	DOO01	DOOLEY, CHRISTOPHER J	6,152.14	0.00
Z61012	6/27/2025	FIE01	FIERRO, ALEXANDER	4,020.66	0.00
Z61013	6/27/2025	FLO00	FLORES, AISHA	7,239.19	0.00
Z61014	6/27/2025	GAL04	GALLEGOS-ARE, NOE	5,767.00	0.00
Z61015	6/27/2025	HEA01	HEALY, DANIEL J.	10,315.44	0.00
Z61016	6/27/2025	HEI03	HEINE, SCOTT J	7,872.13	0.00
Z61017	6/27/2025	HEN02	HENDERSON, JEFF T.	10,019.32	0.00
Z61018	6/27/2025	KEN02	KENT, AMBER M.	7,277.57	0.00
Z61019	6/27/2025	KEN03	KENT, EMILY M	2,664.65	0.00
Z61020	6/27/2025	KHA01	KHANTIGNA, FRANKIE	8,681.02	0.00
Z61021	6/27/2025	KIN00	KING, CAMRYN R	2,953.90	0.00
Z61022	6/27/2025	LAZ00	LAZARO, JULIA M	6,708.14	0.00
Z61023	6/27/2025	LEH01	LE, HOANG D	4,318.56	0.00
Z61024	6/27/2025	LET01	LETTERMAN, THOMAS	5,343.27	0.00
Z61025	6/27/2025	LOM01	LOMBARD, TIFFANEY	6,855.65	0.00
Z61026	6/27/2025	MAR18	MARQUITZ, BRIANNA D	4,843.01	0.00
Z61027	6/27/2025	MUR00	MURPHY, HAYLEY A	2,547.56	0.00
Z61028	6/27/2025	NER01	NERI, SIGFRED D	12,757.40	0.00
Z61029	6/27/2025	OLS02	OLSEN, JAMES C	6,994.50	0.00
Z61030	6/27/2025	PON02	PONGRUJAPORN, TRISTAN A	3,896.22	0.00
Z61031	6/27/2025	ROB00	ROBINSON, KARA C	5,894.46	0.00
Z61032	6/27/2025	ROT01	ROTH, AARON C	10,640.17	0.00
Z61033	6/27/2025	SAG01	SAGAMI, ANNE	4,890.75	0.00
Z61034	6/27/2025	SEL01	SELBY, KAYLEY E	5,290.63	0.00
Z61035	6/27/2025	SHI01	SHING-CHUN, HARRISON	9,959.84	0.00
Z61036	6/27/2025	VER02	VERA, ERIC	5,661.55	0.00
Z61037	6/27/2025	WAD01	WADDELL, ANEKKA S	2,464.64	0.00
Z61038	6/27/2025	ZAR01	ZARAGOZA, ERNESTO Z	5,993.48	0.00
Z61039	6/27/2025	ELM01	ELM, MICHAEL L	1,284.45	0.00
Z61040	6/27/2025	KEA02	KEARNS, JOHN T.	5,516.35	0.00
Z61041	6/27/2025	WHI07	WHITE, RYAN L	3,543.00	0.00
Z61042	6/27/2025	BAR05	BARAJAS, HILO	2,827.76	0.00

Z61043	6/27/2025	BLO01	BLOCK JR, DELBERT R	2,339.20	0.00
Z61044	6/27/2025	BRY02	BRYAN, JOHN E.	4,807.62	0.00
Z61045	6/27/2025	CON06	CONTY, MICHAEL	1,725.84	0.00
Z61046	6/27/2025	COR02	CORTEZ, JUAN M.	3,182.10	0.00
Z61047	6/27/2025	DEL03	DE LA CRUZ, MARIBEL	4,407.07	0.00
Z61048	6/27/2025	DIA01	DIAZ II, NAPOLEON W.	4,281.81	0.00
Z61049	6/27/2025	ESC04	ESCOBEDO, NICHOLAS J	2,589.20	0.00
Z61050	6/27/2025	GEL01	GELUZ, GEMMA V.	3,430.17	0.00
Z61051	6/27/2025	HER01	HERROD, JAMES A.	5,665.08	0.00
Z61052	6/27/2025	LEE06	LEE, RACHEL C	2,280.80	0.00
Z61053	6/27/2025	LOZ01	LOZANO, NICODEMUS G	5,619.38	0.00
Z61054	6/27/2025	ORT03	ORTIZ GARCIA, JOSE O	2,327.20	0.00
Z61055	6/27/2025	PEC01	PECH, LUIS	2,327.20	0.00
Z61056	6/27/2025	PER04	PERGAMIT, MICHAEL W	2,807.20	0.00
Z61057	6/27/2025	PRI01	PRIEST, CLAUDERICK M	3,638.16	0.00
Z61058	6/27/2025	ROB05	ROBLES CASTI, JUAN D	2,477.20	0.00
Z61059	6/27/2025	SAL03	SALT, TEVITA VAEA P	4,032.43	0.00
Z61060	6/27/2025	SAM02	SAMO, JERAMY J.	3,572.56	0.00
Z61061	6/27/2025	SIF01	SIFUENTES, JONATHAN	3,057.20	0.00
Z61062	6/27/2025	SIL01	SILVA ZAMORA, BRAYAN O	2,829.60	0.00
Z61063	6/27/2025	VUE01	VUE, NOUAE A	8,319.77	0.00
Z61064	6/27/2025	YAN01	YANG, GE H	2,807.20	0.00
Z61065	6/27/2025	ALV01	ALVAREZ, SANTINO A	603.00	0.00
Z61066	6/27/2025	CLA01	CLARK, TRENTON J	769.41	0.00
Z61067	6/27/2025	COR05	CORTES, CRISTIAN A	621.00	0.00
Z61068	6/27/2025	DOW01	DOWNEY, JEFFREY D	3,983.62	0.00
Z61069	6/27/2025	DUM02	DUMALAG, GIZELLE ANNE	1,207.01	0.00
Z61070	6/27/2025	ESP02	ESPERANZA-IB, TRISTAN M	398.61	0.00
Z61071	6/27/2025	FLO02	FLORES, GLADIS	306.00	0.00
Z61072	6/27/2025	FRI01	FRIAS RICO, MARYFLOR	752.40	0.00
Z61073	6/27/2025	GAT01	GATMEN, JOSEPH J	3,786.28	0.00
Z61074	6/27/2025	HUL01	HULL, JANET	6,839.80	0.00
Z61075	6/27/2025	JAC01	JACKSON, TRISTAN K	713.79	0.00
Z61076	6/27/2025	JON03	JONES, JANINE S	663.30	0.00
Z61077	6/27/2025	KIN02	KING, KATHLEEN S	3,050.54	0.00
Z61078	6/27/2025	KOS01	KOSTA, ABIGAYLE J	301.28	0.00
Z61079	6/27/2025	LOP04	LOPEZ, VANESSA A	489.36	0.00
Z61080	6/27/2025	MCH01	MCHENRY, HAYLEY J	3,415.97	0.00
Z61081	6/27/2025	MOR01	MORA, MARVIN J	4,612.09	0.00
Z61082	6/27/2025	NAV00	NAVARRO, MIKAYLA R	401.10	0.00
Z61083	6/27/2025	NIC01	NICKSON III, WILLIE J	729.00	0.00
Z61084	6/27/2025	PAN01	PANTOJA, FERNANDO J	2,121.84	0.00
Z61085	6/27/2025	PIC02	PICKERING, KAILEY I	341.55	0.00
Z61086	6/27/2025	POR01	PORTER, TAI R	769.50	0.00
Z61087	6/27/2025	PRI03	PRIEST, RAESHAUN D	189.00	0.00
Z61088	6/27/2025	RAN01	RANSOM, ADRIANNA C	769.41	0.00
Z61089	6/27/2025	SAE02	SAEED, MOHAMED	769.41	0.00
Z61090	6/27/2025	SAL06	SALCEDA, BEYONCE O	580.50	0.00
Z61091	6/27/2025	SAL08	SALCEDA, KRISTINE	486.00	0.00
Z61092	6/27/2025	SAN09	SANTOS, ASHLEY D	405.88	0.00
Z61093	6/27/2025	SCR01	SCRIVNER, MARINA H	576.00	0.00
Z61094	6/27/2025	SIN01	SINGLEY, JUSTEEN K	2,549.46	0.00
Z61095	6/27/2025	TAT01	TATNEY-MORRI, MONICA L	108.00	0.00
Z61096	6/27/2025	TAY02	TAYLOR, AMIA C	522.00	0.00

Z61097	6/27/2025	VIL01	VILLANUEVA, TREVOR A	1,386.00	0.00
Z61098	6/27/2025	WAL01	WALTHOUR, JANELLE A	90.00	0.00
Z61099	6/27/2025	WHA01	WHALEY, JUDE	106.61	0.00

FINANCE DEPARTMENT

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

MEMORANDUM

DATE: July 8, 2025

TO: Honorable Mayor and City Councilmembers

PREPARED BY: Sherri Corrales, Account Clerk III

APPROVED BY: Lakhwinder Deol, Finance Director

RE: Accounts Payable checks for

June 2025

Total for GENERAL FUND & OTHER A/P $7,909,326.31

SUISUN CITY, CA

Expense Approval Report
By Fund

Payment Dates 6/1/2025 - 6/30/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
Fund: 010 - GENERAL FUND					
WESTAMERICA BANK	DM0001226	06/02/2025	RECREATION CREDIT CARD C...	DFT0001251	51.07
CLOVER	DM0001227	06/02/2025	E-CLOVER CREDIT CARD FEES	DFT0001252	170.09
SCPFA	DM0001228	06/02/2025	PAYROLL CONTRIBUTION 5/30...	DFT0001253	119.99
SEIU UNION	DM0001229	06/02/2025	PAYROLL CONTRIBUTION 5/30...	DFT0001254	145.61
FRANCHISE TAX BOARD	DM0001230	06/02/2025	FOR PAYROLL 5/30/25	DFT0001255	25,349.07
FRANCHISE TAX BOARD	DM0001230	06/02/2025	FOR PAYROLL 5/30/25	DFT0001255	4,461.04
CHILD SUPPORT SERVICES	DM0001231	06/02/2025	PAYROLL 5/30/25 CHILD SUP...	DFT0001256	1,516.15
MISSION SQUARE	DM0001233	06/02/2025	PAYROLL CONTRIBUTIONS 5/3...	DFT0001258	1,476.05
PARS	DM0001234	06/02/2025	PAYROLL CONTRIBUTION 5/30...	DFT0001259	1,850.93
MISSION SQUARE	DM0001235	06/02/2025	PAYROLL CONTRIBUTIONS/LO...	DFT0001260	27,967.56
INTERNATIONAL ASSOCATION...	DM0001236	06/02/2025	PAYROLL CONTRIBUTION 5/30...	DFT0001261	1,200.03
BUSINESS LICENSE BANK FEES	DM0001224	06/03/2025	E-BUSINESS LICENSE CREDIT C...	DFT0001249	40.00
AMERICAN FIDELITY ADMIN S...	DM0001225	06/03/2025	PREMIUM MAY 2025	DFT0001250	6,690.94
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	179,197.94
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	158.00
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	107.44
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	12.64
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	94.80
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	399.74
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	197.50
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	479.04
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	316.00
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	158.00
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	790.00
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	316.00
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	15.80
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	173.80
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	86.90
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	14.22
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	31.60
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	12.64
CAL PERS RETIREMENT SYSTEM	DM0001221	06/04/2025	PAYROLL CONTRIBUTION 5/30...	DFT0001246	101,333.77
Paymentech LLC	DM0001222	06/04/2025	E-PAYMENTECH FEES FOR JA...	DFT0001247	16,730.70
BUSINESS LICENSE BANK FEES	DM0001223	06/05/2025	E-AMERICAN EXPRESS FEES	DFT0001248	317.32
CITY OF SUISUN CITY	LNDSCP052525	05/31/2025	UB-CITY LANDSCAPES 3/15/25...	156396	4,294.16
CITY OF SUISUN CITY	SPORTS052525	05/31/2025	UB-SPORTS COMPLEX 3/15/25...	156396	1,394.18
CITY OF SUISUN CITY	SRCTR/BIKE052525	05/31/2025	UB-SENIOR CTR & BLOSSOM B...	156396	1,662.06
CORBIN WILLITS SYSTEM INC	000C505151	06/06/2025	ENHANCEMENT & SERVICE	156418	835.71
CORBIN WILLITS SYSTEM INC	000C505151	06/06/2025	ENHANCEMENT & SERVICE	156418	835.72
LIUTA SAEPHAN	0039715	06/06/2025	REC-DAMAGE DEPOSIT RETU...	156445	434.00
ELVIRA PANTOJA	0042183	06/06/2025	REC-DAMAGE DEPOSIT RETU...	156425	434.00
DEANNA JOHNSON	0042252	06/06/2025	REC-DAMAGE DEPOSIT RETU...	156423	434.00
LACREENA WILLIAMS	0043166	06/06/2025	REC-DAMAGE DEPOSIT RETU...	156440	434.00
BEATRICE MONTIEL	0043844	06/06/2025	REC-DAMAGE DEPOSIT RETU...	156408	217.00
MARLENA YOUNGER	0044127	06/06/2025	REC-DAMAGE DEPOSIT RETU...	156451	217.00
MANMEET SANDHU	0044906	06/06/2025	REC-DAMAGE DEPOSIT RETU...	156447	434.00
KAITLIN GIANGRASSO	0044984	06/06/2025	REC-DAMAGE DEPOSIT RETU...	156438	434.00
MARK A. CLEMENTI, Ph.D.	04-01-25	06/06/2025	PD-PSYCH EVAL-COLLINS	156448	844.00
JAMES OLSEN	041825	06/06/2025	PD-REIMBURSE MEALS @ TR...	156436	38.65
COMCAST	051625	06/06/2025	CITY HALL-CABLE SVC 5/21/25...	156417	202.09
LILIA DARDON	052025	06/06/2025	COMMISSIONER PAYMENT 5/...	156442	100.00
AARON DANTE SENCIL	052025	06/06/2025	COMMISSIONER PAYMENT 5/...	156397	100.00
JOHN WESLEY HARTER	052025	06/06/2025	COMMISSIONER PAYMENT 5/...	156437	100.00

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
ESSEX COOK	052025	06/06/2025	COMMISSIONER PAYMENT 5/...	156426	100.00
WILLIE JAMES NICKSON JR	052025	06/06/2025	COMMISSIONER PAYMENT 5/...	156487	100.00
DEBORAH FAYE LOPEZ	052225	06/06/2025	PD-POST BACKGROUND CHEC...	721	2,000.00
AT&T-1714, 7335	052325-1714	06/06/2025	707-438-1714	156407	152.21
AT&T-1714, 7335	052325-7342	06/06/2025	707-421-7342	156407	229.37
ALLYSON MASI	052725	06/06/2025	REC-PLAYBOOK DESIGN	156402	2,447.50
DONALD HATTALA	060225	06/06/2025	REC-INSTRUCTOR PAYMENT ...	722	1,242.00
ANISA KINSEY	060225	06/06/2025	REC-INSTRUCTOR PAYMENT ...	718	600.00
CORETTA GRAYSON	060225	06/06/2025	REC-INSTRUCTOR PAYMENT ...	156419	172.00
DAVID GONZALEZ	060225	06/06/2025	REC-INSTRUCTOR PAYMENT ...	156422	48.00
JUDY GAMET	060325	06/06/2025	REC-INSTRUCTOR PAYMENT 4...	724	1,094.00
PG&E	06062500	06/06/2025	9313427142-3	156462	128.05
PG&E	06062514	06/06/2025	2115121122-0	156462	1,031.78
PG&E	06062515	06/06/2025	0041262463-7	156462	128.02
PG&E	06062517	06/06/2025	4166253855-6	156462	16.22
PG&E	06062518	06/06/2025	4207920519-3	156462	48.20
PG&E	06062519	06/06/2025	4291253847-9	156462	81.33
PG&E	06062520	06/06/2025	4249587183-4	156462	1,607.67
PG&E	06062526	06/06/2025	4094878782-1	156462	1,920.87
THE UPS STORE #5284	10765	06/06/2025	ADMIN-LIVESCAN-A NASH	156477	35.00
THE UPS STORE #5284	10794	06/06/2025	HR/PLNG-LIVESCAN-M ELM	156477	17.50
THE UPS STORE #5284	10794	06/06/2025	HR/PLNG-LIVESCAN-M ELM	156477	17.50
THE UPS STORE #5284	10810	06/06/2025	FIRE-LIVESCAN-F LIU	156477	35.00
THE UPS STORE #5284	11587	06/06/2025	PLANNING-LIVESCAN-R WHITE	156477	35.00
THE UPS STORE #5284	13066	06/06/2025	FIRE-LIVESCAN-K DEMELLO	156477	35.00
U S BANK	14787411	06/06/2025	FIN-ACCT #19-500190 ADMIN ...	156480	1,000.00
AECOM TECHNICAL SERVICES,	2001020331	06/06/2025	SUPPLEMENTAL PLNG WORK...	156398	2,697.50
IAN LEONG	2025-09	06/06/2025	PD-RANGE TRAINING	156433	1,680.00
GRANICUS, LLC.	205253	06/06/2025	ADMIN-DISCLOSURE DOCS SU...	156429	3,838.79
ALARMTECH SECURITY SYSTEM	220444	06/06/2025	HARBOR THEATER-ALARM SE...	156399	413.60
ALARMTECH SECURITY SYSTEM	220445	06/06/2025	CITY HALL/PD-ALARM SERVICE	156399	677.20
CULLIGAN OF SACRAMENTO	2229325	06/06/2025	PD-WATER SERVICE JUNE 2025	156420	98.90
WEST COAST CODE CONSULT...	225-04-011-01	06/06/2025	PLAN REVIEW	156486	1,069.71
WEST COAST CODE CONSULT...	225-04-011-02	06/06/2025	BUILDING INSPECTIONS	156486	13,380.32
WEST COAST CODE CONSULT...	225-04-011-04	06/06/2025	IN HOUSE PLAN REVIEWS	156486	2,310.00
KOSMONT & ASSOCIATES, INC	2304.1-007	06/06/2025	PLANNING-2304.1-RE ADVISO...	156439	4,278.63
CITY OF FAIRFIELD	231602	06/06/2025	PD-CITY OF FFLD ANIMAL CO...	156414	15,939.96
CITY OF FAIRFIELD	231624	06/06/2025	PD-RANGE FEES APRIL 2025	156413	1,623.00
AT&T	23511319	06/06/2025	234-258-3110	156405	159.18
AT&T	23511369	06/06/2025	234-344-2188	156405	45.31
AT&T	23511381	06/06/2025	234-371-8713	156405	162.04
AT&T	23511622	06/06/2025	707-421-2729	156405	30.21
AT&T	23525311	06/06/2025	707-*429-1297	156405	30.03
AT&T	23525314	06/06/2025	707-429-4647	156405	31.59
PLANWEST PARTNERS INC.	25-289-01	06/06/2025	PLANNING-SUISUN MSR UPD...	156465	5,870.00
MARK GRAHAM	25-30	06/06/2025	PD-POLYGRAPH EXAMS-6 PEO...	156449	1,925.00
CODE THREE FIRE & SAFETY	25589	06/06/2025	CORP YARD-FIRE EXTINGUISH...	156415	24.00
DAILY REPUBLIC	300151760	06/06/2025	TRAIN STATION-HVAC REPLAC...	156421	883.50
DAILY REPUBLIC	300151882	06/06/2025	FIRE-ORDINANCE 818-FIRE HA...	156421	131.75
ASSOCIATED SERVICES CO	325050923	06/06/2025	CITY HALL-COFFEE & LUNCH ...	156404	778.61
ASSOCIATED SERVICES CO	325050924	06/06/2025	PD-BREAKROOM SUPPLIES	156404	632.93
NOUAE VUE	36	06/06/2025	PW-WINCO-REIMBURSE PW ...	156458	90.60
SCOTT'S PPE RECON INC	39920	06/06/2025	FIRE-TURNOUT (PPE) REPAIRS	156470	218.64
J.J.R. ENTERPRISES, INC	4375842-CAL	06/06/2025	UB-COPIER USAGE 4/20/25-5/...	156435	145.27
J.J.R. ENTERPRISES, INC	4377714-CAL	06/06/2025	ADMIN & PD-PRINTER USAGE ...	156435	34.75
J.J.R. ENTERPRISES, INC	4377714-CAL	06/06/2025	ADMIN & PD-PRINTER USAGE ...	156435	7.68
VESTIS GROUP INC	5066873219	06/06/2025	PD-MAT SERVICE-FROM ARA...	156484	134.94
CINTAS CORPORATION #2	5271232103	06/06/2025	CITY HALL/PD-REPLENISH FIRS...	156412	743.44
ASSISTANCE PLUS	52854	06/06/2025	WATER & SEWER RATYE INCR...	156403	662.50
ASSISTANCE PLUS	52854	06/06/2025	WATER & SEWER RATYE INCR...	156403	662.50

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ASSISTANCE PLUS	52856	06/06/2025	UB-PROCESS WATER STATEM...	156403	932.70
ASSISTANCE PLUS	52865	06/06/2025	UB-PROCESS WATER STATEM...	156403	241.23
NEW LOOK POWER WASH	5693	06/06/2025	PW-PRESSURE WASH KELLOG...	156456	638.00
SUISUN VLY FRUIT GROWERS	60662	06/06/2025	PW-IRRIGATIONS SUPPLIES	156475	144.08
VERIZON WIRELESS	6113130747	06/06/2025	PD-MOBILE SVC 4/11/25-5/10...	156483	2,170.80
VERIZON WIRELESS	6113130748	06/06/2025	PW-MOBILE SVC 4/11/25-5/1...	156482	41.36
VERIZON WIRELESS	6113130748	06/06/2025	PW-MOBILE SVC 4/11/25-5/1...	156482	92.84
VERIZON WIRELESS	6113130753	06/06/2025	REC/MARINA/HSG-MOBILE S...	156482	319.52
VERIZON WIRELESS	6113130755	06/06/2025	FIRE-MOBILE SVC 4/11/25-5/1...	156481	1,175.78
WATTCO	64863	06/06/2025	FIRE-COMMAND UNIT CONVE...	156485	6,329.58
RINCON CONSULTANTS INC	65436	06/06/2025	PLANNING-OLIVE TREE RANCH...	156469	2,022.75
PARTNERS PERSONNEL MAN...	800040838	06/06/2025	BLDG-TEMP WORKER-WEEK E...	156460	1,049.25
PARTNERS PERSONNEL MAN...	800044391	06/06/2025	BLDG-TEMP WORKER-WEEK E...	156460	1,051.25
MOTOROLA SOLUTIONS, INC.	8282138073	06/06/2025	FIRE-6 RADIO BATTERIES	156454	1,080.08
MOTOROLA SOLUTIONS, INC.	8282138526	06/06/2025	FIRE-4 RADIO MIKES	156454	2,416.11
LN CURTIS & SONS	943389	06/06/2025	FIRE-FOAM (FIRE-BRAKE CLASS...	156446	1,616.23
LN CURTIS & SONS	953825	06/06/2025	FIRE-FOAM (FIRE-BRAKE CLASS...	156446	1,309.50
METROPOLITAN TRANSPORAT...	AR038264	06/06/2025	PW-P TAP GRANT ROUND 26-...	156453	3,173.00
FN SIMPLE LLC	D574	06/06/2025	FIRE-UNIFORM T SHIRTS	156427	2,686.71
ESO SOLUTIONS, INC.	ESO-168604	06/06/2025	FIRE-FIRE/EMS/PREVENTION ...	723	9,394.95
STATE OF CALIFORNIA	FTB-00007728	06/06/2025	PD-FTB OFFSETS	156473	31.27
STATE OF CALIFORNIA	FTB-00007739	06/06/2025	PD-FTB OFFSETS	156473	22.75
STATE OF CALIFORNIA	FTB-00007740	06/06/2025	PD-FTB OFFSETS	156473	11.37
STATE OF CALIFORNIA	FTB-00007752	06/06/2025	PD-FTB OFFSETS	156473	28.43
STATE OF CALIFORNIA	FTB-00007761	06/06/2025	PD-FTB OFFSETS	156473	48.33
STATE OF CALIFORNIA	FTB-00007766	06/06/2025	PD-FTB OFFSETS	156473	11.37
STATE OF CALIFORNIA	FTB-00007836	06/06/2025	PD-FTB OFFSETS	156473	227.43
GOVERNMENTJOBS.COM, INC.	INV-132853	06/06/2025	HR-SOFTWARE SVCS 5/31/25-...	156428	25,404.68
NORTHBAY HEALTHCARE GRP...	OH135986	06/06/2025	PD/PW/PLANNING-PHYSICALS...	156457	940.00
NORTHBAY HEALTHCARE GRP...	OH135986	06/06/2025	PD/PW/PLANNING-PHYSICALS...	156457	55.00
PUBLIC SAFETY FAM COUNCIL...	P2504-307	06/06/2025	PD-PEER CONSULT, CRISIS INT...	156467	3,025.00
BIOCONNECT INC	PI 54	06/06/2025	FIRE-MEDIXSAFE MX2 & SOF...	156410	3,190.41
CLOVER	DM0001238	06/11/2025	E-CLOVER APP FEE	DFT0001263	49.95
WEX INC	DM0001239	06/11/2025	FUEL CHARGES 4/24/25-5/25/...	DFT0001264	11,325.97
WEX INC	DM0001239	06/11/2025	FUEL CHARGES 4/24/25-5/25/...	DFT0001264	2,801.91
WEX INC	DM0001239	06/11/2025	FUEL CHARGES 4/24/25-5/25/...	DFT0001264	202.56
WEX INC	DM0001239	06/11/2025	FUEL CHARGES 4/24/25-5/25/...	DFT0001264	262.89
LARRY GOREE	0040653	06/13/2025	REC-DAMAGE DEPOSIT RETU...	156540	434.00
DANIELA ADES	0042018	06/13/2025	REC-DAMAGE DEPOSIT RETU...	156527	434.00
SHERNETTA ANDERSON	0043211	06/13/2025	REC-DAMAGE DEPOSIT RETU...	156559	217.00
MARY ANN JOVE	0043262	06/13/2025	REC-DAMAGE DEPOSIT RETU...	156542	434.00
BIANCA VASQUEZ	050925	06/13/2025	HR-WRIPAC CONFERENCE EXP...	156517	210.28
BRIANA KELLEY MALALUAN	050925	06/13/2025	HR-WRIPAC CONFERENCE EXP...	156520	210.28
REPUBLIC SERVICES #846	053125	06/13/2025	CITY O/H SERVICE FEES IN & ...	156552	210.00
REPUBLIC SERVICES #846	053125-2	06/13/2025	CITY O/H SERVICE FEES IN & ...	156552	-210.00
5 STAR DETAIL & WASH INC.	060225	06/13/2025	PD-CAR WASHES MAY 2025	156508	305.47
ESSEX COOK	060525	06/13/2025	REC-COMMISSIONER PAYME...	156531	100.00
DONNA M LEBLANC	060525	06/13/2025	REC-COMMISSIONER PAYME...	156530	100.00
JOHN WESLEY HARTER	060525	06/13/2025	REC-COMMISSIONER PAYME...	156537	100.00
AARON DANTE SENCIL	060525	06/13/2025	REC-COMMISSIONER PAYME...	156509	100.00
JUAN M SALGADO VAZQUEZ	060525	06/13/2025	REC-COMMISSIONER PAYME...	156538	100.00
WILLIE JAMES NICKSON JR	060525	06/13/2025	REC-COMMISSIONER PAYME...	156570	100.00
STEPHANIE N BEAUCHAINE	10824	06/13/2025	HR-CONSULTING SVCS THRO...	156562	1,462.50
STEPHANIE N BEAUCHAINE	10834	06/13/2025	HR-CONSULTING SERVICES TH...	156562	2,002.50
REPUBLIC SERVICES #846	112578928	06/13/2025	GARBAGE SVCS 718 MAIN ST	156552	5,264.88
THE UPS STORE #5284	11443	06/13/2025	REC-LIVESCAN-A HA	156566	35.00
THE UPS STORE #5284	11444	06/13/2025	REC-LIVESCAN-A HA	156566	35.00
THE UPS STORE #5284	11471	06/13/2025	REC-LIVESCAN & GOVT FEES-S...	156566	67.00
THE UPS STORE #5284	12044	06/13/2025	REC-LIVESCAN-J WHALEY	156566	35.00
THE UPS STORE #5284	12246	06/13/2025	REC-LIVESCAN-L WILLIAMS	156566	35.00

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THE UPS STORE #5284	12330	06/13/2025	REC-LIVESCAN X 2-A KOSTA	156566	70.00
THE UPS STORE #5284	12371	06/13/2025	REC-LIVESCAN-R PORTER	156566	35.00
THE UPS STORE #5284	12372	06/13/2025	REC-LIVESCAN-R PORTER	156566	35.00
THE UPS STORE #5284	12389	06/13/2025	FINANCE-LIVESCAN-C LOPEZ	156566	35.00
THE UPS STORE #5284	12404	06/13/2025	REC-LIVESCAN-M SAEED	156566	35.00
THE UPS STORE #5284	12675	06/13/2025	REC-LIVESCAN X 2-A THOMPS...	156566	70.00
THE UPS STORE #5284	13067	06/13/2025	FIRE-LIVESCAN-A BERGINNIS	156566	35.00
THE UPS STORE #5284	13104	06/13/2025	FIRE-LIVESCAN-J GOETZE	156566	35.00
THE UPS STORE #5284	13130	06/13/2025	REC-LIVESCAN-T TAYLOR	156566	35.00
BLUE TO GOLD, LLC	131552	06/13/2025	PD-5 DAY ONLINE TRAINING-...	156518	895.00
OPTIMIZED INVESTMENT PAR...	1394	06/13/2025	INVESTMENT ADVISORY SERV...	728	3,125.39
TRIPEPI SMITH AND ASSOCIAT...	14246	06/13/2025	ADMIN-SUISUN ANNEXATION	156568	7,291.25
TRIPEPI SMITH AND ASSOCIAT...	14665	06/13/2025	ADMIN-SUISUN ANNEXATION	156568	5,642.50
RYAN ESPARZA	159323265	06/13/2025	FIRE-MTN MIKES-REIMBURSE ...	156556	73.26
RIGHT WAY GARAGE DOORS I...	173585085	06/13/2025	FIRE-LIFTMASTER COMMERCI...	156553	5,166.00
AMAZON CAPITAL SERVICES	17PP-1RPY-QWXK	06/13/2025	PD-WHITE OUT, DISPOSABLE ...	725	79.51
AMAZON CAPITAL SERVICES	19H3-69XV-MP1W	06/13/2025	REC-PRESCHOOL SUPPLIES	725	40.34
AMAZON CAPITAL SERVICES	1CWH-JFJL-FH9F	06/13/2025	PD-LED PISTOL LIGHT, TRUCK ...	725	1,013.76
AMAZON CAPITAL SERVICES	1D6Y-XQXR-47QK	06/13/2025	PD-MISC TOOLS	725	354.35
AMAZON CAPITAL SERVICES	1H7X-9KKL-PVPC	06/13/2025	REC-PRESCHOOL SUPPLIES	725	239.47
AMAZON CAPITAL SERVICES	1K4Y-6VRF-917P	06/13/2025	PD-SHIPPING LABELS	725	44.72
AMAZON CAPITAL SERVICES	1KY1-HPDK-PWV1	06/13/2025	BLDG-LETTER OPENER, SCISS...	725	116.89
AMAZON CAPITAL SERVICES	1VFQ-GVDR-9XFW	06/13/2025	PD-MINI DESK FAN	725	10.90
AMAZON CAPITAL SERVICES	1YL7-LX6P-11F6	06/13/2025	PD-THANK YOU CARDS	725	50.17
CITY OF FRESNO	20008736	06/13/2025	PD-RANGE FEE-FIREARMS INS...	156524	115.00
SOLANO DIVERSIFIED SERVIC	23-1018	06/13/2025	PW-LANDSCAPE SVCS-VARIOU...	156560	719.00
SOLANO DIVERSIFIED SERVIC	23-1019	06/13/2025	CITY HALL-LANDSCAPE SVCS	156560	1,202.00
AT&T	23569985	06/13/2025	707-438-2520	156514	31.58
AT&T	23569986	06/13/2025	707-438-7531	156514	30.02
COMCAST	241863634	06/13/2025	ETHERNET SVC THROUGH 5/3...	156525	789.22
BERT WILLIAMS & SONS INC	2508025	06/13/2025	FIRE-WIPER BLADES	156516	22.91
SRPSTC	25-752 ARC PSC	06/13/2025	PD-FIELD TRAINING COURSE-F...	156561	163.00
HOME DEPOT CREDIT SERVICE	2642559	06/13/2025	BLDG-PRY BAR, COUPLING, TA...	156533	32.91
CA ASSOCIATION OF TACTAL ...	3001111	06/13/2025	PD-CHEMICAL AGENT INSTRU...	156521	2,204.00
DAILY REPUBLIC	300151810	06/13/2025	PD-AMENDING ORDINANCE 7...	156526	133.69
DAILY REPUBLIC	300151812	06/13/2025	PD-REPEALING & REPLACING ...	156526	153.06
TRACTOR SUPPLY CREDIT PLAN	32063	06/13/2025	PW-LOCK PINS	156567	34.81
RIVERVIEW INTERNATIONAL T...	322376	06/13/2025	FIRE-CRITICAL REPAIRS ON T47	156554	44,640.61
ROBERT BELL SR.	36	06/13/2025	REC-SECURITY GUARDS FOR C...	156555	3,700.00
MCKENZIE HARDWARE/2	363748	06/13/2025	BLDG-VALVE PARTS	156544	12.61
MCKENZIE HARDWARE/2	363749	06/13/2025	BLDG-RED COUPLING	156544	2.18
MCKENZIE HARDWARE/2	363750	06/13/2025	BLDG-KEYS	156544	15.03
MCKENZIE HARDWARE-2	363774	06/13/2025	FIRE-MISC SUPPLIES	156545	31.17
MCKENZIE HARDWARE/2	363791	06/13/2025	BLDG-KEY	156544	5.01
MCKENZIE HARDWARE-2	363815	06/13/2025	FIRE-SUPPLIES FOR FIRE EXTI...	156545	69.81
MCKENZIE HARDWARE	363822	06/13/2025	REC-SUPER GLUE	156543	10.90
MCKENZIE HARDWARE-2	363852	06/13/2025	FIRE-FUEL, SPONGES, DISH BR...	156545	123.22
MCKENZIE HARDWARE/2	363859	06/13/2025	BLDG-HARDWARE	156544	1.33
MCKENZIE HARDWARE-2	363865	06/13/2025	FIRE-EARPLUGS	156545	24.00
MCKENZIE HARDWARE/2	363874	06/13/2025	BLDG-WIRES & CABLES, FLAG ...	156544	13.87
MCKENZIE HARDWARE-2	363885	06/13/2025	FIRE-HARDWARE, REAR SEAT ...	156545	1.95
ENTERPRISE HOLDINGS, INC.	38814831	06/13/2025	PD-RENTAL CARS FOR OLSEN ...	727	306.22
BBP ADMIN	449837	06/13/2025	HR-COBRA ADMIN SVCS JUNE ...	156515	70.20
HOME DEPOT CREDIT SERVICE	4631392	06/13/2025	BLDG-PAINTING SUPPLIES	156533	36.72
HOME DEPOT CREDIT SERVICE	4643290	06/13/2025	BLDG-PLIERS, SIGNS, REBAR-L...	156533	65.68
SUPERIOR BUILDING SERVICE	46728	06/13/2025	JANITORIAL SVCS-VARIOUS D...	156565	7,390.00
IN HOUSE LEASING, INCORPO	4937	06/13/2025	FIRE-COPIER LEASE JUNE 2025	156534	270.94
IN HOUSE LEASING, INCORPO	4941	06/13/2025	COPIER LEASE-VARIOUS DEPTS..	156534	1,619.74
IN HOUSE LEASING, INCORPO	4941	06/13/2025	COPIER LEASE-VARIOUS DEPTS..	156534	150.34
IN HOUSE LEASING, INCORPO	4941	06/13/2025	COPIER LEASE-VARIOUS DEPTS..	156534	1,263.73

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IN HOUSE LEASING, INCORPO	4941	06/13/2025	COPIER LEASE-VARIOUS DEPTS..	156534	216.60
IN HOUSE LEASING, INCORPO	4941	06/13/2025	COPIER LEASE-VARIOUS DEPTS..	156534	371.21
SUISUN UNIFORMS TT LLC	585	06/13/2025	PD-UNIFORM ITEMS-POGRUJ...	156564	1,699.24
SUISUN UNIFORMS TT LLC	587	06/13/2025	PD-UNIFORM ITEMS-LETTER...	156564	1,710.15
SUISUN UNIFORMS TT LLC	588	06/13/2025	PD-UNIFORM ITEMS-VERA	156564	289.18
HOME DEPOT CREDIT SERVICE	641850	06/13/2025	BLDG-TOOL FOR STA JOB	156533	134.35
WATTCO	64864	06/13/2025	FIRE-COMMAND UNIT FD003 ...	729	6,326.90
HOME DEPOT CREDIT SERVICE	7612113	06/13/2025	BLDG-COUPLINGS & TUBING, ...	156533	5.13
JC NELSON SUPPLY CO	792811	06/13/2025	BLDG-CLEANING SUPPLIES	156536	457.45
JC NELSON SUPPLY CO	792930	06/13/2025	BLDG-GARBAGE BAGS	156536	1,204.09
PARTNERS PERSONNEL MAN...	800047985	06/13/2025	BLDG-TEMP WORKER WEEK E...	156547	788.44
HOME DEPOT CREDIT SERVICE	8634971	06/13/2025	PW-FIELD EQUIPMENT	156533	29.23
LN CURTIS & SONS	947154	06/13/2025	FIRE-SNAP TITE HOSE	156541	1,653.00
INTERNAL REVENUE SERVICE	DM0001240	06/13/2025	FOR PAYROLL 6/13/25	DFT0001265	16,190.30
INTERNAL REVENUE SERVICE	DM0001240	06/13/2025	FOR PAYROLL 6/13/25	DFT0001265	64,717.64
SCMPEA	DM0001241	06/13/2025	PAYROLL CONTRIBUTION 6/13...	DFT0001266	192.00
INTERNATIONAL ASSOCATION...	DM0001243	06/13/2025	PAYROLL CONTRIBUTION 6/13...	DFT0001268	1,200.03
MISSION SQUARE	DM0001244	06/13/2025	PAYROLL CONTRIBUTIONS 6/1...	DFT0001269	1,432.42
PARS	DM0001245	06/13/2025	PAYROLL CONTRIBUTION 6/13...	DFT0001270	1,719.47
FRANCHISE TAX BOARD	DM0001246	06/13/2025	FOR PAYROLL 6/13/25	DFT0001271	26,492.62
FRANCHISE TAX BOARD	DM0001246	06/13/2025	FOR PAYROLL 6/13/25	DFT0001271	4,568.79
MISSION SQUARE	DM0001247	06/13/2025	PAYROLL CONTRIBUTIONS/LO...	DFT0001272	28,655.97
SCLEAA	SPD2025-2	06/13/2025	PD-SOLANO CO LEA ADMIN D...	156558	500.00
DEPT OF TAX & FEE ADMIN	TF500718	06/13/2025	FINANCE-TAX IMPLEMENTATI...	156528	2,962.86
PARS	DM0001242	06/16/2025	PARS ADMIN FEE JUN 2025 F...	DFT0001267	487.59
SCPFA	DM0001253	06/17/2025	PAYROLL CONTRIBUTION 6/13...	DFT0001278	119.99
SEIU UNION	DM0001254	06/17/2025	PAYROLL CONTRIBUTION 6/13...	DFT0001279	681.71
CHILD SUPPORT SERVICES	DM0001255	06/17/2025	PAYROLL 6/13/25 CHILD SUP...	DFT0001280	1,516.15
SCPOA	DM0001256	06/17/2025	PAYROLL CONTRIBUTION 6/13...	DFT0001281	1,585.00
CAL PERS RETIREMENT SYSTEM	DM0001257	06/17/2025	PAYROLL CONTRIBUTION 6/13...	DFT0001282	103,565.35
MAILETH NUNEZ	0038251	06/20/2025	REC-DAMAGE DEPOSIT RETU...	156612	434.00
MARK A. CLEMENTI, Ph.D.	05-01-25	06/20/2025	PD-PRE EMPLOYMENT PSYCH ...	156613	1,688.00
COMCAST	051625	06/20/2025	PD-CABLE SVC 5/21/25-6/20/...	156589	63.87
COUNTY OF SACRAMENTO	051925	06/20/2025	PD-2025 ANNUAL LAW ENFO...	156590	450.00
HERBERT I DARDON	061125	06/20/2025	PLANNING COMMISSIONER M...	156602	100.00
ALBERT ENAULT	061125	06/20/2025	PLANNING COMMISSIONER M...	156576	100.00
KRISTINA MARIE ELDER	061125	06/20/2025	PLANNING COMMISSIONER M...	156610	100.00
TERRENCE EDWIN WEST	061125	06/20/2025	PLANNING COMMISSIONER M...	156635	100.00
PG&E	06202506	06/20/2025	2073454458-6	156620	247.44
STEPHANIE N BEAUCHAINE	10838	06/20/2025	HR-CONSULTING SVCS THRO...	156633	3,735.00
REPUBLIC SERVICES #846	112578627	06/20/2025	GARBAGE SVCS-611 VILLAGE ...	156626	211.30
AMAZON CAPITAL SERVICES	11KD-1VJC-7THQ	06/20/2025	PD-SPEAKER MICROPHONE	730	121.12
AMAZON CAPITAL SERVICES	1416-CY1N-FY4X	06/20/2025	PD-WEAPON LIGHT	730	307.66
AMAZON CAPITAL SERVICES	143H-L61G-LXLN	06/20/2025	PD-DISINFECTING WIPES	730	14.76
AMAZON CAPITAL SERVICES	1471-4QNG-LDGW	06/20/2025	FIRE-FIREMAN BOBBLEHEAD	730	36.56
TRIPEPI SMITH AND ASSOCIAT...	14835	06/20/2025	ADMIN-SUISUN ANNEXATION	156638	711.25
TRIPEPI SMITH AND ASSOCIAT...	14840	06/20/2025	ADMIN-SOCIAL MEDIA PROJE...	156638	3,098.75
JOE A GONZALVES & SON	162529	06/20/2025	MAY'25-LEGISLATIVE ADVOCA...	156608	4,000.00
AMAZON CAPITAL SERVICES	16PN-9NRW-LP6G	06/20/2025	REC-PAPER TOWELS, WIPES-L...	730	50.22
AMAZON CAPITAL SERVICES	16YX-RTPH-QCVJ	06/20/2025	FIRE-APPARATUS MAINTENA...	730	248.77
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	147.92
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	73.96
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	147.92
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	221.88
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	147.92
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	295.84
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	409.64

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	73.96
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	147.92
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.99
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.99
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	377.62
DAVID WELLHOUSE & ASSOC	1921	06/20/2025	CLAIMS FILE-SUISB90F25	156593	3,700.00
AMAZON CAPITAL SERVICES	19VX-DNM1-MG17	06/20/2025	REC-DOOR STOPPER, OVEN CL...	730	375.15
AMAZON CAPITAL SERVICES	1H7X-9KKL-P7RR	06/20/2025	FIRE-BATTERIES	730	33.22
AMAZON CAPITAL SERVICES	1HCC-9XN7-7PTH	06/20/2025	PD-FEBREEZE	730	10.90
AMAZON CAPITAL SERVICES	1LW7-G17N-R36Y	06/20/2025	REC-BANNER & TABLECLOTHE...	730	58.77
AMAZON CAPITAL SERVICES	1XQ1-WRLC-LP3V	06/20/2025	FIRE-YELLOW TAMPER SEALS	730	8.29
WALKUP INVESTIGATIONS	2025-12	06/20/2025	PD-BACKGROUND INVESTGAT...	156640	800.00
GRANICUS, LLC.	206364	06/20/2025	OPENCITIES SUBSITE LICENSE ...	156599	6,869.40
STALLARD PANEBIANCO P.C.	207	06/20/2025	HR-PERSONNEL INVESTIGATI...	156632	10,049.00
TRANSUNION RISK AND ALTER	207882-202505-1	06/20/2025	PD-TRU LOOKUP SVCS MAY 2...	156637	179.40
ALARMTECH SECURITY SYSTEM	220799	06/20/2025	SUPERVISED FIRE MONITORI...	156575	60.00
ALARMTECH SECURITY SYSTEM	221213	06/20/2025	REC-ALARM MONITORING @ ...	156575	40.00
ALARMTECH SECURITY SYSTEM	221214	06/20/2025	REC-SUPERVISED FIRE MONIT...	156575	40.00
AT&T	23588967	06/20/2025	234-344-8157	156583	155.55
AT&T	23588980	06/20/2025	436-951-2254	156583	238.84
AT&T	23589045	06/20/2025	707-399-6987	156583	428.49
AT&T	23589047	06/20/2025	707-421-6622	156583	235.41
AT&T	23589048	06/20/2025	707-421-7200	156583	125.61
AT&T	23589049	06/20/2025	707-421-7203	156583	54.34
AT&T	23589051	06/20/2025	707-421-7300	156583	51.43
AT&T	23589053	06/20/2025	707-421-7310	156583	61.97
AT&T	23589055	06/20/2025	707-421-7320	156583	108.85
ANDREW HEATH	25-03	06/20/2025	FINANCE CONSULTING SVCS 5...	156581	2,800.00
ALLSTAR FIRE EQUIP INC	264991	06/20/2025	FIRE-TURNOUT COAT & PANTS	156579	4,179.29
GM TOWING	2689	06/20/2025	PD-FLEET VEHICLE TOW #2006	156598	150.00
CA ASSOCIATION OF TACTAL ...	3001314	06/20/2025	PD-CATO CONFERENCE-HEND...	156586	1,500.00
FORD LINCOLN FAIRFIELD	339504	06/20/2025	PD-OIL & FILTER CHANGE, RE...	156596	155.53
MCKENZIE HARDWARE-PW	363772	06/20/2025	PW-GREASE & GREASE GUN	156614	34.90
MCKENZIE HARDWARE-PW	363783	06/20/2025	PW-PVC PARTS	156614	89.60
MCKENZIE HARDWARE-PW	363806	06/20/2025	PW-RAKES & WINDEX	156614	92.28
MCKENZIE HARDWARE-PW	363824	06/20/2025	PW-PLUMBING SUPPLIES	156614	8.69
MCKENZIE HARDWARE-PW	363845	06/20/2025	PW-STAPLEGUN	156614	25.09
MCKENZIE HARDWARE-PW	363863	06/20/2025	PW-GUMOUT, BROOM, SCOOP	156614	83.99
MCKENZIE HARDWARE-PW	363864	06/20/2025	PW-SCREW, DRILL BIT, HARD...	156614	25.92
MCKENZIE HARDWARE-PW	363886	06/20/2025	STA-MISC FIELD SUPPLIES	156614	13.94
FLYERS ENERGY, LLC	4261301	06/20/2025	FIRE-GAS USAGE 5/16/25-5/3...	156595	88.20
BADGE FRAME, INC.	43024	06/20/2025	FIRE- SIGNAGE FOR STATION	156584	1,987.59
J.J.R. ENTERPRISES, INC	4391821-CAL	06/20/2025	VARIOUS DEPTS-PRINTER US...	156607	10.90
J.J.R. ENTERPRISES, INC	4391821-CAL	06/20/2025	VARIOUS DEPTS-PRINTER US...	156607	1.52
J.J.R. ENTERPRISES, INC	4391821-CAL	06/20/2025	VARIOUS DEPTS-PRINTER US...	156607	4.89
J.J.R. ENTERPRISES, INC	4391821-CAL	06/20/2025	VARIOUS DEPTS-PRINTER US...	156607	13.90
J.J.R. ENTERPRISES, INC	4393153-CAL	06/20/2025	COPIER USAGE-VARIOUS DEP...	156607	990.38
J.J.R. ENTERPRISES, INC	4393153-CAL	06/20/2025	COPIER USAGE-VARIOUS DEP...	156607	227.75
J.J.R. ENTERPRISES, INC	4393153-CAL	06/20/2025	COPIER USAGE-VARIOUS DEP...	156607	51.61
J.J.R. ENTERPRISES, INC	4393153-CAL	06/20/2025	COPIER USAGE-VARIOUS DEP...	156607	306.66
VESTIS GROUP INC	5066883177	06/20/2025	PD-MAT SERVICE FROM ARA...	156639	134.94
HOME DEPOT	5283424	06/20/2025	REC-PLASTIC STORAGE UNITS	156603	1,515.08
ASSISTANCE PLUS	52878	06/20/2025	UB-PROCESS WATER STATEM...	156582	356.52
ASSISTANCE PLUS	52878	06/20/2025	UB-PROCESS WATER STATEM...	156582	225.00
HOME DEPOT	5314160	06/20/2025	REC-LAMPS	156603	522.92
KRISCH & COMPANY, AN ACC...	56983	06/20/2025	GOVERNMENT ADVISORY SVC...	156609	3,274.00
HOME DEPOT	5913237	06/20/2025	REC-REFRIGERATOR	156603	2,925.64

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HOME DEPOT	6902567	06/20/2025	REC-SHELVING UNITS	156603	354.91
HOME DEPOT	6902627	06/20/2025	REC-REFUND, SHELVING UNIT...	156603	-53.62
SERVPRO OF VACAVILLE	7540	06/20/2025	PD-BIO REMEDIATION	156628	1,481.05
SOLANO COUNTY DIST ATTY	79574	06/20/2025	PD-AMERIAN FORENSICS SVCS...	156630	390.12
SPEAKWRITE LLC	7f2a3316	06/20/2025	PD-DICTATION SERVICES	156631	619.40
PARTNERS PERSONNEL MAN...	800052051	06/20/2025	BLDG-TEMP WORKER WEEK E...	156619	1,051.25
STERICYCLE, INC.	8010949359	06/20/2025	DISPOSAL OF REG MED WASTE..	156634	277.14
SHRED-IT	8010962771	06/20/2025	PD, HR, FIN, UB-SHRED MATER..	156629	46.31
SHRED-IT	8010962771	06/20/2025	PD, HR, FIN, UB-SHRED MATER..	156629	27.79
SHRED-IT	8010962771	06/20/2025	PD, HR, FIN, UB-SHRED MATER..	156629	18.52
SHRED-IT	8010962771	06/20/2025	PD, HR, FIN, UB-SHRED MATER..	156629	277.84
I-505 TRUCK REPAIR, LLC.	9265	06/20/2025	FIRE-BIT INSPECTION FD006	156604	200.00
I-505 TRUCK REPAIR, LLC.	9282	06/20/2025	FIRE-BIT INSPECTION FD009	156604	200.00
I-505 TRUCK REPAIR, LLC.	9283	06/20/2025	FIRE-BIT INSPECTION FD005	156604	302.50
I-505 TRUCK REPAIR, LLC.	9284	06/20/2025	FIRE-BIT INSPECTION FD011	156604	200.00
I-505 TRUCK REPAIR, LLC.	9285	06/20/2025	FIRE-BIT INSPECTION E548	156604	200.00
TRANSUNION RISK AND ALTER	APR CREDIT	06/20/2025	CREDIT FROM APRIL BILL	156637	-29.60
ENTERPRISE FLEET MANAGE...	DM0001251	06/20/2025	ENTERPRISE LEASES - PD/INV ...	DFT0001276	7,003.56
ENTERPRISE FLEET MANAGE...	DM0001252	06/20/2025	E-ENTERPRISE LEASES - CITY I...	DFT0001277	1,087.25
US BANK	05222503	05/22/2025	ROBERTS-MAILCHIMP-FINAN...	731	39.00
US BANK	05222508	05/22/2025	LUNA-CSMFO-TRAINING FOR C..	731	165.00
US BANK	05222509	05/22/2025	CARLOCK-D PREP-TRNG, OFFI...	731	249.00
US BANK	052225100	05/22/2025	LAZARO-HOLIDAY INN-HOTEL,...	731	161.28
US BANK	052225101	05/22/2025	PREBULA-UBER-GENERAL BUS...	731	129.54
US BANK	052225102	05/22/2025	PREBULA-LYFT-GENERAL BUSI...	731	158.38
US BANK	052225103	05/22/2025	PREBULA-LYFT-GEN BUS TRAV...	731	2.00
US BANK	052225104	05/22/2025	PREBULA-CAST IRON-CITY MA...	731	27.46
US BANK	052225105	05/22/2025	CHUN-SP GBRS-LERNA MOUN...	731	419.58
US BANK	052225111	05/22/2025	NASH-SIGNIA SAN JOSE-CREDI...	731	-3.33
US BANK	052225112	05/22/2025	NASH-RALEYS-CITY COUNCIL ...	731	51.90
US BANK	052225113	05/22/2025	NASH-MOUNTAIN MIKES-CITY...	731	9.74
US BANK	052225114	05/22/2025	NASH-COUNTAIN MIKES-CITY ...	731	233.00
US BANK	052225115	05/22/2025	NASH-RALEYS-CITY COUNCIL ...	731	59.82
US BANK	052225116	05/22/2025	NASH-LEVAIN-CITY COUNCIL ...	731	176.96
US BANK	052225117	05/22/2025	NASH-LEVAIN-CITY COUNCIL ...	731	30.49
US BANK	052225118	05/22/2025	NASH-LEVAIN-CITY COUNCIL ...	731	25.56
US BANK	052225119	05/22/2025	NASH-LEVAIN-CITY COUNCIL ...	731	12.78
US BANK	052225120	05/22/2025	NASH-CITY CLERKS-CREDIT FO...	731	-500.00
US BANK	052225121	05/22/2025	NASH-MOUNTAIN MIKES-CITY...	731	269.87
US BANK	052225128	05/22/2025	MALALUAN-STAPLES-CALCUL...	731	16.25
US BANK	052225129	05/22/2025	MALALUAN-PICNIC BASKET-L...	731	17.34
US BANK	05222513	05/22/2025	MORA-PRIMO-WATERY DELIV...	731	4.34
US BANK	052225130	05/22/2025	MALALUAN-JACK O'NEILL RES...	731	40.06
US BANK	052225131	05/22/2025	MALALUAN-WOODIES-LUNCH,..	731	23.79
US BANK	052225132	05/22/2025	MALALUAN-JACK O'NEILL RES...	731	30.92
US BANK	052225133	05/22/2025	MALALUAN-SANTA CRUZ DRE...	731	454.74
US BANK	052225133-0	05/22/2025	MALALUAN-CAESARS PALACE...	731	327.67
US BANK	052225134	05/22/2025	WHITE-ZIP THRU-CAR WASH	731	16.00
US BANK	052225135	05/22/2025	WHITE-ZIP THRU-CAR WASH	731	16.00
US BANK	052225136	05/22/2025	WHITE-ZIP THRU-CAR WASH	731	20.00
US BANK	052225137	05/22/2025	WHITE-ZIP THRU-CAR WASH	731	16.00
US BANK	052225139	05/22/2025	POCK-STARBUCKS-MEETING ...	731	27.00
US BANK	05222514	05/22/2025	MORA-CPRS-POSTING FEE, RE...	731	75.00
US BANK	052225141	05/22/2025	HEALY-CHATGPT-AI ASSISTANT	731	20.00
US BANK	052225142	05/22/2025	HEALY-ENTERPRISE-VEHICLE R...	731	89.63
US BANK	052225143	05/22/2025	HEALY-SHELL-FUEL FOR RENT...	731	7.32
US BANK	052225144	05/22/2025	HEALY-SAC AIRPORT-PARKING	731	13.00
US BANK	052225145	05/22/2025	HEALY-GERONIMO RESTAUR...	731	32.00
US BANK	052225146	05/22/2025	HEALY-UNIV OF ARIZONA-PAR...	731	16.00
US BANK	052225147	05/22/2025	HEALY-UNIV OF ARIZONA-PAR...	731	8.00

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US BANK	052225148	05/22/2025	HEALY-UNIV OF ARIZONA-PAR...	731	8.00
US BANK	052225149	05/22/2025	HEALY-UNIV OF ARIZONA-PAR...	731	8.00
US BANK	052225150	05/22/2025	HEALY-ENTERPRISE-VEHICLE R...	731	311.08
US BANK	052225151	05/22/2025	HEALY-GUADALAJARA GRILL-...	731	21.42
US BANK	052225152	05/22/2025	HEALY-JIMMYS PITA & POKE-...	731	22.24
US BANK	052225153	05/22/2025	HEALY-HILTON-HOTEL, CONFE...	731	283.64
US BANK	052225154	05/22/2025	HEALY-KWIKCORNER-FUEL FO...	731	25.34
US BANK	052225155	05/22/2025	HEALY-SONIC ONECAUSE-SPEC..	731	40.00
US BANK	052225156	05/22/2025	HEALY-SONIC ONECAUSE-SPEC..	731	40.00
US BANK	052225157	05/22/2025	HEALY-SONIC ONECAUSE-SPEC..	731	40.00
US BANK	052225158	05/22/2025	HEALY-SONIC ONECAUSE-SPEC..	731	40.00
US BANK	052225159	05/22/2025	HEALY-SONIC ONECAUSE-SPEC..	731	40.00
US BANK	05222516	05/22/2025	DOWNEY-EVERON-ALARM, L...	731	79.91
US BANK	052225160	05/22/2025	HEALY-SONIC ONECAUSE-SPEC..	731	40.00
US BANK	052225161	05/22/2025	HEALY-SONIC ONECAUSE-SPEC..	731	40.00
US BANK	052225162	05/22/2025	HEALY-SONIC ONECAUSE-SPEC..	731	40.00
US BANK	052225163	05/22/2025	HEALY-SONIC ONECAUSE-SPEC..	731	40.00
US BANK	052225164	05/22/2025	ZUNINO-DOLLAR TREE-SUPPLI...	731	8.18
US BANK	052225165	05/22/2025	ZUNINO-RALEYS-SNACK, PINN...	731	19.45
US BANK	052225166	05/22/2025	ZUNINO-RALEYS-SNACKS, PIN...	731	42.00
US BANK	052225167	05/22/2025	ZUNINO-MUERTOS-COFFEE	731	137.00
US BANK	052225168	05/22/2025	ZUNINO-DAILY DISPATCH-FIRE...	731	575.00
US BANK	052225169	05/22/2025	ZUNINO-COMCAST-CABLE BILL	731	340.65
US BANK	05222517	05/22/2025	DOWNEY-EVERON-ALARM, L...	731	79.91
US BANK	052225171	05/22/2025	GELUZ-STAPLES-BUSINESS CA...	731	27.08
US BANK	052225171	05/22/2025	GELUZ-STAPLES-BUSINESS CA...	731	27.08
US BANK	052225174	05/22/2025	GELUZ-UPLIFT DESK-KEYBOAR...	731	124.40
US BANK	052225175	05/22/2025	GELUZ-WESTERN SIGN-LAWL...	731	775.97
US BANK	052225176	05/22/2025	GELUZ-UPLIFT DESK-KEYBOAR...	731	53.47
US BANK	052225177	05/22/2025	GELUZ-ALL SECURITY-BATTERY..	731	350.64
US BANK	05222518	05/22/2025	DOWNEY-WHEN2WORK-SCH...	731	412.00
US BANK	052225180	05/22/2025	KENT-USPS-EVIDENCE SHIPPI...	731	28.10
US BANK	052225183	05/22/2025	KENT-RADIOPARTS-NEW RAD...	731	697.08
US BANK	052225184	05/22/2025	DANNER-WALMART-WATER &...	731	114.60
US BANK	052225185	05/22/2025	RENUCCI-SMARTSIGN-TRACKI...	731	355.02
US BANK	052225186	05/22/2025	RENUCCI-SUISUM UNIFORMS...	731	75.00
US BANK	052225187	05/22/2025	RENUCCI-CHEVRON-FUEL FOR...	731	175.00
US BANK	052225188	05/22/2025	KEARNS-PARCELQUEST-SUBS...	731	199.95
US BANK	05222519	05/22/2025	DOWNEY-JC NELSON-PAPER &...	731	536.13
US BANK	05222520	05/22/2025	DOWNEY-QUICKESIGNS-VIDEO..	731	149.00
US BANK	05222521	05/22/2025	DOWNEY-USA ARCHERY-INST...	731	55.00
US BANK	05222522	05/22/2025	DOWNEY-NELREST-SERVSAFE ...	731	9.99
US BANK	05222523	05/22/2025	DOWNEY-JC NELSON-PAPER &...	731	540.67
US BANK	05222524	05/22/2025	DOWNEY-USA ARCHERY-INST...	731	170.00
US BANK	05222525	05/22/2025	DOWNEY-USA ARCHERY-INST...	731	30.00
US BANK	05222528	05/22/2025	NERI-CHIK FIL A-LUNCH, TRAIN..	731	14.28
US BANK	05222529	05/22/2025	NERI-GREYSTONE PRIME-DIN...	731	25.00
US BANK	05222530	05/22/2025	NERI-PEETS COFFEE-BREAKFA...	731	12.27
US BANK	05222531	05/22/2025	NERI-COYOTE CAFE-DINNER, ...	731	25.81
US BANK	05222532	05/22/2025	NERI-PEETS COFFEE-BREAKFA...	731	12.27
US BANK	05222533	05/22/2025	NERI-SAC AIRPORT-PARKING, ...	731	90.00
US BANK	05222534	05/22/2025	NERI-GOOD EGGS-BREAKFAST,..	731	13.95
US BANK	05222535	05/22/2025	NERI-GRAND HYATT-LODGING,..	731	1,010.64
US BANK	05222536	05/22/2025	DEOL-TAX ZERONE-EFILE 941 ...	731	6.99
US BANK	05222537	05/22/2025	HENDERSON-CITATIONSY-CIT...	731	9.99
US BANK	05222538	05/22/2025	HENDERSON-ZOOM-VIRTUAL...	731	479.70
US BANK	05222539	05/22/2025	HENDERSON-CHATGPT-AI ASS...	731	20.00
US BANK	05222540	05/22/2025	HENDERSON-CAST IRON-STAF...	731	83.94
US BANK	05222541	05/22/2025	PENLAND-CPS HR-TRAINING	731	995.00
US BANK	05222542	05/22/2025	PENLAND-PARMA-MEMBERSH..	731	300.00

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
US BANK	05222543	05/22/2025	PENLAND-CALPELRA-DISCOU...	731	-400.00
US BANK	05222544	05/22/2025	PENLAND-CALPELRA-CONFER...	731	1,225.00
US BANK	05222544	05/22/2025	PENLAND-CALPELRA-CONFER...	731	390.00
US BANK	05222547	05/22/2025	HEINE-RILEYS-TRAINING MEAL	731	30.85
US BANK	05222548	05/22/2025	HEINE-LAKE NATOMA INN-HO...	731	401.70
US BANK	05222549	05/22/2025	COLIN-VISTAPRINT-PUB ED DI...	731	59.91
US BANK	05222550	05/22/2025	COLIN-SHUTTERSTOCK-PUB ED..	731	299.00
US BANK	05222551	05/22/2025	COLIN-WALMART-PUB ED SU...	731	26.19
US BANK	05222552	05/22/2025	LOPEZ-PARK PL CLEANERS-AD...	731	168.00
US BANK	05222553	05/22/2025	MARTIN-SP GEAR-OUT OF CO...	731	202.71
US BANK	05222554	05/22/2025	MARTIN-TRACTOR SUPPLY-PR...	731	50.22
US BANK	05222555	05/22/2025	VASQUEZ-PICNIC BASKET-LUN...	731	20.91
US BANK	05222556	05/22/2025	VASQUEZ-DREAM INN-DINNER..	731	40.06
US BANK	05222557	05/22/2025	VASQUEZ-WOODIES-LUNCH, ...	731	24.76
US BANK	05222558	05/22/2025	VASQUEZ-JACK ONEILL REST-...	731	30.92
US BANK	05222559	05/22/2025	VASQUEZ-CAESARS PALACE-D...	731	327.67
US BANK	05222560	05/22/2025	PANTOJA-YOUTUBE TV-LAMB...	731	101.97
US BANK	05222561	05/22/2025	PANTOJA-WALMART-LAMBRE...	731	18.14
US BANK	05222562	05/22/2025	PANTOJA-SAMS CLUB-SUPPLI...	731	823.60
US BANK	05222563	05/22/2025	PANTOJA-SMART&FINAL-SUP...	731	476.93
US BANK	05222564	05/22/2025	PANTOJA-ALOHA SAW-LAMB...	731	28.01
US BANK	05222565	05/22/2025	PANTOJA-ACE-LAMBRECHT M...	731	16.57
US BANK	05222566	05/22/2025	PANTOJA-HOME DEPOT-LAM...	731	45.07
US BANK	05222567	05/22/2025	PANTOJA-SAMS CLUB-SUPPLI...	731	75.83
US BANK	05222568	05/22/2025	PANTOJA-SAMS CLUB-SUPPLI...	731	976.66
US BANK	05222569	05/22/2025	PANTOJA-SAMS CLUB-SUPPLI...	731	51.86
US BANK	05222570	05/22/2025	PANTOJA-SMART&FINAL-SUP...	731	500.35
US BANK	05222571	05/22/2025	PANTOJA-BONFARE-PROPANE,..	731	57.90
US BANK	05222572	05/22/2025	PANTOJA-SERVSAFE-FOOD H...	731	69.93
US BANK	05222573	05/22/2025	PANTOJA-WALMART-LAMBRE...	731	5.54
US BANK	05222574	05/22/2025	PANTOJA-HOME DEPOT-LAM...	731	85.37
US BANK	05222575	05/22/2025	PANTOJA-WALMART-LAMBRE...	731	79.11
US BANK	05222576	05/22/2025	SINGLEY-WALMART-TRIVIA NI...	731	41.76
US BANK	05222577	05/22/2025	SINGLEY-DOLLAR TREE-TRIVIA...	731	9.55
US BANK	05222578	05/22/2025	SINGLEY-SAMS CLUB-TRIVIA N...	731	77.38
US BANK	05222582	05/22/2025	SINGLEY-SAC ZOO-ADMISSIO...	731	303.00
US BANK	05222583	05/22/2025	SINGLEY-SAMS CLUB-MOTHE...	731	65.75
US BANK	05222584	05/22/2025	SINGLEY-DOLLAR TREE-MONT...	731	51.42
US BANK	05222585	05/22/2025	SINGLEY-WALMART-BINGO PR...	731	98.92
US BANK	05222586	05/22/2025	SINGLEY-WALMART-REFUND, ...	731	-35.47
US BANK	05222587	05/22/2025	SINGLEY-WALMART-BINGO PR...	731	109.53
US BANK	05222588	05/22/2025	SINGLEY-MAMA LAINES-DEPO...	731	500.00
US BANK	05222589	05/22/2025	WASHINGTON-HYATT-HOTEL,...	731	267.12
US BANK	05222590	05/22/2025	WASHINGTON-HYATT-HOTEL,...	731	267.12
US BANK	05222591	05/22/2025	DUMALAG-HOBBY LOBBY-ART...	731	5.95
US BANK	05222592	05/22/2025	DUMALAG-WALMART-GRAD...	731	46.60
US BANK	05222593	05/22/2025	DUMALAG-WALMART-SUPPLI...	731	166.12
US BANK	05222594	05/22/2025	DUMALAG-LA CABANA-END O...	731	187.70
US BANK	05222595	05/22/2025	DUMALAG-WALMART-ART SU...	731	51.29
US BANK	05222596	05/22/2025	DUMALAG-TARGET-ART SUPPL..	731	6.07
US BANK	05222597	05/22/2025	DUMALAG-WALMART-SUPPLI...	731	43.56
US BANK	05222598	05/22/2025	LAZARO-BROWNELLS-ARMOR...	731	191.09
US BANK	05222599	05/22/2025	LAZARO-PRIMARY ARMS-AR...	731	93.73
FAD-ENGELL COMPANY, LLC	060125	06/27/2025	LEASE PAYMENT FOR TEMP P...	156654	200.00
LC ACTION POLICE SUPPLY	060425	06/27/2025	PD-SWAT RIFLES	156660	6,794.30
JASON VANDER MEER	061225	06/27/2025	FIRE-TUITION REIMBURSEME...	156658	260.00
JASON VANDER MEER	061825	06/27/2025	FIRE-REIMBURSEMENT FOR C...	156658	140.00
PG&E	06272504	06/27/2025	3696061903-3	156668	16.51
PG&E	06272508	06/27/2025	0041262463-7	156668	76.18
PG&E	06272510	06/27/2025	4166253855-6	156668	8.66

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PG&E	06272511	06/27/2025	4207920519-3	156668	83.91
PG&E	06272517	06/27/2025	4094878782-1	156668	2,250.46
AMAZON CAPITAL SERVICES	11NP-YN7M-PYRP	06/27/2025	COUNCIL-STAPLES	745	15.10
TRIPEPI SMITH AND ASSOCIAT...	14839	06/27/2025	PD-INFORMATIONAL VIDEO P...	156677	1,330.00
MII TRAINING INNOVATIONS,	15	06/27/2025	PD-BASIC TRAFFIC COLLISSION...	156664	950.00
AMAZON CAPITAL SERVICES	197T-JQDC-R993	06/27/2025	COUNCIL-RETURN STAPLES	745	-7.55
AMAZON CAPITAL SERVICES	1LW7-G17N-MH41	06/27/2025	FIN/PW/IT-VARIOUS SUPPLIES	745	42.41
AMAZON CAPITAL SERVICES	1LW7-G17N-MH41	06/27/2025	FIN/PW/IT-VARIOUS SUPPLIES	745	28.26
AMAZON CAPITAL SERVICES	1LW7-G17N-MH41	06/27/2025	FIN/PW/IT-VARIOUS SUPPLIES	745	10.91
AMAZON CAPITAL SERVICES	1NLH-6MQP-RLYV	06/27/2025	BLDG-RETURN KEYBOARD	745	-49.10
AMAZON CAPITAL SERVICES	1NV4-RFFG-KJ17	06/27/2025	PD-FOLDERS	745	36.42
AMAZON CAPITAL SERVICES	1XQ1-WRLC-PFRJ	06/27/2025	BLDG-KEYBOARDS, POPCORN...	745	29.82
AMAZON CAPITAL SERVICES	1XQ1-WRLC-PFRJ	06/27/2025	BLDG-KEYBOARDS, POPCORN...	745	114.33
AMAZON CAPITAL SERVICES	1YLK-9NWW-NHRJ	06/27/2025	REC-ASP SUPPLIES, CRESCENT	745	249.78
ROBERT BELL SR.	2	06/27/2025	CITY HALL & PD-FIRE WATCH ...	156672	9,398.00
RENEE JACOBS	202502	06/27/2025	PD-CONSULTATION SVCS-JUNE..	156671	98.00
PARODI INVESTIGATIVE SOLU	2025-061	06/27/2025	PD-BACKGROUND INVESTIGAT..	746	2,000.00
ALARMTECH SECURITY SYSTEM	220754	06/27/2025	EVIDENCE BLDG-ALARM.COM...	156642	42.00
ALARMTECH SECURITY SYSTEM	220755	06/27/2025	MARINA HARBOR-ALARM.CO...	156642	42.00
ALARMTECH SECURITY SYSTEM	220756	06/27/2025	BURDICK CTR-ALARM.COM CE...	156642	42.00
ALARMTECH SECURITY SYSTEM	220804	06/27/2025	M2M CELLULAR FIRE MONITO...	156642	62.00
APEX INTEGRATED DISTRIBUT...	2231	06/27/2025	PD-3 DRAEGER ALCOTEST 6000	156643	2,122.06
WEST COAST CODE CONSULT...	225-05-011-01	06/27/2025	PLAN REVIEWS-MAY 2025	156682	1,182.50
WEST COAST CODE CONSULT...	225-05-011-02	06/27/2025	BUILDING INSPECTIONS	156682	13,401.25
WEST COAST CODE CONSULT...	225-05-011-04	06/27/2025	IN HOUSE PLAN REVIEWS	156682	1,430.00
KOSMONT & ASSOCIATES, INC	2304.1-008	06/27/2025	2304.1 - RE ADVISORY	156659	2,566.20
CITY OF FAIRFIELD	231655	06/27/2025	PD-RANGE USE MAY 2025	156649	837.00
CITY OF FAIRFIELD	231661	06/27/2025	FIRE-MAY VEHICLE MAINTEN...	156650	12,441.24
AT&T	23634146	06/27/2025	707-422-8074	156644	64.40
AT&T	23658940	06/27/2025	234-258-3110	156644	159.03
AT&T	23658990	06/27/2025	234-344-2188	156644	45.27
AT&T	23659002	06/27/2025	234-371-8713	156644	161.45
AT&T	23659243	06/27/2025	707-421-2729	156644	30.02
MARK GRAHAM	25-42	06/27/2025	PD-POLYGRAPH-BENES	156662	350.00
AV CAPTURE ALL, INC	3124	06/27/2025	LEGISLATIVE PLUS SOFTWARE ...	156646	5,400.00
J.J.R. ENTERPRISES, INC	4398740-CAL	06/27/2025	FIRE-COPIER USAGE 5/19/25-6..	156657	42.99
J.J.R. ENTERPRISES, INC	4400151-CAL	06/27/2025	UB-COPIER USAGE 5/20/25-6/...	156657	127.70
J.J.R. ENTERPRISES, INC	4400152-CAL	06/27/2025	ADMIN/PD-PRINTER USAGE 5...	156657	58.36
J.J.R. ENTERPRISES, INC	4400152-CAL	06/27/2025	ADMIN/PD-PRINTER USAGE 5...	156657	43.01
IML SECURITY SUPPLY	4585254	06/27/2025	PD-RIM EXIT DEVICE, PROX RE...	156656	1,745.18
SUISUN UNIFORMS TT LLC	592	06/27/2025	PD-UNIFORM ITEMS-KING	156676	119.93
SUISUN UNIFORMS TT LLC	594	06/27/2025	PD-UNIFORM ITEMS-WADDELL	156676	109.02
SUISUN UNIFORMS TT LLC	595	06/27/2025	PD-UNIFORM ITEMS-CARLOCK...	156676	318.21
SUISUN UNIFORMS TT LLC	596	06/27/2025	PD-UNIFORM ITEMS-COOK	156676	218.03
SUISUN UNIFORMS TT LLC	600	06/27/2025	PD-UNIFORM ITEMS-COOK	156676	609.68
SUISUN UNIFORMS TT LLC	602	06/27/2025	PD-UNIFORM ITEMS-CARLOCK	156676	717.88
STAPLES ADVANTAGE	6034476139	06/27/2025	CODE ENFORCEMENT-CUSTO...	156674	56.91
SUISUN UNIFORMS TT LLC	604	06/27/2025	PD-UNIFORM ITEMS-CAMIGI	156676	686.29
SUISUN UNIFORMS TT LLC	605	06/27/2025	PD-UNIFORM ITEMS-SHING C...	156676	713.51
SUISUN UNIFORMS TT LLC	606	06/27/2025	PD-UNIFORM ITEMS-HEINE	156676	713.51
SUISUN UNIFORMS TT LLC	607	06/27/2025	PD-UNIFORM ITEMS-LAZARO	156676	713.51
VERIZON WIRELESS	6115640006	06/27/2025	PD-MOBILE SVC 5/11/25-6/10...	156680	2,831.37
VERIZON WIRELESS	6115640007	06/27/2025	PW-MOBILE SVC 5/11/25-6/1...	156678	48.62
VERIZON WIRELESS	6115640007	06/27/2025	PW-MOBILE SVC 5/11/25-6/1...	156678	92.84
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	18.61
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	13.91
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	8.27
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	2.07
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	8.27
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	6.20

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VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	12.41
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	41.36
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	6.20
VERIZON WIRELESS	6115640009	06/27/2025	BLDG-MOBILE SVC 5/11/25-6/...	156678	41.36
VERIZON WIRELESS	6115640010	06/27/2025	DEV SVC/UB/FIN/CE-MOBILE ...	156678	24.82
VERIZON WIRELESS	6115640010	06/27/2025	DEV SVC/UB/FIN/CE-MOBILE ...	156678	16.54
VERIZON WIRELESS	6115640010	06/27/2025	DEV SVC/UB/FIN/CE-MOBILE ...	156678	46.36
VERIZON WIRELESS	6115640010	06/27/2025	DEV SVC/UB/FIN/CE-MOBILE ...	156678	51.48
VERIZON WIRELESS	6115640010	06/27/2025	DEV SVC/UB/FIN/CE-MOBILE ...	156678	41.36
VERIZON WIRELESS	6115640012	06/27/2025	REC & BOTHERS-MOBILE SVC ...	156678	319.52
VERIZON WIRELESS	6115640013	06/27/2025	COUNCIL-MOBILE SVC 5/11/2...	156679	227.04
VERIZON WIRELESS	6115640014	06/27/2025	FIRE-MOBILE SVC 5/11/25-6/1...	156681	1,175.78
VERIZON WIRELESS	6115837330	06/27/2025	PD-MOBILE SVC 5/13/25-6/12...	156680	114.03
VERIZON WIRELESS	6115837331	06/27/2025	FIRE-MOBILE SVC FOR IPADS 5...	156681	369.41
PARTNERS PERSONNEL MAN...	800055474	06/27/2025	BLDG-TEMP WORKER WEEK E...	156667	1,051.25
COLLICUTT SERVICES, INC.	90144	06/27/2025	CITY HALL & PD GENERATOR ...	156651	614.48
COLLICUTT SERVICES, INC.	90146	06/27/2025	FIRE DEPT GENERATOR-QUAR...	156651	651.43
LN CURTIS & SONS	956638	06/27/2025	PD-UNIFORM ITEMS-CAMIGI	156661	165.81
LN CURTIS & SONS	959663	06/27/2025	FIRE-ESCAPE BELT	156661	227.87
PRO-EX CONSTRUCTION, INC.	PAY 1 & FINAL	06/27/2025	CITY HALL WATER DAMAGE R...	156670	-8,680.00
PRO-EX CONSTRUCTION, INC.	PAY 1 & FINAL	06/27/2025	CITY HALL WATER DAMAGE R...	156670	173,600.00
HINDERLITER DE LLAMAS & A	SIN050995	06/27/2025	CONTRACT/AUDIT SVCS-TRAN...	156655	490.19
HINDERLITER DE LLAMAS & A	SIN051159	06/27/2025	CONTRACT SVCS-SALES TX AP...	156655	30.19
HINDERLITER DE LLAMAS & A	SIN051159	06/27/2025	CONTRACT SVCS-SALES TX AP...	156655	1,370.18
JINDALA RSAVONG	0033393	06/30/2025	REC-DAMAGE DEPOSIT RETU...	156724	420.00
ALLISON CARAGAN	0039324	06/30/2025	REC-DAMAGE DEPOSIT RETU...	156700	434.00
L'NIRA MARTINEZ	0042245	06/30/2025	REC-DAMAGE DEPOSIT RETU...	156731	217.00
JOSEPH UMALI	0043523	06/30/2025	REC-DAMAGE DEPOSIT RETU...	156726	434.00
THOMAS WHITLATCH	0043629	06/30/2025	REC-DAMAGE DEPOSIT RETU...	156755	217.00
CLOWIE TAMAYO	0044176	06/30/2025	REC-DAMAGE DEPOSIT RETU...	156711	217.00
NAHID KHAN	0044839	06/30/2025	REC-DAMAGE DEPOSIT RETU...	156734	434.00
RYAN RUNAS	0044882	06/30/2025	REC-DAMAGE DEPOSIT RETU...	156746	434.00
JAMES OLSEN	050225	06/30/2025	PD-REIMBURSE MEALS & PAR...	156722	86.13
AT&T-1714, 7335	062325-1714	06/30/2025	707-438-1714	156704	149.99
AT&T-1714, 7335	062325-7342	06/30/2025	707-421-7342	156704	229.37
PETTY CASH-FINANCE DEPT	063025	06/30/2025	REPLENISH PETTY CASH	156741	8.99
PETTY CASH-FINANCE DEPT	063025	06/30/2025	REPLENISH PETTY CASH	156741	21.00
PETTY CASH-FINANCE DEPT	063025	06/30/2025	REPLENISH PETTY CASH	156741	5.99
LUIS RIVERA	063025	06/30/2025	FIRE-REIMBURSE FOR DRONE ...	156732	655.00
PETTY CASH-FINANCE DEPT	063025	06/30/2025	REPLENISH PETTY CASH	156741	50.00
PETTY CASH-FINANCE DEPT	063025	06/30/2025	REPLENISH PETTY CASH	156741	4.06
DAVID GONZALEZ	063025	06/30/2025	REC-INSTRUCTOR PAYMENT J...	156715	126.00
CORETTA GRAYSON	063025	06/30/2025	REC-INSTRUCTOR PAYMENT J...	156712	235.00
PG&E	06302504	06/30/2025	4291253847-9	156742	73.09
PG&E	06302505	06/30/2025	4249587183-4	156742	3,319.81
PG&E	06302509	06/30/2025	9313427142-3	156742	152.54
BRADY INDUSTRIES	10000790	06/30/2025	BLDG-CLEANING SUPPLIES	156706	616.61
BRADY INDUSTRIES	10117972	06/30/2025	BLDG-CLEANING SUPPLIES	156706	656.13
BRADY INDUSTRIES	10135350	06/30/2025	BLDG-CLEANING SUPPLIES	156706	155.69
STEPHANIE N BEAUCHAINE	10843	06/30/2025	HR-CONSULTING SVCS THRO...	156750	2,677.50
TRIPEPI SMITH AND ASSOCIAT...	14061	06/30/2025	ADMIN-SOCIAL MEDIA PROJE...	156757	14,661.25
AIMPOINT INC	141286	06/30/2025	PD-PATROL RIFLE OPTICS	156697	2,926.73
TRIPEPI SMITH AND ASSOCIAT...	14462	06/30/2025	ADMIN-SOCIAL MEDIA PROJE...	156757	9,509.92
U S BANK	14826563	06/30/2025	FIN-ACCT #19-500190 ADMIN ...	156759	1,000.00
LIFE-ASSIST INC	1609545	06/30/2025	FIRE-MEDICAL SUPPLIES	156728	582.88
LIFE-ASSIST INC	1610170	06/30/2025	FIRE-KETAMINE	156728	117.00
LIFE-ASSIST INC	1613695	06/30/2025	FIRE-MEDICAL SUPPLIES	156728	1,461.29
JOE A GONZALVES & SON	162605	06/30/2025	JUNE 2025 SVCS-LEGISLATIVE ...	156725	4,000.00
AT&T	23673061	06/30/2025	707-429-1297	156703	30.02
AT&T	23673064	06/30/2025	707-429-4647	156703	31.58

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UNITED ELECTRICAL SERVICES	247	06/30/2025	BLDG-EMERGENCY REPAIR, FI...	156760	4,200.00
THE COPY CORNER	29434	06/30/2025	PD-PARKING VIOLATION FOR...	156754	1,140.43
DAILY REPUBLIC	300152881	06/30/2025	PLANNING-PROJECT @ 400 M...	156714	137.56
DAILY REPUBLIC	300152928	06/30/2025	FY25/26 BUDGET, MASTER FEE..	156714	244.13
KNOCK 'EM OUT PEST CONTRO	364981	06/30/2025	REC-PEST CONTROL	156727	80.00
KNOCK 'EM OUT PEST CONTRO	366963	06/30/2025	REC-PEST CONTROL	156727	80.00
ROBERT BELL SR.	37	06/30/2025	REC-SECURITY GUARDS FOR N...	156745	2,849.00
VESTIS GROUP INC	5066894050	06/30/2025	PD-MAT SERVICE FROM ARA...	156763	134.94
CINTAS CORPORATION #2	526417408	06/30/2025	CITY HALL/PD-REPLENISH FIRS...	156710	558.05
ASSISTANCE PLUS	52894	06/30/2025	UB-PROCESS WATER STATEM...	156701	847.19
SUISUN UNIFORMS TT LLC	608	06/30/2025	PD-UNIFORM ITEMS-NERI	156752	735.28
SUISUN UNIFORMS TT LLC	609	06/30/2025	PD-UNIFORM ITEMS-SZMURLO	156752	93.76
SUISUN UNIFORMS TT LLC	612	06/30/2025	PD-UNIFORM ITEMS-ROTH & ...	156752	353.57
SUREFIRE, LLC	6827425	06/30/2025	PD-TURBO SCOUT LIGHTS	156753	2,162.34
TRI-CITY GLASS & MIRROR	7376	06/30/2025	BLDG-DEPOSIT-CITY HALL LOB...	156756	3,000.00
JC NELSON SUPPLY CO	793619	06/30/2025	FIRE-CLEANING SUPPLIES	156723	998.21
PARTNERS PERSONNEL MAN...	800058678	06/30/2025	BLDG-TEMP WORKER WEEK E...	156738	788.44
DEPARTMENT OF JUSTICE	821765	06/30/2025	REC & DEV SVCS-FINGERPRIN...	156716	32.00
DEPARTMENT OF JUSTICE	821765	06/30/2025	REC & DEV SVCS-FINGERPRIN...	156716	96.00
LN CURTIS & SONS	960399	06/30/2025	FIRE-TRANSPORTATION CHGS ...	156730	310.03
BRADY INDUSTRIES	9906385	06/30/2025	BLDG-CLEANING SUPPLIES	156706	688.24
BRADY INDUSTRIES	9906386	06/30/2025	BLDG-CLEANING SUPPLIES	156706	150.09
BRADY INDUSTRIES	9911533	06/30/2025	BLDG-CLEANING SUPPLIES	156706	423.20
BRADY INDUSTRIES	9922254	06/30/2025	BLDG-CLEANING SUPPLIES	156706	101.36
CHAVAN & ASSOCIATES, LLP	C&A-18718	06/30/2025	BAY HOMES NON PROFIT TAX...	156708	1,500.00
CHAVAN & ASSOCIATES, LLP	C&A-18719	06/30/2025	PRO SVCS CITY AUDIT	156708	2,000.00
CHAVAN & ASSOCIATES, LLP	C&A-18745	06/30/2025	PRO SVCS CITY AUDIT	156708	3,520.00
HAYLEY MCHENRY	JUNE 2025	06/30/2025	REC-REIMBURSE THEATER TIC...	156720	42.00
NORTHBAY HEALTHCARE GRP...	OH136636	06/30/2025	VARIOUS DEPTS-PHYSICAL/D...	156737	157.00
NORTHBAY HEALTHCARE GRP...	OH136636	06/30/2025	VARIOUS DEPTS-PHYSICAL/D...	156737	4,285.00
NORTHBAY HEALTHCARE GRP...	OH136636	06/30/2025	VARIOUS DEPTS-PHYSICAL/D...	156737	55.00
NORTHBAY HEALTHCARE GRP...	OH136636	06/30/2025	VARIOUS DEPTS-PHYSICAL/D...	156737	110.00
ADVEXURE LLC	SP-321261	06/30/2025	PD-DRONES	156696	19,674.26
				Fund 010 - GENERAL FUND Total:	**1,363,782.22**
Fund: 050 - 4TH OF JULY EVENTS					
HIP ENTERTAINMENT, LLC	030325	06/06/2025	REC-SERVICES FOR 4TH OF JU...	156432	2,500.00
PETER GRIMALDI	030625	06/06/2025	REC-SERVICES FOR 4TH OF JU...	156461	1,000.00
MARK WILLIAM BAKER	030625	06/06/2025	REC-SERVICES FOR 4TH OF JU...	156450	1,000.00
S&J ADVERTISING	3518	06/30/2025	4TH OF JULY ADVERTISEMENT...	156747	652.00
				Fund 050 - 4TH OF JULY EVENTS Total:	**5,152.00**
Fund: 052 - EVENTS-OTHERS					
BERRYESSA GARBAGE SVCS, I	34212	06/06/2025	REC-PORTABLE TOILETS, HAND..	156409	1,450.00
BMI	59372718	06/13/2025	MUSIC LICENSE FOR EVENTS 8...	156519	435.00
US BANK	05222579	05/22/2025	SINGLEY-PACIFIC SANITATION...	731	620.00
US BANK	05222580	05/22/2025	SINGLEY-ACE-HITCH LOCK, BR...	731	43.84
US BANK	05222581	05/22/2025	SINGLEY-PACIFIC SANITATION...	731	240.00
				Fund 052 - EVENTS-OTHERS Total:	**2,788.84**
Fund: 053 - FIREWORKS-ENF					
TRIPEPI SMITH AND ASSOCIAT...	14838	06/13/2025	FIRE-FIREWORKS SAFETY VID...	156568	2,316.25
				Fund 053 - FIREWORKS-ENF Total:	**2,316.25**
Fund: 105 - ALL GAS TAXES					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	31.60
PG&E	06062502	06/06/2025	2566007111-6	156462	5,548.29
PG&E	06062506	06/06/2025	4332920511-6	156462	132.11
PG&E	06062507	06/06/2025	8948887002-6	156462	122.25
PG&E	06062508	06/06/2025	4270580094-6	156462	143.09
PG&E	06062509	06/06/2025	4198887306-7	156462	100.66
PG&E	06062510	06/06/2025	0374596818-4	156462	124.91
PG&E	06062511	06/06/2025	105632091515	156462	101.43

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
PG&E	06062512	06/06/2025	9087311605-8	156462	109.82
PG&E	06062513	06/06/2025	9147167255-9	156462	88.16
STONEYARD MASONRY	101139009	06/06/2025	PW-SUPPLIES, MAIN ST TRAFF...	156474	49.05
METROPOLITAN TRANSPORAT...	AR038264	06/06/2025	PW-P TAP GRANT ROUND 26-...	156453	2,200.00
STONEYARD MASONRY	101140429	06/13/2025	PW-CONCRETE SPRAYER	156563	201.83
ALL STAR RENTS	1316713-9	06/13/2025	PW-TRALER, CONCRETE, BARR...	156512	224.79
ALL STAR RENTS	1321666-9	06/13/2025	PW-TRAILER, CONCRETE, BAR...	156512	149.79
JAM SERVICES, INC.	191569	06/13/2025	PW-POLARA 2 WIRE	156535	1,123.99
HOME DEPOT CREDIT SERVICE	2284661	06/13/2025	PW-FENCE LINE, BUCKET, SPR...	156533	700.34
HOME DEPOT CREDIT SERVICE	2383006	06/13/2025	PW-ROOFING SUPPLIES	156533	155.97
CALMAT CO	3532149	06/13/2025	PW-SS 1 TON	156522	912.69
CALMAT CO	3551165	06/13/2025	PW-1/2" HMA TYPE A/B PG 64...	156522	312.93
HD SUPPLY CONST. & INDUST	10021756072	06/20/2025	PW-ASPHALT RAKES	156601	197.55
MIDWEST MOTOR SUPPLY CO...	103424011	06/20/2025	PW-CLEANING SUPPLIES, WH...	156617	1,002.64
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
CALMAT CO	3576530	06/20/2025	PW-1/2" HMA TYPE A/B PG 64...	156587	664.59
MCKENZIE HARDWARE-PW	363744	06/20/2025	PW-VOLT TESTER	156614	39.27
MCKENZIE HARDWARE-PW	363761	06/20/2025	PW-PRUNING SUPPLIES	156614	52.35
MCKENZIE HARDWARE-PW	363768	06/20/2025	PW-PVC PARTS, CEMENT	156614	35.27
MCKENZIE HARDWARE-PW	363795	06/20/2025	PW-UTILITY KNIFE & BLADES, ...	156614	47.97
MCKENZIE HARDWARE-PW	363800	06/20/2025	PW-FIELD SUPPLIES, MAIN ST ...	156614	47.82
MCKENZIE HARDWARE-PW	363803	06/20/2025	PW-HARDWARE, MAIN ST PR...	156614	6.42
MCKENZIE HARDWARE-PW	363805	06/20/2025	PW-HARDWARE, MAIN ST PR...	156614	5.15
MCKENZIE HARDWARE-PW	363828	06/20/2025	PW-FIELD SUPPLIES	156614	15.03
MCKENZIE HARDWARE-PW	363831	06/20/2025	PW-SCREWS, STRAPS & PVC S...	156614	17.27
MCKENZIE HARDWARE-PW	363834	06/20/2025	PW-SPRAYPAINT	156614	57.78
MCKENZIE HARDWARE-PW	363842	06/20/2025	PW-ADHESIVES	156614	111.34
MCKENZIE HARDWARE-PW	363871	06/20/2025	PW-MASKING PAPER, RED CO...	156614	42.30
MCKENZIE HARDWARE-PW	363888	06/20/2025	PW-RUSTY METAL PRIMER	156614	58.89
CRESCO EQUIPMENT RENTALS	6391008-0002	06/20/2025	PW-SKIPLOADER	156591	2,820.32
US BANK	05222510	05/22/2025	HERROD-MOTION IND-INDUS...	731	151.04
STATEWIDE SAFETY & SIGNS,	06017211	06/27/2025	PW-ITS & ITS FLARED LEG BRA...	156675	246.88
PG&E	06272500	06/27/2025	5719238537-5	156668	6.28
PG&E	06272521	06/27/2025	4332920511-6	156668	158.31
PG&E	06272522	06/27/2025	4270580094-6	156668	166.65
PG&E	06272523	06/27/2025	0374596818-4	156668	146.19
PG&E	06272524	06/27/2025	8552981927-9	156668	116.16
PG&E	06272525	06/27/2025	9147167255-9	156668	110.97
CALMAT CO	3613478	06/27/2025	PW-1/2" HMA TYPE A/B PG 64...	156647	660.51
CRAFCO, INC	9403466065	06/27/2025	PW-R/S LOW TACK SEALANT	156652	3,580.45
STATEWIDE SAFETY & SIGNS,	06017237	06/30/2025	PW-TOW AWAY/NO PARKING ...	156749	558.68
PG&E	06302501	06/30/2025	8948887002-6	156742	148.85
PG&E	06302502	06/30/2025	4198887306-7	156742	132.17
PG&E	06302503	06/30/2025	9087311605-8	156742	139.82
PG&E	06302507	06/30/2025	2566007111-6	156742	5,554.34
FIRST VANGUARD RENTALS &	1-513988	06/30/2025	PW-SIGN	156718	86.70
CALMAT CO	3640573	06/30/2025	PW-1/2" HMA TYPE A/B PG 64...	156707	625.86
CALMAT CO	3641228	06/30/2025	PW-1/2" HMA TYPE A/B PG 64...	156707	616.77
CALMAT CO	3691948	06/30/2025	PW-1/2" HMA TYPE A/B PG 64...	156707	657.45
				Fund 105 - ALL GAS TAXES Total:	**31,656.72**
Fund: 115 - TRANS.CIP FUNDS					
TIM PAXIN'S PACIF EXCAVATI...	17804	06/06/2025	PW-TRAFFIC SIGNAL IMPROV...	156478	-19,478.60
TIM PAXIN'S PACIF EXCAVATI...	17804	06/06/2025	PW-TRAFFIC SIGNAL IMPROV...	156478	389,572.10
PRECISION EMPRISE LLC	55850	06/06/2025	PW-SIDEWALK GRINDING PRO...	156466	26,286.18
DKS ASSOCIATES	0093522	06/13/2025	SS TRAFFIC SIGNAL IMPROVE ...	156529	7,065.00
RACHEL LEE	1080946	06/13/2025	PW-SOLANO CO-REIMBURSE ...	156551	50.00
RACHEL LEE	1080946	06/13/2025	PW-SOLANO CO-REIMBURSE ...	156551	50.00
SANBELL-BAY AREA	240028-13	06/20/2025	PW-T INTERSECTION MEDIAN ...	156627	3,540.00
				Fund 115 - TRANS.CIP FUNDS Total:	**407,084.68**

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
Fund: 117 - TRAIN DEPOT O&M					
BPXPRESS REPROGRAPHICS	BEN-65148	06/06/2025	TRAIN DEPOT-AD, HVAC REPL...	156411	150.00
HOME DEPOT CREDIT SERVICE	1513276	06/13/2025	TRAIN DEPOT-MEN'S BATHRO...	156533	11.10
MCKENZIE HARDWARE/2	363781	06/13/2025	BLDG-TRAIN STATION-TOOLS	156544	58.37
MCKENZIE HARDWARE/2	363782	06/13/2025	BLDG-TRAIN STATION-WIRE R...	156544	5.21
MCKENZIE HARDWARE-PW	363808	06/20/2025	TRAIN DEPOT-AIRWICKS	156614	34.90
STERICYCLE, INC.	8010949359	06/20/2025	DISPOSAL OF REG MED WASTE..	156634	138.57
US BANK	052225173	05/22/2025	GELUZ-FLAGEXPRESS-FLAGS F...	731	461.98
ALARMTECH SECURITY SYSTEM	220805	06/27/2025	TRAIN STATION-SUPERVISED F...	156642	62.00
				Fund 117 - TRAIN DEPOT O&M Total:	**922.13**
Fund: 130 - REFUSE/AB939					
ON-SITE STORAGE SOLUTIONS	58942	06/27/2025	PW-USED 20' DRY VAN CONTA...	156666	9,243.50
CRESCO EQUIPMENT RENTALS	6409776-0001	06/27/2025	PW-CONCRETE/ASPHALT OVE...	156653	373.07
US POSTMASTER	063025	06/30/2025	POSTAGE FOR PROP 218 FLYER	156761	6,500.00
STONEYARD MASONRY	101141124	06/30/2025	PW-BASE ROCK	156751	381.66
NAPOLEAN DIAZ	218252010	06/30/2025	REIMBURSE FOR PWM METAL...	156735	117.70
THE COPY CORNER	29311	06/30/2025	PW-ENVELOPES FOR PROP 218..	156754	717.57
CRESCO EQUIPMENT RENTALS	6391008-0003	06/30/2025	PW-SKIPLOADER RENTAL	156713	2,349.68
				Fund 130 - REFUSE/AB939 Total:	**19,683.18**
Fund: 142 - BOATING SAFETY					
ENTERPRISE FLEET MANAGE...	DM0001250	06/20/2025	ENTERPRISE LEASES PW/INVO...	DFT0001275	656.13
US BANK	05222500	05/22/2025	SZMURLO-AMAZON-BOAT AL...	731	23.99
US BANK	05222501	05/22/2025	SZMURLO-AMAZON-BOAT AL...	731	139.77
US BANK	052225106	05/22/2025	CHUN-CA BOAT ED-EDUCATI...	731	44.95
US BANK	052225107	05/22/2025	CHUN-CA BOAT ED-EDUCATI...	731	44.95
US BANK	052225108	05/22/2025	CHUN-BOATING & WATERWA...	731	10.00
				Fund 142 - BOATING SAFETY Total:	**919.79**
Fund: 167 - ARP-AMER RESCUE					
TYLER TECHNOLOGIES, INC.	025-510071	06/06/2025	EPL-UAT TESTING, RE-CONFIG...	156479	260.00
TYLER TECHNOLOGIES, INC.	025-512501	06/06/2025	EPL-UAT TESTING, RE-CONFIG...	156479	715.00
MARS CONSTRUCTION	PAY 4	06/06/2025	FIRE REMODEL PHASE 1	156452	-1,092.50
MARS CONSTRUCTION	PAY 4	06/06/2025	FIRE REMODEL PHASE 1	156452	21,850.00
INFINITY TECHNOLOGIES	3873	06/20/2025	IT-GIS SUPPORT SERVICES MA...	156605	2,370.00
MISSION SAMOA INC.	2	06/27/2025	PD-CAREER SVCS STAFF MAY ...	156665	4,853.00
TYLER TECHNOLOGIES, INC.	025-514338	06/30/2025	EPL-UAT TESTING, RE-CONFIG...	156758	195.00
				Fund 167 - ARP-AMER RESCUE Total:	**29,150.50**
Fund: 171 - PROP 49 GRANT					
VERIZON WIRELESS	6113130753	06/06/2025	REC/MARINA/HSG-MOBILE S...	156482	92.72
AMAZON CAPITAL SERVICES	14PD-JXRQ-LHR4	06/20/2025	REC-ASP SUPPLIES, PROP 49	730	369.78
AMAZON CAPITAL SERVICES	1DR1-N16J-NVWC	06/20/2025	REC-ASP SUPPLIES, PROP 49	730	209.25
US BANK	052225190	05/22/2025	MCHENRY-RED CROSS-ASP ST...	731	240.00
US BANK	052225191	05/22/2025	MCHENRY-RED CROSS-ASP ST...	731	200.00
US BANK	052225192	05/22/2025	MCHENRY-REGAL-MOVIE TICK...	731	854.50
VERIZON WIRELESS	6115640012	06/27/2025	REC & BOTHERS-MOBILE SVC ...	156678	92.72
				Fund 171 - PROP 49 GRANT Total:	**2,058.97**
Fund: 183 - VESSEL GRANT					
US BANK	05222527	05/22/2025	HULL-POTRERO HILLS LANDFIL...	731	1,079.20
				Fund 183 - VESSEL GRANT Total:	**1,079.20**
Fund: 185 - SEWER MAINTENANCE					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	15.80
MUNICIPAL MAINTENANCE E...	033528	06/06/2025	PW-SEWER MAINTENANCE	156455	1,323.00
MUNICIPAL MAINTENANCE E...	033528	06/06/2025	PW-SEWER MAINTENANCE	156455	132.30
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
AAA ACADEMY, LLC.	287	06/27/2025	PW-CLASS A DRIVING SCHOOL...	156641	5,000.00
CRESCO EQUIPMENT RENTALS	6409776-0001	06/27/2025	PW-CONCRETE/ASPHALT OVE...	156653	373.07
STONEYARD MASONRY	101141124	06/30/2025	PW-BASE ROCK	156751	381.67
				Fund 185 - SEWER MAINTENANCE Total:	**7,262.82**

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
Fund: 187 - RPM GRANTS					
US BANK	05222511	05/22/2025	MORA-OUTPUT SVCS-BIBS FO...	731	136.80
US BANK	05222512	05/22/2025	MORA-FACEBOOK-MARKETIN...	731	50.00
PLAY ANYWHERE SPORTS, INC.	002233	06/30/2025	REC-CANOPIES FOR SUISUN C...	156743	2,387.75
PAUL EVANS	9488	06/30/2025	REC-20' STANDARD SHIPPING ...	156739	1,770.00
				Fund 187 - RPM GRANTS Total:	**4,344.55**
Fund: 188 - SEWER R&R					
INSITUFORM TECHNOLOGIES, ...	1	06/20/2025	PW-2024 SANITARY SEWER & ...	156606	-21,158.24
INSITUFORM TECHNOLOGIES, ...	1	06/20/2025	PW-2024 SANITARY SEWER & ...	156606	423,164.75
INSITUFORM TECHNOLOGIES, ...	2	06/20/2025	PW-'24 SANITARY SEWER & S...	156606	-24,004.11
INSITUFORM TECHNOLOGIES, ...	2	06/20/2025	PW-'24 SANITARY SEWER & S...	156606	480,082.20
BKF ENGINEERS	25051043	06/20/2025	PW-2025 SEWER REHAB PROJ...	156585	1,913.00
				Fund 188 - SEWER R&R Total:	**859,997.60**
Fund: 189 - Prop.64 Grant -State					
OHAWAIIFORNIA LLC	060225	06/06/2025	REC-INSTRUCTOR PAYMENT ...	156459	400.00
AMAZON CAPITAL SERVICES	1JH7-MVN9-MYYW	06/20/2025	REC-SUPPLIES FUNDED BY PR...	730	381.40
HOME DEPOT	2902968	06/20/2025	REC-STORAGE TOTES	156603	108.16
US BANK	052225109	05/22/2025	KING-NINTENDO-SWITH ONLI...	731	3.99
US BANK	052225110	05/22/2025	KING-MICROSOFT-XBOX GAM...	731	19.99
US BANK	052225189	05/22/2025	MCHENRY-SAMS CLUB-PAL S...	731	193.31
US BANK	052225193	05/22/2025	MCHENRY-PERLER-PAL ART C...	731	185.49
US BANK	052225194	05/22/2025	MCHENRY-LITTLE CAESARS-PI...	731	140.80
HAYLEY MCHENRY	JUNE 2025	06/30/2025	REC-REIMBURSE THEATER TIC...	156720	41.37
				Fund 189 - Prop.64 Grant -State Total:	**1,474.51**
Fund: 190 - DRAINAGE MAINT					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	7.90
PG&E	06202505	06/20/2025	1341287179-3	156620	15.79
				Fund 190 - DRAINAGE MAINT Total:	**23.69**
Fund: 191 - Delta Conservancy Grant-Fishing Dock Planning					
ANCHOR QEA, INC	33240	06/20/2025	REC-FISHING DOCK GRANT W...	156580	16,847.50
				Fund 191 - Delta Conservancy Grant-Fishing Dock Planning Total:	**16,847.50**
Fund: 300 - PARK DEV FD					
GSM LANDSCAPE ARCHITECTS,	2042	06/06/2025	REC-HERITAGE PARK ENHANC...	156431	4,366.00
DAILY REPUBLIC	300151875	06/20/2025	REC-HERITAGE PARK ENHANC...	156592	771.13
				Fund 300 - PARK DEV FD Total:	**5,137.13**
Fund: 302 - Park Improvements					
HOME DEPOT	1903119	06/20/2025	REC-WHEELBARROWS & SHO...	156603	1,146.66
US BANK	05222515	05/22/2025	MORA-SUNRAY LANDSCAPE-...	731	383.57
VALLEY TREE SERVICE	2025-119	06/30/2025	REC-TREE PRUNING @ PROSP...	156762	1,585.00
MELTON DESIGN GROUP, INC	6776	06/30/2025	REC-MONTEBELLO VISTA PARK..	156733	13,050.00
WABO LANDSCAPE & CONST...	936-INV-05	06/30/2025	SERVICES RENDERED FOR PRO...	156764	-6,275.93
WABO LANDSCAPE & CONST...	936-INV-05	06/30/2025	SERVICES RENDERED FOR PRO...	156764	125,518.56
				Fund 302 - Park Improvements Total:	**135,407.86**
Fund: 312 - POLICE FACILITY					
AT&T	052325	06/06/2025	PD-MOTOROLA RADIO PROJE...	156406	2,598.62
AT&T	23614738	06/27/2025	PD-PUBLIC SAFETY TELECOM ...	156645	871.38
AT&T	062325	06/30/2025	PD-MOTOROLA RADIO PROJE...	156702	2,598.62
				Fund 312 - POLICE FACILITY Total:	**6,068.62**
Fund: 320 - CAP IMPROV FEES					
INTERACTIVE RESOURCES, IN	184535	06/06/2025	FIRE DEPT REMODEL	156434	4,032.60
				Fund 320 - CAP IMPROV FEES Total:	**4,032.60**
Fund: 420 - LAWLER-MAINT					
CITY OF SUISUN CITY	LAWLER052525	05/31/2025	UB-LAWLER RANCH 3/15/25-5...	156396	6,994.84
PG&E	06062503	06/06/2025	6916249507-6	156462	93.74
PG&E	06062525	06/06/2025	0644141019-5	156462	19.40
PG&E	06062527	06/06/2025	0280661031-3	156462	262.73
PG&E	06062528	06/06/2025	9082931680-2	156462	1,982.63

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
PG&E	06062530	06/06/2025	4570210461-8	156462	229.41
GRN VLY ALOHA SAW & MOW...	96802	06/06/2025	PW-FIELD SUPPLIES	156430	147.92
HOME DEPOT CREDIT SERVICE	9034681	06/13/2025	PW-FIELD SUPPLIES, LLD MAI...	156533	54.12
PG&E	06202500	06/20/2025	870949497-9	156620	873.78
MCKENZIE HARDWARE-PW	363775	06/20/2025	PW-RAKES	156614	43.63
MCKENZIE HARDWARE-PW	363840	06/20/2025	PW-PVC SUPPLIES	156614	73.28
MCKENZIE HARDWARE-PW	363891	06/20/2025	PW-SOLENOIDS	156614	44.71
PG&E	06272501	06/27/2025	0280661031-3	156668	246.62
PG&E	06272502	06/27/2025	9082931680-2	156668	2,205.36
PG&E	06272506	06/27/2025	4570210461-8	156668	308.05
PG&E	06272515	06/27/2025	0644141019-5	156668	37.67
PG&E	06272519	06/27/2025	6916249507-6	156668	105.42
				Fund 420 - LAWLER-MAINT Total:	**13,723.31**
Fund: 425 - BLOSSOM MAD					
CITY OF SUISUN CITY	UBBH052525	05/31/2025	UB-BLOSSOM MAINT 3/15/25...	156396	446.23
PG&E	06202501	06/20/2025	0238568480-4	156620	18.97
PG&E	06202502	06/20/2025	8614913098-0	156620	47.42
				Fund 425 - BLOSSOM MAD Total:	**512.62**
Fund: 430 - HERITAGE MAD					
CITY OF SUISUN CITY	UBHP052525	05/31/2025	UB-HERITAGE MAINT 3/15/25...	156396	6,262.09
PG&E	06062505	06/06/2025	6865550673-8	156462	114.87
PG&E	06202503	06/20/2025	0306164485-6	156620	137.51
MCKENZIE HARDWARE-PW	363786	06/20/2025	PW-PVC PARTS	156614	16.97
MCKENZIE HARDWARE-PW	363848	06/20/2025	PW-PVC SUPPLIES	156614	70.64
PG&E	06302508	06/30/2025	6865550673-8	156742	124.80
				Fund 430 - HERITAGE MAD Total:	**6,726.88**
Fund: 435 - MTBELLO-MAINT					
CITY OF SUISUN CITY	UBMV052525	05/31/2025	UB-MONTEBELLO VISTA 3/15/...	156396	2,738.71
PG&E	06132500	06/13/2025	2107672764-9	156548	286.26
PG&E	06202504	06/20/2025	5833394946-7	156620	2,278.39
				Fund 435 - MTBELLO-MAINT Total:	**5,303.36**
Fund: 445 - PETERSON-MAINT					
PG&E	06062502	06/06/2025	2566007111-6	156462	1,538.20
PG&E	06062531	06/06/2025	2861193602-3	156462	394.81
PG&E	06062532	06/06/2025	3904395223-1	156462	124.39
PG&E	06062533	06/06/2025	9178618410-0	156462	221.41
PG&E	06132501	06/13/2025	1456836734-7	156548	1,398.94
PG&E	06272507	06/27/2025	3904395223-1	156668	134.16
PG&E	06272526	06/27/2025	9178618410-0	156668	385.66
PG&E	06302500	06/30/2025	2861193602-3	156742	201.84
PG&E	06302507	06/30/2025	2566007111-6	156742	1,539.88
				Fund 445 - PETERSON-MAINT Total:	**5,939.29**
Fund: 448 - RAILROAD AVE-AD					
CITY OF SUISUN CITY	UBRR052525	05/31/2025	UB-RAILROAD AVE MAINT 3/1...	156396	151.97
				Fund 448 - RAILROAD AVE-AD Total:	**151.97**
Fund: 453 - VIC.HAR.ZONE-A					
PG&E	06062501	06/06/2025	7792227038-2	156462	327.40
PG&E	06062502	06/06/2025	2566007111-6	156462	191.53
PG&E	06272518	06/27/2025	7792227038-2	156668	577.50
PG&E	06302507	06/30/2025	2566007111-6	156742	191.74
				Fund 453 - VIC.HAR.ZONE-A Total:	**1,288.17**
Fund: 454 - VIC.HAR.ZONE-B					
PG&E	06062501	06/06/2025	7792227038-2	156462	327.41
PG&E	06062502	06/06/2025	2566007111-6	156462	149.63
PG&E	06272518	06/27/2025	7792227038-2	156668	577.49
PG&E	06302507	06/30/2025	2566007111-6	156742	149.80
				Fund 454 - VIC.HAR.ZONE-B Total:	**1,204.33**

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
Fund: 455 - VIC.HAR.ZONE-C					
PG&E	06062502	06/06/2025	2566007111-6	156462	1,209.01
PG&E	06062502	06/06/2025	2566007111-6	156462	257.36
PG&E	06062504	06/06/2025	0458895217-8	156462	9.53
PG&E	06062521	06/06/2025	1330754740-9	156462	9.53
HOME DEPOT CREDIT SERVICE	9284967	06/13/2025	PW-WEEKEND EVENT SUPPLIES	156533	527.01
PG&E	06202507	06/20/2025	9622407317-9	156620	41.14
PG&E	06202508	06/20/2025	3611998336-3	156620	139.27
PG&E	06202510	06/20/2025	9885875157-5	156620	245.24
MCKENZIE HARDWARE-PW	363771	06/20/2025	PW-CABLETIES	156614	31.64
US BANK	052225170	05/22/2025	GELUZ-CARROT TOP-DELTA C...	731	244.69
US BANK	052225173	05/22/2025	GELUZ-FLAGEXPRESS-FLAGS F...	731	461.97
PG&E	06272512	06/27/2025	1330754740-9	156668	9.85
PG&E	06272516	06/27/2025	3271243624-8	156668	188.10
PG&E	06272520	06/27/2025	0458895217-8	156668	9.85
PG&E	06302507	06/30/2025	2566007111-6	156742	1,210.33
PG&E	06302507	06/30/2025	2566007111-6	156742	257.64
				Fund 455 - VIC.HAR.ZONE-C Total:	**4,852.16**
Fund: 458 - VIC HAR-ZONE E					
PG&E	06062502	06/06/2025	2566007111-6	156462	173.57
PG&E	06302507	06/30/2025	2566007111-6	156742	173.76
				Fund 458 - VIC HAR-ZONE E Total:	**347.33**
Fund: 459 - VIC HAR-ZONE F					
PG&E	06062502	06/06/2025	2566007111-6	156462	179.56
PG&E	06302507	06/30/2025	2566007111-6	156742	179.75
				Fund 459 - VIC HAR-ZONE F Total:	**359.31**
Fund: 461 - SUISUN CFD#2					
PETTY CASH-FINANCE DEPT	063025	06/30/2025	REPLENISH PETTY CASH	156741	60.39
				Fund 461 - SUISUN CFD#2 Total:	**60.39**
Fund: 465 - AMBERWOOD TZ1					
CITY OF SUISUN CITY	UBAM052525	05/31/2025	UB-AMBERWOOD/BLOSSOM ...	156396	109.27
				Fund 465 - AMBERWOOD TZ1 Total:	**109.27**
Fund: 468 - WALMART TZ6					
SOLANO DIVERSIFIED SERVIC	23-1020	06/13/2025	PW-WALTERS ROAD TRASH PI...	156560	178.00
				Fund 468 - WALMART TZ6 Total:	**178.00**
Fund: 506 - SSWA CONNECTION					
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	657.38
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	632.64
DOKKEN ENGINEERING	2	06/20/2025	SSWA WATER MASTER PLAN ...	156594	6,815.00
NBS GOVT FINANCE GROUP	202506-2123	06/30/2025	SSWA-WATER CAPACITY FEE S...	156736	362.50
				Fund 506 - SSWA CONNECTION Total:	**8,467.52**
Fund: 507 - SSWA OPER FUND					
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	100.00
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	11,587.32
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	155,427.62
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	26,896.07
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	157,489.78
KRONICK,MOSKOVITZ,TIEDE...	30912696	06/13/2025	SSWA LEGAL SVCS THROUGH ...	156539	9,267.00
US BANK	7761549	06/13/2025	SSWA WATER REV BONDS SER...	156569	3,025.00
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	-6,626.69
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	600.00
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	18,881.36
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	197,990.43
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	39,057.47
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	141,120.61
PG&E	06272503	06/27/2025	7340553288-5	156668	15.69
				Fund 507 - SSWA OPER FUND Total:	**754,831.66**

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
Fund: 510 - SSWA REPLACEMEN					
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	2,262.00
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	1,880.20
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	93.91
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	2,971.86
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	4,879.01
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	10,186.82
SOLANO IRRIGATION DIST	0046458	06/06/2025	SSWA MONTHLY BILLING APRI...	156472	1,195.30
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	1,566.00
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	2,111.37
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	10,432.75
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	3,432.32
				Fund 510 - SSWA REPLACEMEN Total:	**41,011.54**
Fund: 512 - 2019 BOND PROCE					
SOLANO IRRIGATION DIST	0046677	06/27/2025	SSWA MONTHLY BILLING MAY...	156673	1,504.55
				Fund 512 - 2019 BOND PROCE Total:	**1,504.55**
Fund: 705 - VEH/EQUIP-MAINT					
SMITH & SONS WELDING AND	1297	06/06/2025	PW-BUCKET REPAIR	156471	300.00
SMITH & SONS WELDING AND	1297	06/06/2025	PW-BUCKET REPAIR	156471	64.92
RAMOS OIL COMPANY, INC	203657	06/06/2025	PW-RED DYED R99 RENEW DI...	156468	888.09
RAMOS OIL COMPANY, INC	205668	06/06/2025	PW-RED DYED R99 RENEW DI...	156468	756.06
ALIOTO'S GARAGE	5135671	06/06/2025	PW-FIX DAMAGED TRUCK-UN...	156400	1,044.00
ALIOTO'S GARAGE	5135671	06/06/2025	PW-FIX DAMAGED TRUCK-UN...	156400	438.77
PIT STOP AUTO REPAIR	1701	06/13/2025	PW-A/C SERVICE LIC #1310399	156549	145.00
PIT STOP AUTO REPAIR	1701	06/13/2025	PW-A/C SERVICE LIC #1310399	156549	116.22
AMAZON CAPITAL SERVICES	1VLY-3YCW-QLT3	06/13/2025	PW-VEHICLE INSPECTION BO...	725	163.72
TRACTOR SUPPLY CREDIT PLAN	24398	06/13/2025	PW-BATTERY EQUIPMENT, D...	156567	10.90
TRACTOR SUPPLY CREDIT PLAN	30970	06/13/2025	PW-TRACTOR OIL	156567	76.37
HOLT OF CALIFORNIA	PS011197740	06/13/2025	PW-MISC PARTS	156532	769.05
HOLT OF CALIFORNIA	SW000195584	06/13/2025	PW-REPLACE BACKHOE JOYST...	156532	864.00
HOLT OF CALIFORNIA	SW000195584	06/13/2025	PW-REPLACE BACKHOE JOYST...	156532	1,416.97
GRN VLY ALOHA SAW & MOW...	060425	06/20/2025	PW-DEFLECTOR DISCHARGE	156600	61.76
PIT STOP AUTO REPAIR	1705	06/20/2025	PW-BRAKE JOB LIC #1295957	156621	367.50
PIT STOP AUTO REPAIR	1705	06/20/2025	PW-BRAKE JOB LIC #1295957	156621	604.31
MCKENZIE HARDWARE-PW	363799	06/20/2025	PW-TIRE REPAIR PLUGS & KIT	156614	18.09
MCKENZIE HARDWARE-PW	363897	06/20/2025	PW-WINDSHIELD CLEANER	156614	22.88
GRN VLY ALOHA SAW & MOW...	97424	06/20/2025	PW-EDGER BLADES	156600	66.84
RAMOS OIL COMPANY, INC	IN-0208208	06/20/2025	PW-RED DYED R99 RENEW DI...	156623	797.81
GARTON TRACTOR INC	P0967808	06/20/2025	PW-HYDRAULIC OIL	156597	257.84
US BANK	052225172	05/22/2025	GELUZ-ZIP THRU-PW CAR WA...	731	55.85
EAST BAY TIRE CO	2149699	06/30/2025	PW-NEW TIRE, TORO MOWER	156717	23.00
EAST BAY TIRE CO	2149699	06/30/2025	PW-NEW TIRE, TORO MOWER	156717	175.15
GRN VLY ALOHA SAW & MOW...	97654	06/30/2025	PW-HEDGE TRIMMER REPAIR	156719	61.25
GRN VLY ALOHA SAW & MOW...	97654	06/30/2025	PW-HEDGE TRIMMER REPAIR	156719	171.54
GRN VLY ALOHA SAW & MOW...	97655	06/30/2025	PW-POLE PRUNER REPAIR	156719	61.25
GRN VLY ALOHA SAW & MOW...	97655	06/30/2025	PW-POLE PRUNER REPAIR	156719	164.20
GRN VLY ALOHA SAW & MOW...	97656	06/30/2025	PW-HEDGE TRIMMER REPAIR	156719	70.00
GRN VLY ALOHA SAW & MOW...	97656	06/30/2025	PW-HEDGE TRIMMER REPAIR	156719	68.74
GRN VLY ALOHA SAW & MOW...	97657	06/30/2025	PW-HEDGE TRIMMER REPAIR	156719	70.00
GRN VLY ALOHA SAW & MOW...	97657	06/30/2025	PW-HEDGE TRIMMER REPAIR	156719	17.40
GRN VLY ALOHA SAW & MOW...	97659	06/30/2025	PW-CHAINSAW REPAIR	156719	78.75
GRN VLY ALOHA SAW & MOW...	97659	06/30/2025	PW-CHAINSAW REPAIR	156719	22.25
GRN VLY ALOHA SAW & MOW...	98131	06/30/2025	PW-HEDGE TRIMMER REPAIR	156719	150.00
GRN VLY ALOHA SAW & MOW...	98131	06/30/2025	PW-HEDGE TRIMMER REPAIR	156719	12.50
GRN VLY ALOHA SAW & MOW...	98132	06/30/2025	PW-BACK PACK BLOWER REPA...	156719	87.50
GRN VLY ALOHA SAW & MOW...	98132	06/30/2025	PW-BACK PACK BLOWER REPA...	156719	136.34
RAMOS OIL COMPANY, INC	IN-0209065	06/30/2025	PW-RED DYED R99 RENEW DI...	156744	416.53
RAMOS OIL COMPANY, INC	IN-0210548	06/30/2025	PW-RED DYED R99 RENEW DI...	156744	503.20
RAMOS OIL COMPANY, INC	IN-0211671	06/30/2025	PW-RED DYED R99 RENEW DI...	156744	109.60

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
HOLT OF CALIFORNIA	PS011200430	06/30/2025	PW-HOSE ASSEMBLIES & COU...	156721	966.07
				Fund 705 - VEH/EQUIP-MAINT Total:	**12,672.22**
Fund: 706 - VEH/EQU-RPLCMT					
ENTERPRISE FLEET MANAGE...	DM0001249	06/20/2025	ENTERPRISE LEASES - FIRE/IN...	DFT0001274	1,428.14
ENTERPRISE FLEET MANAGE...	DM0001250	06/20/2025	ENTERPRISE LEASES PW/INVO...	DFT0001275	3,848.05
ENTERPRISE FLEET MANAGE...	DM0001251	06/20/2025	ENTERPRISE LEASES - PD/INV ...	DFT0001276	16,452.51
ENTERPRISE FLEET MANAGE...	DM0001252	06/20/2025	E-ENTERPRISE LEASES - CITY I...	DFT0001277	30,583.35
				Fund 706 - VEH/EQU-RPLCMT Total:	**52,312.05**
Fund: 710 - NETWORK MAINT.					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	47.40
COMCAST	052425	06/06/2025	PD-HIGH SPEED INTERNET 5/2...	156416	158.67
COMCAST	241863634	06/13/2025	ETHERNET SVC THROUGH 5/3...	156525	789.21
ALLIED NETWORK SOLUTIONS,	0237900-IN	06/20/2025	ACROBAT PRO DC FOR ENTER...	156578	375.00
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
US BANK	05222504	05/22/2025	ROBERTS-SERVER SUPPLY-DEL...	731	124.41
AMAZON CAPITAL SERVICES	1LW7-G17N-MH41	06/27/2025	FIN/PW/IT-VARIOUS SUPPLIES	745	1,496.27
AMAZON CAPITAL SERVICES	1LW7-G17N-MH41	06/27/2025	FIN/PW/IT-VARIOUS SUPPLIES	745	1,496.27
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	6.20
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	129.88
				Fund 710 - NETWORK MAINT. Total:	**4,660.29**
Fund: 712 - DISPATCH -P/S					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	158.00
LISA MURPHY	050625	06/06/2025	PD-PROP & EVIDENCE TRNG &...	156444	1,350.00
LEXISNEXIS COPLOGIC SOLUT	1030001418	06/06/2025	PD-DESKOFFICER ONLINE REP...	156441	1,018.46
SUN RIDGE SYSTEMS, INC.	8653	06/06/2025	PD-RIMS TECHNICAL SVCS	156476	4,800.00
EASY DATA ACCESS	92619	06/06/2025	PD-SOFTWARE MAINTENANCE..	156424	1,530.00
SBRPSTC	172152	06/13/2025	PD-DISPATCH CTO COURSE-R...	156557	215.00
AMAZON CAPITAL SERVICES	19YF-THR9-C66V	06/13/2025	PD-CLOROX WIPES, SANITIZER	725	56.15
AMAZON CAPITAL SERVICES	1FDY-1WVL-9WC9	06/13/2025	PD-GLUE STICKS, WHITE OUT,...	725	78.37
AMAZON CAPITAL SERVICES	1QTW-PVYT-1QL1	06/13/2025	PD-OFFICE CHAIR	725	178.91
LEXISNEXIS COPLOGIC SOLUT	1030001858	06/20/2025	PD-DESKOFFICER ONLINE REP...	156611	1,018.46
LEXISNEXIS COPLOGIC SOLUT	1030002063	06/20/2025	PD-DESKOFFICER ONLINE REP...	156611	1,018.46
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	36.98
AMAZON CAPITAL SERVICES	1RNR-C19J-6VML	06/20/2025	PD-DIVIDERS, BINDERS, TABS, ...	730	219.03
OFFICE DEPOT	422518425001	06/20/2025	PD-PAPER	156618	342.14
US BANK	05222502	05/22/2025	ROBERTS-TRUSTED ID-PRINTE...	731	150.00
US BANK	05222505	05/22/2025	ROBERTS-WALMART-TV FOR D..	731	223.16
US BANK	052225122	05/22/2025	ALEXANDER-GALLS-PANTS FOR..	731	265.48
US BANK	052225123	05/22/2025	ALEXANDER-DOLLAR TREE-DI...	731	1.36
US BANK	052225124	05/22/2025	ALEXANDER-WALMART-GOLD...	731	4.50
US BANK	052225125	05/22/2025	ALEXANDER-LABCONCO-EVID...	731	310.66
US BANK	052225126	05/22/2025	ALEXANDER-WALMART-PHOT...	731	16.11
US BANK	052225127	05/22/2025	ALEXANDER-GALLS-TACTICAL...	731	219.69
US BANK	052225181	05/22/2025	KENT-OPEN AI-CHAT GPT SUB...	731	20.00
US BANK	052225182	05/22/2025	KENT-ETSY-DISPATCH AWARD...	731	36.76
AMAZON CAPITAL SERVICES	14KP-XTCN-KRQ7	06/27/2025	PD-ADDRESS LABELS	745	119.00
AMAZON CAPITAL SERVICES	1P3M-JXML-9FKD	06/27/2025	PD-PENS, HAND SOAP, KEYBO...	745	196.32
AMAZON CAPITAL SERVICES	1PDG-FNXC-FVRX	06/27/2025	PD-WOODEN DOWEL RODS &...	745	57.77
AMAZON CAPITAL SERVICES	1RF6-641N-GV9K	06/27/2025	PD-EYEWASH STATION, BULLE...	745	520.84
AMAZON CAPITAL SERVICES	1WNQ-DD3W-79G1	06/27/2025	PD-KLEENEX	745	17.81
SUISUN UNIFORMS TT LLC	598	06/27/2025	PD-UNIFORM ITEMS-COLLINS	156676	614.05
SUISUN UNIFORMS TT LLC	599	06/27/2025	PD-UNIFORM ITEMS-ALEXAN...	156676	713.51
SUISUN UNIFORMS TT LLC	601	06/27/2025	PD-UNIFORM ITEMS-A KENT	156676	765.78
SUISUN UNIFORMS TT LLC	603	06/27/2025	PD-UNIFORM ITEMS-COLLINS	156676	614.05
				Fund 712 - DISPATCH -P/S Total:	**16,886.81**
Fund: 713 - PW MAINT-I.S.					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	158.00
PG&E	06062516	06/06/2025	3779395231-0	156462	43.82
THE UPS STORE #5284	10569	06/06/2025	PW-LIVESCAN-H BARAJAS	156477	35.00

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THE UPS STORE #5284	10582	06/06/2025	PW-LIVESCAN-J ORTIZ GARCIA	156477	35.00
THE UPS STORE #5284	10764	06/06/2025	PW-LIVESCAN-L VUE	156477	35.00
THE UPS STORE #5284	12370	06/06/2025	PW-LIVESCAN-L PECH	156477	35.00
THE UPS STORE #5284	12390	06/06/2025	PW-LIVESCAN-H BARAJAS	156477	35.00
ALKAR	1546818	06/06/2025	PD-TEMP WORKER-WEEK END...	156401	1,841.40
ALKAR	1546866	06/06/2025	PW-TEMP WORKER-WEEK EN...	156401	1,506.60
CINTAS CORPORATION #2	4231216132	06/06/2025	PW-UNIFORMS & BUILDING ...	156412	33.84
CINTAS CORPORATION #2	4231216132	06/06/2025	PW-UNIFORMS & BUILDING ...	156412	545.83
CINTAS CORPORATION #2	4232091201	06/06/2025	PW-UNIFORMS & BUILDING ...	156412	33.84
CINTAS CORPORATION #2	4232091201	06/06/2025	PW-UNIFORMS & BUILDING ...	156412	514.75
LINDE GAS & EQUIPMENT, IN	49860392	06/06/2025	PW-CYLINDER LEASES	156443	180.86
CINTAS CORPORATION #2	5271232101	06/06/2025	CORP YARD-REPLENISH FIRST ...	156412	275.13
VERIZON WIRELESS	6113130748	06/06/2025	PW-MOBILE SVC 4/11/25-5/1...	156482	804.66
NORTHBAY HEALTHCARE GRP...	OH135986	06/06/2025	PD/PW/PLANNING-PHYSICALS...	156457	130.00
WEX INC	DM0001239	06/11/2025	FUEL CHARGES 4/24/25-5/25/...	DFT0001264	5,251.65
THE UPS STORE #5284	10600	06/13/2025	PW-LIVESCAN-N CUEVAS CUR...	156566	35.00
ALKAR	1546917	06/13/2025	PW-TEMP WORKER WEEK END..	156511	1,464.75
AMAZON CAPITAL SERVICES	1GJJ-9VF7-QQ34	06/13/2025	PW-TIME CAPSULE	725	33.48
AMAZON CAPITAL SERVICES	1K6X-G1GY-KTY4	06/13/2025	PW-WATER, ARBORISTS CERT...	725	707.46
CINTAS CORPORATION #2	4232728313	06/13/2025	PW-UNIFORMS & BUILDING ...	156523	33.70
CINTAS CORPORATION #2	4232728313	06/13/2025	PW-UNIFORMS & BUILDING ...	156523	900.35
IN HOUSE LEASING, INCORPO	4941	06/13/2025	COPIER LEASE-VARIOUS DEPTS..	156534	108.30
AIRGAS USA, LLC	5517067978	06/13/2025	PW-CYLINDER RENTALS	156510	325.44
ALKAR	1546966	06/20/2025	PW-TEMP WORKER WEEK END..	156577	1,506.60
READYREFRESH BY NESTLE	25F2770400014	06/20/2025	PW-WATER SERVICE FEES	156624	71.08
MCKENZIE HARDWARE-PW	363751	06/20/2025	PW-KEYS	156614	51.59
CINTAS CORPORATION #2	4233412211	06/20/2025	PW-UNIFORMS & BUILDING ...	156588	33.70
CINTAS CORPORATION #2	4233412211	06/20/2025	PW-UNIFORMS & BUILDING ...	156588	859.86
STERICYCLE, INC.	8010949359	06/20/2025	DISPOSAL OF REG MED WASTE..	156634	138.57
ENTERPRISE FLEET MANAGE...	DM0001250	06/20/2025	ENTERPRISE LEASES PW/INVO...	DFT0001275	9.00
ENTERPRISE FLEET MANAGE...	DM0001252	06/20/2025	E-ENTERPRISE LEASES - CITY I...	DFT0001277	9.00
ENTERPRISE FLEET MANAGE...	DM0001252	06/20/2025	E-ENTERPRISE LEASES - CITY I...	DFT0001277	6.00
US BANK	05222506	05/22/2025	ROBERTS-STARLINK-SUBSCRIP...	731	315.00
US BANK	05222507	05/22/2025	ROBERTS-STRAIGHT TALK-INT...	731	40.00
US BANK	052225140	05/22/2025	POCK-DATCO SVCS-	731	316.00
US BANK	052225171	05/22/2025	GELUZ-STAPLES-BUSINESS CA...	731	27.09
US BANK	052225178	05/22/2025	GELUZ-CENARIOS PIZZA-LUNC...	731	188.09
US BANK	052225179	05/22/2025	GELUZ-COSTCO-PW WEEK ON...	731	921.36
US BANK	05222545	05/22/2025	VUE-SMART & FINAL-BBQ SU...	731	144.76
US BANK	05222546	05/22/2025	VUE-SUPER LA FAVORITA-BBQ...	731	42.81
PG&E	06272509	06/27/2025	3779395231-0	156668	47.10
CINTAS CORPORATION #2	5276417406	06/27/2025	CORP YARD-REPLENISH FIRST ...	156648	102.05
VERIZON WIRELESS	6115640007	06/27/2025	PW-MOBILE SVC 5/11/25-6/1...	156678	896.23
VERIZON WIRELESS	6115640012	06/27/2025	REC & BOTHERS-MOBILE SVC ...	156678	63.46
VERIZON WIRELESS	6115640012	06/27/2025	REC & BOTHERS-MOBILE SVC ...	156678	859.49
ALKAR	1547019	06/30/2025	PW-TEMP WORKER WEEK END..	156699	1,966.96
ALKAR	1547076	06/30/2025	PW-TEMP WORKER WEEK END..	156699	1,255.51
CINTAS CORPORATION #2	4234175928	06/30/2025	PW-UNIFORMS & BUILDING ...	156710	33.70
CINTAS CORPORATION #2	4234175928	06/30/2025	PW-UNIFORMS & BUILDING ...	156710	503.46
CINTAS CORPORATION #2	4234873794	06/30/2025	PW-UNIFORMS & BUILDING ...	156710	33.70
CINTAS CORPORATION #2	4234873794	06/30/2025	PW-UNIFORMS & BUILDING ...	156710	523.22
LINDE GAS & EQUIPMENT, IN	50452378	06/30/2025	PW-CYLINDER LEASES	156729	185.52
AIRGAS USA, LLC	5511444898	06/30/2025	PW-CYLINDER RENTALS	156698	288.28
				Fund 713 - PW MAINT-I.S. Total:	**26,543.05**
Fund: 715 - LIAB INS RESERV					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	15.80
D & H HANSEN INC.	15654	06/13/2025	FIRE-SANDING & PAINTING OF...	726	2,270.00
PLAN JPA	PLAN - 0296	06/13/2025	GENERAL LIABILITY CLAIMS-A...	156550	2,755.79
PLAN JPA	PLAN - 0316	06/20/2025	GENERAL LIABLY CLAIMS MAY...	156622	1,557.87
MG AND JC CONCRETE INC	2227	06/27/2025	PW-REPLACE DAMAGED FENC...	156663	9,300.00

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	15.30
CHRISTINA PENLAND	3ZLE7G	06/30/2025	HR-REIMBURSE FLIGHT-PARM...	156709	636.95
				Fund 715 - LIAB INS RESERV Total:	**16,551.71**
Fund: 750 - WRKERS COMP INS					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	33.18
ATHENS INSURANCE SERVICE,	129	06/06/2025	REPLENISH WORKERS COMP ...	720	21,841.76
ATHENS INSURANCE SERVICE,	40030	06/06/2025	MONTHLY FEE-JUNE 2025	719	2,582.58
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	14.84
AD SPECIAL T'S	25060056	06/30/2025	HAT EMBROIDERY-FY25 FOR...	156695	3,162.66
SAUNA WORKS INC.	SO341434	06/30/2025	FIRE-OUTDOOR SAUNA	156748	8,424.00
				Fund 750 - WRKERS COMP INS Total:	**36,059.02**
Fund: 830 - SEWR DIST TRUST					
FAIRFIELD-SUISUN SEWER DIS...	DM0001237	06/10/2025	SEWER FEES FOR MAY 2025	DFT0001262	462,255.32
				Fund 830 - SEWR DIST TRUST Total:	**462,255.32**
Fund: 901 - SA/ADMIN FUND					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	162.74
AT&T	23589052	06/20/2025	707-421-7309	156583	147.72
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	4.14
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	2.31
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	6.20
CHAVAN & ASSOCIATES, LLP	C&A-18745	06/30/2025	PRO SVCS CITY AUDIT	156708	1,230.00
				Fund 901 - SA/ADMIN FUND Total:	**1,553.11**
Fund: 903 - SA-HOUSING					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	79.00
ANSELMO SERVICES INC	15813	06/13/2025	HSG-DISKING 34 ACRE LOT @ ...	156513	4,500.00
VERIZON WIRELESS	6115640008	06/27/2025	ADMIN-MOBILE SVC 5/11/25-...	156678	4.15
				Fund 903 - SA-HOUSING Total:	**4,583.15**
Fund: 908 - RDA ASSET MGMT					
PG&E	06062529	06/06/2025	3010895990-6	156462	40.06
PG&E	06132502	06/13/2025	5178857298-3: 5178857025, ...	156548	31.70
PG&E	06132502	06/13/2025	5178857298-3: 5178857025, ...	156548	1,128.78
PG&E	06132502	06/13/2025	5178857298-3: 5178857025, ...	156548	13.47
REPUBLIC SERVICES #846	112577496	06/13/2025	GARBAGE SVCS-177 MAIN ST	156552	373.97
PG&E	06272505	06/27/2025	3010895990-6	156668	57.36
				Fund 908 - RDA ASSET MGMT Total:	**1,645.34**
Fund: 909 - MARINA					
PG&E	06062523	06/06/2025	2156787786-1	156462	23.82
PG&E	06062524	06/06/2025	9226706470-4	156462	72.87
AT&T	23525312	06/06/2025	707-429-2628	156405	60.94
VERIZON WIRELESS	6113130753	06/06/2025	REC/MARINA/HSG-MOBILE S...	156482	41.36
WEX INC	DM0001239	06/11/2025	FUEL CHARGES 4/24/25-5/25/...	DFT0001264	152.45
REPUBLIC SERVICES #846	112577502	06/13/2025	GARBAGE SVCS-800 KELLOGG ...	156552	349.50
REPUBLIC SERVICES #846	112577503	06/13/2025	GARBAGE SVCS-703 B CIVIC C...	156552	171.40
REPUBLIC SERVICES #846	112577504	06/13/2025	GARBAGE SVCS-1200 KELLOGG..	156552	257.10
MCKENZIE HARDWARE-M	363779	06/13/2025	MARINA-DUCT TAPE, HOK, PL...	156546	43.40
MCKENZIE HARDWARE-M	363900	06/13/2025	MARINA-COMBINATION PAD...	156546	41.45
SUPERIOR BUILDING SERVICE	46727	06/13/2025	MARINA JANITORIAL SVCS M...	156565	1,060.00
PG&E	06202509	06/20/2025	9268373134-0	156620	934.46
AT&T	23589046	06/20/2025	707-421-1486	156583	30.02
AT&T	23589054	06/20/2025	707-421-7313	156583	44.53
RECREATION PUBLICATIONS	54230	06/20/2025	MARINA-SERVICE GUIDE LISTI...	156625	120.00
US BANK	052225138	06/25/2025	GATMEN-SS MARINA-WEIGHT...	731	30.15
US BANK	05222526	05/22/2025	HULL-RING-SURVEILANCE CA...	731	99.99
PG&E	06272514	06/27/2025	9226706470-4	156668	56.50
VERIZON WIRELESS	6115640012	06/27/2025	REC & BOTHERS-MOBILE SVC ...	156678	41.36
PCS MARINE CONSTRUCTION ...	02	06/30/2025	MARINA-REPAIR CLOCK LEGS	156740	1,829.00
PCS MARINE CONSTRUCTION ...	02	06/30/2025	MARINA-REPAIR CLOCK LEGS	156740	1,100.00
PCS MARINE CONSTRUCTION ...	02	06/30/2025	MARINA-REPAIR CLOCK LEGS	156740	2,271.00

Vendor Name	Payable Number	Post Date	Description (Item)	Payment Number	Amount
PG&E	06302506	06/30/2025	2156787784-1	156742	14,103.83
AT&T	23673062	06/30/2025	707-429-2628	156703	60.38
BELLINGHAM MARINE IND INC	306794	06/30/2025	MARINA-ANNUAL MAINTENA...	156705	98,206.31
				Fund 909 - MARINA Total:	**121,201.82**
Fund: 932 - SECTION8 CHOICE					
CITY OF SUISUN HOUSING AU...	DM0001232	06/02/2025	TO COVER HOUSING A/P	DFT0001257	391,699.06
				Fund 932 - SECTION8 CHOICE Total:	**391,699.06**
Fund: 945 - HSG AUTH/ADMIN					
CAL PERS RETIREMENT SYSTEM	DM0001220	06/04/2025	JUNE 2025 PREMIUMS	DFT0001245	197.50
THE UPS STORE #5284	10869	06/06/2025	HSG-LIVESCAN-R MCNARY	156477	35.00
VERIZON WIRELESS	6113130753	06/06/2025	REC/MARINA/HSG-MOBILE S...	156482	41.36
TPX COMMUNICATIONS	185709731-0	06/20/2025	VARIOUS DEPTS-PHONE SERV...	156636	147.92
J.J.R. ENTERPRISES, INC	4391821-CAL	06/20/2025	VARIOUS DEPTS-PRINTER US...	156607	146.19
VERIZON WIRELESS	6115640011	06/27/2025	HOUSING-MOBILE SVC 5/11/2...	156678	1.11
VERIZON WIRELESS	6115640012	06/27/2025	REC & BOTHERS-MOBILE SVC ...	156678	41.36
CHAVAN & ASSOCIATES, LLP	C&A-18745	06/30/2025	PRO SVCS CITY AUDIT	156708	5,000.00
				Fund 945 - HSG AUTH/ADMIN Total:	**5,610.44**
Fund: 974 - THEATER					
PG&E	06062522	06/06/2025	7710383064-0	156462	607.72
PG&E	06272513	06/27/2025	7710383064-0	156668	722.18
				Fund 974 - THEATER Total:	**1,329.90**
Fund: 990 - POOLED CASH FUND					
US BANK - CAMP	DM0001248	06/16/2025	US BANK - CAMP	DFT0001273	3,000,000.00
				Fund 990 - POOLED CASH FUND Total:	**3,000,000.00**
				Grand Total:	**7,909,326.31**

Report Summary

Fund Summary

Fund	Payment Amount
010 - GENERAL FUND	1,363,782.22
050 - 4TH OF JULY EVENTS	5,152.00
052 - EVENTS-OTHERS	2,788.84
053 - FIREWORKS-ENF	2,316.25
105 - ALL GAS TAXES	31,656.72
115 - TRANS.CIP FUNDS	407,084.68
117 - TRAIN DEPOT O&M	922.13
130 - REFUSE/AB939	19,683.18
142 - BOATING SAFETY	919.79
167 - ARP-AMER RESCUE	29,150.50
171 - PROP 49 GRANT	2,058.97
183 - VESSEL GRANT	1,079.20
185 - SEWER MAINTENANCE	7,262.82
187 - RPM GRANTS	4,344.55
188 - SEWER R&R	859,997.60
189 - Prop.64 Grant -State	1,474.51
190 - DRAINAGE MAINT	23.69
191 - Delta Conservancy Grant-Fishing Dock Planning	16,847.50
300 - PARK DEV FD	5,137.13
302 - Park Improvements	135,407.86
312 - POLICE FACILITY	6,068.62
320 - CAP IMPROV FEES	4,032.60
420 - LAWLER-MAINT	13,723.31
425 - BLOSSOM MAD	512.62
430 - HERITAGE MAD	6,726.88
435 - MTBELLO-MAINT	5,303.36
445 - PETERSON-MAINT	5,939.29
448 - RAILROAD AVE-AD	151.97
453 - VIC.HAR.ZONE-A	1,288.17
454 - VIC.HAR.ZONE-B	1,204.33
455 - VIC.HAR.ZONE-C	4,852.16
458 - VIC HAR-ZONE E	347.33
459 - VIC HAR-ZONE F	359.31
461 - SUISUN CFD#2	60.39
465 - AMBERWOOD TZ1	109.27
468 - WALMART TZ6	178.00
506 - SSWA CONNECTION	8,467.52
507 - SSWA OPER FUND	754,831.66
510 - SSWA REPLACEMEN	41,011.54
512 - 2019 BOND PROCE	1,504.55
705 - VEH/EQUIP-MAINT	12,672.22
706 - VEH/EQU-RPLCMT	52,312.05
710 - NETWORK MAINT.	4,660.29
712 - DISPATCH -P/S	16,886.81
713 - PW MAINT-I.S.	26,543.05
715 - LIAB INS RESERV	16,551.71
750 - WRKERS COMP INS	36,059.02
830 - SEWR DIST TRUST	462,255.32
901 - SA/ADMIN FUND	1,553.11
903 - SA-HOUSING	4,583.15
908 - RDA ASSET MGMT	1,645.34
909 - MARINA	121,201.82
932 - SECTION8 CHOICE	391,699.06
945 - HSG AUTH/ADMIN	5,610.44
974 - THEATER	1,329.90
990 - POOLED CASH FUND	3,000,000.00
Grand Total:	**7,909,326.31**

Account Summary

Account Number	Account Name	Payment Amount
010-01142	PREPAID COPIER EXPEN…	2,610.12
010-04402	FICA/MEDICARE TAX PA…	16,190.30
010-04403	FED WITHHOLDING TAX…	64,717.64
010-04404	STATE WITHHOLDINGS …	51,841.69
010-04405	ICMA DEFERRED COMP…	56,623.53
010-04408	PAYROLL GARNISHMENT…	3,032.30
010-04409	SEIU UNION ASSOC DUES..	827.32
010-04410	POLICE OFFICERS ASSOC…	1,585.00
010-04413	PERS RETIRMNT & SURV…	204,899.12
010-04417	STATE DISABILITY INSUR…	9,029.83
010-04422	PARS	3,570.40
010-04423	FIRE UNION DUES	2,640.04
010-04425	SCMPEA DUES	192.00
010-04427	401A Liability Account	2,908.47
010-04456	PERS HEALTH BENEFITS …	179,197.94
010-04459	BUILDING BLOCKS-CAFE…	6,690.94
010-04491	DAMAGE DEP-REC & SR …	7,798.00
010-04498	SUSPENSE ACCOUNT	662.50
010-04599	Retention-Short Contrac…	-8,680.00
010-04673	SS LOGISTICS CENTER	5,870.00
010-04692	OLIVE TREE RANCH-ENV…	2,022.75
010-1010-90501	TRAVEL TRAINING	1,404.36
010-1010-91300	Office Supplies	7.55
010-1010-91305	City Council-Software	5,400.00
010-1010-91310	Phone Svc/Intrn	264.02
010-1010-91435	Field Supplies	27.08
010-1015-91335	Board/Comm. Exp	1,500.00
010-1020-91305	Sftwre/Srv Agre	10,708.19
010-1020-91310	Phone Svc/Intrn	36.98
010-1020-93220	Membership/Dues	-503.33
010-1030-90322	CAL PERS RETIREE	158.00
010-1710-90322	Retiree Health	107.44
010-1710-90500	PHY/BACKGROUNDS	35.00
010-1710-90501	TRAVEL TRAINING	344.38
010-1710-91140	Othr Prof. Srvc	2,800.00
010-1710-91300	Office Supplies	29.82
010-1710-91310	Phone Svc/Intrn	217.96
010-1710-91325	Prntng/Copy Exp	150.34
010-1750-90322	Retiree Health	12.64
010-1750-90500	PHY/BACKGROUNDS	17.50
010-1750-90501	TRAVEL TRAINING	3,579.40
010-1750-91140	Othr Prof. Srvc	19,926.50
010-1750-91300	Office Supplies	16.25
010-1750-91305	Sftwre/Srv Agre	25,404.68
010-1750-91310	Phone Svc/Intrn	87.87
010-1750-91435	Field Supplies	46.31
010-1750-93220	Membership/Dues	690.00
010-1810-90322	Retiree Health	94.80
010-1810-91310	Phone Svc/Intrn	8.27
010-1815-91140	Othr Prof. Srvc	3,125.39
010-1815-91310	Phone Svc/Intrn	2.07
010-1815-91350	Bank Fees/Chgs.	2,000.00
010-1820-90322	Retiree Health	399.74
010-1820-90500	PHY/BACKGROUNDS	35.00
010-1820-90501	TRAVEL TRAINING	165.00
010-1820-91130	Financial Audit	10,294.00
010-1820-91140	Othr Prof. Srvc	30.19
010-1820-91300	Office Supplies	51.40

Account Summary

Account Number	Account Name	Payment Amount
010-1820-91305	Sftwre/Srv Agre	835.71
010-1820-91310	Phone Svc/Intrn	181.01
010-1820-91325	Prntng/Copy Exp	10.90
010-1820-91330	Advertising	244.13
010-1820-91350	Bank Fees/Chgs.	40.00
010-1820-91395	Misc Office Expense-Acc…	27.99
010-1820-91435	Field Supplies	27.79
010-1830-90322	Retiree Health	197.50
010-1830-91300	Office Supplies	34.25
010-1830-91305	Sftwre/Srv Agre	874.72
010-1830-91310	Phone Svc/Intrn	365.88
010-1830-91320	Postage	356.52
010-1830-91325	Prntng/Copy Exp	272.97
010-1830-91350	Bank Fees/Chgs.	17,048.02
010-1830-91431	Othr Cntrct Svc	2,908.62
010-1830-91435	Field Supplies	18.52
010-1910-91140	Othr Prof. Srvc	13,630.57
010-1910-91325	Prntng/Copy Exp	94.63
010-1910-91355	Admin Fee	966.63
010-1910-91360	Govt Permit/Tax	2,962.86
010-1910-91435	Field Supplies	778.61
010-1910-93330	Mktg & Promos	40,914.92
010-2310-90322	Retiree Health	316.00
010-2310-91300	Office Supplies	750.63
010-2310-91310	Phone Svc/Intrn	7,954.43
010-2310-91320	Postage	28.10
010-2310-91325	Prntng/Copy Exp	2,682.60
010-2310-91330	Advertising	286.75
010-2310-91375	Emp Serv Awards	50.17
010-2310-91430	Cntrct Svc/Eqpt	509.69
010-2310-91431	Othr Cntrct Svc	19,801.96
010-2310-91435	Field Supplies	12,302.35
010-2310-91445	Gas/Diesel/Oil	11,325.97
010-2310-91455	Unif/Cloth/Sfty	827.71
010-2310-91460	Volunteer Supp.	93.76
010-2310-91510	PG&E/Gas & Elec	280.59
010-2310-93220	Membership/Dues	860.00
010-2326-90322	Retiree Health	158.00
010-2326-90501	TRAVEL TRAINING	950.00
010-2326-91310	Phone Svc/Intrn	194.28
010-2326-91455	Unif/Cloth/Sfty	228.95
010-2350-90322	Retiree Health	790.00
010-2350-90500	PHY/BACKGROUNDS	10,704.00
010-2350-90501	TRAVEL TRAINING	8,113.54
010-2350-91140	Othr Prof. Srvc	5,981.83
010-2350-91230	Reimb/Othr Govt	380.95
010-2350-91310	Phone Svc/Intrn	295.84
010-2350-91350	Bank Fees/Chgs.	220.04
010-2350-91430	Cntrct Svc/Eqpt	1,806.58
010-2350-91435	Field Supplies	389.41
010-2350-91440	Auto Parts/Supp	8,090.81
010-2350-91455	Unif/Cloth/Sfty	5,308.45
010-2350-93120	Field Equipment	419.58
010-2350-93121	Field Equip >5k	26,468.56
010-2350-93130	Comptr Eq/Softw	1,745.18
010-2350-93215	POST Training	2,502.00
010-2600-91310	Phone Svc/Intrn	2,822.38
010-2600-91325	Prntng/Copy Exp	582.14

Account Summary

Account Number	Account Name	Payment Amount
010-2600-91330	Advertising	706.75
010-2600-91415	Cntrct Svc/Bldg	340.65
010-2600-93330	Mktg & Promos	1,987.59
010-2610-90322	Retiree Health	316.00
010-2610-90350	Othr Emplye Ben	260.00
010-2610-90500	PHY/BACKGROUNDS	4,425.00
010-2610-90501	TRAVEL TRAINING	795.00
010-2610-91305	Sftwre/Srv Agre	9,394.95
010-2610-91310	Phone Svc/Intrn	409.64
010-2610-91430	Cntrct Svc/Eqpt	70,840.83
010-2610-91431	Othr Cntrct Svc	218.64
010-2610-91432	Radio Maint/Svc	3,496.19
010-2610-91435	Field Supplies	7,256.12
010-2610-91440	Auto Parts/Supp	271.68
010-2610-91445	Gas/Diesel/Oil	3,065.11
010-2610-91455	Unif/Cloth/Sfty	7,691.89
010-2610-91510	PG&E/Gas & Elec	204.20
010-2610-93120	Field Equipment	4,843.41
010-2610-93140	Major Fac Reprs	5,166.00
010-2620-91310	Phone Svc/Intrn	302.20
010-2620-91435	Field Supplies	78.10
010-2620-93330	Mktg & Promos	421.66
010-3310-90125	Temp Agency	5,779.88
010-3310-90322	Retiree Health	15.80
010-3310-91140	Othr Prof. Srvc	32,773.78
010-3310-91310	Phone Svc/Intrn	135.93
010-3310-91445	Gas/Diesel/Oil	202.56
010-3350-91310	Phone Svc/Intrn	168.32
010-3350-91330	Advertising	883.50
010-3350-91415	Cntrct Svc/Bldg	1,278.80
010-3350-91425	Cntrct Svc/Jant	7,667.14
010-3350-91430	Cntrct Svc/Eqpt	202.09
010-3350-91431	Othr Cntrct Svc	1,289.91
010-3350-91435	Field Supplies	6,124.80
010-3350-91455	Unif/Cloth/Sfty	1,301.49
010-3350-91510	PG&E/Gas & Elec	1,295.73
010-3350-91520	Garbage Fees	211.30
010-3350-93140	Major Fac Reprs	190,198.00
010-3357-91435	STA Bldg Maint-Field Su…	153.42
010-3363-90160	Salary Transfrs	210.00
010-3363-91431	Othr Cntrct Svc	638.00
010-3363-91520	Garbage Fees	5,264.88
010-3410-90322	Retiree Health	173.80
010-3410-90500	PHY/BACKGROUNDS	194.50
010-3410-91140	Othr Prof. Srvc	2,697.50
010-3410-91300	Office Supplies	56.91
010-3410-91305	Sftwre/Srv Agre	199.95
010-3410-91310	Phone Svc/Intrn	199.40
010-3410-91325	Prntng/Copy Exp	27.08
010-3410-91330	Advertising	137.56
010-3410-91360	Govt Permit/Tax	50.00
010-3415-91310	-Phone Svc/Intrn	36.98
010-3415-92310	Vehicle Equipment Char…	68.00
010-3505-90322	Retiree Health	86.90
010-3505-91310	Phone Svc/Intrn	84.55
010-3505-91465	Leases/Rentals	200.00
010-3505-93310	Prof.Studies	6,844.83
010-6005-90322	Retiree Health	14.22

Account Summary

Account Number	Account Name	Payment Amount
010-6007-90322	Retiree Health	31.60
010-6007-91310	Phone Svc/Intrn	36.99
010-6010-90160	Salary Transfrs	-210.00
010-6010-90322	Retiree Health	12.64
010-6010-91300	Office Supplies	10.91
010-6010-91310	Phone Svc/Intrn	681.40
010-6010-91325	Prntng/Copy Exp	4.89
010-6010-91365	Mileage Reimb.	4.06
010-6010-91435	Field Supplies	90.60
010-6010-93220	Membership/Dues	3,173.00
010-6330-91420	Cntrct Svc/Grnd	1,921.00
010-6330-91435	Field Supplies	568.59
010-6330-91525	Water/Sewer Chg	4,294.16
010-8610-90500	PHY/BACKGROUNDS	693.00
010-8610-91140	Othr Prof. Srvc	3,592.00
010-8610-91300	Office Supplies	4.34
010-8610-91310	Phone Svc/Intrn	1,142.27
010-8610-91325	Prntng/Copy Exp	691.77
010-8610-91330	Advertising	2,447.50
010-8610-91350	Bank Fees/Chgs.	51.07
010-8610-91445	Gas/Diesel/Oil	262.89
010-8617-91435	Field Supplies	249.78
010-8618-91435	Field Supplies	787.10
010-8670-91435	Field Supplies	42.00
010-8680-90501	TRAVEL TRAINING	9.99
010-8680-91140	Othr Prof. Srvc	261.79
010-8680-91435	Field Supplies	3,253.30
010-8680-91510	PG&E/Gas & Elec	4,171.33
010-8680-91525	Water/Sewer Chg	1,394.18
010-8680-93120	Field Equipment	107.79
010-8750-90501	TRAVEL TRAINING	255.00
010-8750-91140	Othr Prof. Srvc	6,549.00
010-8750-91310	Phone Svc/Intrn	60.23
010-8750-91330	Advertising	149.00
010-8750-91415	Cntrct Svc/Bldg	712.00
010-8750-91435	Field Supplies	1,462.85
010-8750-91510	PG&E/Gas & Elec	5,081.90
010-8750-93120	Field Equipment	5,264.93
010-8760-91310	Phone Svc/Intrn	85.92
010-8760-91435	Field Supplies	1,280.61
010-8760-91510	PG&E/Gas & Elec	156.99
010-8760-91525	Water/Sewer Chg	1,662.06
050-01118	PREPAID EXPENSE	4,500.00
050-8815-91330	Advertising	652.00
052-8817-91140	Othr Prof. Srvc	1,450.00
052-8817-91360	Govt Permit/Tax	435.00
052-8817-91431	Othr Cntrct Svc	860.00
052-8817-91435	Field Supplies	43.84
053-8819-93330	Mktg & Promos	2,316.25
105-6320-90322	Retiree Health	31.60
105-6320-91310	Phone Svc/Intrn	36.98
105-6320-91435	Field Supplies	16,237.68
105-6320-91510	PG&E/Gas & Elec	6.28
105-6320-91515	PG&E/St Lights	13,144.18
105-6320-93220	Membership/Dues	2,200.00
115-04599	RETENTION-SHORT CON…	-19,478.60
115-9902-96210	Capital Design	50.00
115-9903-96210	Capital Design	7,065.00

Account Summary

Account Number	Account Name	Payment Amount
115-9903-96310	CIP	389,572.10
115-9904-96210	Capital Design	3,540.00
115-9906-96210	Capital Design	50.00
115-9973-96310	CIP	26,286.18
117-3355-91425	Cntrct Svc/Jant	138.57
117-3355-91431	Othr Cntrct Svc	62.00
117-3355-91435	Field Supplies	721.56
130-6030-91435	Field Supplies	19,683.18
142-2405-76230	Btng Sfty Grant	263.66
142-2405-91430	Cntrct Svc/Eqpt	656.13
167-04599	Retention-Swierstock En…	-1,092.50
167-1917-96440	ERP SYSTEM	3,540.00
167-2627-96310	CIP	21,850.00
167-6017-91435	Field Supplies	4,853.00
171-8650-91140	Othr Prof. Srvc	440.00
171-8650-91310	Phone Svc/Intrn	185.44
171-8650-91431	Othr Cntrct Svc	854.50
171-8650-91435	Field Supplies	579.03
183-8931-91430	Cntrct Svc/Eqpt	1,079.20
185-6310-90322	Retiree Health	15.80
185-6310-90501	TRAVEL TRAINING	5,000.00
185-6310-91310	Phone Svc/Intrn	36.98
185-6310-91431	Othr Cntrct Svc	1,323.00
185-6310-91435	Field Supplies	887.04
187-8675-91435	NRPA Grant-Filed Suppli…	1,770.00
187-8677-91435	Feild Supplies-Mayor's G…	2,574.55
188-04599	Sewer R&R-Instituform	-45,162.35
188-6311-96210	CIP Design	1,913.00
188-6311-96310	CIP	903,246.95
189-8659-91140	Othr Prof. Srvc	400.00
189-8659-91435	Field Supplies	1,074.51
190-6315-90322	Retiree Health	7.90
190-6315-91510	PG&E/Gas & Elec	15.79
191-8691-96210	Capital Design	16,847.50
300-9855-96210	Heritage Park-Capital De…	4,366.00
300-9855-96420	Heritage Park-Bldg/Facili…	771.13
302-04599	Retention-CIP Contracts	-6,275.93
302-9808-96210	CAPITAL DESIGN	13,050.00
302-9919-96210	Capital Design	1,530.23
302-9919-96310	CIP	127,103.56
312-9992-93121	Field Equip >5k	6,068.62
320-6510-93310	Prof.Studies	4,032.60
420-6425-91435	Field Supplies	363.66
420-6425-91510	PG&E/Gas & Elec	5,234.80
420-6425-91515	PG&E/St Lights	1,130.01
420-6425-91525	Water/Sewer Chg	6,994.84
425-6430-91515	PG&E/St Lights	66.39
425-6430-91525	Water/Sewer Chg	446.23
430-6435-91435	Field Supplies	87.61
430-6435-91515	PG&E/St Lights	377.18
430-6435-91525	Water/Sewer Chg	6,262.09
435-6440-91515	PG&E/St Lights	2,564.65
435-6440-91525	Water/Sewer Chg	2,738.71
445-6445-91510	PG&E/Gas & Elec	1,462.27
445-6445-91515	PG&E/St Lights	4,477.02
448-6456-91525	Water/Sewer Chg	151.97
453-6453-91515	PG&E/St Lights	1,288.17
454-6454-91515	PG&E/St Lights	1,204.33

Account Summary

Account Number	Account Name	Payment Amount
455-6455-91435	Field Supplies	1,265.31
455-6455-91510	PG&E/Gas & Elec	633.13
455-6455-91515	PG&E/St Lights	2,953.72
458-6458-91515	PG&E/St Lights	347.33
459-6459-91515	PG&E/St Lights	359.31
461-04682	BLOSSOM APT-ENVIRO…	60.39
465-6465-91525	Water/Sewer Chg	109.27
468-6468-91431	Othr Cntrct Svc	178.00
506-5098-91140	Othr Prof. Srvc	7,472.38
506-5317-93320	SSWA Water Capacity Fe…	362.50
506-5318-96310	Harbor Park/Whispering…	632.64
507-5075-77610	Water Sales	-6,626.69
507-5076-91110	Legal Services	9,267.00
507-5076-91140	Othr Prof. Srvc	3,025.00
507-5076-91335	Board/Comm. Exp	700.00
507-5078-91140	Othr Prof. Srvc	30,468.68
507-5078-91510	PG&E/Gas & Elec	15.69
507-5080-91140	Othr Prof. Srvc	353,418.05
507-5081-91140	Othr Prof. Srvc	65,953.54
507-5082-91140	Othr Prof. Srvc	298,610.39
510-5206-96410	Cip Furnishings - Cwhtp …	3,828.00
510-5231-96310	CIP-CHWTP New Entran…	3,991.57
510-5256-96310	CIP-Large Meter Replac…	10,526.66
510-5297-96310	Headworks Meter Install	2,971.86
510-5351-96410	Blowers@Tank2A and G…	8,311.33
510-5352-91140	Lead Service Line Study	10,186.82
510-5409-96310	CIP	1,195.30
512-5425-96310	CIP-Cement Hill Tank 2A…	1,504.55
705-6380-91430	Cntrct Svc/Eqpt	3,378.10
705-6380-91440	Auto Parts/Supp	5,822.83
705-6380-91445	Gas/Diesel/Oil	3,471.29
706-6385-91308	VEHICLE LEASE	52,312.05
710-3320-90322	Retiree Health	47.40
710-3320-91300	Office Supplies	1,496.27
710-3320-91305	Sftwre/Srv Agre	375.00
710-3320-91310	Phone Svc/Intrn	1,120.94
710-3320-91435	Field Supplies	1,496.27
710-3320-93130	Comptr Eq/Softw	124.41
712-2312-90322	Retiree Health	158.00
712-2312-90501	TRAVEL TRAINING	1,565.00
712-2312-91305	Sftwre/Srv Agre	9,555.38
712-2312-91310	ISF Dispatch-Phone Servi…	36.98
712-2312-91455	Unif/Cloth/Sfty	3,192.56
712-2312-93110	Ofc Furnishings	749.49
712-2312-93120	Field Equipment	1,629.40
713-6395-90125	Temp Agency	9,541.82
713-6395-90322	Retiree Health	158.00
713-6395-90500	PHY/BACKGROUNDS	340.00
713-6395-90501	TRAVEL TRAINING	1,315.02
713-6395-91140	Othr Prof. Srvc	316.00
713-6395-91300	Office Supplies	85.07
713-6395-91310	Phone Svc/Intrn	2,119.35
713-6395-91325	Prntng/Copy Exp	135.39
713-6395-91415	Cntrct Svc/Bldg	202.48
713-6395-91425	Cntrct Svc/Jant	138.57
713-6395-91435	Field Supplies	1,051.18
713-6395-91440	Auto Parts/Supp	6.00
713-6395-91445	Gas/Diesel/Oil	5,251.65

Account Summary

Account Number	Account Name	Payment Amount
713-6395-91455	Unif/Cloth/Sfty	4,932.11
713-6395-91510	PG&E/Gas & Elec	90.92
713-6395-93105	E-GADGETS OTHER	859.49
715-1770-90322	Retiree Health	15.80
715-1770-90501	TRAVEL TRAINING	636.95
715-1770-91310	Phone Svc/Intrn	15.30
715-1770-91431	Othr Cntrct Svc	11,570.00
715-1770-91925	Ins Prcd/Paymts	4,313.66
750-1780-90322	Retiree Health	33.18
750-1780-90355	WELLNESS- W/C	11,586.66
750-1780-91140	Othr Prof. Srvc	2,582.58
750-1780-91310	Phone Svc/Intrn	14.84
750-1780-91925	Ins Prcd/Paymts	21,841.76
830-4830-91250	REMIT TO AGENCY	462,255.32
901-3511-90322	Retiree Health	162.74
901-3511-91130	Financial Audit	1,230.00
901-3511-91310	Phone Svc/Intrn	160.37
903-3514-90322	Retiree Health	79.00
903-3514-91310	Phone Svc/Intrn	4.15
903-3514-91431	Othr Cntrct Svc	4,500.00
908-3361-91510	PG&E/Gas & Elec	1,257.90
908-3361-91520	Garbage Fees	373.97
908-3362-91510	PG&E/Gas & Elec	13.47
909-8910-91310	Phone Svc/Intrn	278.59
909-8910-91330	Advertising	120.00
909-8910-91415	Cntrct Svc/Bldg	1,829.00
909-8910-91425	Cntrct Svc/Jant	1,060.00
909-8910-91430	Cntrct Svc/Eqpt	1,100.00
909-8910-91431	Othr Cntrct Svc	2,370.99
909-8910-91435	Field Supplies	84.85
909-8910-91445	Gas/Diesel/Oil	182.60
909-8910-91510	PG&E/Gas & Elec	15,191.48
909-8910-91520	Garbage Fees	778.00
909-9983-96310	CIP	98,206.31
932-01001	HOUSING AUTH.--BANK …	391,699.06
945-3490-90322	Retiree Health	197.50
945-3490-90500	HSG Admin-Physical/Bac…	35.00
945-3490-91130	Financial Audit	5,000.00
945-3490-91310	Phone Svc/Intrn	231.75
945-3490-91325	Prntng/Copy Exp	146.19
974-3365-91510	PG&E/Gas & Elec	1,329.90
990-03353	CAMP (Calif Asset Mana…	3,000,000.00
	Grand Total:	**7,909,326.31**

Project Account Summary

Project Account Key		Payment Amount
None		7,909,326.31
	Grand Total:	**7,909,326.31**

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AGENDA ITEM NO. 18.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

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 June 17, June 24, July 1, and July 2.

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: 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 17, June 24, July 1, and July 2.

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 June 17, June 24, July 1, and July 2.

DOCUMENTS ATTACHED:

1. Minutes - June 17, 2025, Regular Meeting of the City Council-Successor Agency-Housing Authority
2. Minutes - June 17, 2025, Special Meeting of the City Council-Successor Agency-Housing Authority
3. Minutes - June 24, 2025, Regular Meeting of the City Council-Successor Agency-Housing Authority
4. Minutes - June 24, 2025, Special Meeting of the City Council-Successor Agency-Housing Authority
5. Minutes - July 1, 2025, Regular Meeting of the City Council-Successor Agency-Housing Authority
6. Minutes - July 1, 2025, Special Meeting of the City Council-Successor Agency-Housing Authority
7. Minutes - July 2, 2025, Special Meeting of the City Council-Successor Agency-Housing Authority

PREPARED BY: Ashley Nash, Administrative Assistant
REVIEWED BY: Bret Prebula, City Manager

APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. 2025 06 17 cc sa ha 400 Minutes -.docx
2. 2025 06 17 cc sa ha 630 Minutes -.docx
3. 2025 06 24 cc sa ha 400 Minutes -.docx
4. 2025 06 24 cc sa ha 630 Minutes -.docx
5. 2025 07 01 cc sa ha 400 Minutes -.docx
6. 2025 07 01 cc sa ha 630 Minutes -.docx
7. 2025 07 02 - State of the City -.docx

MINUTES

SPECIAL MEETING OF THE CITY COUNCIL

OF THE CITY OF SUISUN CITY

TUESDAY, JUNE 17, 2025

4:00 PM

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

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: 868 6112 4893
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.)*

CALL TO ORDER
Mayor Hernandez called the meeting to order at 4:05pm.

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

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

PUBLIC COMMENT None
(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the comment period.)

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

Pursuant to Government Code Section 54957(b)(1) et seq. the Suisun City Council will hold a Closed Session for the purpose of Public Employee Evaluation: City Manager.

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 Organization:
SCEA (Suisun City Employees' Association); SCPOA (Suisun City Police Officers Association); SCPFA (Suisun City Professional Firefighters' Association); SCMPEA (Suisun City Management and Professional Employees' Association); Unrepresented Employees; Temporary/Part-Time Employees.

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

Council entered into Closed Session at 4:06pm.

CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:35pm.

_____
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, JUNE 17, 2025

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: 843 5803 2030
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. – 821)
(Next City Council Res. No. 2025 – 58)
Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 04)
(Next Housing Authority Res. No. HA2025 – 05)

Mayor Hernandez stated there were no report outs from Closed session which ended at 6:35pm.

CALL TO ORDER
Mayor Hernandez called the meeting to order at 6:35 pm.

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

PLEDGE OF ALLEGIANCE
Led by Council Member Washington.

INVOCATION
Given by Clerk Skinner

CLOSED SESSION REPORT None
Announcement of Actions Taken, if any in Closed Session.

APPROVAL OF REORDERING OF AGENDA
Move #15 after #4
Motion by Council Member Washington to move Agenda Item #15 after Item #4 and seconded by Council Member Shepherd. Motion passed by the following vote:

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

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.)

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

Mr. Prebula reported:

- Work in the electrical room will begin on 6/23 and city hall will be closed from Noon Monday to Noon Tuesday; Dispatch to Sheriff's Office; City Council meeting will be held at the STA building at 6:30.
- Community conversations around the expansion starting in fall with a series of meetings to be announced at a future meeting.

2. City Attorney Report - (Enright). None

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

Located within packet

14. **HEARING:** Council Adoption of Resolution No. 2025-58: Placing Liens for Unpaid Waste Collection Service Charges on Certain Lands Situated in the City of Suisun City, County of Solano, State of California - (Deol: ldeol@suisun.com).

Presented by Finance Director Deol.

No public comments

Ms. Deol explained the process if a bill is paid prior to the vote:

Motion by Vice Mayor Dawson to approve Item 15 and seconded by Council Member Shepherd. Motion passed by the following vote:

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

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 commented that the Strategic Plan infill is going to leave us weak, one-time monies is not going to save us; Planning Commission meeting, apartment project with no parking and we can't fill apartments unit now; vacancy concerns.

Michelle Chavez stated on 6/26 at 4pm there will be city wide Beautification Committee meeting.

PRESENTATIONS/APPOINTMENTS

(Presentations, Awards, Proclamations, Appointments).

4. Mayoral Appointment to Recreation, Parks, Marina, and Arts Commission for a Four-Year Term Expiring January 2027 - (Hernandez: Ahernandez@suisun.com).

No appointment this evening; gave update on the process; will be reviewing recommendations from the Ad Hoc Committee and will be contacting those applicants.

5. Appointments to the Environment and Climate Community Advisory Committee (Hernandez: Ahernandez@suisun.com).

Vice Mayor Dawson appointed Jonathan Gomez.

Motion by Vice Mayor Dawson to approve appointment and seconded by Council Member Shepherd. Motion passed by the following vote:

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

6. Proclamation Proclaiming June 19, 2025 to be celebrated as "Juneteenth National Independence Day" - (Hernandez: Ahernandez@suisun.com).

Three organizations that will be receiving proclamation.
Mayor read proclamation and they were presented by Council Members Shepherd, Washington and Vice Mayor Dawson to David Knott, Nikila Gibson and Larry Bluford.

David Knott spoke about Juneteenth and thanked the city and council for their support and recognition and thanked the Juneteenth committee for promoting unity in our community.

Council thanked the three recipients for their contribution to the Juneteenth event in partnership with the city.

CONSENT CALENDAR

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

7. Council Adoption of Resolution No. 2025-59: Accepting and Appropriating a $55,000 Grant from California Forever to Preserve Community Events - (Deol: Ldeol@suisun.com).
8. Implementation of a Drone as a First Responder Program - (Roth: Aroth@suisun.com).
    a. Council Adoption of Resolution No. 2025-60: Authorizing the City Manager, or his Designee, to Enter into a one-Year Agreement with Flock Group Inc. to Implement a Drone as a First Responder Program up to an Amount of $75,000.

b. Council Adoption of Resolution No. 2025-61: Adopting the 7th Amendment to the Annual Appropriation Resolution No. 2025-87 to Appropriate Funds to Implement a Drone as a First Responder Program.

9. Council Adoption of Ordinance No. 820; An Ordinance of the City of Suisun City, California Repealing and Replacing Chapter 12.24 (Camping on Public Property) of Title 12 (Streets, Sidewalks and Public Places) of the Suisun City Municipal Code with Chapter 12.24 (Prohibition Against Certain Conduct on Public and Private Property) - (City Attorney).
10. Council Adoption of Ordinance No. 819: An Ordinance of the City Council of the City of Suisun City, California, Amending Ordinance 793, Adopting Policy 706 Relating to the Police Department's Use of Military Equipment, in Accordance with Assembly Bill 481 (Introduced and Reading Waived on June 3, 2025) - (Henderson: Jhenderson@suisun.com).
11. Council Adoption of Resolution No. 2025-62 Amending the Citywide Salary Schedule to Implement a Negotiated 2.5% COLA for Employees Represented by the SCEA, SCPOA, SCMPEA and SCPFA - (Penland: Cpenland@suisun.com).

Joint City Council / Suisun City Council Acting as Successor Agency

12. Council/Agency Approval of May 2025 Accounts Payable and Payroll Warrants - (Deol: ldeol@suisun.com).

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

13. 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 3 and June 10 2025. – (Skinner: clerk@suisun.com).

Public Comments
Item #7
Michael Fortney, California Forever, commented about looking forward to supporting the events.

Donna LeBlanc, as RPMA Chair, thanked California Forever for their rescue of the events; hope the whole community will turn out for all the events this summer.

Motion by Vice Mayor Dawson to approve the Consent Calendar and seconded by Council Member Shepherd. Motion passed by the following vote:

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

PUBLIC HEARING

GENERAL BUSINESS

14 Discussion and Direction on Consideration of Suisun City Police Department (SCPD) Participation in Department of Justice (DOJ), Community Oriented Policing Services (COPS) Hiring Program Grant to Fund Additional Officers - (Roth: Aroth@suisun.com).

Police Chief Roth presented the report.

Council asked clarifying questions

Public Comments
Antonio commented it might be an incentive for people to apply to be a police officer;

Motion by Vice Mayor Dawson and seconded by Council Member Shepherd to continue discussion and apply next year.

Continued Council discussion.

Motion amended by Council Member Washington to move forward with grant application and seconded by Council Member Shepherd. Motion passed by the following vote:

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

ITEM #5 Mayor Hernandez appointed herself to Environment Committee and seconded by Vice Mayor Dawson. Motion passed unanimously.

COUNCIL COMMENTS

Vice Mayor Dawson congratulated the Wednesday Club for their placement on the Historical National Registry; Chebu Car Club Back to School and are looking for volunteers to go shopping in August wit more info to come.

Mayor Hernandez made a statement regarding a letter posted by Fairfield Mayor Catherine Moy on an action taken by Mayor Hernandez at a previous meeting.

REPORTS: (Informational items only)

16. Non-Discussion Items.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:42pm.

_____
Anita Skinner, City Clerk

MINUTES

SPECIAL MEETING OF THE CITY COUNCIL

OF THE CITY OF SUISUN CITY

TUESDAY, JUNE 24, 2025

4:00 PM

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

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CHANGE OF MEETING LOCATION

Solano Transportation Authority, 423 Main Street, Suisun City, CA 94585

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: 857 4870 2985
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.)*

CALL TO ORDER

Mayor Hernandez called the meeting to order at 4:08pm.

ROLL CALL

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

CONFLICT OF INTEREST NOTIFICATION None

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

PUBLIC COMMENT

(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 Zunino, President SCEA, spoke on requested changes to definitions; longevity pay.

Kat Schrader, SCEA Representative, spoke on longevity pay and service credits.

Clerk Skinner read comments from POA President, Aaron Leming, regarding MOU contract.

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
   Pursuant to Government Code Section 54957(b)(1) et seq. the Suisun City Council will hold a Closed Session for the purpose of Public Employee Evaluation: City Manager.

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 Organization:
   SCEA (Suisun City Employees' Association); SCPOA (Suisun City Police Officers Association); SCPFA (Suisun City Professional Firefighters' Association); SCMPEA (Suisun City Management and Professional Employees' Association); Unrepresented Employees; Temporary/Part-Time Employees.

RECESS TO CLOSED SESSION (STA Conference Room)

Council entered into Closed Session at 4:15pm.

CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:32pm.

_____

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, JUNE 24, 2025

6:30 PM

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

June 24, 2025 City Council Meeting Location Change

The June 24, 2025 City Council Meeting and Public Hearings will be held at the Solano Transportation Authority Building, 423 Main Street, Suisun City

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: : 832 4129 3966
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. – 821)
(Next City Council Res. No. 2025 – 63)
Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 04)
(Next Housing Authority Res. No. HA2025 – 05)

CALL TO ORDER

Mayor Hernandez called the meeting to order at 6:32pm.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Led by Council Member Pal.

INVOCATION
Given by Clerk Skinner.

CLOSED SESSION REPORT None
Announcement of Actions Taken, if any in Closed Session.

APPROVAL OF REORDERING OF AGENDA
Motion by Vice Mayor Dawson to approve agenda order and seconded by Council Member Shepherd. Motion passed by the following vote:

AYES: Dawson, Hernandez, Pal, Shepherd, 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.)

1. City Manager Update - (Prebula: bprebula@suisun.com).
   - Good neighbor meeting for Dutch Brothers and the lot surrounding Tractor Supply to be announced
   - Construction to begin this summer for the 3 downtown lots
   - Reimbursement Agreement meetings beginning this fall at various locations.
   - Weekly clean-up at the Marina by RPM staff.
   - New No Smoking/No Alcohol signage to be installed along waterfront.
   - State of City meeting moved to 7/2, 6:30-8:30pm at the Nelson Center.
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.)

Tyler Camiji, POA Vice President, spoke on staffing crisis; need for competitive wages.

Steve Olry commented on city economy and lack of action by the council.

Michelle Chavez commented on the city-wide Beautification meeting on 626; concern of public safety due to a vendor's location at Railroad and Tabor Avenues.

Jim Dekloe commented on the Board of Supervisors' meeting where they asked for the city to delay the vote on the reimbursement agreement but was ignored by the council.

Tom LeBlanc commented that soliciting in the city has become a problem; doesn't' seem to be any ordinance regarding soliciting.

Donna LeBlanc commented on the Board of Supervisors' meeting and questioned if it would be an issue if it was Fairfield or Vacaville; fireworks going off at Pintail and Blossom area at 2-3 am; Open Poetry mic event in Harbor Square on the 4th of July.

Sabina Gludler asked council show respect to the speakers and not be looking at their phones or rolling their eyes.

PRESENTATIONS/APPOINTMENTS
(Presentations, Awards, Proclamations, Appointments).

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

Joint City Council / Housing Authority

3. Designating Exempt Surplus Land Under the Surplus Land Act (Government Code sections 54220 et seq.) - (Prebula, prebula@suisun.com)
    a. Council Consideration and Adoption of Resolution No. 2025-63; Declaring Assessor Parcel Number ("APN's") 0032-130-010, 0032-130-030, 0032-130-040, 0032-130-060, 0032-141-140, 0032-141-160 and 0173-010-230;
    b. Housing Authority Consideration and Adoption of Resolution No. HA 2025-05 Declaring Assessor Parcel Number ("APN") 0032-130-020 Exempt Surplus Land Under the Surplus Land Act (Government Code sections 54220 et seq.)

Council Member Pal asked Mr. Prebula to explain why we are at the current situation with the Senior Center. Mr. Prebula gave a brief background.

PUBLIC COMMENT
Steve Olry commented on history of selling city property but not following through with developers and the property unused.

Motion by Council Member Shepherd to approve the Consent Calendar Item #3b and seconded by Council Member Pal. Motion passed by the following vote:

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

Council Member Pal left dais at 7:04 pm.

Council discussion on Item #3a with Mr. Prebula responding staff will work with council and have a **clause for repercussions.**

Motion by Council Member Shepherd to approve Consent Calendar Item#3a and seconded by Council Member Washington. Motion passed by the following vote:

AYES: Dawson, Hernandez, Shepherd, Washington
NOES: None
ABSENT: Pal (conflict of interest)

Council Member Pal returned to dais at 7:09pm.

PUBLIC HEARING

City Council

4. Public Hearing to Comply with Assembly Bill 2561 / Government Code Section 3502.3 on Vacancies, Recruitment and Retention Efforts - (Penland: Cpenland@suisun.com).

Christina Penland presented the report.
The following bargaining units each presented reports: Police Officers Association; SCMPEA; Professional Firefighters Association.

Council asked clarifying questions.

Mayor Hernandez opened the Public Hearing.

Donna LeBlanc spoke on current staff shortage and concerned with another proposed housing project things will only get worse; housing doesn't bring in revenue.

Steve Olry voiced concerns of more housing without additional staffing.

Michelle Chavez thanked city staff for reports but with lack of staffing to enforce codes she voiced concerns residents will start taking things into their own hands.

Kat Schrader, SEIU, commented that some info was received but was not enough time to prepare a report for presentation this evening.

Ruth Forney commented that police and fire staffing are important.

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

Motion by Vice Mayor Dawson to receive Item #4 and seconded by Council Member Shepherd.

Council discussion with request for SEIU to provide a future report.

Motion passed by the following vote:
AYES: Dawson, Hernandez, Pal, Shepherd, Washington
NOES: None
ABSENT: None

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

5. Adoption of the Fiscal Year 2025-26 Annual Budget - (Deol: ldeol@suisun.com).
   a. Council Adopt Resolution No. 2025-64: Adopting the Annual Budget for the Fiscal Year 2025-26; and
   b. Successor Agency Adopt Resolution No. SA 2025-04: Adopting the Annual Budget for the Fiscal Year 2025-26; and
   c. Housing Authority Adopt Resolution No. HA 2025-06: Adopting the Annual Budget for the Fiscal Year 2025-26; and

d. Council Adopt Resolution No. 2025-65: Adopting the Appropriations Limit for Fiscal Year 2025-26; and
e. Council Adopt Resolution No. 2025-66: Adopting an Annual Update of the Master Fee Schedule.

Finance Director Deol presented the budget report. Mr. Prebula commented that council and staff had done the work at a previous 3 ½-4-hour budget study session.

Mayor Hernandez opened the Public Hearing.

Donna LeBlanc asked where is the $55K that was originally cut that is now being funded by a California Forever grant; is Mission Samoa being cut and where does that money go? Need to make sure employees know they can't keep getting raises.

Michelle Chavez asked if the revenue from the property sales goes to the General Fund.

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

Motion by Council Member Shepherd to approve Item #5 and seconded by Vice Mayor Dawson.

Council discussion.
Mr. Prebula commented he would cut $25K for Professional Services from Administration budget.

Continued council discussion.

Motion by Council Member Pal to cut $25K in Admin budget and seconded by Council Member Washington. Motion passed unanimously.

Motion to approve Item #5 passed by the following vote:

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

GENERAL BUSINESS: NONE

COUNCIL COMMENTS
Council Member Washington reported on end of year Rotary activities; Fish on Fire restaurant is now open; going on a field trip with the city manager to learn more about the expansion; thanked residents and urged them to continue to reach out.

Council Member Pal commented on an accident that happened while on his Scottland trip.

Council Member Shepherd commented on the great Juneteenth event; encouraged residents to stay engaged and hope to have more events like this in the future.

Vice Mayor Dawson commented on the upcoming 4th of July event; residents of Victorian Harbor worked with staff to ensure a safe neighborhood for the holiday; hopes everyone comes out to support.

Mayor Hernandez stated the Rite Aid would be closing mid-August; congratulated all who participated in the Juneteenth event; upcoming ABAG meeting that she and Council Member Shepherd would be attending; update on Bay Delta which a budget compromise was reached and it will not be included at this time.

REPORTS: (Informational items only)

6. Non-Discussion Items.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:17pm.

_____

Anita Skinner, City Clerk

MINUTES

SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY TUESDAY, JULY 1, 2025 4:00 PM

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

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

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: 833 1539 1346
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.)*

CALL TO ORDER
Mayor Hernandez called the meeting to order at 4:01pm.

ROLL CALL
PRESENT: Dawson, Hernandez, Pal, Shepherd
ABSENT: Washington (arrived at 4:03pm)

CONFLICT OF INTEREST NOTIFICATION **None**

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

PUBLIC COMMENT None
(In accordance with Section 54956(a), public comments are limited to items on this closed session agenda, and to no more than 3 minutes unless allowable by the Mayor/Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the City Clerk. By law, no prolonged discussion or action may be taken on any item raised during the comment period.)

CLOSED SESSION

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

1. 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 Organization:
   SCEA (Suisun City Employees' Association); SCPOA (Suisun City Police Officers Association); SCPFA (Suisun City Professional Firefighters' Association); SCMPEA (Suisun City Management and Professional Employees' Association); Unrepresented Employees; Temporary/Part-Time Employees.

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

Council entered into Closed Session at 4:02pm.

CONVENE OPEN SESSION

Announcement of Actions Taken, if any, in Closed Session.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:31pm.

_____

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, JULY 1, 2025

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: 895 2290 8161
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. – 821)
(Next City Council Res. No. 2025 – 67)
Next Suisun City Council Acting as Successor Agency Res. No. SA2025 - 05)
(Next Housing Authority Res. No. HA2025 – 07)

Council Member Washington arrived at 4:03pm.
Closed Session ended at 6:31pm

CALL TO ORDER

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

ROLL CALL

PRESENT: Dawson, Hernandez, Shepherd, Washington
ABSENT: Pal (arrived at 6:35pm)

PLEDGE OF ALLEGIANCE

Led by Vice Mayor Dawson.

INVOCATION
Given by Clerk Skinner.

CLOSED SESSION REPORT None
Announcement of Actions Taken, if any in Closed Session.

APPROVAL OF REORDERING OF AGENDA
Mayor Hernandez stated Item #6 was being pulled from the agenda.

Motion by Vice Mayor Dawson to approve the agenda changes and seconded by Council Member Shepherd. Motion passed by the following vote:

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

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

Council Member Washington has a conflict with Item #6.

REPORTS (Informational items only.)

1. City Manager Update - (Prebula: bprebula@suisun.com).
   - Safe and sane fireworks
   - Working with Public Works for additional lighting around the waterfront
   - Thank staff who will be working the 4th of July
   - Working on community conversations regarding annexations, dates to be announced.
   - AB131, infill development plan for the city

2. City Attorney Report - (Enright).
   - Spoke on AB609
   - Wished everyone a Happy 4th of July.

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.)

Kat King, Vice President of SCEA, comments regarding the unrecognized, behind the scene employees.

Steve Olry commented on weed control and fire breaks done by Public Works; is food truck at Walmart licensed; boats and trailers parked on the streets; overgrown front lawns.

Chuck Kingeter spoke on the Poetry Showcase and Open Mic to be held in the courtyard on the 4th of July.

Online
Katrina Garcia commented the city website is very easy to navigate; person hired to do the marketing and social media is more interactive and looking more modern; can an update on Prosperity Park be posted.

PRESENTATIONS/APPOINTMENTS
(Presentations, Awards, Proclamations, Appointments).

3. Suisun City Employees Association (SEIU) Recruitment and Retention Report - (Zunino: Mzunino@suisun.com).

Michelle Zunino, SCEA President; presented the report.
Council thanked Ms. Zunino for the presentation.

Mayor Hernandez noted Item #6 is being pulled from the agenda to a future date. Council Member Washington will recuse herself from any public comments on the item.

Council Member Pal pulled Item #7.

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

4. Council Adoption of Resolution No. 2025-67: Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with S. H. Mechanical for the Train Depot Water Heater and Heating, Ventilation & Air Conditioning (HVAC) Replacement Project - (Vue: nvue@suisun.com).
5. Council Adoption of Resolution No. 2025-68: A Resolution of the City Council of the City of Suisun City Accepting the City Hall Water Damage Remediation Project as Complete and Authorizing the City Manager to Record the Notice of Completion for the Project - (Vue: nvue@suisun.com).
6. Council Adoption of Resolution No. 2025-: Rejecting Bid Protest and Authorizing the City Manager to Enter into a Construction Contract on the City's Behalf with Star Construction, Inc. for the Heritage Park Enhancement Project - (Vue: nvue@suisun.com).
7. Council Adoption of Resolution No. 2025-69 Amending the Citywide Salary Schedule to Implement a 2.5% Cost of Living Adjustment (COLA) for Executive Management Employees Effective July 4, 2025 - (Penland: Cpenland@suisun.com).
8. Council Adoption of Resolution No. 2025-70: Approving the Suisun Microtransit Budget for Fiscal Year 2025-26 and Authorize the Solano Transportation Authority (STA) to Execute the Second Option Year with Transportation Concepts to Provide Transit within Suisun City and Extend the Transit Management Agreement with the STA - (Prebula: bprebula@suisun.com).

Motion by Council Member Pal to approve Consent Calendar Items #4,5, & 8 and seconded by Council Member Shepherd. Motion passed by the following vote:

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

Item #7
Council Member Pal asked for an overview of the item. Christina Penland, HR explained the COLA.

Motion by Council Member Shepherd and seconded by Vice Mayor Dawson.
City Attorney Enright read the resolution.

Motion passed by the following vote:

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

PUBLIC HEARING

9. Conduct a Public Hearing, Approve Final Engineer's Report, and Order the Levy and Collection of Assessments for Maintenance Assessment Districts - (Vue: Nvue@suisun.com).
    a. Council Adoption of Resolution No. 2025-71: Amending and/or Approving the Final Engineer's Annual Levy Reports for the Suisun City Maintenance Assessment Districts for FY 2025-26.
    b. Council Adoption of Resolution No. 2025-72: Ordering the Levy and Collection of Assessments within the Suisun City Maintenance Assessment Districts for FY 2025-26.

Amanda Dum, Management Analyst, presented the report.

Council asked clarification questions that Ms. Dum and Mr. Prebula responded to.

Mayor Hernandez opened the Public Hearing and there being no comments the closed the Public Hearing.

Council thanked staff for their work on this report.
Council asked City Manager to look into the different districts and how to make them whole; strategies for water usage.

Motion by Council Member Pal to approve the report and seconded by Council Member Shepherd.
Motion passed by the following vote:

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

10. Conduct a Public Hearing, Approve Final Engineer's Report, and Order the Levy and Collection of Assessments for the McCoy Creek Parking Benefit Assessment District - (Vue: Nvue@suisun.com).
    a. Council Adoption of Resolution No. 2025-73: Amending and/or Approving the Final Engineer's Annual Levy Report for the McCoy Creek Parking Benefit Assessment District for FY 2025-26
    b. Council Adoption of Resolution No. 2025-74: Ordering the Levy and Collection of Assessments within the McCoy Creek Parking Benefit Assessment District for FY 2025-26

Amanda Dum commented that the two public hearings were included in the one previous report.

Council asked clarifying questions.
Mayor Hernandez opened the Public Hearing and there being no comments the Public Hearing was closed.

Council discussion. Mr. Prebula responded.

Motion by Council Member Pal to approve the report and seconded by Council Member Shepherd. Motion passed by the following vote:

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

GENERAL BUSINESS

11. Proposed Adjustments to Residential and Commercial Refuse Rates for Solid Waste and Recycling Services - (Vue: Nvue@suisun.com).
    a. Authorize City Staff and the City Attorney to Issue Ratepayer Notices of Proposed Commercial and Residential Refuse Rate Notices of Proposed Commercial and Residential Refuse Rate Adjustments for a Majority Protest Process in Accordance with Prop 218, to be Substantially in the Form set forth at Exhibit "C" hereto.
    b. Set a Public Hearing for the Majority Protest Process for a Date of September 2, 2025.

Amanda Dum presented the report.

Council asked clarifying questions.
Republic Services representatives were in attendance to answer questions.

Public Comments
Donna LeBlanc asked why a 12.07% increase, what is making it go up that high; smaller cans would make more sense that it would cost less; who do we report trucks that have trash flying out of them; third party waste haulers.

Michelle Chavez asked about those on fixed incomes to maybe have a waiver or grant in the future; asked to have street sweepers sweep closer to the curbs.

Chuck Kingeter gave his time to Donna LeBlanc.

Donna LeBlanc asked how many protest letters do we need for Prop 218?

Mr. Prebula, Amanda, Republic Services reps responded to questions.

Motion by Council Member Pal to approve and to allow an additional 2 weeks for public hearing and seconded by Vice Mayor Dawson. Motion passed by the following vote:

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

Council Member Pal left dais at 8:52pm and returned at 8:54pm.

12. Council Adoption of Resolution No. 2025-75: Approval of a Three-Year Agreement with Polimorphic for Constituent Relationship Management and Artificial Intelligence (AI) Services - (Prebula: Bprebula@suisun.com).

Mr. Prebula presented the report and introduced Jamie with Polimorphic who gave further agreement clarification.

Council asked clarifying questions.

One Line
Sharina asked where the funds for this was coming from?

Jamie and Mr. Prebula responded to questions.

Council discussion

Motion by Vice Mayor Dawson to approve Item #11 and seconded by Council Member Washington. Motion passed by the following vote:

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

COUNCIL COMMENTS

Council Member Washington stated she would be having minor surgery in am an may or may not attend city event tomorrow.

Council Member Pal thanked staff for their hard work.

Council Member Shepherd commented she was looking forward to this weekend's 4th of July activities and hopes we have a great turn out.

Vice Mayor Dawson reminded everyone of the State of the City event 7/2.

Mayor Hernandez thanked RPMA for their work on the Rush Ranch event; Poetry and Open Mic by the fireplace by Cast Iron from 12-3pm; CAP Solano has selected a new exec director.

REPORTS: (Informational items only)

13. Non-Discussion Items.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:32pm.

_____
Anita Skinner, City Clerk

MINUTES

STATE OF THE CITY

SPECIAL MEETING OF THE SUISUN CITY COUNCIL

WEDNESDAY, JULY 2, 2025
6:30 PM

Joseph Nelson Center - 611 Village Drive - Suisun City, California

CALL TO ORDER

Mayor called the meeting to order at 6:34pm.

PRESENT: Dawson, Hernandez, Shepherd
ABSENT: Pal (arrived 7:15pm), Washington (arrived 7:17pm)

1. Receive Public Comments.
   (In accordance with Section 54954.3(a), public comments are limited to items on this 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.)

   Comments and questions were received from the public.

2. State of the City update presented by Mayor Alma Hernandez and Vice Mayor, Jenalee Dawson, followed by a period for audience questions to presenters.

   Continued public comments and questions which Council and Staff responded to.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:15pm.

_____
Anita Skinner, City Clerk

AGENDA ITEM NO. 19.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Council Adoption of Resolution No. 2025-___; Approving Planned Unit Development Application No. PLN-00003 and Site Plan/Architectural Review Application No. PLN-00004 for a Twenty-Unit Multi-Family Residential Project at 400 Main Street (Assessor Parcel Number (APN) 0032-091-220).

FISCAL IMPACT: The project is anticipated to contribute $15,500 in Community Facility District taxes annually. However, the overall contribution will be dependent on project specifics.

STRATEGIC PLAN: Provide Good Governance.

BACKGROUND: The subject property, located at 400 Main Street, is a 0.16-acre parcel which is currently vacant. The site is located within the Waterfront District Specific Plan and designated as Commercial/Office/Residential (C/O/R), which supports multi-family housing development as a standalone project.

In response to the City's ongoing efforts to address regional housing needs and support infill development, the applicant, Siavash Afshar, submitted an application proposing a Planned Unit Development (PUD) consisting of 20 multi-family residential units. The project is designed to provide a mix of 1- and 2-bedroom units, along with associated site improvements.

Due to the location and nature of the project, a PUD process is required in order to provide for design flexibility in site layout, architecture, and shared open space configuration, while maintaining consistency with applicable zoning and development standards. The project site is situated less than 800 feet from public transit (Suisun-Fairfield Train Depot) and within walking distance of schools, retail, and public parks, making it well suited for higher-density residential development.

This proposal comes at a time when the City is actively pursuing strategies to increase the availability of diverse housing options in alignment with the Housing Element and State housing mandates. The project is subject to Planning Commission review for consistency with zoning, design standards, and community compatibility through the PUD approval process. The role of the City Council in this case is to take action on the subject development application.

<u>Good Neighbor Meeting</u>
The project applicant held a Good Neighbor Meeting on Monday, April 14, 2025, at 6:30PM via Zoom. The meeting lasted slightly more than an hour and allowed community members to ask questions following a presentation on the project. Following staff review of the transcript and recording, it appeared the key issues raised included:

- Parking
- Why first floor commercial wasn't pursued in project design
- Project appearance and site design
- Interaction of the private development project with the surrounding public space

Staff will be discussing these issues in some depth later in the staff report.

Planning Commission Public Hearing June 11, 2025

The Planning Commission held a public hearing on Wednesday June 11, 2025. At the meeting, the Commission recommended City Council approval by a vote of 3-0 (with one absence and one abstention). As part of their recommendation, the Commission added a condition that the applicant/developer enter into a parking/maintenance agreement with the City and the developer submit a disclosure document for the future residents for the Development Services Director to review and approve. The intention of the parking/maintenance agreement would be to clearly define how the project's resident parking would be handled within the adjacent public parking lot via a permit parking system, or similar, as well as any maintenance responsibilities. Additionally, the disclosure document is intended to provide information about the project, make residents aware of the project's location adjacent to public space, and define responsibilites of residents including upkeep of their spaces from the exterior. A draft of the disclosure document has been included as Attachment 4 of this staff report.

STAFF REPORT: The subject request is required to complete both a Planned Unit Development Permit as well as Site Plan/Architectural Review Permit. The applicant proposes the development of a 20-unit multi-family residential Planned Unit Development (PUD) on a 0.16-acre parcel located at 400 Main Street. The project includes:

- 20 residential units within a single building.
- A mix of 1-bedroom and 2-bedroom units.
- On-site manager's unit.
- Available public parking to the west of the project.
- Pedestrian pathways and bicycle parking.
- Landscaping consistent with City design standards.

Site Description and Context

- Current Use: Vacant
- Topography: Generally flat
- Surrounding Uses:
  North: One Harbor Center (Office)
  South: Suisun Slough
  East: Public park (Sheldon Plaza)
  West: Public Parking Lot

Zoning and Land Use Consistency

The proposed use is consistent with the General Plan designation of Downtown Waterfront (DW) and the subject specific plan designation of Commercial/Office/Residential (C/O/R). As stated within the Specific Plan, sites that carry the designation of C/O/R require a Planned Unit Development entitlement application. The PUD process allows for flexibility in site design while ensuring compatibility with surrounding development.

Planned Unit Development Permit

As stated in Section 18.72.010 of the Suisun City Municipal Code, "The Planned Unit Development (PUD) permit is designed and intended to provide for the orderly development of land in conformance with the comprehensive scheme contemplated by the land use element and other elements of the general plan of the city and specific plan, where applicable. The permit would allow a flexible design approach

to the establishment of a community environment equal to or better than that resulting from the application of the minimum standards of this title. The permit is designed and intended to accommodate various types of development, such as neighborhood and district shopping centers, professional and administrative office areas, multi-family housing developments, single-family residential developments, commercial service centers, and light industrial parks, or any other use or combination of uses which can be made appropriately a part of a planned development." Further, Section 3.1.2.B Commercial/Office/Residential, "Generally, permitted and conditional uses allowed in this zone are the same as those permitted in the Main Street Mixed Use zone…and in addition, stand-alone residential project may comply with the allowed uses specified for the Residential Medium Density zone. Specific uses, location, layout and character of development shall be established by approval of a Planned Unit Development permit by the Planning Commission and City Council. Notwithstanding the flexibility provided by the PUD process, development standards should generally conform to those provided by the MSMU zone."

	WDSP Standard	**Proposed Project**
Front Setback	0' min - 15' max	0'
Side Setback	0' min - 5' max	0'
Rear Setback	15' min	0'
Height	50' max	27'7"
Parking Spaces	24	0'* See parking analysis

PUD permits allow for certain deviations from standards in place of high-quality projects. The City Council must weigh the requested deviations against the overall project. Below is a table comparing the Waterfront District Specific Plan vs the proposed project considering setbacks, height, and parking.

As you can see from the above table, the project is requesting certain deviations to the applicable development standards for the construction of a two-story building with 8 two-bedroom units and 12 one-bedroom units. As specified in the "Planned Unit Development" discussion previously, the site is unique in size, location, and orientation which is why a PUD permit is required. Thus, this number of requested deviations is expected.

Application Process

Staff has been working closely with the project applicant over the past 12 months, making significant progress in the development and financing efforts for the proposed project. The project applicant first identified the lot in late 2023 and entered into a formal agreement with the property owners to develop the site on February 16, 2024.

After securing this agreement, the developer engaged with Suisun City officials, including the Principal Planner and the Director of Development Services, to ensure compliance with zoning and planning requirements. These discussions addressed zoning classifications, density, lot coverage, and other relevant regulations. The project applicant prepared a preliminary project description and submitted the required pre-application fee. A pre-application meeting was subsequently held, with representatives from multiple city departments—Fire, Police, Public Works, and Planning—providing comprehensive feedback, which was incorporated into the following planning stages.

To advance the project, the developer assembled a team of professionals, including an architect, civil engineer, landscape architect, soil engineer, and surveyor. Together, they began assessing the feasibility of various development options, identifying three primary areas of focus and challenge.

Challenges with Incorporating a Commercial Element
The initial concept was a four-story mixed-use building:

- **First Floor:** Approximately 7,000 sq. ft. of retail space.
- **Second Floor:** 10 apartment units.
- **Third & Fourth Floors:** 10 two-story residential units.

However, this plan required substantial infrastructure, such as dedicated parking spaces, an elevator, and other amenities. These features were complex to integrate due to the lot's limited size. The spatial constraints made it challenging to meet both the commercial and residential requirements without compromising on building code compliance or usability.

Feasibility Exploration of Mixed-Use Development
To finance the proposed mixed-use building, the developer held discussions with various lenders, financing partners, and loan brokers. Although these parties were impressed with the property's location and scenic views, they all emphasized that financing would be dependent on securing a fully executed five-year lease with reputable local or national retail tenants.

Moreover, many prospective commercial tenants had specific and costly demands, including:

- Drive-through capabilities.
- Large tenant improvement allowances.

These conditions significantly increased projected development costs and added further complexity to the financial viability of the mixed-use plan. Without a secured lease in place, financial institutions were unwilling to commit funding.

Financial Constraints and Other Challenges
The overall cost of construction—coupled with the financial burden of required amenities such as parking infrastructure, vertical access (e.g., elevators), and tenant improvements, created considerable financial obstacles. When compared with the current local rental market, both for commercial and residential units, it became evident that anticipated rental income from a mixed-use project would be insufficient to cover development costs.

Consequently, the project direction shifted toward a more modest and financially feasible residential-only development. This revised concept better aligns with the property's limitations and integrates more naturally with the surrounding neighborhood. The site's proximity to public transportation and its setback from Main Street make it particularly suitable for residential use.

Importantly, this residential focus is in line with Suisun City's recent downtown planning studies and economic development strategies, which promote increased residential density in the urban core. By adding more housing units ("rooftops"), the project would contribute to the local population needed to support nearby businesses and promote long-term economic growth.

Parking
Staff conducted a parking study, which can be found as Attachment 3 of the staff report, to assess existing parking availability and usage patterns in the downtown and waterfront-adjacent areas. The study was prompted by the proposed project and anticipated development projects. The City's goal is to ensure that sufficient parking resources are available to meet the current proposed project and future demands. City staff completed all data collection, including manual parking counts and occupancy

tracking, throughout multiple days and time periods. The analysis provides a summary of parking inventory, occupancy trends, and key observations.

Parking counts were conducted manually across five designated areas (Areas A–E) covering downtown Suisun City. Observations were made at different times of day (morning, midday, and afternoon) over the course of the week. Where parking spaces were unmarked, estimates were calculated based on standard curb lengths and vehicle spacing. Occupancy data was recorded to analyze peak usage trends and better understand the availability of parking resources during varied conditions. The map and attached spreadsheet contain detailed data, including day-by-day counts and occupancy percentages.

The following detail below represents the parking area zones (a corresponding map details the specific zones):

Area A (Driftwood to dead end, Downtown Main Street, Lot behind STA): **230 spaces**
Area B (Kellogg Parking Lot): **130 spaces**
Area C (Lawler and Theater Parking Lots): **44 spaces**
Area D (Street Parking along Main Street): **109 spaces**
Area E (Morgan, Line, Solano, and Kellogg Streets): **86 spaces**

In total, the total number of public parking spaces across Areas A through E is 599 spaces (this total does not include residential parking spaces west of Main Street). Parking for the proposed project would be located in Area A.

Parking Area Analysis
City staff conducted parking occupancy surveys during typical business hours, targeting periods commonly associated with peak parking demands specifically around midday and into the late afternoon (see attached: Occupancy Tracking). These timeframes were selected to capture the highest likely usage and provide an accurate representation of parking conditions during peak demand. The resulting survey data revealed the following insights into each area:

Area A – This area includes 230 parking spaces. Survey results showed consistently low occupancy rates, ranging from a low of 11% to a peak of just 20%. At no point during the survey period did occupied spaces exceed 47. Although the parking survey covered the broader downtown area, Area A is the most likely location to accommodate the parking demand associated with the proposed multifamily project.

Area B – This area contains 130 parking spaces. Survey results indicated a low occupancy rate of 19%, with a peak of 56%. At no point during the survey did the number of occupied spaces exceed 74. While the data confirms there is generally ample parking availability, it also shows a clear trend of increasing demand as the week progresses. This pattern aligns with expectations, as Area B is centrally located within the City's commercial core, featuring restaurants and service-oriented businesses. The combination of free parking and close proximity to these amenities contributes to the higher occupancy levels observed. Given its commercial nature and rising demand, Area B is not considered a suitable parking option for the proposed multifamily project.

Area C – Based on survey data, Area C experiences the highest parking demand among all areas studied. Occupancy rates remained consistently high, never falling below 70%, and peaked at 95% as the week progressed. While this area shares a similar proximity to local services as Area B, it functions as the primary hub of activity in the downtown core. One key factor contributing to its high utilization is its convenient, fluid access from Main Street and reduced safety conflicts compared to Area B.

Additionally, Area C consists primarily of off-street parking, which is generally perceived as safer and more accessible for visitors to nearby businesses and services.

Area D – Serving as the main thoroughfare through downtown, Area D showed a steady increase in parking occupancy as the week progressed, with approximately 50% of its 109 spaces occupied on average during the survey period. Despite its central location, the relatively small number of businesses along this stretch suggests that many vehicles are utilizing these spaces for long-term rather than short-term parking. This pattern may be attributed to residential spillover from neighborhoods west of Main Street, further contributing to sustained occupancy levels.

Area E – Located along key east-west cross streets in the heart of downtown, Area E consistently maintained occupancy rates above 50% throughout the week. With 86 on-street parking spaces available, observed usage ranged from 38 to 60 occupied spaces during the survey period. This area offers convenient and ample parking options for visitors accessing downtown services and amenities, supporting its role as a vital component of the overall downtown parking network.

Summary Findings
An analysis of five key parking areas in the downtown district reveals varying levels of usage and potential for accommodating future parking needs. Area A, offering 230 spaces, is significantly underutilized, with occupancy rates ranging between 11% and 20%. With a peak usage of only 47 spaces during the survey period, Area A presents the most viable option for supporting the proposed multifamily development due to its consistent availability.

In contrast, Area B, which includes 130 spaces, experiences moderate to increasing demand, particularly toward the end of the week, reaching a high occupancy rate of 56%. Positioned within a vibrant commercial hub filled with restaurants and services, its parking demand aligns with expected patterns in such active areas. Given its commercial focus and rising utilization, balancing future residential that relies on Area B as its primary parking option is not recommended.

Area C stands out as the most impacted zone, with occupancy rates consistently remaining above 70% and peaking at 95%. Its prime location, off-street layout, and safer access from Main Street contribute to its heavy use. Due to its consistently high demand, this area lacks the capacity to support new residential parking needs.

Area D, which serves as a primary downtown corridor, maintains an average occupancy of around 50% across its 109 spaces. The parking spaces appear to be used predominantly for long-term stays, possibly by nearby residents or workers, indicating less turnover and availability for short-term or additional parking.

Finally, Area E, encompassing key east-west streets in the downtown core, shows steady occupancy between 44% and 70% throughout the week. With 86 total spaces, it serves as a dependable option for visitors accessing central downtown services, though not ideal for meeting future residential parking requirements.

In conclusion, while Areas B, C, D, and E serve important roles in supporting commercial and visitor parking, Area A offers the most potential to accommodate new residential parking demands due to its low usage and availability.

Project Parking Requirements
Under California state law, specifically Assembly Bill 2097 (AB 2097), cities and other public agencies

are generally prohibited from imposing minimum parking requirements on most development projects located within one-half mile of a major transit stop. This law, effective January 1, 2023, applies to residential, commercial, and mixed-use developments, aiming to encourage transit-oriented development and reduce reliance on cars.

By eliminating mandatory parking minimums near transit hubs, AB 2097 aims to:

- Reduce housing costs by allowing developers to build projects without the added expense of constructing parking spaces.
- Encourage the use of public transportation and reduce greenhouse gas emissions.
- Promote denser, more walkable communities.

This law is part of California's broader efforts to address housing affordability and environmental sustainability by reforming land use and transportation policies.

The proposed multifamily development includes 19 residential units and one on-site manager unit. Under previous local parking requirements, the project would have been required to provide 24 parking spaces, based on a calculation of 1 to 1.5 spaces per bedroom.

Recent changes in state legislation, along with the City's Bay Conservation and Development Commission (BCDC) permit, have resulted in a more flexible approach to parking. Given the project's close proximity to a fixed-route transit center, the applicant, after collaborating with City staff, has chosen not to implement a minimum parking requirement. This strategic decision not only aligns with state policy goals to encourage housing development near transit but also aims to decrease dependence on private vehicles.

New state legislation allows the applicant to deviate from local parking requirements. Based on data collected during the City's parking survey, the project's location in Area A does not present a parking concern, as survey results indicate consistently low occupancy and no evidence of parking constraints in that area.

Lastly, there was an item that was raised at the Good Neighbor Meeting that pointed out that the public parking adjacent to the project restricted parking between the hours of 2-5AM. Staff would suggest that this issue be resolved by adding a condition of approval which requires the developer/applicant coordinate with the City to allow for issuance of special parking permits for any resident of the project. As mentioned earlier in this report, parking was discussed at length at the June 11 Planning Commission public hearing. Following the meeting, staff researched how municipalities have handled similar issues including the interface of private development projects with public parking areas. As a result, staff has determined that municipalities typically issue either monthly or annual passes, associated with a fee,for residents which are commonly regulated by using license plate information. It is expected that as development increases in the downtown area, a robust analysis and solution will be required with input from the community and ultimate adoption of a policy by the City Council.

Architecture and Design

As a part of the application submittal, the applicant has provided a discussion on the project architecture and design. Below are key points from the submittal:

- The design is based on craftsman architecture incorporating durable fiber cement siding in a staggered shingle, the aesthetics of natural wood and stone, and contrasting trim. The variety of materials will highlight the traditional elements of the building while allowing the passerby to enjoy the

comforting craftsman design elements.

- The building first floor has been raised to a first-floor level of ten and a half feet above sea level. The units on the west side of the building facing the adjacent parking lot have between two and four steps up to their entries in order to follow the existing grading. The east side of the building will be re-graded to not require stairs up to the units. A short five step staircase will lead from Driftwood Drive with an accompanying walkway separated by a new planter to provide wheelchair access.
- Access to the second-floor apartments will be on the west side nearest to the parking lot through glass doors beneath covered entries with landings at the tops of the stairs. No more than four second floor units will share a staircase.

As the Council can see, the parcel is not only small in nature but also presents challenges in that the site elevation must be raised. As a result, solutions relative to access and interaction with the existing surrounding public space were needed. Staff has determined that these solutions are appropriate in this case.

Environmental Review

California Environmental Quality Act (CEQA) Guidelines §15182 provides a specific exemption from additional environmental review under certain conditions. It is designed to streamline the CEQA process for qualifying residential projects that are consistent with a Specific Plan for which an Environmental Impact Report (EIR) has already been certified. The project must be residential, mixed-use residential, or residential in conjunction with public infrastructure and be consistent with a Specific Plan that has already undergone environmental review via an EIR. Finally, the project must not cause new significant effects or require additional mitigation measures beyond what was analyzed in the EIR for the Specific Plan.

Proposed Conditions of Approval

Following review of the project, staff has prepared several conditions of approval for consideration; however, staff has included some of the more complex conditions for City Council consideration:

PW-25 Applicant is to remove the existing trash enclosure located on the south side of Main Street between Solano Street and Sacramento Street. In addition, the project is to re-establish two public parking spaces at the latter location, which would require pavement resurfacing and striping.

PW-32 Any City-owned facilities—such as the North Basin Parking Lot or other areas utilized during the course of the project—that sustain damage, whether in whole or in part, as a result of the project's activities, must be repaired or replaced at the sole expense of the project. Restoration shall be carried out to the satisfaction of the City Engineer and must return the facility to its original or better condition. This requirement applies to all City facilities used for purposes such as, but not limited to, personnel parking, truck or equipment access routes, construction staging areas, material storage, or any other project-related operations.

PW-40 The Project shall upgrade the following existing curb ramps with ADA-compliant curb ramps: a) Two existing curb ramps at the northerly entrance to the North Basin Parking Lot, and b) the existing curb ramp located at the existing ADA parking spaces by the southwest corner of the proposed building. If the Fairfield-Suisun Sewer District's sanitary sewer force main project impacts this latter curb ramp, the District will be responsible for upgrading it as part of their project.

Required Findings for Planned Unit Development Permit Site Plan/Architectural Review

In order for the City Council to approve a Planned Unit Development Permit and Site Plan/Architectural Review Permit, specific findings are required to be made. These findings assure consistency with

applicable regulatory plans and compatibility with adjacent land uses and residents. Below are the required findings:

1. That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the Suisun City General Plan, Title 18 "Zoning" of the Suisun City Municipal Code, and the Waterfront Specific Plan
2. That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.
3. That the proposed project will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.
4. That the proposed project is exempt from the California Environmental Quality Act per Section 15182 (Pursuant to a Specific Plan) (California Public Resources Code section 21000, et seq.) and the Guidelines thereunder (14 California Code of Regulations section 15000, et seq.) (collectively, "CEQA").

In evaluating the above findings, staff has determined each of the findings can be made by the City Council when taking into account the project description, Purpose and Intent of the General Plan Designation, the Waterfront District Specific Plan, as well as the proposed conditions of approval which are included as an exhibit to the resolution (Attachment 1).

STAFF RECOMMENDATION: Staff recommends that the City Council conduct a public hearing, for the proposed multi-family project at 400 Main Street; and

1. Find the Project is Exempt from the California Environmental Quality Act (CEQA) Per Section 15182 for a Twenty-Unit Multi-Family Project Located at 400 Main Street (APN 0032-091-220).
2. Adopt Resolution No. 2025 - ____: Approving Planned Unit Development Application No. PLN-00003 and Site Plan/Architectural Review Application No. PLN-00004 for a Twenty-Unit Multi-Family Residential Project at 400 Main Street (Assessor Parcel Number (APN) 0032-091-220).

DOCUMENTS ATTACHED:

1. Council Adoption of Resolution No. 2025-__: Approving Planned Unit Development Application No. PLN-00003 and Site Plan/Architectural Review Application No. PLN-00004 for a Twenty-Unit Multi-Family Residential Project at 400 Main Street (Assessor Parcel Number (APN) 0032-091-220).
2. Project Application Materials.
3. Parking Survey
4. Draft Project Disclosure Document
5. Powerpoint Presentation.

PREPARED BY: John Kearns, Principal Planner
REVIEWED BY: Jim Bermudez, Deputy City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. 400 Main Street Attachment 1.docx
2. 400 Main Street Application Materials Attachment 2
3. 400 Main Street Attachment 3.pdf
4. 400 Main Street Attachment 4.pdf

5. PPT 400 Main Street Attachment 5.pdf

RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY APPROVING PLANNED UNIT DEVELOPMENT NO. PLN-00003 AND SITE PLAN/ARCHITECTURAL REVIEW NO. PLN-00004 FOR A TWENTY-UNIT MULTI-FAMILY RESIDENTIAL PROJECT AT 400 MAIN STREET (APN 0032-091-220).

WHEREAS, the City Council considered Planned Unit Development PLN 25-00003 and Site Plan/Architectural Review Application No. PLN 25-00004 for the subject development application at its regular meeting of July 15, 2025; and

WHEREAS, the Planning Commission considered and reviewed Planned Unit Development PLN 25-00003 and Site Plan/Architectural Review Application No. PLN 25-00004 at its special meeting of June 11, 2025, and recommended City Council approval of the subject development project; and

WHEREAS, a report by City staff was presented and made a part of the record of the July 15, 2025, meeting; and

WHEREAS, the project applications were noticed as a Public Hearing and published in the *Daily Republic* on July 6, 2025, as well as posted in three public places and on the Suisun City website; and

WHEREAS, based on evidence presented at the meeting by City staff, the applicant, the Public and Council, the following Findings are hereby made:

1. That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the Suisun City General Plan, Title 18 "Zoning" of the Suisun City Municipal Code, and the Waterfront Specific Plan
2. That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.
3. That the proposed project will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.
4. That the proposed project is exempt from the California Environmental Quality Act per Section 15182 (Pursuant to a Specific Plan) (California Public Resources Code section 21000, *et seq*.) and the Guidelines thereunder (14 California Code of Regulations section 15000, *et seq*.) (collectively, **"CEQA"**).

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Suisun City does hereby adopt Resolution No. 2025-___; A Resolution of the City Council of the City of Suisun City Approving Planned Unit Development No. PLN-00003 and Site Plan/Architectural Review No. PLN-00004 for a twenty-unit multi-family residential project at 400 Main Street (APN 0032-091-220)**,** including the following conditions of approval:

GENERAL

G-1 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency,

appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans, or other documents pertaining to this application.

G-2 The use shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of Suisun City Code including but not limited to the Uniform Building Code as adopted by the City of Suisun City.

G-3 Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the City Council meeting date of _____ and that the property owner and the applicant signatures are obtained affirming that they have read and understand the Conditions of Approval for the Planned Unit Development Permit No. 25-6-001 and agree to comply with the conditions.

G-4 The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, Fire Code and County Health Department guidelines as interpreted by the County Health Inspectors.

G-5 All the proposed improvements, including landscape installation shall be completed prior to issuance of any business license or Certificate of Occupancy.

G-6 New development shall pay development impact fees set forth in Resolution 2017-02.

G-7 Applicant and City staff shall coordinate to provide a solution for residents choosing to park in the public parking lot west of project as currently there is a parking restriction between the hours of 2-5AM. This is to be accomplished through a parking maintenance agreement.

G-8 Applicant shall submit a project disclosure document which will address project specific conditions and is to be reviewed and approved by the Development Services Director.

FIRE

FIRE-1 Minimum fire flow requirements shall be in accordance with 2022 California Fire Code Appendix B.

FIRE-2 Fire standpipes are required in the stairwells of each floor.

PLANNING

P-1 The applicant is to provide a final landscape plan for the review and approval of the Development Services Director (or his/her designee).

P-2 Transformers, telephone switching boxes, utility poles, fire valves, trash enclosures, service areas as well as other utility or service functions shall be screened with landscape. The emphasis shall be on reducing or eliminating negative visual impacts on major public areas, high priority buildings, prominent architecture elements, and along primary roadways.

P-3 The final color scheme and materials are to be approved by Development Services Director (or his/her designee).

P-4 Final architectural plans, responding to any comments raised at the _____ City Council meeting, need to be submitted and approved by the Development Services Director (or his/her designee).

P-5 A final photometric/lighting plan shall be submitted and approved by the Development Services Director (or his/her designee) prior to building permit issuance.

P-6 All exterior lighting shall be downcast.

P-7 Construction of the project and use of the property shall be in substantial conformance with the approved plans including the project description. Any deviation will need to be submitted to the Development Services Director to determine whether further Planning

Commission consideration is necessary.

P-8 Project applicant shall receive approval from the San Francisco Bay Development and Conservation Commission prior to issuance of any building permit.

PUBLIC WORKS

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 Building foundations shall comply with Suisun City's Ordinance No. 729 and the most current Building Code.

PW-8 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-9 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-10 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-11 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of

construction.

PW-12 Dumpsters for use during construction 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-13 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-14 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-15 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-16 Prior to start of construction, a security fence, 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-17 Unless otherwise approved by the City Engineer, all existing sidewalks shall be kept clear and passable during all phases of the project.

PW-18 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-19 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-20 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-21 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-22 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-23 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 (attached); 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.

The bioretention facility shall be delineated with a concrete band around the perimeter of the facility. The concrete band shall be per City of Suisun City standard detail LS-13. Also, "keep out" signage shall be installed in the bioretention facility.

PW-24 The project shall construct a trash enclosure in compliance with Detail SW-3 of the City's Stormwater C.3 Guidebook. Additionally, for trash enclosures that will be utilized by a food service facility, the drain shall be connected to a properly sized grease removal device and/or treatment devices prior to discharging to the sanitary sewer. An alternative would be to upgrade the existing trash enclosure located by the project site, in compliance with the above-mentioned requirements.

PW-25 Applicant is to remove the existing trash enclosure located on the south side of Main Street between Solano Street and Sacramento Street. In addition, the project is to re-establish two public parking spaces at the latter location, which would require pavement resurfacing and striping.

PW-26 The Project shall install full capture trash devices within proposed on-site drain inlets. These full trash capture trash devices shall be monitored and maintained by the Applicant or Property Owner.

PW-27 All on-site drain inlets and catch basins along the project frontage shall be marked with "No Dumping – Flows to Bay" or equivalent information.

PW-28 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance. The irrigation plans shall include Model Water Efficient Landscape Ordinance (MWELO) calculations

PW-29 Trees shall not be planted within bioretention areas.

PW-30 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-31 The Project shall remove all existing groundcover from the planter strips located along the western frontage of the project site. This area is situated south of Driftwood Drive, east of Main Street, north of the existing public restroom near the southwest corner of the project parcel, and west of the existing sidewalk along the western frontage of the project site. The City Engineer reserves the right to modify the limits of this area as necessary.

New groundcover and/or shrubs shall be planted in these planter strips, along with the installation of a 3-inch thick layer of bark mulch. In addition, the existing irrigation system and any damaged curbs within this area shall be repaired or replaced.

PW-32 Any City-owned facilities—such as the North Basin Parking Lot or other areas utilized during the course of the project—that sustain damage, whether in whole or in part, as a result of the project's activities, must be repaired or replaced at the sole expense of the project. Restoration shall be carried out to the satisfaction of the City Engineer and must return the facility to its original or better condition. This requirement applies to all City facilities used for purposes such as, but not limited to, personnel parking, truck or equipment access routes, construction staging areas, material storage, or any other project-related operations.

PW-33 The Applicant shall be responsible for the maintenance of the planter strips to be rehabilitated/reconstructed by the Project. This will require that the irrigation system for said planter strips, including the proposed raised planter located east of the proposed apartment units, be on an irrigation controller separate from the publicly-maintained

planter strips.

PW-34 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-35 Street sweeping shall be regularly performed such that no evidence of tracking dirt shall be present on the public street.

PW-36 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-37 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-38 No structures such as trees, buildings, and concrete foundations shall be installed within utility easements. Civil and landscape plan sheets shall show the utility easements and all other easements.

PW-39 Project improvements shall be in compliance with ADA requirements.

PW-40 The Project shall upgrade the following existing curb ramps with ADA-compliant curb ramps: a) Two existing curb ramps at the northerly entrance to the North Basin Parking Lot, and b) the existing curb ramp located at the existing ADA parking spaces by the southwest corner of the proposed building. If the Fairfield-Suisun Sewer District's sanitary sewer force main project impacts this latter curb ramp, the District will be responsible for upgrading it as part of their project.

PW-41 Concrete for new and replaced sidewalks, curbs, gutters and curb ramps shall match in color the surrounding existing colored concrete.

PW-42 All new sewer lines and storm drain lines shall be private and shall be maintained by the Applicant.

PW-43 Prior to the issuance of Certificate of Occupancy, the Applicant shall submit to the Public Works Department "as-built" Improvement Plans in PDF format.

SOLANO IRRIGATION DISTRICT

SID-1 The proposed development will require connections onto the existing domestic water stubs per the SSWA Design Standards and Specification Details.

SID-2 Improvement plans must show all existing facilities located within the project site, along with all proposed modifications that will be required to serve the property (including the water lines on the West side of the property).

SID-3 Any waterlines or public water facilities not installed within a public right-of-way will require an easement granted to SSWA for the operations and maintenance of the public facilities.

SID-4 At the time the Building Permit is issued, the developer will be required to pay the appropriate SSWA Connection Fee and Meter Installation Fee at the City of Suisun City. These fees are determined by the size of the meter requested. All domestic water services will be metered.

SID-5 We require that the District (on behalf of SSWA) review, approve and sign all Final and/or Parcel Maps, and that SSWA review, approve and sign the Improvement Plans for this development.

SID-6 The SSWA Plan Review Fee applies and is due upon submittal of the maps and plans for review.

SID-7 SSWA's General Notes must be included in the Improvement Plans, and all proposed water system appurtenances and waterlines shall be constructed per the latest SSWA

Design Standards and Specification and Details.

SID-8 Electronic AutoCAD files, GIS Shape Files, and .pdf files are required upon the completion of the project showing "as-builts" for electronic archiving.

PASSED AND ADOPTED at the Regular Meeting of the City Council of the City of Suisun City duly held on July 15, 2025, by the following vote:

AYES: Council Members:

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

WITNESS my hand and the seal of said City this 15th day of July 2025.

_____

Anita Skinner
City Clerk

AWANTA APARTMENTS

400 MAIN STREET
SUISUN CITY, CA 94585

TWO STORY 20 UNIT RESIDENTIAL BUILDING
ONE & TWO BEDROOM UNITS
TOTAL 13,588 SF

ABBREVIATIONS

SYMBOLS

MATERIALS

VICINITY MAP



APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS
2022 CALIFORNIA ADMINISTRATION CODE
CITY OF SUISUN CITY PUBLIC WORKS STANDARD SPECIFICATIONS & DETAILS
CAL GREEN CONSTRUCTION WASTE MANAGEMENT

SUMMARY OF WORK

NEW 20 UNIT APARTMENT BUILDING ON EXISTING PAD SITE. ONE AND TWO BEDROOM UNITS. THE PROJECT IS IN THE MAIN SITE AND PARKING WILL BE RELIANT ON THE CITY PROVIDED PARKING. SITE DEVELOPMENT TO INCLUDE GRADING AND ADDING NEW PLANTER AREAS. NO EXISTING TREES TO BE REMOVED.

SHEET INDEX

GENERAL
G 0.0 TITLE SHEET

LANDSCAPE
L1 PRELIMINARY LANDSCAPE PLAN

CIVIL
C1 PRELIMINARY UTILITIES PLAN AND POST CONSTRUCTION SWPPP PLAN
C2 PRELIMINARY GRADING PLAN

ARCHITECTURAL
A10 OVERALL SITE PLAN
A20 FLOOR PLANS
A25 ROOF PLAN & SECTION
A30 ELEVATIONS

DEFERRED APPROVALS

CONSULTANTS

CIVIL
PHILLIP ENGINEERING
429 MERCHANT STREET
VACAVILLE, CA 95688
(707) 451-8956

LANDSCAPE
JAMES CLABAUGH
4558 GLENN LANE
VACAVILLE, CA 95688
(707) 974-3997

PROJECT DATA

APN:	0062-081-220
ZONING:	COMMERCIAL LOT
LOT SIZE:	0. 8 ACRES
CONSTRUCTION TYPE:	V-A
HEIGHT:	30'-0" +-
NO. OF STORIES:	TWO
BLDG. FLOOR AREA:	13,588 SF

NOTES

- ANY REVISIONS TO THE APPROVED IMPROVEMENT PLANS AND/OR CITY STANDARDS, INCLUDING THOSE DUE TO FIELD CORRECTIONS, SHALL REQUIRE REVIEW AND WRITTEN APPROVAL BY THE CITY ENGINEER.
- ALL EXISTING CONCRETE FACILITIES FRONTING THE PROJECT THAT ARE DAMAGED OR ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
- A NUMBER OF PROPOSED IMPROVEMENTS (TRASH ENCLOSURE, CONCRETE STEPS, PRIVATE UTILITY LINES, ETC.) ARE LOCATED WITHIN PUBLIC RIGHT-OF-WAY & EASEMENTS. IF THESE IMPROVEMENTS ARE PROPOSED TO REMAIN, AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY.
- PROPOSED TRASH ENCLOSURE WILL BE PER THE CITY'S STANDARD TRASH ENCLOSURE DETAIL

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Vacaville, CA 95688
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CONSULTANTS

APPROVALS

DESIGN REVIEW

PROJECT
PROPOSED:

AWANTA APARTMENTS

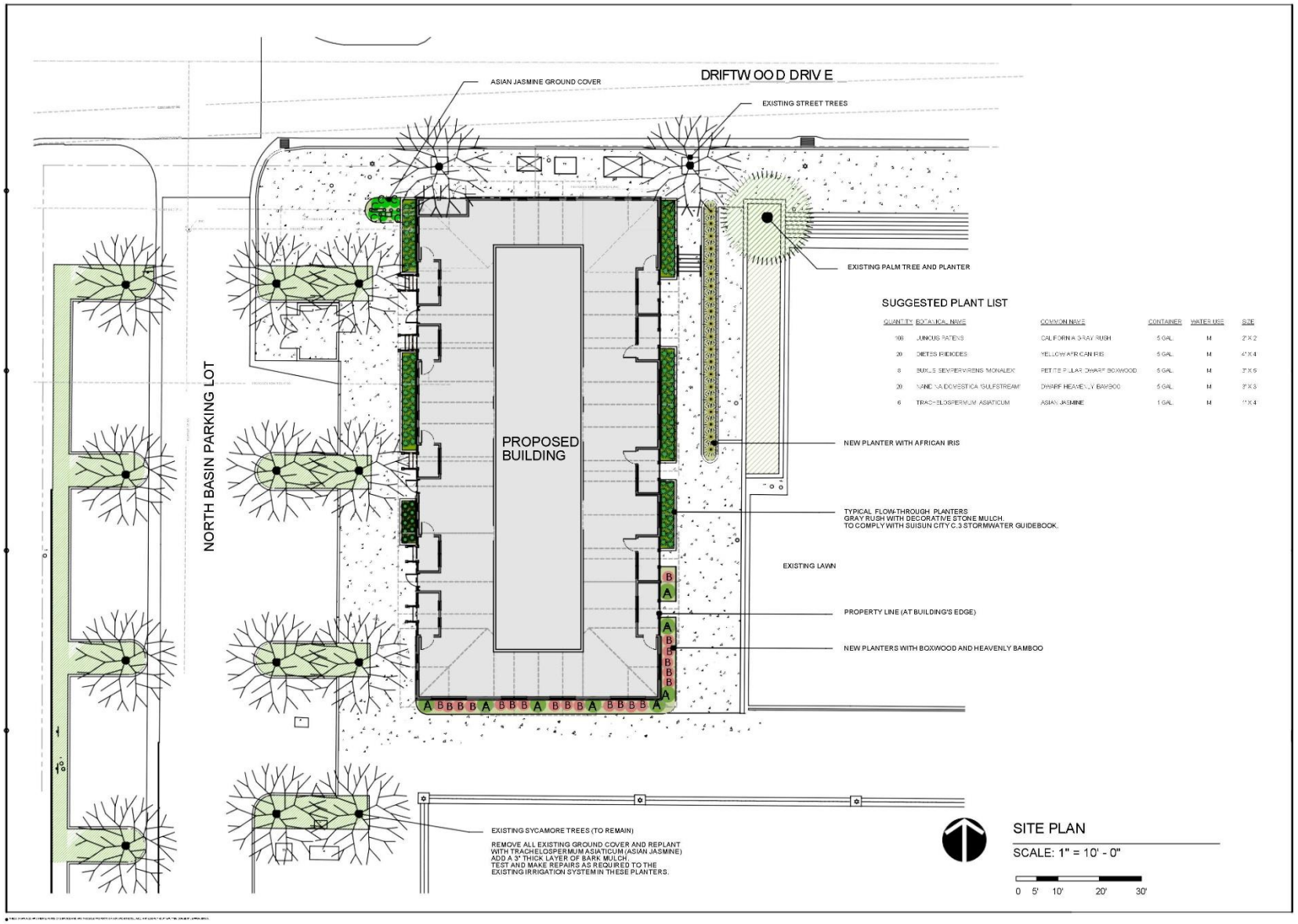
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SUISUN CITY CA,
94585

ISSUE		
DESCRIPTION	DATE	MARK
PROJECT NO:	24055	
DATE:	07/02/25	
DRAWN BY:	JAS	
CHECKED BY:	KWS	

SHEET TITLE
TITLE SHEET

SHEET NO
G101

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SUGGESTED PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER	WATER USE	SIZE
108	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL	M	2' X 2'
20	DIETES IRIDIODES	YELLOW AFRICAN IRIS	5 GAL	M	4' X 4'
8	BUXUS SEMPERVIRENS 'MONALEX'	PETITE PILLAR DWARF BOXWOOD	5 GAL	M	3' X 5'
20	NANDINA DOMESTICA 'GULFSTREAM'	DWARF HEAVENLY BAMBOO	5 GAL	M	3' X 3'
6	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL	M	1' X 4'

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JAMES FERGUSON CLABAUGH
LANDSCAPE ARCHITECT
4556 S-HAWN LANE
VACAVILLE, CA. 95688
PHONE: 707-974-6997
I.C. NO. 2994

CONSULTANTS

APPROVALS

PROJECT

AWANTA APARTMENTS

400 MAIN STREET
SUISUN CITY
CA 94585

DESCRIPTION	DATE	MARK
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		2
		3

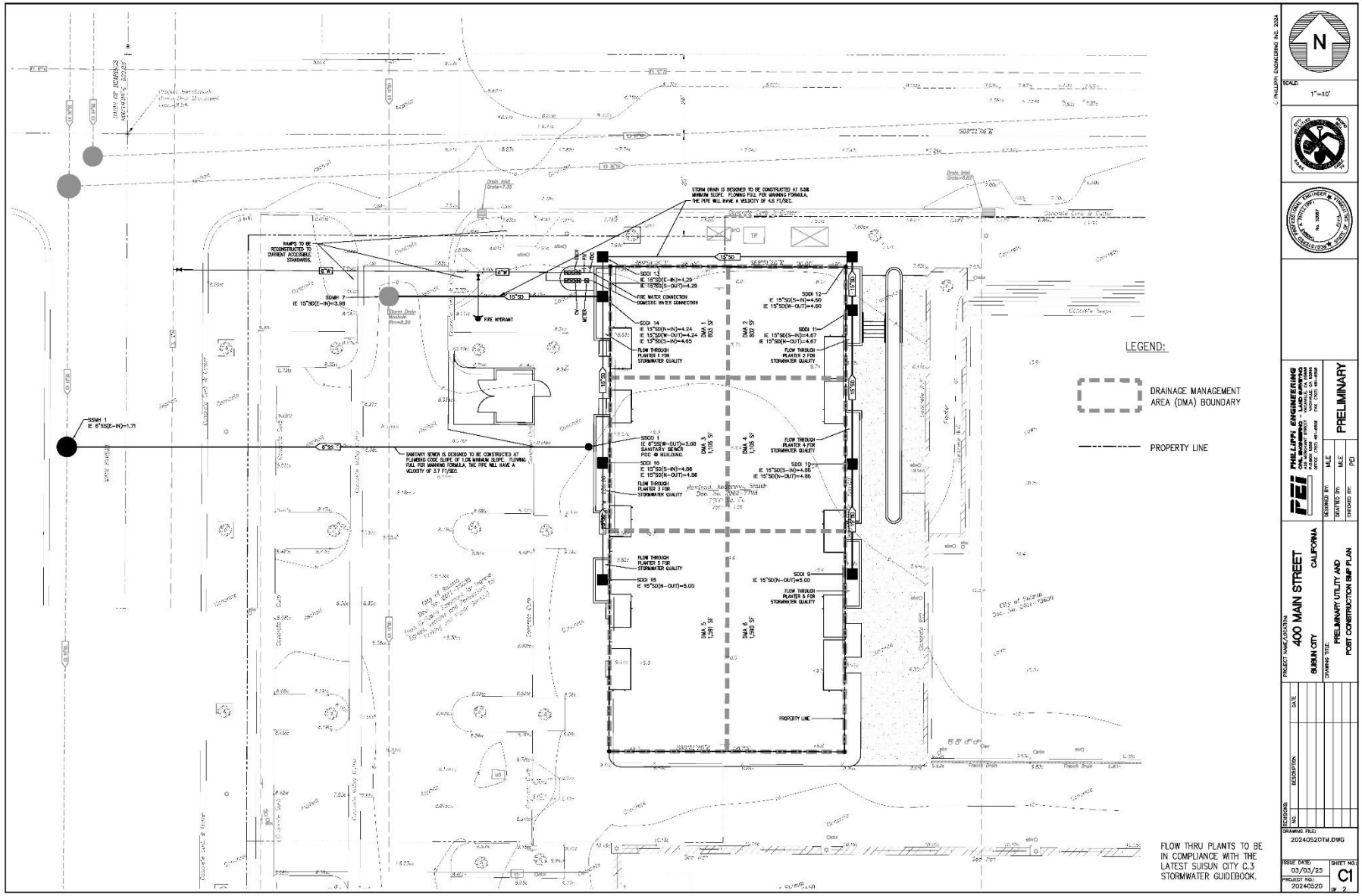
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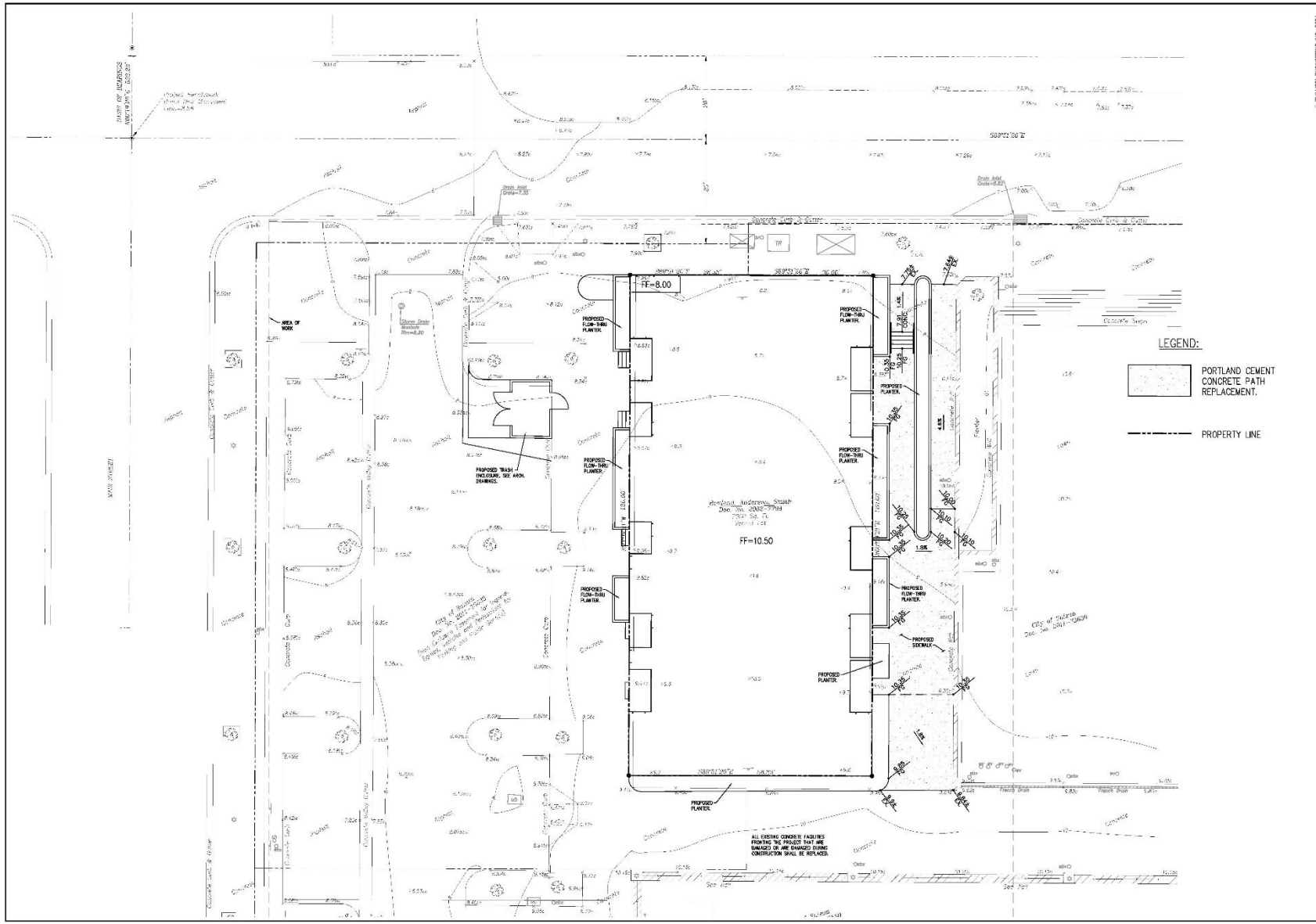
SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

SHEET NO.

L1


LEGEND:
DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
PROPERTY LINE
FLOW THRU PLANTS TO BE IN COMPLIANCE WITH THE LATEST SUISUN CITY C.3 STORMWATER GUIDEBOOK.
PRELIMINARY
400 MAIN STREET
SUISUN CITY
CALIFORNIA
PRELIMINARY UTILITY AND POST CONSTRUCTION BMP PLAN
20240520TM.DWG
03/03/25
C1
20240520



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N

SCALE: 1"=10'

PHILLIPPI ENGINEERING
CIVIL ENGINEERING • LAND PLANNING
2415 Third Street, Suite 200, San Francisco, CA 94107
OFFICE: (415) 641-4500 FAX: (415) 641-4504

DESIGNED BY: MLE
DRAFTED BY: MLE
CHECKED BY: PEI

PRELIMINARY

PROJECT NAME/LOCATION:
400 MAIN STREET
BURLINGAME CALIFORNIA

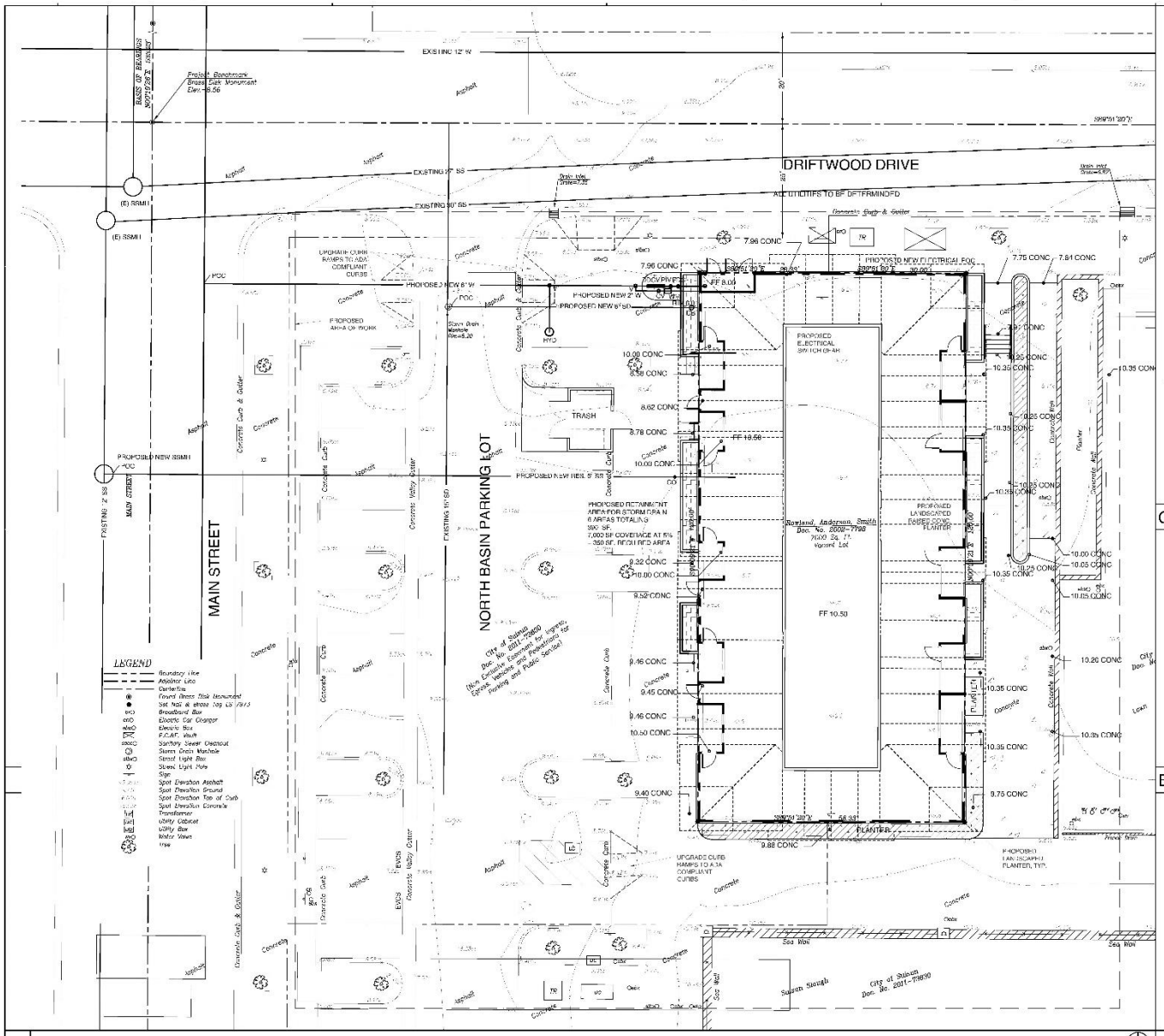
DRAWING TITLE:
PRELIMINARY GRADING PLAN

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWING FILE: 20240520TM.DWG

ISSUE DATE: 03/03/25
PROJECT NO.: 20240520
SHEET NO.: C2 OF 2



A1 SITE PLAN 1" = 10'-0"

C5 OFFSITE IMPROVEMENTS

B5

A5

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CONSULTANTS

APPROVALS

DESIGN REVIEW

PROJECT
PROPOSED:

AWANTA APARTMENTS

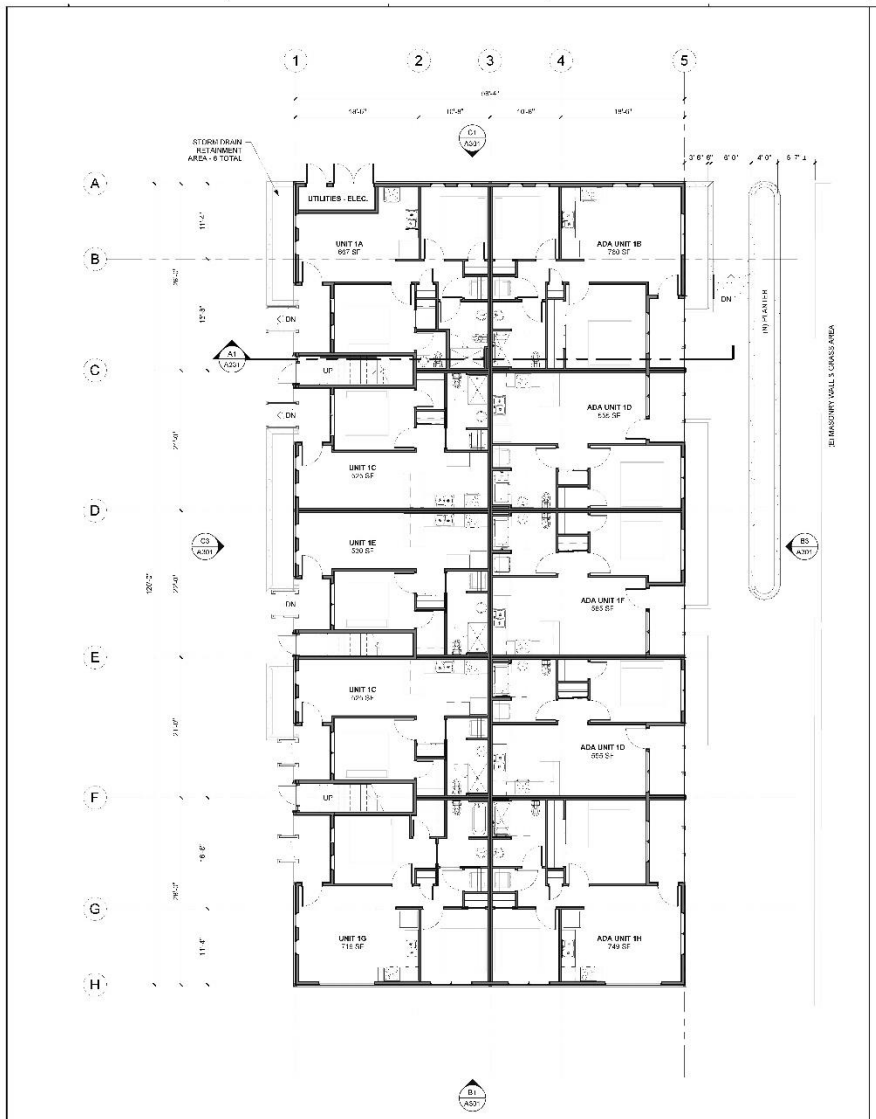
400 MAIN STREET
SUISUN CITY
CA 94585

ISSUE DESCRIPTION	DATE	MARK
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		2
		3

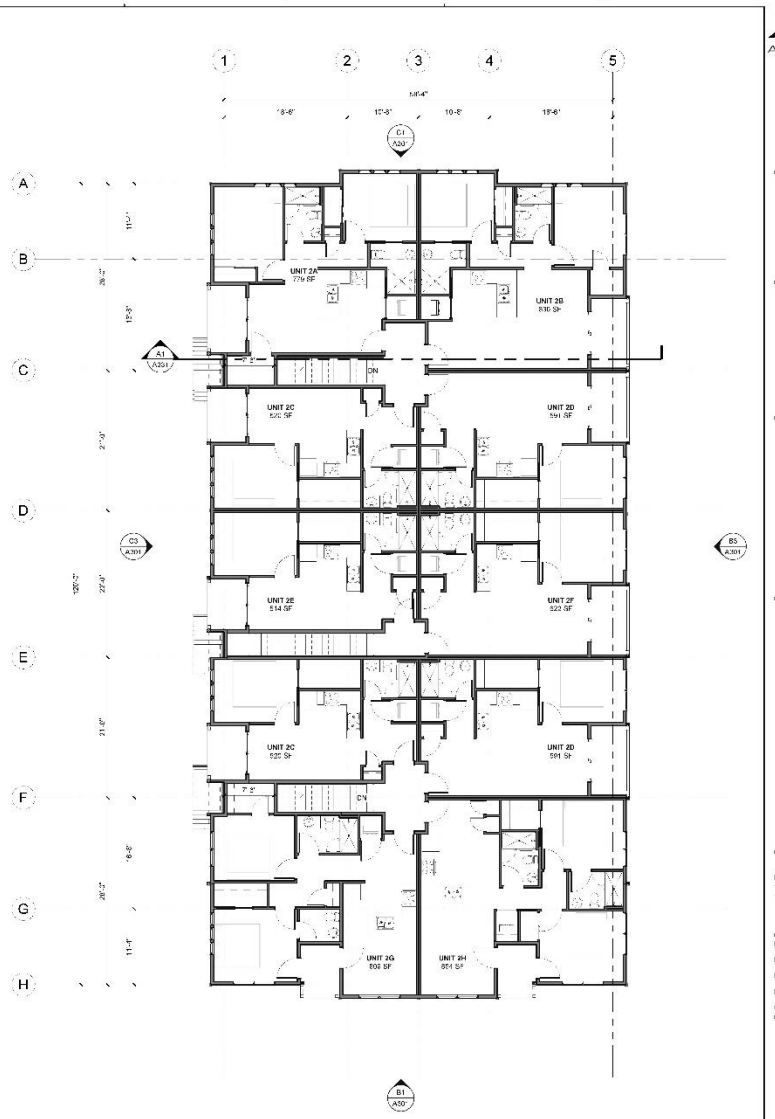
PROJECT NO:	24005
DATE:	2025/05
DRAWN BY:	J.A.S.
CHECKED BY:	R.R.S.

SHEET TITLE
SITE PLAN

SHEET NO
A101



A1 FIRST FLOOR PLAN



A3 SECOND FLOOR PLAN

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD

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APPROVALS

DESIGN REVIEW

PROJECT
PROPOSED:

AWANTA APARTMENTS

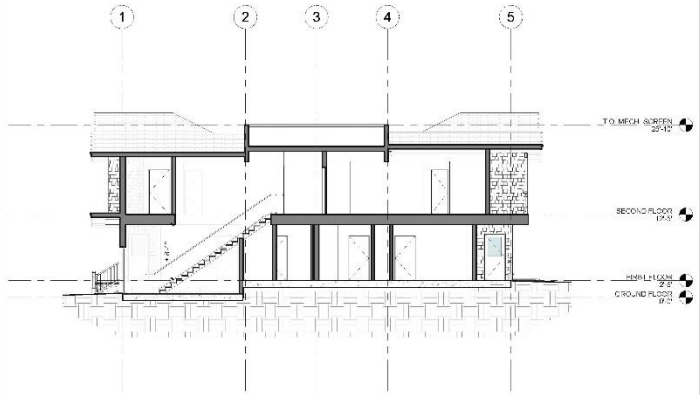
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SUISUN CITY CA,
94585

ISSUE		
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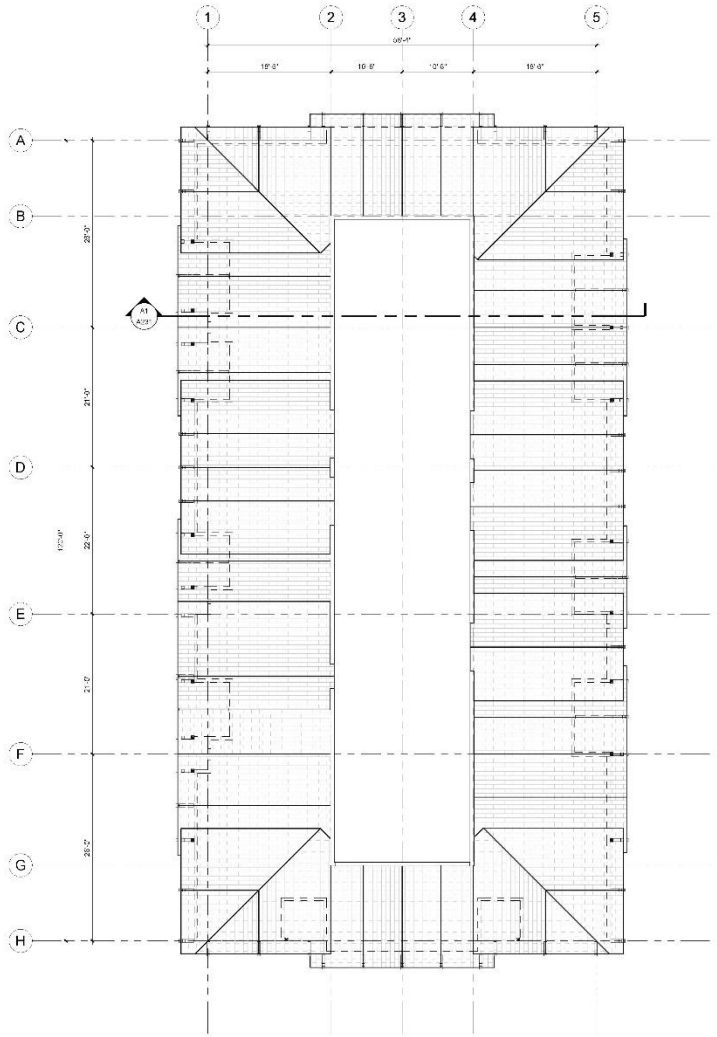
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DATE	2/19/25
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DRAWN BY	J.A.S.
CHECKED BY	R.M.S.

SHEET TITLE
FLOOR PLANS

SHEET NO
A201



A1 STAIR SECTION
1/8" = 1'-0"



A3 ROOF PLAN
1/8" = 1'-0"

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www.a2rarch.com

CONSULTANTS

APPROVALS

DESIGN REVIEW

PROJECT
PROPOSED:

AWANTA APARTMENTS

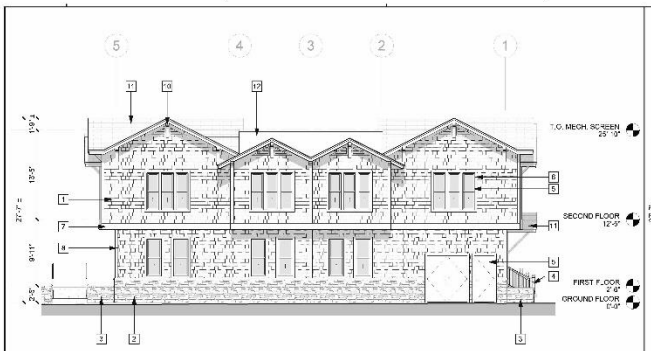
400 MAIN STREET
SUISUN CITY CA,
94585

ISSUE		
DESCRIPTION	DATE	MARK

PROJECT NO: 24055
DATE: 2/19/25
DRAWING FILE:
DRAWN BY: A.R.
CHECKED BY: R.H.R.

SHEET TITLE
ROOF PLAN & SECTION

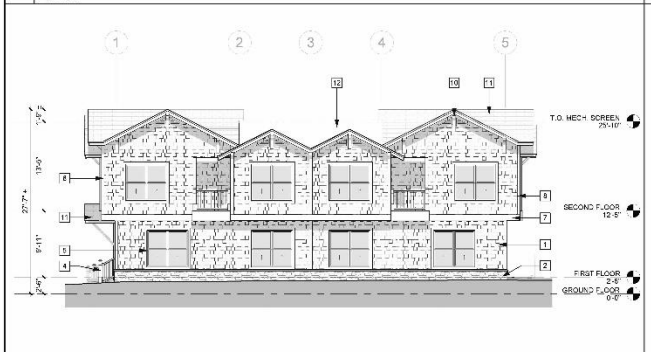
SHEET NO
A231



C1 NORTH ELEVATION
1/8" = 1'-0"



C3 WEST ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION
1/8" = 1'-0"



B3 EAST ELEVATION
1/8" = 1'-0"

1 FIBER CEMENT STAGGERED EDGE SHINGLE - JAMES HARDIE - HICKORY TAN
2 STONE WAINSCOTTING w/ CAP
3 8" MASONRY STORM DRAIN RETAINMENT AREA w/ STONE FINISH AND CAP
4 PATIO AND STAIR RAILINGS
5 DARK BRONZE WINDOW FRAMES AND DOORS
6 WINDOW AND DOOR TRIM - PAINTED
7 CORNICE - 2x12 - PAINTED
8 CORNER TRIM - 2x4 & 2x6 - PAINTED
9 NOT USED
10 DECORATIVE CORBEL - PAINTED
11 SHINGLE ROOF
12 MECHANICAL SCREEN - PAINTED TO MATCH TRIM

A5 DRAWING NOTES

A2R ARCHITECTS
190 South Orchard Avenue
Suite C250
Vacaville, CA 95688
P: 707.453.0196
F: 707.453.1197
www.a2rarch.com

CONSULTANTS

APPROVALS

DESIGN REVIEW

PROJECT
PROPOSED:

AWANTA APARTMENTS

400 MAIN STREET
SUISUN CITY CA,
94585

ISSUE

DESCRIPTION	DATE	MARK

PROJECT NO:	24036
DATE:	2/13/25
DRAWING FILE:	
DRAWN BY:	J.A.S.
CHECKED BY:	R.R.S.

SHEET TITLE
ELEVATIONS

SHEET NO
A301















AWANTA

An Apartment Building

Project Description:
The project/property in question is located at 400 Main Street, Suisun City, California.

The proposed building is located on an existing pad site along the Historic Suisun City waterfront. The first and second floors are proposed to accommodate 10 single story apartments each. The first floor fills the entire site, and no existing trees are to be removed. Parking will be reliant on the city provided parking; however, the train station and other transportation hubs are easily walked to.

All apartments include a deck area that is accessible by main living room with views overlooking the downtown Suisun Waterfront area. Windows and glass doors capture views of the harbor and historic downtown areas. The 20 apartments include 28 bedrooms with 8 two-bedroom units and 12 one-bedroom units. Since the average renting household has 2.35 residents currently the expected occupancy of the 20 units would be 47 using the national average.

Mechanical units will be located behind the pitched roofs in an enclosed space not visible from street and screened from taller vantage points.

EXTERIOR:

- The design is based on craftsman architecture incorporating durable fiber cement siding in a staggered shingle, the aesthetics of natural wood and stone, and contrasting trim. The variety of materials will highlight the traditional elements of the building while allowing the passerby to enjoy the comforting craftsman design elements.
- The building first floor has been raised to a first-floor level of ten and a half feet above sea level. The units on the west side of the building facing the adjacent parking lot have between two and four steps up to their entries in order to follow the existing grading. The east side of the building will be re-graded to not require stairs up to the units. A short five step staircase will lead from Driftwood Drive with an accompanying walkway separated by a new planter to provide wheelchair access.
- Access to the second-floor apartments will be on the west side nearest to the parking lot through glass doors beneath covered entries with landings at the tops of the stairs. No more than four second floor units will share a staircase.

FAIRFIELD-SUISUN SEWER DISTRICT
The site plan for the project shows the proposed utility connection points. Once the conditions of approval have been approved by the city a civil engineer will be added to the project team.

- The trash enclosure will be located in the adjacent parking lot. Hot and water will be provided along with a floor drain connecting to a grease interceptor.
- One new sewer line for apartments will be connected to a new proposed manhole on main street.
- Six storm water detention areas are indicated on the site plan. These will be connected to the existing storm drain DI located in the main street parking lot.

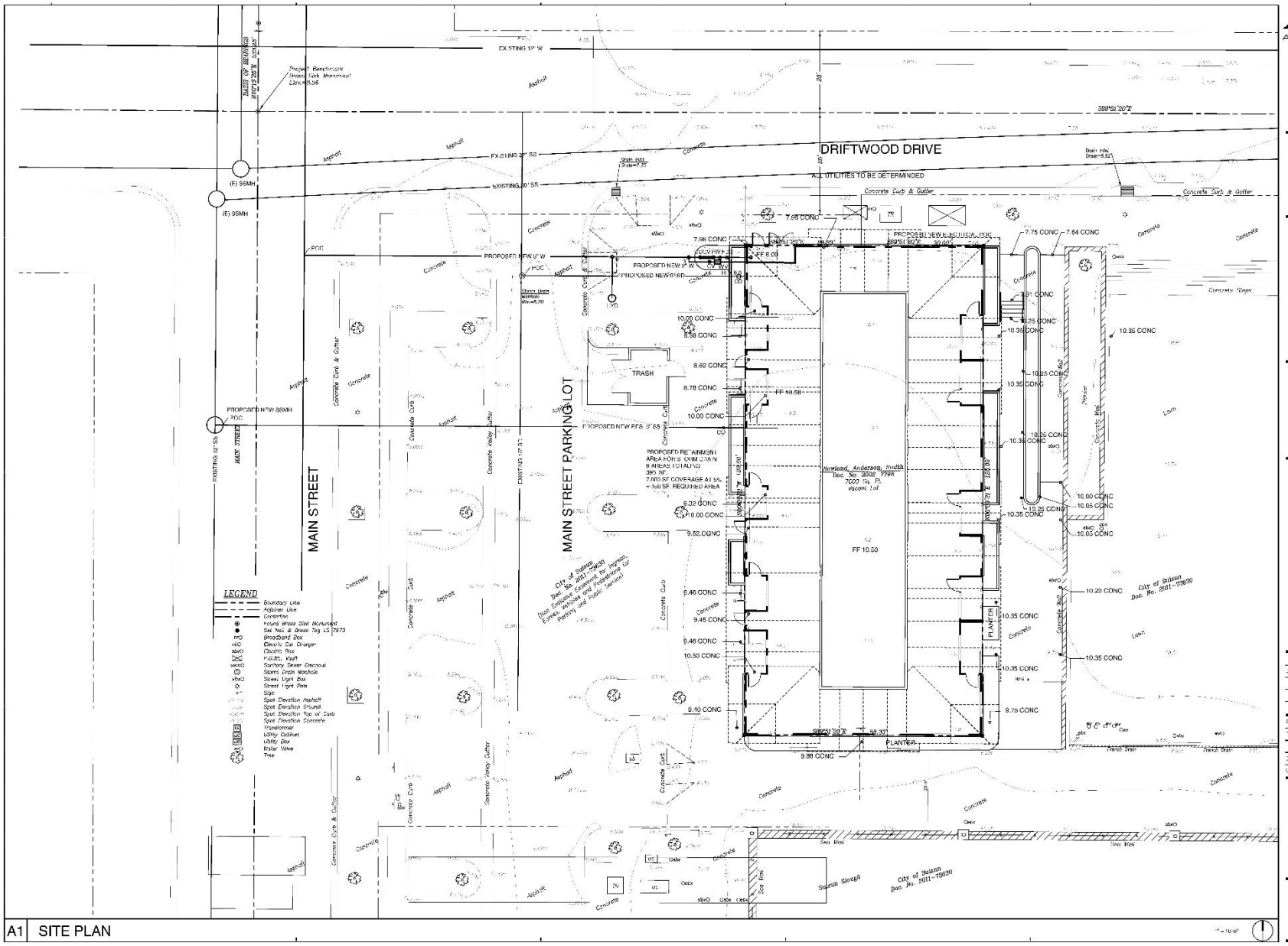
- A new water main will be connected to the existing 12 inch main street line and ran to the building. We are proposing the DDCV, PIV and FDC be located in a landscape area along the parking lot. One water service with meter will be branched off for domestic use.
- Sewer capacity and easements will have to be determined prior to the start of construction.
- Leased areas and uses are indicated in attached sheet A101. Total area proposed to lease is approximately 975 SF.

TENTATIVE PROJECT SCHEDULE:

- Planning: 12/20/24 to 3/31/25
- Working Drawings: 4/2/25 to 5/30/25
- Plan checking: 6/1/25 to 7/2/25
- Bidding: 7/2/25 to 8/1/25
- Construction: 8/1/25 to 4/2/26
- Occupancy: 4/3/26

BUILDING INFORMATION

- Building Total Square Footage: 13,588 SF
- Area by Floor:
  - 1. 6,521 SF
  - 2. 7,067 SF
- Height of Building: 27'-7"
- Apartment Information:
  - Unit 1A – 2 bedrooms, 1 bathroom 1 total: 667 SF
  - Unit 1B – 2 bedrooms, 1 bathroom 1 total: 760 SF
  - Unit 1C – 1 bedroom, 1 bathroom 2 total: 525 SF
  - Unit 1D – 1 bedroom, 1 bathroom 2 total: 555 SF
  - Unit 1E – 1 bedroom, 1 bathroom 1 total: 530 SF
  - Unit 1F – 1 bedroom, 1 bathroom 1 total: 585 SF
  - Unit 1G – 2 bedrooms, 1 bathroom 1 total: 719 SF
  - Unit 1H – 2 bedrooms, 1 bathroom 1 total: 749 SF
  - Unit 2A – 2 bedrooms, 2 bathroom 1 total: 779 SF
  - Unit 2B –2 bedrooms, 2 bathroom 1 total: 830 SF
  - Unit 2C – 1 bedroom, 1 bathroom 2 total: 520 SF
  - Unit 2D – 1 bedroom, 1 bathroom 2 total: 591 SF
  - Unit 2E – 1 bedroom, 1 bathroom 1 total: 514 SF
  - Unit 2F – 1 bedroom, 1 bathroom 1 total: 622 SF
  - Unit 2G – 2 bedrooms, 1.5 bathroom 1 total: 809 SF
  - Unit 2H – 2 bedrooms, 2 bathroom 1 total: 854 SF



A1 SITE PLAN

A2R ARCHITECTS
190 South Orchard Avenue
Suite C261
Vacaville, CA 95688
P: 707.453.0198
F: 707.453.1197
www.a2rarch.com

CONSULTANTS

APPROVALS

DESIGN REVIEW

PROJECT
PROPOSED:

the
BLOCK
COMPLEX

400 MAIN STREET
SUISUN CITY
CA 94585

ISSUE		
DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO: 2405
DATE: 12/16/24
DRAWN BY: JLS
CHECKED BY: DJS

SHEET TITLE
SITE PLAN

SHEET NO
A101

Estimated Parking Spaces

Area	Description	Estimated Total Spaces	Notes
A	Driftwood to dead end, Downtown Main St, Lot behind STA	230	
B	Kellogg Parking Lot	130	
C	Lawler and Theater Parking lots	44	
D	Street parking along Main St.	109	
E	Morgan, Line, Solano, Kellogg Street	86	Line st. between Main and Kellogg St. are estimates based on curb lengths and vehicle spacing
	Estimated Total	**599**	

Occupied Spaces

Area	Day	Time	Occupied Spaces	Notes	% Occupancy
A	Monday	4PM	26	Total includes 1 boat attached	11.3
B	Monday	4PM	25	Total includes 3 boats	19.2
C	Monday	4PM	30		68.2
D	Monday	4PM	32		29.4
E	Monday	4PM	54	5 vehicles with trailers attached	62.8
A	Tuesday	1PM	37		16.1
B	Tuesday	1PM	48	Total includes 3 boats	36.9
C	Tuesday	1PM	38		86.4
D	Tuesday	1PM	39		35.8
E	Tuesday	1PM	44	3 vehicles with trailer attached	51.2
A	Tuesday	3PM	54		23.5
B	Tuesday	3PM	31	Total includes 3 boats	23.8
C	Tuesday	3PM	35		79.5
D	Tuesday	3PM	43		39.4
E	Tuesday	3PM	38	3 vehicles with trailer attached	44.2
A	Wednesday	1PM	46		20
B	Wednesday	1PM	41	Total includes 3 boats	31.5
C	Wednesday	1PM	42		95.5
D	Wednesday	1PM	49		45
E	Wednesday	1PM	60	3 vehicles with trailer attached & 1 Semi Truck on No Parking side	69.8
A	Wednesday	4PM	41		17.8
B	Wednesday	4PM	28	Total includes 3 boats	21.5
C	Wednesday	4PM	36		81.8
D	Wednesday	4PM	37		33.9
E	Wednesday	4PM	41	3 vehicles with trailer attached	47.7

A	Thursday	12 PM	44		19.1
B	Thursday	12 PM	40	Total includes 3 boats	30.8
C	Thursday	12 PM	43		97.7
D	Thursday	12 PM	59		54.1
E	Thursday	12 PM	54	2 vehicles with trailer attached	62.8
A	Thursday	1PM	47		20.4
B	Thursday	1PM	74	Total includes 3 boats	56.9
C	Thursday	1PM	42		95.5
D	Thursday	1PM	56		51.4
E	Thursday	1PM	48	2 vehicles with trailer attached	55.8

Area A:

- Driftwood to dead end
- Dedicated Parking in Downtown along Main Steet
- New lot behind STA

Area B:

- Kellogg Parking Lot

Area C:

- Lawler and Theater Parking lots

Area D:

- Street parking along Main St.

Area E:

- Morgan St.
- Line St.
- Solano St.
- Kellogg St.

Breakdown of Day Counts

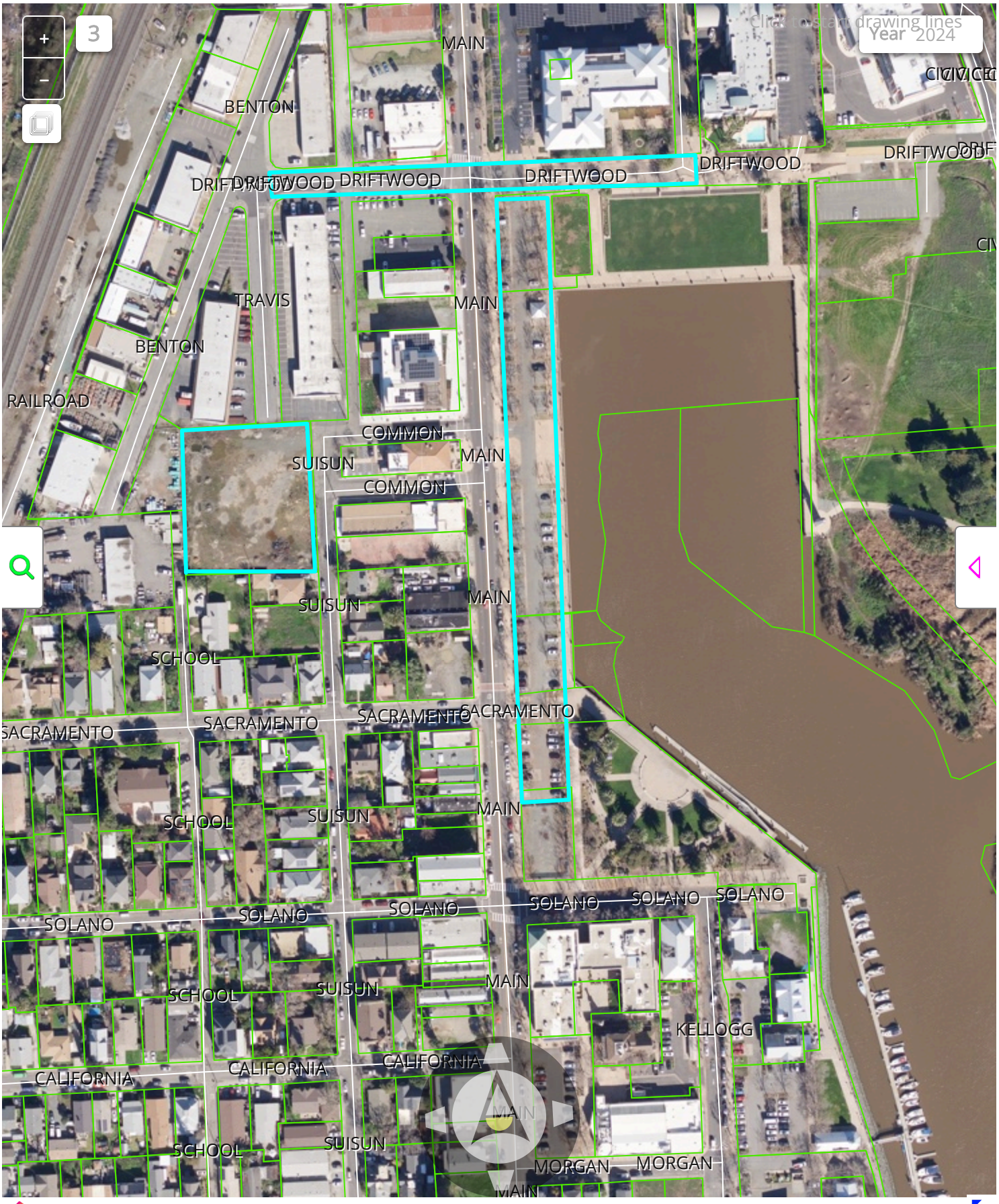
Date	Area	Street/Section	Time	Cars Parked	Notes
4/14/2025	A	Driftwood to end of Harbor Center	4:00 PM	0	
4/14/2025	A	Dedicated Parking in Downtown along Main Street	4:00 PM	26	1 Boat attached
4/14/2025	A	New lot behind STA	4:00 PM	0	
4/14/2025	B	Kellogg St. Parking Lot	4:00 PM	25	Total includes 3 parked boats
4/14/2025	C	Lawler Parking Lot	4:00 PM	7	
4/14/2025	C	Theater Parking Lot	4:00 PM	23	
4/14/2025	D	Street Parking Along Main Street	4:00 PM	32	
4/14/2025	E	Morgan St.	4:00 PM	11	2 trailers attached
4/14/2025	E	Line St.	4:00 PM	13	2 trailers attached
4/14/2025	E	Solano St.	4:00 PM	9	
4/14/2025	E	Kellogg St.	4:00 PM	21	1 trailer attached
4/15/2025	A	Driftwood to end of Harbor Center	1:00 PM	0	
4/15/2025	A	Dedicated Parking in Downtown along Main Street	1:00 PM	34	
4/15/2025	A	New lot behind STA	1:00 PM	3	
4/15/2025	B	Kellogg St. Parking Lot	1:00 PM	48	Total includes 3 parked boats
4/15/2025	C	Lawler Parking Lot	1:00 PM	11	
4/15/2025	C	Theater Parking Lot	1:00 PM	27	
4/15/2025	D	Street Parking Along Main Street	1:00 PM	39	
4/15/2025	E	Morgan St.	1:00 PM	4	
4/15/2025	E	Line St.	1:00 PM	12	2 trailers attached
4/15/2025	E	Solano St.	1:00 PM	7	
4/15/2025	E	Kellogg St.	1:00 PM	21	1 trailer attached
4/15/2025	A	Driftwood to end of Harbor Center	3:00 PM	3	
4/15/2025	A	Dedicated Parking in Downtown along Main Street	3:00 PM	47	
4/15/2025	A	New lot behind STA	3:00 PM	4	
4/15/2025	B	Kellogg St. Parking Lot	3:00 PM	31	Total includes 3 parked boats
4/15/2025	C	Lawler Parking Lot	3:00 PM	8	

4/15/2025	C	Theater Parking Lot	3:00 PM	27	
4/15/2025	D	Street Parking Along Main Street	3:00 PM	43	
4/15/2025	E	Morgan St.	3:00 PM	5	
4/15/2025	E	Line St.	3:00 PM	11	2 trailers attached
4/15/2025	E	Solano St.	3:00 PM	6	
4/15/2025	E	Kellogg St.	3:00 PM	16	1 trailer attached
4/16/2025	A	Driftwood to end of Harbor Center	1:00 AM	8	
4/16/2025	A	Dedicated Parking in Downtown along Main Street	1:00 PM	36	
4/16/2025	A	New lot behind STA	1:00 PM	2	
4/16/2025	B	Kellogg St. Parking Lot	1:00 PM	41	Total includes 3 parked boats
4/16/2025	C	Lawler Parking Lot	1:00 PM	16	
4/16/2025	C	Theater Parking Lot	1:00 PM	26	
4/16/2025	D	Street Parking Along Main Street	1:00 PM	49	
4/16/2025	E	Morgan St.	1:00 PM	7	
4/16/2025	E	Line St.	1:00 PM	11	2 trailers attached
4/16/2025	E	Solano St.	1:00 PM	11	
4/16/2025	E	Kellogg St.	1:00 PM	31	1 trailer attached / 1 Semi Truck
4/16/2025	A	Driftwood to end of Harbor Center	4:00 PM	7	
4/16/2025	A	Dedicated Parking in Downtown along Main Street	4:00 PM	33	
4/16/2025	A	New lot behind STA	4:00 PM	1	
4/16/2025	B	Kellogg St. Parking Lot	4:00 PM	28	Total includes 3 parked boats
4/16/2025	C	Lawler Parking Lot	4:00 PM	10	
4/16/2025	C	Theater Parking Lot	4:00 PM	26	
4/16/2025	D	Street Parking Along Main Street	4:00 PM	37	
4/16/2025	E	Morgan St.	4:00 PM	6	
4/16/2025	E	Line St.	4:00 PM	12	2 trailers attached
4/16/2025	E	Solano St.	4:00 PM	7	
4/16/2025	E	Kellogg St.	4:00 PM	16	1 trailer attached
4/17/2025	A	Driftwood to end of Harbor Center	12:00 PM	7	

Estimated Parking Spaces

Area	Street/Section	Parking Spaces	Notes
A	Driftwood to end of Harbor Center	26	
A	Dedicated Parking in Downtown along Main Street	140	
A	New lot behind STA	64	Newly added parking lot
B	Kellogg St. Parking Lot	130	
C	Lawler Parking Lot	15	
C	Theater Parking Lot	29	
D	Street Parking Along Main Street	109	
E	Morgan St.	8	
E	Line St.	21	Estimate only, no designated parking stalls.
E	Solano St.	12	
E	Kellogg St.	45	

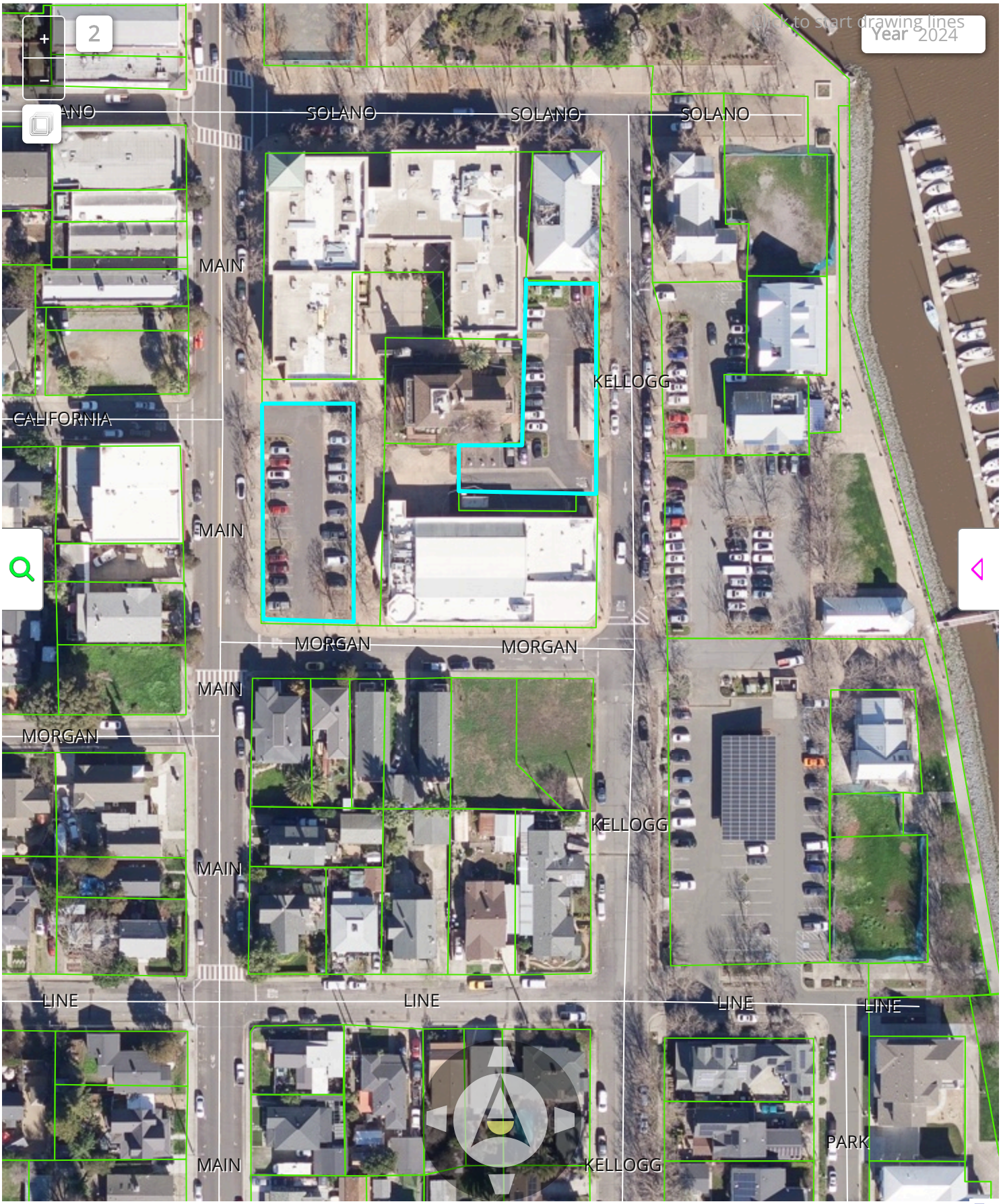
Area A


Click to start drawing lines
Year 2024
MAIN
BENTON
DRIFTWOOD
TRAVIS
RAILROAD
COMMON
SUISUN
SCHOOL
SACRAMENTO
SOLANO
CALIFORNIA
KELLOGG
MORGAN

Area B


Click to start drawing lines
Year 2024
SOLANO
SOLANO
SOLANO
KELLOGG
MORGAN
KELLOGG
LINE
LINE
LINE
PARK
KELLOGG

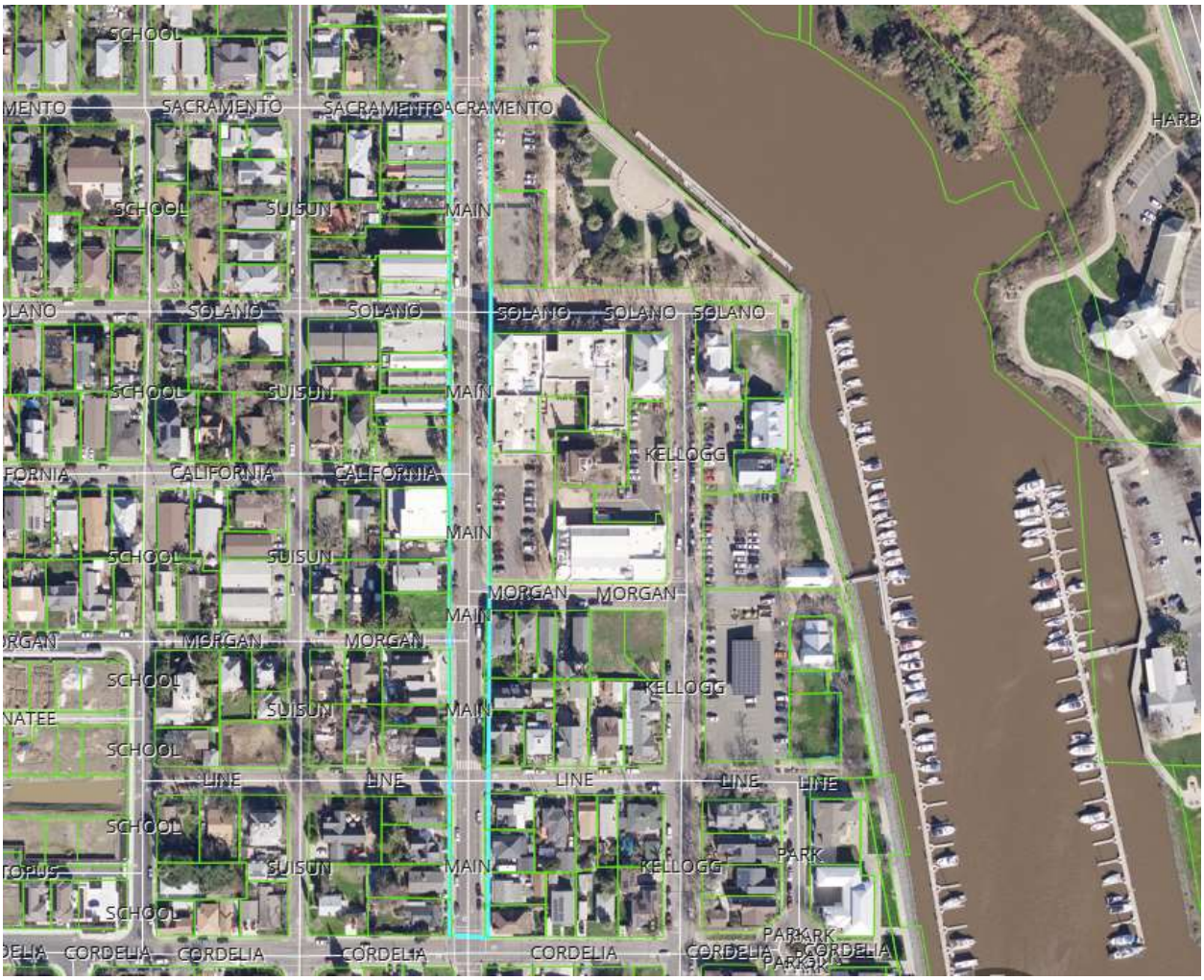
Area C


2
Year 2024
SOLANO
SOLANO
SOLANO
MAIN
KELLOGG
CALIFORNIA
MAIN
MORGAN
MORGAN
MAIN
MORGAN
KELLOGG
MAIN
LINE
LINE
LINE
LINE
PARK
MAIN
KELLOGG

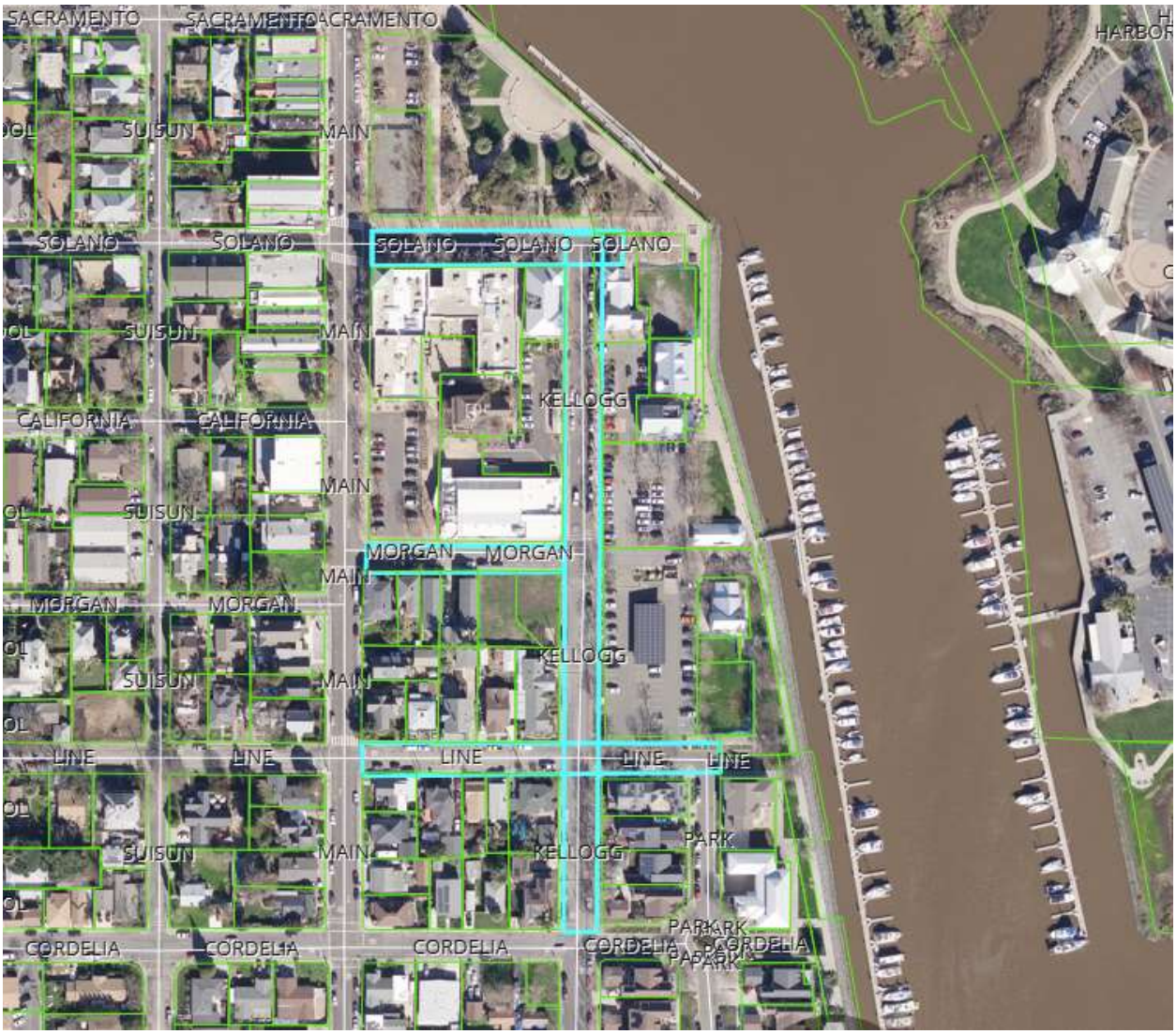
Area D


Year 2024
RAILROAD
MAIN
LOTZ
SPRING
CIVIC CENTER
HARBOR CENTER
BENTON
DRIFTWOOD
TRAVIS
COMMON
SUISUN
SCHOOL
SACRAMENTO

Area D
(continued)



Area E


SACRAMENTO
SACRAMENTO
SACRAMENTO
SUISUN
MAIN
SOLANO
SOLANO
SOLANO
SOLANO
SOLANO
SUISUN
MAIN
KELLOGG
CALIFORNIA
CALIFORNIA
MAIN
SUISUN
MORGAN
MORGAN
MAIN
MORGAN
MORGAN
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KELLOGG
PARK
CORDELIA
CORDELIA
CORDELIA
CORDELIA
CORDELIA
PARK

FINAL DISCLOSURE DOCUMENT

Proposed 20-Unit Waterfront Apartment Development
400 Main Street – Suisun Marina, Suisun City, California
Prepared for the Suisun City Planning Commission
Date: 06/17/2025
Prepared by: Sid Afshar, Sunfield Development, LLC

---

1. Introduction

This disclosure document accompanies the staff report submitted in support of the proposed 20-unit waterfront apartment project at 400 Main Street, Suisun City, CA. In response to Planning Commission guidance, this document outlines how the development will support public waterfront character, ensure visual quality, and disclose key conditions of occupancy to prospective tenants.

---

2. Project Overview

- Project Name: AWANTA
- Type: Multi-family residential (20 units)
- Developer: Sunfield Development, LLC
- Representative: Sid Afshar
- Architect/Planner:

Robert Sesar

Principal Architect

A2R Architects

- Zoning: Mixed-Use
- Waterfront Access: Directly adjacent to the Suisun Marina public promenade and walkways

---

3. Public Realm Integration

3.1 Pedestrian and Bicycle Connectivity

DRAFT

- Marina-adjacent walkways seamlessly integrated with existing public paths
- Bike parking and street improvements to encourage non-vehicular access
- Transparent edges and low fencing to support an open pedestrian experience

3.2 Visual and Physical Access

- Step-back building massing protects key waterfront view corridors
- No physical barriers along the marina-facing perimeter
- Public spaces remain accessible and connected visually to the water

3.3 Landscaping and Lighting

- Drought-tolerant and native planting for marina consistency
- Downcast, warm lighting for safety and comfort
- No glare or spillover lighting into neighboring public walkways

3.4 Public Amenities

- Space identified for a potential bench or plaza area
- Opportunity for interpretive or historic signage facing the marina

---

4. Resident-Tenant Disclosure Plan

All tenants will receive a disclosure document at lease signing with the following key points:

4.1 Public Access Notice

Residents will be informed that the building borders a high-use public space, including walkways, boardwalks, and civic gathering areas.

4.2 Noise and Public Activity

Sound from boats, music, public events, and pedestrians may occur during evenings, weekends, and holidays. This activity is a core part of waterfront life.

DRAFT

4.3 View and Access Expectations

Residents will be notified that the waterfront views and amenities are shared public resources. No individual units will have exclusive rights to views, pathways, or access to marina frontage.

4.4 Community Engagement

Residents are encouraged to participate in civic efforts like waterfront cleanups, festivals, and environmental days that foster community ownership.

4.5 Visual Standards for Balconies and Exterior Spaces

To protect the visual integrity of the waterfront and maintain the development's contribution to Suisun's civic appearance, residents are strictly prohibited from displaying laundry, clothing, towels, household storage, or personal belongings on balconies, railings, patios, or other exterior areas visible to the public.
These areas are highly visible from public walkways and the marina. Maintaining a clean and orderly appearance contributes to the dignity and welcoming quality of the waterfront experience for all residents and visitors.

---

5. Response to Planning Commission Concerns

The development team has carefully considered Planning Commission concerns regarding transparency, public access, and the interface between private residences and the civic realm. In response:

- Public access will remain uninterrupted along the waterfront
- The building's massing preserves waterfront views
- All tenants will receive full disclosures regarding noise, activity, and behavior standards
- Exterior-facing balconies and patios will be regulated to prevent visual clutter

---

6. Conclusion

The proposed development at 400 Main Street reflects a community-centered design approach. It integrates new housing while prioritizing public access, view preservation, and shared waterfront pride. Sunfield Development, LLC is committed to working in step with the City of Suisun to maintain a visually dignified and accessible waterfront district.

DRAFT

Appendix A: Tenant Waterfront Disclosure Sheet

Waterfront Living Disclosure – [Project Name]
400 Main Street – Suisun Marina, Suisun City, CA
Developer: Sunfield Development, LLC
Contact: Sid Afshar

Waterfront Living Acknowledgment

As a tenant of a residence adjacent to the Suisun Marina, I acknowledge the following:

- I understand that the property borders a public marina, with walkways, community events, and recreational use.
- I accept that noise and activity may occur regularly, especially on weekends or holidays.
- I understand that marina views and walkways are shared with the public, and no exclusive rights are granted.
- I agree not to hang or display clothing, towels, laundry, storage bins, or personal belongings on any balconies, patios, or public-facing exterior areas.
- I understand that these standards are in place to maintain a clean, dignified, and respectful public waterfront experience.

Resident Name: _____
Signature: _____

Date: _____

DRAFT

Awanta Apartments



City of Suisun City, City Council
John Kearns, Principal Planner
July 15, 2025

1

Project Background

- Project Location
- Specific Plan Designation
- Planned Unit Development Permit (PUD)
- Good Neighbor Meeting
- Planning Commission Public Hearing

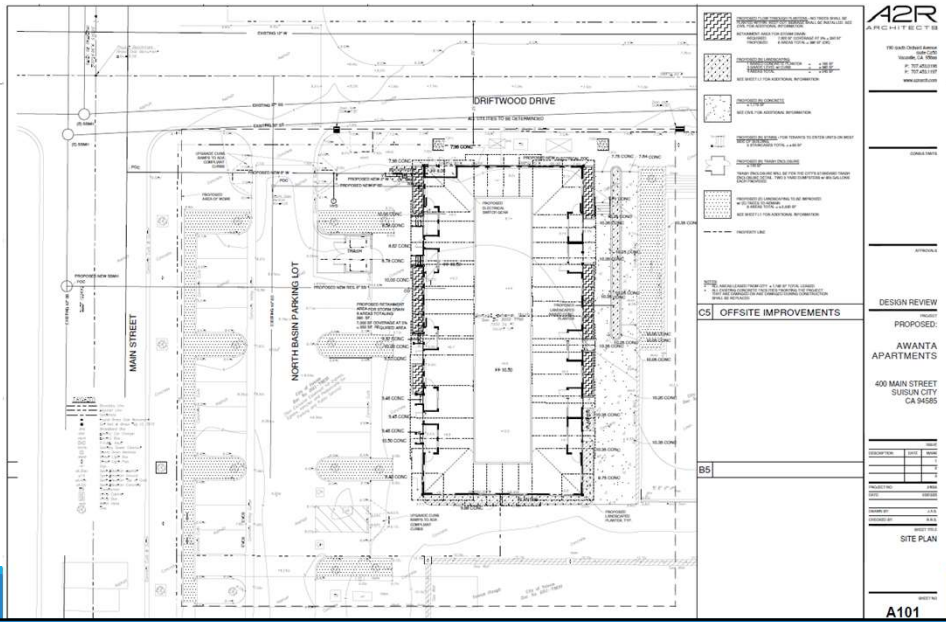
2

Project Location



3

Site Plan



4

Analysis

- Planned Unit Development Intent and Application

	WDSP Standard	Proposed Project
Front Setback	0' min – 15' max	0'
Side Setback	0' min – 5' max	0'
Rear Setback	15' (minimum)	0'
Height	50' (max)	27'7"
Parking Spaces	24	0* See parking analysis

5

Elevations





6

Elevations Continued



7

Process and Project Challenges

- Application process
- Project challenges
- Challenges incorporating a commercial element
- Public/Private interface

8

Public/Private Interface



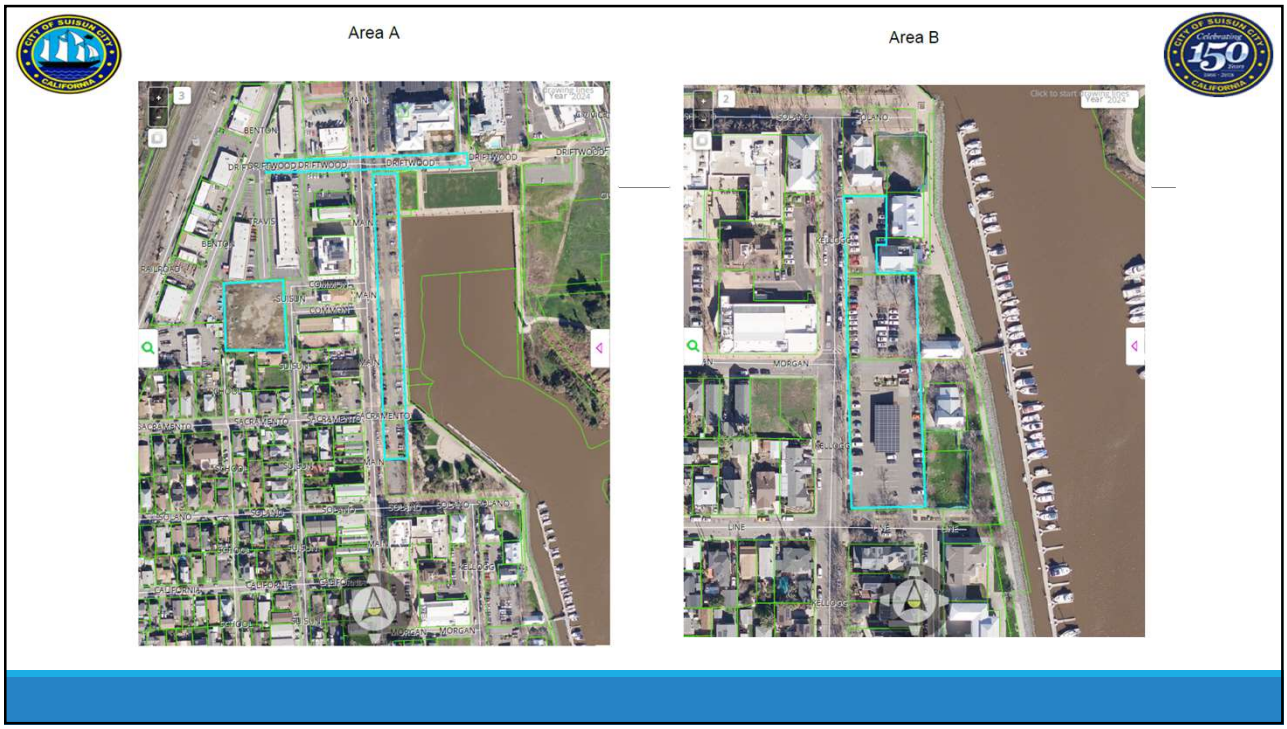


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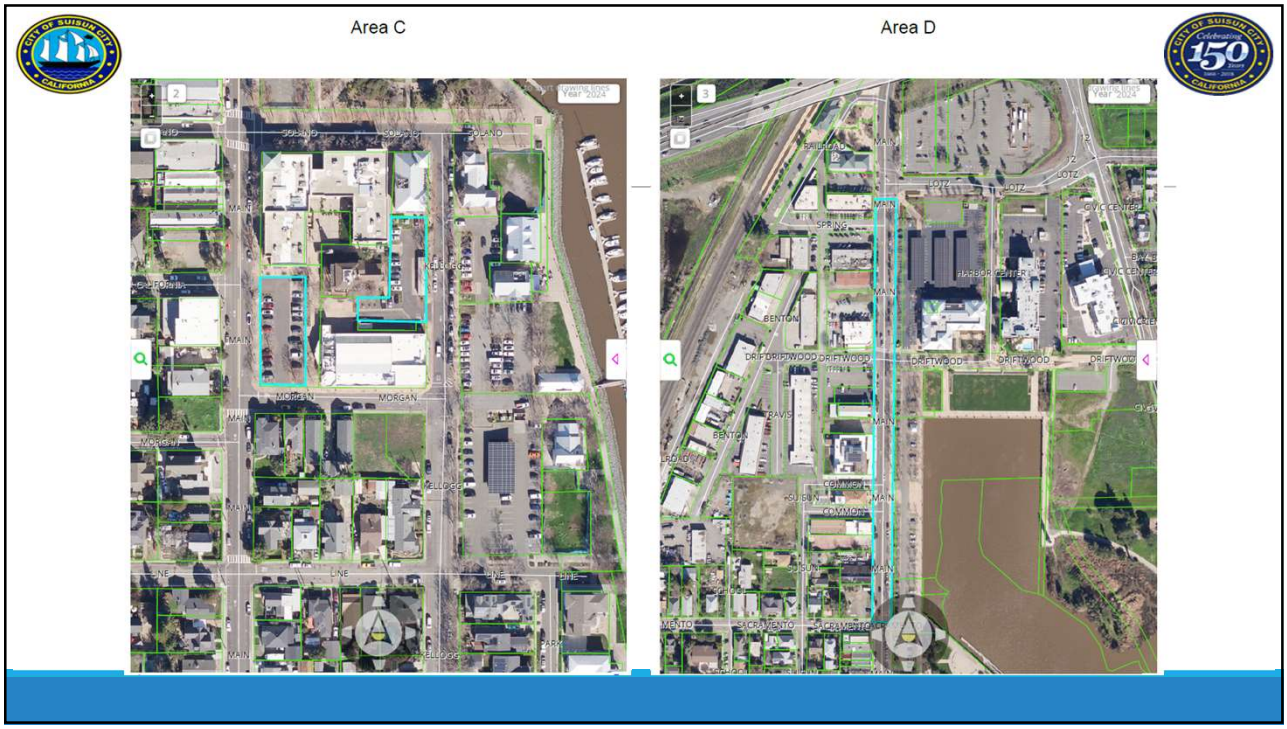
Parking

- Parking Study
  - Parking Area Analysis
  - Summary Findings
- Project Parking Requirements
  - AB 2097
  - Waterfront District Specific Plan
- Parking Permits

10



11



12

Area D
(continued)



Area E



13

Architecture/Design

- Design based on Craftsman architecture (durable fiber cement siding, aesthetics of natural wood and stone, and contrasting trim).
- Building elevation has been raised and units will incorporate stairs where needed to provide access.
- Access to the second-floor apartments will be on the west side nearest to the parking lot through glass doors beneath covered entries with landings at the tops of the stairs.

14

Environmental Review

The project has been found consistent with California Environmental Quality Act (CEQA) Guidelines §15182.

15

Conditions of Approval

PW-25 Applicant is to remove the existing trash enclosure located on the south side of Main Street between Solano Street and Sacramento Street. In addition, the project is to re-establish two public parking spaces at the latter location, which would require pavement resurfacing and striping.

PW-32 Any City-owned facilities—such as the North Basin Parking Lot or other areas utilized during the course of the project—that sustain damage, whether in whole or in part, as a result of the project's activities, must be repaired or replaced at the sole expense of the project. Restoration shall be carried out to the satisfaction of the City Engineer and must return the facility to its original or better condition. This requirement applies to all City facilities used for purposes such as, but not limited to, personnel parking, truck or equipment access routes, construction staging areas, material storage, or any other project-related operations.

PW-40 The Project shall upgrade the following existing curb ramps with ADA-compliant curb ramps: a) Two existing curb ramps at the northerly entrance to the North Basin Parking Lot, and b) the existing curb ramp located at the existing ADA parking spaces by the southwest corner of the proposed building. If the Fairfield-Suisun Sewer District's sanitary sewer force main project impacts this latter curb ramp, the District will be responsible for upgrading it as part of their project.

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Required Findings

1. That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the Suisun City General Plan, Title 18 "Zoning" of the Suisun City Municipal Code, and the Waterfront Specific Plan
2. That the proposed project along with the proposed conditions under which it would be operated or maintained will be consistent with the General Plan.
3. That the proposed project will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City.
4. That the proposed project is exempt from the California Environmental Quality Act per Section 15182 (Pursuant to a Specific Plan) (California Public Resources Code section 21000, *et seq*.) and the Guidelines thereunder (14 California Code of Regulations section 15000, *et seq*.) (collectively, "CEQA").

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Staff Recommendation

1. Find the Project is Exempt from the California Environmental Quality Act (CEQA) Per Section 15182 for a Twenty-Unit Multi-Family Project Located at 400 Main Street (APN 0032-091-220).
2. Adopt Resolution No. 2025-___; A Resolution of the City Council of the City of Suisun City Approving Planned Unit Development No. PLN-00003 and Site Plan/Architectural Review No. PLN-00004 for a Twenty-Unit Multi-Family Residential Project at 400 Main Street (APN 0032-091-220).

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AGENDA ITEM NO. 20.

AGENDA TRANSMITTAL

MEETING DATE: July 15, 2025

AGENDA ITEM: Housing Authority Adoption of Resolution No. HA 2025-__Approving the Fourth Amendment to the November 2, 2021, Disposition and Development Agreement with Harbor Park LLC for Disposition and Development of Assessor Parcel Number's (APNs) 0032-101-420 and 0032-102-160 (Almond Gardens), as Amended, in the City of Suisun City.

FISCAL IMPACT: The City's approval of the Fourth Amendment does not have any immediate financial impact on the City.

STRATEGIC PLAN: Provide Good Governance, Develop Sustainable Economy.

BACKGROUND: On November 2, 2022, the Housing Authority of the City of Suisun City (Housing Authority) entered into a Disposition and Development Agreement (DDA) with Harbor Park LLC (Developer) for the disposition of property that is considered part of the Almond Gardens neighborhood. The property has been developed, owned, and operated by the Housing Authority as Almond Gardens, a 52-unit, multifamily affordable apartment community, since 1962. On August 16, 2022, the Developer requested the Housing Authority make specific changes to the DDA. In accordance with the terms of the DDA, the Developer provided to the City a written request to make modifications to the DDA. After careful consideration of the Developer's request, the Housing Authority approved the First Amendment to the Disposition and Development Agreement.

The Developer requested a Second Amendment to the DDA, which the Housing Authority approved on November 29, 2022. The Second Amendment extended the due diligence period that would allow the Developer to pursue tax credit financing. Ultimately, with the tax credit financing, the project will comprise 96 affordable housing units. The Developer requested a Third Amendment to the DDA to extend the due diligence period for up to two years, allowing the Developer to secure tax financing from the state and federal programs. This amendment was adopted by the Housing Authority Board on December 19, 2023.

STAFF REPORT:

The Developer has either satisfied or will soon satisfy each of the conditions of closing and the issuance of building permits for the project are imminent. However, in order to close escrow and begin construction of the project, it has been requested that the Authority Board authorize certain amendments to the DDA and Regulatory Agreement. These amendments are a result of recent discussions with parties involved with the project as the close of escrow nears. Requested comments came from legal representatives for the lender, partnership, and tax credit investor. These amendments are outlined below:

Disposition and Development Agreement:

- The number of units in the DDA is restated to be 97 housing units with 96 being affordable housing units and one unit being a manager's unit.
- The anticipated relocation of the of the existing tenants by the Developer in phases has been

updated to not require phased relocation.

- It is anticipated that the entity, Harbor Park, LLC will be succeeded in interest by Almond Gardens LP; the permitted transfers provisions of the agreement have been revised in anticipation of the successor in interest's expected acquisition.
- Section 8 vouchers will be made available for all 96 affordable housing units.
- The legal description of the site has been updated and corrected.
- The investor has the right, but not the obligation to cure any default of Developer within ninety(90) days of receipt of notice of default.

Regulatory Agreement:

- Instead of constructing sixteen buildings of six residential units, will construct four building of twenty-one residential units and one building of thirteen residential units and one building which will contain the management office, community laundry facility and a community hall.
- Added definition of "Term" to commence the date of certificate of occupancy is issued for the Project and that terminates on the earlier of (i) fifty-five years after the a certificate of occupancy is issued for the Project, or (ii) the earlier termination of the Regulatory Agreement. This is restrict ninety-six residential units to be rented to a Qualified Affordable Tenant.
- Fifty-six of the residential units shall be two bedroom Units; 30 of the residential units shall be three bedroom units and ten of the residential units shall be four bedroom units.
- Allows for the transfer of the property to limited partnership, Almond Gardens LP as provided in the Harbor Park LLC's Amended and Restated Agreement of Limited Partnership.
- At close of escrow, the Housing Authority will issued a Grant Deed to transfer the property to Almond Gardens LP and sign a Subordination Agreement.

STAFF RECOMMENDATION: It is recommended that the Housing Authority adopt Resolution No. 2025-__Approving the Fourth Amendment to the November 2, 2021, Disposition and Development Agreement with Harbor Park LLC for Disposition and Development of Assessor Parcel Numbers (APNs) 0032-101-420 and 0032-102-160 (Almond Gardens), as Amended, in the City of Suisun City.

DOCUMENTS ATTACHED:

1. Housing Authority Adoption of Resolution No. HA 2025-__Approving the Fourth Amendment to the November 2, 2021, Disposition and Development Agreement with Harbor Park LLC for Disposition and Development of Assessor Parcel Number's (APNs) 0032-101-420 and 0032-102-160 (Almond Gardens), as Amended, in the City of Suisun City.
2. Draft Amendment No. 4 to the Disposition and Development Agreement regarding the Almond Gardens Apartments property dated November 2, 2022, located at APN 0032-101-420 and 0032-102-160, in the City of Suisun City.
3. PowerPoint Presentation.

PREPARED BY: John Kearns, Principal Planner
REVIEWED BY: Jim Bermudez, Deputy City Manager
APPROVED BY: Bret Prebula, City Manager

ATTACHMENTS:

1. Almond Gardens DDA.docx
2. Almond Gardens DDA.docx
3. Almond Gardens PPT.pdf

RESOLUTION NO. HA 2025-

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SUISUN CITY APPROVING THE FOURTH AMENDMENT TO THE NOVEMBER 2, 2021, DISPOSITION AND DEVELOPMENT AGREEMENT WITH HARBOR PARK LLC FOR DISPOSITION AND DEVELOPMENT OF APNS 0032-101-420 AND 0032-102-160 (ALMOND GARDENS), AS AMENDED, IN THE CITY OF SUISUN CITY

WHEREAS, the City of Suisun City Housing Authority ("Authority"), as the housing successor to the Suisun City Redevelopment Agency, owns certain developed real property identified as APN 0032-101-420 and 0032-102-160 at 707-815 Almond Street (Property). The Property is developed with a 52-unit multi-family affordable housing development commonly known as "Almond Gardens," with some of the units currently occupied.

WHEREAS, the Almond Gardens development is seriously impaired by soil instability and subsidence problems due to its location in a flood plain, which has made some of the buildings unsafe and threatens other buildings.

WHEREAS, due to the condition of the existing facilities, a number of the units cannot be leased or occupied.

WHEREAS, it has been determined that it is not financially feasible for the Housing Authority to repair the existing facilities, as the repairs would also require that the building pad be raised above the floodplain.

WHEREAS, pursuant to Resolution No. HA 2021-03, Authority and Developer entered into a Disposition and Development Agreement dated November 2, 2021 ("Original DDA"), for the sale and development of the Property.

WHEREAS, in accordance with the Original DDA, Developer proposed to purchase the Site, demolish the Existing Facilities in phases, relocate the 38 existing tenants in phases, and prepare the site to elevate it above the flood plain appropriately to permit construction of 7 new buildings on the Property (collectively, the "Project"). As part of the Project, Developer agreed to relocate the existing tenants in phases until the new facilities have been constructed, after which the relocated existing tenants may have the right to be relocated to the new facilities.

WHEREAS, pursuant to Resolution HA 2022-02, Authority and Developer amended the Original DDA ("First Amendment") to increase the total number of units to 99, with 52 units still subject to an affordability covenant per the Original DDA, and the remaining 47 units being market-rate units, which required a new site plan and other revisions to the Original DDA. Additionally, the First Amendment modified the due diligence period was from 90 to 120 days.

WHEREAS, on November 29, 2022, the Authority and Developer further amended the Original DDA ("Second Amendment") and extended the Due Diligence Period to allow Developer to apply for tax credit financing, in conjunction with an affordable housing developer.

WHEREAS, on December 19, 2023, the Authority and Developer further amended the Original DDA ("Third Amendment") and extended the Due Diligence Period for up to two (2) years, to allow Developer to continue pursuit of for tax credit financing which was ultimately successful.

WHEREAS, the Developer agrees with the terms of Amendment No. 4 to the DDA.

WHEREAS, the Authority finds that this Project is in the best and vital interests of Authority and the City of Suisun City, and the health, safety and welfare of the existing tenants, who will be relocated into newly built units, the residents and taxpayers in the City, and is in accord with the public purposes and provisions of applicable state and local laws. Construction of the Project will provide additional jobs and will provide affordable housing in accordance with the purposes and goals of the Authority. The Authority further finds that Amendment No. 4 to the DDA is consistent with the purposes of the DDA and will further the development of the Project.

WHEREAS, on July 15, 2025, the Housing Authority of the City of Suisun City considered the testimony of the Developer and the public, the staff report and all accompanying documents, and all other relevant evidence provided, and adopted Resolution No. HA 2025-__, approving Amendment No. 4 to the DDA.

NOW, THEREFORE, the Housing Authority of the City of Suisun City does resolve as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Amendment No. 4 to the Disposition and Development Agreement ("Fourth Amended DDA")between the Housing Authority of the City of Suisun City and Harbor Park LLC, dated November 21, 2021, is approved, subject to and conditioned upon the following: (i) Amendment No. 4 to the DDA must be in final form approved by the Authority Director and Authority Counsel; and (ii) within five (5) days of adoption of this Resolution, the Developer must execute three (3) copies of Amendment No. 4, and deliver same to the Housing Authority.

3. The proceeds from the sale of the Property, net of the cost of sale, shall be set aside in a separate fund and used directly to assist a housing project for persons of low income.

4. The Housing Authority Board finds that pursuant to the Class 32 "in-fill" categorical exemption (CEQA Guideline Section 15332), this Project is exempt from environmental review, because the project is defined as an in-fill development project, located on no more than five acres, has no native vegetation or watercourses present on site, can be adequately served by all required utilities and public services, and the existing street network has adequate capacity to accommodate the anticipated traffic from the proposed Project.

5. The Executive Director of the Housing Authority is empowered to execute the agreement in substantially the form attached hereto. The Executive Director, in consultation with the Housing Authority Counsel, may make changes to the documents as may be needed to ensure

internal consistency and to reflect the Housing Authority's approval herein. The Chair of the Authority is hereby authorized to execute the Agreement, including related exhibits and attachments on behalf of the Authority. A copy of the final Fourth Amended DDA when executed by the Authority Chair shall be placed on file in the Office of the Secretary of the Authority.

6. The Executive Director of the Authority (or his designee) is hereby authorized, on behalf of the Authority, to take all actions necessary and appropriate to carry out and implement the Fourth Amended DDA and to administer the Housing Authority's obligations, responsibilities, and duties to be performed under the Fourth Amended DDA and related documents, including, but not limited to the Deed of Trust, Regulatory Agreement, Subordination Agreement, acceptances, escrow instructions, certificates of completion and such other implementing agreements and documents as contemplated or described in the Fourth Amended DDA.

7. The Secretary of the Authority shall certify the adoption of this Resolution.

PASSED AND ADOPTED at the Regular Meeting of the Housing Authority of the City of Suisun City duly held on Tuesday, the 15th day of July 2025, by the following vote:

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

WITNESS my hand and the seal of said Authority this 15th day of July 2025.

_____
Anita Skinner
Housing Authority Secretary

FOURTH AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT

This Fourth Amendment to Disposition and Development Agreement ("**Fourth Amendment**") is entered into on _____, 2025 ("**Fourth Amendment Effective Date**"), by and between the SUISUN CITY HOUSING AUTHORITY, a public body, corporate and politic ("**Authority**"), and HARBOR PARK, LLC, a California limited liability company ("**Developer**").

RECITALS

A. Pursuant to Housing Authority Resolution No. 2021-03, Authority and Developer entered into a Disposition and Development Agreement dated November 2, 2021 ("**Original DDA**"), for the sale and development of Authority's real property located at 707-815 Almond Street in the City of Suisun City constituting Assessor's Parcel Numbers 0032-101-420 and 0032-102-160 ("**Site**") to Developer.

B. On August 16, 2022, the Authority and Developer entered into that certain First Amendment to Disposition and Development Agreement ("**First Amendment**") which increased the total number of Units to a minimum of ninety-nine (99) with fifty-two (52) Restricted Units and the remaining forty-seven (47) Units being Unrestricted Units and incorporated a new site plan and other revisions to the Original DDA. The parties also updated a number of other provisions in the Original DDA including clarifying the transfer restrictions, Developer's relocation obligations, and certain other matters as set forth therein. Additionally, the First Amendment extended the due diligence period to December 15, 2022.

C. On November 29, 2022, the Authority and Developer entered into that certain Second Amendment to Disposition and Development Agreement ("**Second Amendment**"), which extended the Due Diligence Period for up to two (2) years, to allow Developer to apply for tax credit financing, in conjunction with an affordable housing developer.

D. On December 19, 2023, the Authority and Developer entered into that certain Third Amendment ("**Third Amendment**") to extend the due diligence period for up to one (1) additional year under certain circumstances, to amend the Scope of Development, and to amend the Schedule of Performance.

E. Developer now wishes to amend the Original DDA to clarify the total number of Units shall be ninety-seven (97) with ninety-six (96) Restricted Units and the remaining one (1) Unit being an Unrestricted Unit reserved for the on-site manager.

F. Developer will assign its interest under this agreement to Almond Gardens LP, a California limited partnership by a separate agreement following the execution of this Agreement.

NOW, THEREFORE, based upon the foregoing recitals and the terms, conditions, covenants, and agreements contained herein, the parties hereto agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and incorporated herein by reference.

2. **Defined Terms**. Defined terms shall have the same meaning as set forth in the Original DDA as modified by the First, Second, and Third Amendments ("**Existing DDA**"). In the event of a conflict, the definition in this Fourth Amendment control.

3. **Modifications/Amendment**. As of the Fourth Amendment Effective Date, the Existing DDA is amended and modified as follows:

A. **Section 100 Purpose of the Agreement**. Section 100 of the Existing DDA is deleted and replaced with the following in its place and stead:

> Developer proposes to purchase the Site, demolish the Existing Facilities in phases, commit to relocate the thirty-eight (38) existing tenants ("**Existing Tenants**"), and prepare the Site to elevate it above the flood plain appropriately to permit construction of six (6) new buildings on the Site ("**New Facilities**") (collectively the "**Project**").
>
> The New Facilities will consist of six (6) new buildings consisting of: (i) four (4) apartment buildings each containing twenty-one (21) residential apartment units, one (1) apartment building containing thirteen (13) residential apartment units, and (ii) one (1) building which will contain the management office, community laundry facility, and a community hall. The New Facilities will contain ninety-seven (97) residential apartment units (individually a "**Unit**" and collectively "**Units**"), of which one (1) two-bedroom unit will be for the on-site property manager. The New Facilities will also include appropriate parking, common areas and landscaping, as generally depicted in the concept site plan set forth in Attachment A-1 attached hereto.
>
> As material inducement and consideration for Authority to enter into this Agreement, Developer shall execute and acknowledge a covenant agreement to restrict the rental of ninety-six (96) Units to qualified family households for a period of fifty-five (55) years. The affordability restrictions are material consideration to Authority entering into this Agreement and Authority would not enter into this Agreement or otherwise provide some financial assistance without the affordability restrictions. The remaining one (1) unit shall not be restricted but shall be reserved for the on-site manager.

This Project is in the best and vital interests of Authority and the City of Suisun City ("**City**"), and the health, safety and welfare of the Existing Tenants, the residents and taxpayers in the City, and is in accord with the public purposes and provisions of applicable state and local laws. Construction of the New Project will provide additional jobs and will provide affordable housing in accordance with the purposes and goals of Authority.

B. **Section 200 Definitions**. Section 203 is amended to substitute the following term and delete the prior definition:

> The term "**Affordable Restricted Unit**" shall mean ninety-six (96) residential Units in the Project, each of which is restricted to occupancy by this Agreement and the Regulatory Agreement to a Qualified Affordable Tenant. "**Affordable Restricted Units**" shall mean and refer collectively to the Affordable Restricted Units located on the Site.

C. **Permitted Transfers**. Section 303(3) is amended to add the new subsection (i) as set forth below:

> (i) Any transfer of the limited partnership interests in Almond Gardens LP, a California limited partnership ("**Successor Owner**"), a contemplated successor in interest to Developer, any removal of the Successor Owner's general partner by its investor limited partner, as permitted under the Owner's Amended and Restated Agreement of Limited Partnership (as amended, the "**Partnership Agreement**"), the exercise of the purchase option or right of first refusal as permitted under the Partnership.

D. **Rights of Holders**.

Section 512(1) (Definitions) is amended to add the following sentence:

> The term "investor" means any limited partner or investor limited partner of Developer or Owner.

Section 512(5) (Notice of Default) is amended to add the following sentences:

> Simultaneously with delivery of any notice or demand to Developer, Authority shall deliver a copy of such notice to investor at the following address:
>
> R4 AGACA Acquisition LP
> c/o R4 Capital LLC
> 780 Third Avenue, 16th Floor
> New York, New York 10017.

Section 512(6) (Right to Cure) is amended to add the following sentences:

> Investor shall have the right, but not the obligation, to cure any default of Developer under this Agreement, within 90 days of receipt of notice of default by Developer. Any cure made or tendered by investor shall be accepted as if made by Developer.

E. **Estoppels**. Section 514 is amended to add that investor may request an estoppel of the Authority on the same terms as such right is granted to a holder.

F. **Project Based Vouchers**. Section 406(1)(h) is amended to substitute the following and delete the prior language:

> "Authority shall have allocated 'Section 8' project based vouchers to all ninety-six (96) of the Affordable Restricted Units."

G. **Right of Reverter**. Section 805 is amended to add the following sentence at the end of the section: Investor or holder shall be entitled to an additional sixty (60) day cure period above any cure period in this Section 805 prior to the exercise by Authority of Authority's right to reenter and take possession of the Authority Parcel or any portion thereof with all improvements thereon and to terminate and re-vest in Authority the estate conveyed to Developer.

H. **Notice**. Section 901 is amended to (i) provide a copy of notice sent to the investor at the following address:

> R4 AGACA Acquisition LP
> c/o R4 Capital LLC
> 780 Third Avenue, 16th Floor
> New York, New York 10017
> Attn: Marc Schnitzer
>
> and (ii) to update the "copy to" address for the Authority to:
>
> Richards, Watson & Gershon
> 2300 "N" Street, Suite 3
> Sacramento, CA 95816
> Attn: Patrick Enright

I. Attachment No. 1 -- Legal Description of Site. The Legal Description of Site attached as Attachment No. 1 is deleted in its entirety and Exhibit A hereto is substituted in its place and stead.

J. **Attachment No. 3 - Scope of Development**. The text of Section A of Attachment No. 3 is deleted in its entirety and the following is substituted in its place and stead:

> The term "**Project**" shall mean residential improvements required to be constructed by Developer on the Site including, but not limited to, the construction of buildings, glass and concrete work, landscaping, parking areas, and related improvements for an apartment community. Developer will construct: (i) four (4) 2-story buildings each containing twenty-one (21) Units, and one (1) 3-story building containing thirteen (13) residential units, one of which will be the on-site manager's residence, and (ii) one (1) story building containing the management office, laundry facility, and a community hall.

The Project shall initially consist of ninety-seven (97) Units. Ninety-six (96) of the Units shall be restricted as Affordable Units.

The location of the respective Affordable Units will be designated in writing by Developer, delivered to the Authority and subject to Authority's reasonable approval.

The one (1) Unrestricted Units shall be a manager's unit and may be rented by Developer for fair market rent.

The Project will be constructed in one (1) phase as approved by Authority.

During the Feasibility Period, Developer and Authority shall discuss the availability of "**Section 8**" project based housing vouchers available for the Affordable Units.

During the construction, Developer shall relocate the Existing Tenants in phases to the New Facilities once constructed. Developer shall have no obligation to relocate all Existing Tenants at one time. Developer shall pay any applicable Relocation Costs.

K. **Attachment No. 9 -- Regulatory Agreement**. The Regulatory Agreement Attached as Attachment No. 9 is deleted in its entirety and Exhibit B hereto is substituted in its place and stead.

4. Authority to Execute. The person(s) executing this Fourth Amendment on behalf of Developer represent and warrant that: (i) Developer is duly organized and existing under the laws of California; (ii) they are duly authorized to execute and deliver this Fourth Amendment on behalf of Developer; (iii) upon execution, this Fourth Amendment is binding upon Developer; and (iv) entering into of this Fourth Amendment does not violate any provision of any other agreement to which Developer is bound.

5. Separate Entities. Developer acknowledges that the Authority is a separate entity from the City and approvals by one entity does not bind the other entity.

6. Full Force and Effect. Except as specifically provided in this Fourth Amendment, the terms of the Original DDA shall remain unchanged and in full force and effect.

[Remainder of this page intentionally left blank]
[Signatures appear on next page]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the date first written above.

DEVELOPER:

HARBOR PARK, LLC,
a California limited liability company

By: _____
Name: Camran Nojoomi
Title: Manager

AUTHORITY:

SUISUN CITY HOUSING AUTHORITY,
a public body, corporate and politic

By: _____
Name: Alma Hernandez
Title: Chair

ATTEST:

By: _____
Anita Skinner, Agency Secretary

APPROVED AS TO FORM:

RICHARDS, WATSON & GERSHON

By: _____
Patrick Enright, Agency Counsel

EXHIBIT A

LEGAL DESCRIPTION OF SITE

ATTACHMENT NO. 1

The land described herein is situated in the State of California, County of Solano, City of Suisun City, described as follows:

Parcel One:

Parcel 2, as shown on that certain Map filed June 14, 1993 in the Office of the County Recorder of Solano County, State of California in Book 38 of Parcel Maps, at Page 15, as Amended by Certificate of Correction Recorded September 5, 1995, Series No. 1995-00054204.

Parcel Two:

A non-exclusive easement for driveway, vehicular ingress and egress and pedestrians, over that portion of Parcel 1, as shown on that certain Parcel Map filed June 14, 1993 in the Office of the County Recorder of Solano County, State of California in Book 38 of Parcel Maps, at Page 15, more particularly described as follows:

Beginning at a point that bears North 89 degrees 45' 10" West a distance of 10.00 feet and North 00 degrees 37'00" East a distance of 5.00 feet from the Southeasterly corner of Lot 1 as shown on that certain Map filed for record in Book 22 of Record Maps at Page 53, Solano County Records; thence North 89 degrees 45' 10" West a distance of 13.37 feet to the beginning of a non-tangent curve having a radius of 10.00 feet concave to the Southwest, a radial to said beginning bears North 60 degrees 14' 50" East; thence North Westerly along said curve, through a central angle of 60 degrees 00' 00" an arc distance of 10.47 feet; thence non-tangent to said curve North 00 degrees 37' 00" East a distance of 24.14 feet; thence South 89 degrees 23' 00" East a distance of 29.00 feet to the point of beginning.

Parcel Three:

Parcel 4, as shown on that certain Parcel Map filed June 14, 1993 in Book 38 of Parcel Maps, Page 15, Solano County Records, as Amended by Certificate of Correction Recorded September 5, 1995, Instrument No. 1995-0054204, Solano County Records.

Parcel Four:

An easement (not to be exclusive) for pedestrian and vehicular access, over and across the following described property:

Beginning at the Northwest corner of Parcel 4, as shown on said Map of "Parcel Map for Almond Gardens"; thence South 89 degrees 45' 10" East, 12.00 feet; thence South 00 degrees 37' 00" West, 5.00 feet to the beginning of a 10.00 foot tangent curve, concave to the Northeast; thence Southeasterly along said curve, through a central angle of 90 degrees 00' 00" an arc distance of 15.71 feet; thence non-tangent to said curve, South 00 degrees 37' 00" West, 24.24 feet; thence North 89 degrees 46' 00" West, 44.00 feet; thence North 00 degrees 37' 00" East, 24.38 feet to the beginning of a 10.00 foot non-tangent curve concave to the Northwest, a radial to said beginning bears South 00 degrees 37' 00" West;

thence Northeasterly along said curve through a central angle of 90 degrees 00' 00" an arc distance of 15.71 feet; thence non-tangent to said curve, South 89 degrees 45' 10" East, 12.00 feet; thence North 00 degrees 37' 00" East, 5.00 feet to the point of beginning.

Excepting therefrom that portion lying within Parcel One above.

APN: 0032-101-420, 0032-102-160

EXHIBIT B

REGULATORY AGREEMENT

ATTACHMENT NO. 9

FREE RECORDING REQUESTED BY: AND WHEN RECORDED MAIL TO: Suisun City Housing Authority 701 Civic Center Blvd. Suisun City, CA 94585 Attn: Executive Director	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This Regulatory Agreement is recorded for the benefit of the Suisun City Housing Authority and is exempt from Recording Fees pursuant to Sections 6103, 27383 and 27388.1 of the California Government Code.

REGULATORY AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS

THIS REGULATORY AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS ("**Agreement**") is made and entered into this ____ day of _____, 202_, by and among the SUISUN CITY HOUSING AUTHORITY, a public body, corporate and politic ("**Authority**") and HARBOR PARK, LLC, a California limited liability company ("**Owner**"). The City of Suisun City ("**City**") is a third party beneficiary of this Agreement. **[NTD: This needs to be granted by Almond Gardens LP as fee owner of the site. Revise globally as needed.]**

R E C I T A L S:

A. Pursuant to that certain Disposition and Development Agreement between Owner and Authority dated _____, 202_ (as amended, "**DDA**"), Authority sold Owner that certain apartment project commonly known as "Almond Gardens" located at 707-815 Almond Street in the City of Suisun City, County of Solano, State of California, more particularly described in Exhibit A attached hereto and incorporated herein by reference ("**Site**").

B. As material consideration for the sale of the Site to Owner, Owner has agreed to (i) demolish the existing improvements; and (ii) construct six (6) new buildings consisting of: a) four (4) apartment buildings each containing twenty-one (21) residential apartment units, one (1) apartment building containing thirteen (13) residential apartment units, (collectively, "**Units**") and (b) one (1) building which will contain the management office, community laundry facility, and a community hall ("**Project**"). Ninety-six (96) of the Units will be restricted for leasing to low income households and moderate income households pursuant to the terms of this Agreement. The balance of the Units in the Project shall not be restricted and may be rented for fair market rent, as reserved for a manager.

A G R E E M E N T:

NOW, THEREFORE, the Owner and Authority declare, covenant and agree, by and for themselves, their heirs, executors, administrators and assigns, and all persons claiming under or through them, that the Site shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied for the Term, subject to the covenants and restrictions hereinafter set forth, all of which are declared to be in furtherance of a common plan for the improvement and sale of the Site, and are established expressly and exclusively for the use and benefit of Authority, the citizens of the City of Suisun City, and every person renting a dwelling unit on the Site.

A. DEFINITIONS.

The following terms as used in this Agreement shall have the meanings given unless expressly provided to the contrary:

1. Affordable Rent. The term "**Affordable Rent**" shall be the maximum rent and other charges permitted by the Authority for "**Section 8**" project based voucher units. The Affordable Rent (assuming a tenant only pays for gas and electricity and no other services) as of October 2021 for a one (1) bedroom is $1,563.00 and for a two (2) bedroom is $1,786.00.

2. Affordable Restricted Unit. The term "**Affordable Restricted Unit**" shall mean ninety-six (96) residential Units in the Project, each of which is restricted to occupancy by a Qualified Affordable Tenant. "**Affordable Restricted Units**" shall mean and refer collectively to the Affordable Restricted Units located on the Site.

3. Effective Date. The term "**Effective Date**" shall mean _____.

4. Existing Lease Agreements. The term "**Existing Lease Agreements**" shall mean all the lease agreements for all Existing Tenants which will be assigned to and assumed by Owner as of the Effective Date.

5. Existing Tenants. The term "**Existing Tenants**" shall mean all tenants occupying the Existing Facilities at the Site as of the Effective Date.

6. [Intentionally Omitted].

7. Manager's Unit. The term "**Manager's Unit**" shall mean the residential housing unit within the building designated by Owner as the management office and residence for the Qualified Manager. The Manager's Unit shall not be a restricted Affordable Restricted Unit.

8. [Intentionally Omitted].

9. Project. The term "**Project**" shall have the meaning set forth in Recital B.

10. Qualified Manager. The term "**Qualified Manager**" shall mean the resident manager of the Project who is selected and retained by Owner pursuant to the Regulatory Agreement. The Qualified Manager shall reside in the Manager's Unit within the Project as designated by Owner.

11. **Qualified Affordable Tenant**. The term "**Qualified Affordable Tenant**" shall mean those households seeking to rent an Affordable Restricted Unit who qualify to receive a "Section 8" project based housing voucher by the Authority.

12. **Relocation Expenses**. The term "**Relocation Expenses**" shall mean all expenses necessary to relocate the Existing Tenants in phases during the construction process to either existing facilities or new facilities within the Project.

13. **Term**. "Term" is the period that commences the date a certificate of occupancy is issued for the Project and that terminates on the earlier of: (i) fifty-five (55) years after the date a certificate of occupancy is issued for the Project, or (ii) the earlier termination of this Agreement.

14. **Units**. The term "**Units**" shall mean all the residential apartment units in the Project including both the Affordable Restricted Units and the Unrestricted Units.

15. **Unrestricted Unit**. The term "**Unrestricted Unit**" shall mean and refer to the one (1) residential units in the Project which is not Affordable Restricted Unit, which is the on-site manager unit. "**Unrestricted Units**" shall mean and refer collectively to all the Units on the Site which are not restricted as Affordable Restricted Units located on the Site.

B. **RESIDENTIAL RENTAL PROPERTY**. Owner agrees that the Project is to be owned, managed, and operated as an apartment project consisting of ninety-seven (97) residential Units of which ninety-six (96) Units are restricted to Affordable Restricted Units during the Term. The Unrestricted Units are not restricted or limited in any way under this Agreement. Owner hereby represents, covenants, warrants and agrees as follows:

1. **Purpose**. The Site is being acquired and the Project constructed for the purpose of providing only ninety-six (96) Units as Affordable Restricted Units for Qualified Affordable Tenants. The balance of the Units are Unrestricted Units.

2. **Residential Use**. None of the Units in the Project will at any time be utilized on a transient basis or used as a hotel, motel, dormitory, fraternity house, sorority house, rooming house, nursing home, hospital, sanitarium, or trailer court or park without Authority's prior consent which consent may be given or withheld in its sole and absolute discretion.

3. **Conversion of Project**. No part of the Project will at any time be owned by a cooperative housing corporation, nor shall the Owner take any steps in connection with the conversion to such ownership or uses to condominiums, or to any other form of ownership, without the prior written approval of Authority which approval may be given or withheld in its sole and absolute discretion.

4. **Preference to Qualified Affordable Tenants**. All of the Affordable Restricted Units will be available for rental to Qualified Affordable Tenants in accordance with the terms of this Agreement, and the Owner shall not give preference to any particular class or group in renting the Affordable Restricted Units.

5. **Resident Manager**. The Unit in the building with the management office shall be occupied by a Resident Manager as their residence.

6. **Liability of Owner**. Owner and Resident Manager shall not incur any liability under this Agreement as a result of fraud or intentional misrepresentation by a Qualified Affordable Tenant as to the Affordable Restricted Unit.

C. **OCCUPANCY OF AFFORDABLE RESTRICTED UNITS BY QUALIFIED AFFORDABLE TENANTS**. Owner hereby represents, warrants, and covenants as follows with respect to the Affordable Restricted Units only:

1. **Occupancy**. Except as expressly provided herein, throughout the Term of this Agreement the occupancy of all of the Affordable Restricted Units in the Project shall be restricted to Qualified Affordable Tenants and qualified members of the Qualified Affordable Tenant's household.

2. **Occupancy of Affordable Restricted Units**. In addition to the occupancy restrictions in Section C.1 and subject to Section B.5, (i) fifty-six (56) of the Affordable Restricted Units shall be two (2) bedroom Units; (ii) thirty (30) of the Affordable Restricted Units shall be three (3) bedroom Units; and (iii) ten (10) of the Affordable Restricted Units shall be four (4) bedroom units.

3. **Expiration of Occupancy and Rent Restrictions**. The Affordable Restricted Units shall be subject to the restrictions contained in this Section C for the Term of this Agreement. All tenants residing in the Affordable Restricted Units during the final two (2) years of the Term shall be given notice of the expiration of the Term at least once every six (6) months during the final two (2) years. After the expiration of the Term, the rents payable on the Affordable Restricted Units may be raised to market rates.

4. **Rental Rates**. Owner agrees to rent the Affordable Restricted Units occupied by Qualified Affordable Tenants at no greater than the applicable Affordable Rent during the Term.

5. **Occupancy By Qualified Affordable Tenant**. An Affordable Restricted Unit occupied by a Qualified Affordable Tenant shall be treated as occupied by a Qualified Affordable Tenant until the Authority no longer deems such tenant a Qualified Affordable Tenant.

6. **[Intentionally Omitted]**.

7. **Rental Priority**. During the Term of this Agreement, and to the extent allowed under applicable Affordable Housing Program restrictions, Owner shall use its best efforts to lease vacant Affordable Restricted Units to Qualified Affordable Tenants, subject to reasonable screening criteria implemented by Owner, such as criminal background and credit verifications.

8. **Renting Vacant Units**. When an Affordable Restricted Unit becomes available as a result of a tenant vacation, Owner shall rent the Affordable Restricted Unit to a Qualified Affordable Tenant.

9. **[Intentionally Omitted]**.

10. **Terminating Ineligible Tenant**. Upon recertification by Authority, if a Qualified Affordable Tenant has become ineligible, the ineligible tenant's lease shall not be renewed and such tenant shall be required to vacate the Affordable Restricted Unit.

11. **Certificate of Continuing Program Compliance**. Upon the issuance of the Release of Construction Covenants and annually by January 31 of each year, or at any time upon the written request of Authority, Owner shall advise Authority of the occupancy of the Project by delivering a Certificate of Continuing Program Compliance in the form attached hereto as Exhibit C, certifying: (i) the number of Affordable Restricted Units of the Project which were occupied or deemed occupied pursuant to Section C.1 by a Qualified Affordable Tenant during such period, and (ii) to the knowledge of Owner either (a) no unremedied default has occurred under this Agreement, or (b) a default has occurred, in which event the Certificate shall describe the nature of the default and set forth the measures being taken by the Owner to remedy such default. Owner agrees to pay Authority a fee pursuant to Health and Safety Code Section 33418(c) to offset Authority's cost of monitoring the affordable housing at the Site, which shall not exceed Five Hundred Dollars ($500) per year.

12. **Maintenance of Records**. Owner shall maintain materially complete and accurate records pertaining to the Affordable Restricted Units, and shall permit any duly authorized representative of Authority to inspect the books and records of Owner pertaining to the Project including, but not limited to, those records pertaining to the occupancy of the Affordable Restricted Units.

13. **[Intentionally Omitted]**.

14. **Authority Remedy for Excessive Rent Charge**.

a. It shall constitute a default for Owner to charge or accept for an Affordable Restricted Unit rent amounts in excess of the amount provided for in Section C.4 of this Agreement. In the event that Owner charges or receives such higher rental amounts, in addition to any other remedy Authority shall have for such default, Owner shall be required to pay to Authority the entire amount of rent received in excess of the amount permitted pursuant to this Agreement.

b. It shall constitute a default for Owner to knowingly rent or continue to rent any Affordable Restricted Unit to a tenant who is not a Qualified Affordable Tenant for the particular Affordable Restricted Unit pursuant to the rental rate requirements set forth in Section C.4 of this Agreement. In the event Owner knowingly rents or continues to rent an Affordable Restricted Unit to an ineligible tenant, in addition to any other equitable remedy Authority shall have for such default, Owner, for each separate violation shall be required to pay to Authority an amount equal to (i) two times the greater of (A) the total rent Owner received from such ineligible tenant, during the period of the violation, or (B) the total rent Owner was entitled to receive for renting that Affordable Restricted Unit during the period of the violation, plus (ii) any relocation expenses incurred by Authority or City as a result of Owner having rented to such ineligible person.

c. It shall constitute a default for Owner to knowingly rent or continue to rent any of the Affordable Restricted Units in violation of the leasing preference requirements of

Section C of this Agreement. In the event Owner rents an Affordable Restricted Unit in violation of the leasing preference requirements and such violation has not been cured after notice and the applicable cure period set forth in Section 801 of the DDA, in addition to any other equitable remedy Authority shall have for such default, Owner, for each separate violation shall be required to pay Authority an amount equal to two (2) months of rental charges for the Affordable Restricted Unit with the highest rent. The terms of this Section C.14 shall not apply if Owner rents to an ineligible person as a result of such person's fraud or misrepresentation.

THE PARTIES HERETO AGREE THAT THE AMOUNTS SET FORTH IN SUBPARAGRAPHS (a) THROUGH (c) OF THIS SECTION C.14 ("**DAMAGE AMOUNTS**") CONSTITUTE A REASONABLE APPROXIMATION OF THE ACTUAL DAMAGES THAT AUTHORITY WOULD SUFFER DUE TO THE DEFAULTS BY OWNER SET FORTH IN SUBPARAGRAPHS (a) THROUGH (c), CONSIDERING ALL OF THE CIRCUMSTANCES EXISTING ON THE EFFECTIVE DATE OF THIS AGREEMENT, INCLUDING THE RELATIONSHIP OF THE DAMAGE AMOUNTS TO THE RANGE OF HARM TO AUTHORITY AND ACCOMPLISHMENT OF AUTHORITY'S PURPOSE OF ASSISTING IN THE PROVISION OF AFFORDABLE HOUSING TO QUALIFIED AFFORDABLE TENANTS THAT REASONABLY COULD BE ANTICIPATED AND THE ANTICIPATION THAT PROOF OF ACTUAL DAMAGES WOULD BE COSTLY OR INCONVENIENT. THE AMOUNTS SET FORTH IN THIS SECTION C.14 SHALL BE THE SOLE MONETARY DAMAGES REMEDY FOR THE DEFAULTS SET FORTH IN THIS SECTION C.14, BUT NOTHING IN THIS SECTION C.14 SHALL BE INTERPRETED TO LIMIT AUTHORITY'S REMEDY FOR SUCH DEFAULT TO SUCH A DAMAGES REMEDY. IN PLACING ITS INITIAL AT THE PLACES PROVIDED BELOW, EACH PARTY SPECIFICALLY CONFIRMS THE ACCURACY OF THE STATEMENTS MADE ABOVE AND THE FACT THAT EACH PARTY HAS BEEN REPRESENTED BY COUNSEL WHO HAS EXPLAINED SAME AND THE CONSEQUENCES OF THIS LIQUIDATED DAMAGES PROVISION AT OR PRIOR TO THE TIME EACH EXECUTED THIS AGREEMENT.

OWNER'S INITIALS: _____ AUTHORITY'S INITIALS: _____

15. **Section 8 Tenants**. Owner shall accept as tenants on the same basis as all other Qualified Affordable Tenants, persons who are Grant Recipients of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the United States Housing Act of 1937, or its successor. Owner shall not apply selection criteria to Section 8 certificate holders that are more burdensome than criteria applied to all other Qualified Affordable Tenants.

D. **MAINTENANCE**.

1. **[Intentionally Omitted]**.

E. **MANAGEMENT**.

1. **Designation of Resident Manager**. Owner shall at all times during the operation of the Project retain a project management firm to perform the management and/or supervisory functions ("**Project Manager**") with respect to the operation of the Project including day-to-day administration, maintenance and repair. Owner shall promptly notify Authority of the Project

Manager and any change in the Project Manager. Notwithstanding anything to the contrary in this Section, the Project may be self-managed by Owner with the prior written consent of Authority's Executive Director which approval shall not be unreasonably withheld, conditioned or delayed.

In addition to the Project Manager, one (1) Resident Manager shall be designated as necessary by Owner or Project Manager, with written notice to Authority of the Resident Manager's name, address and telephone number.

F. COMPLIANCE WITH LAWS.

1. State and Local Laws. Owner shall comply with all ordinances, regulations and standards of the City and Authority applicable to the Site. Owner shall comply with all rules and regulations of any assessment district of the City with jurisdiction over the Site.

2. Lease Approval. Authority shall have the right, but is not required, to approve any lease forms, revisions, amendments or modification made to same, used by the Project Manager or Resident Managers for leasing Units within the Site.

G. INSURANCE.

1. Duty to Procure Insurance. Owner covenants and agrees for itself, and its assigns and successors-in-interest in the Site that from completion of the Project as evidenced by City's issuance of a certificate of occupancy, and continuing thereafter until the expiration of the Term of this Agreement, Owner or such successors and assigns shall procure and keep in full force and effect or cause to be procured and kept in full force and effect for the mutual benefit of Owner and Authority, and shall provide Authority evidence reasonably acceptable to Executive Director, insurance policies meeting the minimum requirements set forth below:

a. Commercial General Liability insurance with respect to the Site and the operations of or on behalf of Owner, in an amount not less than Two Million Dollars ($2,000,000.00) per occurrence combined single limit including products, completed operations, incidental, contractual, bodily injury, personal injury, death and property damage liability per occurrence, subject to such increases in amount as Authority may reasonably require from time to time. The insurance to be provided by Owner may provide for a deductible or self-insured retention of not more than Twenty-Five Thousand Dollars ($25,000.00), with such maximum amount to increase at the same rate as the periodic increases in the minimum amount of total insurance coverage set forth above. The amounts of coverage and deductible under this paragraph may be increased by Authority upon written notice to Owner provided such increase is based on such insurance as required for similar projects.

b. With respect to the improvements and any fixtures and furnishings to be owned by Owner on the Site, All Risk Property insurance against fire, extended coverage, vandalism, and malicious mischief, and such other additional perils, hazards, and risks as now are or may be included in the standard "all risk" form in general use in Solano County, California, with the standard form fire insurance coverage in an amount equal to full actual replacement cost thereof, as the same may change from time to time. The above insurance policy or policies shall include coverage for earthquake to the extent generally and commercially available at

commercially reasonable rates as reasonably determined by Owner. Such insurance shall contain a replacement cost endorsement.

c. All policies of insurance required to be carried by Owner shall be written by responsible and solvent insurance companies licensed or authorized to do business in the State of California and having a policy-holder's rating of A or better, in the most recent addition of "Best's Key Rating Guide -- Property and Casualty." A copy of each paid-up policy evidencing such insurance (appropriately authenticated by the insurer) or a certificate of the insurer, certifying that such policy has been issued, providing the coverage required herein, and containing the provisions specified herein, shall be delivered to Authority prior to its issuance of the Release of Construction Covenants for the Project and thereafter, upon renewals, not less than thirty (30) days prior to the expiration of coverage. Authority may, at any time, and from time to time, inspect and/or copy any and all insurance policies required to be procured by Owner hereunder. In no event shall the limits of any policy be considered as limiting the liability of Owner hereunder.

d. Each insurance policy required to be carried by Owner pursuant to this Agreement shall contain the following endorsements, provisions or clauses:

(1) The insurer will not cancel or materially alter the coverage provided by such policy in a manner adverse to the interest of the insured without first giving Authority a minimum of thirty (30) days prior written notice by certified mail, return receipt requested.

(2) A waiver by the insurer of any right to subrogation against Authority, its agents, employees, or representatives, which arises or might arise by reason of any payment under such policy or policies or by reason of any act or omission of Authority, its agents, officers, members, officials, employees, or representatives.

(3) The City, Authority, their respective agents, officers, members, officials, employees, volunteers, and representatives shall be additional insureds on the Commercial General Liability policies.

(4) Developer and Developer's lender shall be loss payees on the All Risk Property insurance policies.

(5) Coverage provided by these policies shall be primary and non-contributory to any insurance carried by the City, Authority, their officers, officials, employees, volunteers, agents, or representatives.

(6) Failure to comply with reporting provisions shall not affect coverage provided to City, Authority, their officers, employees, volunteers, agents, or representatives.

e. Authority's Executive Director may require an increase in the minimum limits of the insurance policies required by this Section as such increases are reasonably determined necessary to provide for changes in cost of living, liability exposure, the market for insurance, or the use of the Site. Such increases in insurance coverage shall be effective upon receipt of written notice from the Executive Director, provided that Owner shall have the right to appeal a determination of increased coverage by the Executive Director to Authority Board of Directors within thirty (30) days of receipt of notice from the Executive Director.

f. Authority's Executive Director may waive or modify the insurance requirements set forth herein if such insurance is determined by the Executive Director not to be commercially available. Owner shall submit such evidence of commercial availability as is reasonably required by the Executive Director. At least annually, Owner shall review the availability of any insurance requirement waived or modified pursuant to this section, and shall meet any such insurance requirement as such insurance becomes commercially available.

2. Failure to Procure Insurance. If Owner fails to procure and maintain the above-required insurance despite its commercial availability, then Authority, in addition to any other remedy which Authority may have hereunder for Owner's failure to procure, maintain, and/or pay for the insurance required herein, may (but without any obligation to do so) at any time or from time to time, after thirty (30) days written notice to Owner, procure such insurance and pay the premiums therefor, in which event Owner shall immediately repay Authority all sums so paid by Authority together with interest thereon at the maximum legal rate.

H. OBLIGATIONS TO REPAIR.

1. Obligation to Repair and Restore Damage Due to Casualty Covered by Insurance. Subject to Section H.3 below, if the Project shall be totally or partially destroyed or rendered wholly or partly uninhabitable by fire or other casualty required to be insured against by Owner, Owner shall promptly proceed to obtain insurance proceeds and take all steps necessary to begin reconstruction and, immediately upon receipt of insurance proceeds, to promptly and diligently commence the repair or replacement of the Project to substantially the same condition as the Project is required to be maintained in pursuant to this Agreement, whether or not the insurance proceeds are sufficient to cover the actual cost of repair, replacement or restoration and Owner shall complete the same as soon as possible thereafter so that the Project can continue to be operated and occupied as an affordable housing project in accordance with this Agreement. However, in the event of catastrophic damage not covered by insurance, Owner shall be excused from the obligation to rebuild but shall be obligated to ensure that the property is in a safe condition. Subject to extensions of time for Enforced Delay events described in the DDA, in no event shall the repair, replacement, or restoration period exceed one (1) year from the date Owner obtains insurance proceeds unless Authority's Executive Director, in his or her sole and absolute discretion, approves a longer period of time. Authority shall cooperate with Owner, at no expense to Authority, in obtaining any governmental permits required for the repair, replacement, or restoration. If, however, the then-existing laws of any other governmental agencies with jurisdiction over the Property or any Project lenders do not permit the repair, replacement, or restoration, Owner may elect not to repair, replace, or restore the Project by giving notice to Authority (in which event Owner shall be entitled to all insurance proceeds but Owner shall be required to remove all debris from the Site) or Owner may reconstruct such other improvements on the Site as are consistent with applicable land use regulations and approved by the City, Authority, and the other governmental agency or agencies with jurisdiction.

If Owner fails to obtain insurance as required by the DDA or this Agreement (and Authority has not procured such insurance and charged Owner for the cost), Owner shall be obligated to reconstruct and repair any partial or total damage to the Project and improvements located on the site in accordance with this Section H.1.

2. Continued Operations. During any period of repair, Owner shall continue, or cause the continuation of, the operation of the Project to the extent reasonably practicable from the standpoint of prudent business management.

3. Damage or Destruction Due to Cause Not Required to be Covered by Insurance. If the improvements comprising the Project are completely destroyed or substantially damaged by a casualty for which Owner is not required to (and has not) insure against, then Owner shall not be required to repair, replace, or restore such improvements and may elect not to do so by providing Authority with written notice of election not to repair, replace, or restore within ninety (90) days after such substantial damage or destruction. In such event, Owner shall remove all debris from the Property. As used in this Section H.3, "substantial damage" caused by a casualty not required to be (and not) covered by insurance shall mean damage or destruction which is ten percent (10%) or more of the replacement cost of the improvements comprising the Project. In the event Owner does not timely elect not to repair, replace, or restore the improvements as set forth in the first sentence of this Section H.3, Owner shall be conclusively deemed to have waived its right not to repair, replace, or restore the improvements and thereafter Owner shall promptly commence and complete the repair, replacement, or restoration of the damaged or destroyed improvements in accordance with Section H.1 above and continue operation of the apartment complex during the period of repair (if practicable) in accordance with Section H.2 above.

I. LIMITATIONS ON TRANSFERS.

Owner covenants that Owner shall not transfer the Site or any of its interests therein except as provided in this Section.

1. Transfer Defined. As used in this Section, and subject to Section 3 below, the term "**Transfer**" shall include any assignment, hypothecation, mortgage, pledge, conveyance, or encumbrance of this Agreement, the Site, or the improvements thereon. A Transfer shall also include the transfer to any person or group of persons acting in concert of more than twenty-five percent (25%) (in the aggregate) of the present ownership and/or control of any person or entity constituting Owner or its general partners, taking all transfers into account on a cumulative basis, except transfers of such ownership or control interest between members of the same immediate family, or transfers to a trust, testamentary or otherwise, in which the beneficiaries are limited to members of the transferor's immediate family, or among the entities constituting Owner or its general partners or their respective shareholders. In the event any entity constituting Owner, its successor or the constituent partners of Owner or any successor of Owner, is a corporation or trust, such transfer shall refer to the transfer of the issued and outstanding capital stock of such corporation, of beneficial interests of such trust; in the event that any entity constituting Owner, its successor or the constituent general partners of Owner or any successor of Owner is a limited or general partnership, such transfer shall refer to the transfer of more than twenty-five percent (25%) of such limited or general partnership interest; in the event that any entity constituting Owner, its successor or the constituent general partners of Owner or any successor of Owner is a joint venture, such transfer shall refer to the transfer of more than twenty-five percent (25%) of the ownership and/or control of any such joint venture partner, taking all transfers into account on a cumulative basis.

2. **Authority Approval of Transfer Required**. Prior to issuance of the Release of Construction Covenants, Owner shall not Transfer the Site or any of Owner's rights hereunder, or any interest in the Site or in the improvements thereon, directly or indirectly, voluntarily or by operation of law, except as provided below, without the prior written approval of Authority, and if so purported to be Transferred, the same shall be null and void. In considering whether it will grant approval of any Transfer by Owner of its interest in the Site, Authority shall consider factors such as (i) whether the completion of the Project is jeopardized; (ii) the financial credit, strength, and capability of the proposed transferee to perform Authority's obligations hereunder; and (iii) the proposed transferee's experience and expertise in the planning, financing, development, ownership, and operation of similar projects.

In the absence of specific written agreement by Authority, no transfer by Owner of all or any portion of its interest in the Site (including without limitation a transfer not requiring Authority approval hereunder) shall be deemed to relieve it or any successor party from the obligation to complete the Project or any other obligations under this Regulatory Agreement. In addition, no attempted transfer of any of Owner's obligations hereunder shall be effective unless and until the successor party executes and delivers to Authority an assumption agreement in a form approved by Authority assuming such obligations.

3. **Exceptions**. The foregoing prohibition shall not apply to any of the following:

a. Any mortgage, deed of trust, sale/lease-back, or other form of conveyance for financing, but Owner shall notify Authority in advance of any such mortgage, deed of trust, or other form of conveyance for financing pertaining to the Site.

b. Any mortgage, deed of trust, sale/lease-back, or other form of conveyance for restructuring or refinancing of any amount of indebtedness described in subsection a. above, provided that the amount of indebtedness incurred in the restructuring or refinancing does not exceed the outstanding balance on the debt incurred to finance the acquisition of the Site and construction of improvements on the Site, including any additional costs for completion of construction, whether direct or indirect, based upon the estimates of architects and/or contractors.

c. After recordation of the Release of Construction Covenants, any mortgage, deed of trust, sale/lease-back, or other form of conveyance for financing provided that the principal amount of the loan does not exceed eighty percent (80%) of the value of the land and improvements thereon.

d. The granting of easements to any appropriate governmental agency or utility to facilitate the development of the Site.

e. A sale or transfer resulting from or in connection with a reorganization as contemplated by the provisions of the Internal Revenue Code of 1986, as amended or otherwise, in which the ownership interests of a corporation are assigned directly or by operation of law to a person or persons, firm or corporation which acquires the control of the voting capital stock of such corporation or all or substantially all of the assets of such corporation.

f. A transfer of ownership interests to a member of the transferor's immediate family, a trust, testamentary or otherwise, in which immediate family members of the transferor

are the sole beneficiaries, or a corporation or partnership in which the immediate family members or shareholders of the transferor have controlling majority interest of more than fifty percent (50%).

g. A change in the respective percentage ownership interests exclusively of the present owners of Owner (as of the date of this Agreement), but this shall not authorize the transfer of any interest to any person or entity who is not a present owner of Owner, except as otherwise provided herein.

h. The admission of a California nonprofit corporation (or an limited liability company wholly owned by a California nonprofit corporation) as a managing general partner of Owner, or the permitted successor thereof.

i. Transfer of the Project or Limited Liability Company or limited partnership interests in Owner's Limited Liability Company or limited partnership to a general partner, general partners or affiliates thereof of Owner, at the end of the fifteen year Tax Credit initial compliance period.

j. Transfers in the board of a nonprofit acting as the general partner of sole member of a general partner of the Owner;

k. A Transfer of the interest in a general partner resulting from the death or disability of its member;

l. Execution of residential leases for the Units in the ordinary course of operations of the Site.

m. A transfer in connection with a foreclosure or deed-in-lieu of foreclosure under any mortgage, deed of trust, or other form of conveyance permitted hereunder.

n. (a) The direct or indirect transfer of any limited partnership interests in Owner or its successors or assigns; (b) the removal of Owner's general partner(s) by Owner's investor limited partner, as provided in the Owner's Amended and Restated Agreement of Limited Partnership (as amended, the "**Partnership Agreement**"); and (c) the exercise of the purchase option or right of first refusal as permitted under the Partnership Agreement.

4. **Release of Transfer Restrictions**. Upon recordation of the Release of Construction Covenants pursuant to the DDA, this Section I shall automatically terminate in its entirety.

J. **ENFORCEMENT**. In the event Owner defaults in the performance or observance of any covenant, agreement or obligation of Owner pursuant to this Agreement, and if such default remains uncured for a period of thirty (30) days after written notice thereof shall have been given by Authority, or, in the event said default cannot be cured within said time period, Owner has failed to commence to cure such default within said thirty (30) days and thereafter fails to diligently prosecute said cure to completion, then Authority shall declare an "Event of Default" to have occurred hereunder, and, at its option, may take one or more of the following steps:

1. By mandamus or other suit, action or proceeding at law or in equity, require Owner to perform its obligations and covenants hereunder or enjoin any acts or things which may be unlawful or in violation of this Agreement; or

2. Take such other action at law or in equity as may appear necessary or desirable to enforce the obligations, covenants and agreements of Owner hereunder; or

3. Enter the Site and cure the Event of Default as provided in Section E hereof.

4. Impose, through Authority's Executive Director, an administrative fine for each day the violation continues. The amount of the fine shall be Twenty-Five dollars ($25.00) per day, unless the violation is deemed a major violation, in which case the fine shall be Seventy-Five dollars ($75.00) per day. The amounts of the foregoing fines shall be automatically increased by Five Dollars ($5.00) every five (5) years during the Term of this Agreement. A "major" violation shall be one which affects adjacent property or the health and safety of persons. Owner may appeal the assessment of any fine to the City Council who may reverse, modify or uphold the decision of the Executive Director. In making this decision, the City Council shall determine whether the violation exists and whether the amount of the fine is appropriate under the circumstances.

Except as otherwise expressly stated in this Agreement, the rights and remedies of the parties are cumulative, and the exercise by any party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by another party.

Owner's investor limited partner shall receive a copy of any notice of default under this Agreement and shall have the right, but not the obligation, to cure any such default. Any cure made or tendered by Owner's investor limited partner shall be accepted as if made by Owner.

K. **NON-DISCRIMINATION**. There shall be no discrimination against or segregation of any person, or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Site, or any part thereof, nor shall Owner, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the Site, or any part thereof (except as permitted by this Agreement).

L. **COVENANTS TO RUN WITH THE LAND**. Owner hereby subjects the Site to the covenants, reservations, and restrictions set forth in this Agreement. Authority and Owner hereby declare their express intent that all such covenants, reservations, and restrictions shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors in title to the Site for the Term; provided, however, that on the termination of this Agreement said covenants, reservations and restrictions shall expire. All covenants without regard to technical classification or designation shall be binding for the benefit of Authority, and such covenants shall run in favor of Authority for the Term of this Agreement, without regard to whether Authority is or remains an owner of any land or interest therein to which such covenants relate. Each and every contract, deed or other instrument hereafter executed covering or conveying the Site or any portion thereof shall conclusively be held to have been executed, delivered and accepted

subject to such covenants, reservations, and restrictions, regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed or other instrument.

Authority and Owner hereby declare their understanding and intent that the burden of the covenants set forth herein touch and concern the land in that Owner's legal interest in the Site is rendered less valuable thereby. Authority and Owner hereby further declare their understanding and intent that the benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Project by Qualified Affordable Tenants, the intended beneficiaries of such covenants, reservations, and restrictions, and by furthering the public purposes for which Authority was formed.

Owner, in exchange for Authority entering into the DDA, hereby agrees to hold, sell, and convey the Site subject to the terms of this Agreement. Owner also grants to Authority and the City the right and power to enforce the terms of this Agreement against the Owner and all persons having any right, title or interest in the Site or any part thereof, their heirs, successive owners and assigns.

M. INDEMNIFICATION. Owner agrees for itself and its successors and assigns to indemnify, defend, and hold harmless Authority, City, and their respective officers, members, officials, employees, agents, volunteers, and representatives from and against any loss, liability, claim, or judgment relating in any manner to the Project excepting only any such loss, liability, claim, or judgment arising out of the intentional wrongdoing or gross negligence of Authority, City, or their respective officers, officials, employees, members, agents, volunteers, or representatives. Owner, while in possession of the Site, and each successor or assign of Owner while in possession of the Site, shall remain fully obligated for the payment of property taxes and assessments in connection with the Site. The foregoing indemnification, defense, and hold harmless agreement shall only be applicable to and binding upon the party then owning the Site or applicable portion thereof.

N. ATTORNEYS' FEES. In the event that a party to this Agreement brings an action against the other party hereto by reason of the breach of any condition, covenant, representation or warranty in this Agreement, or otherwise arising out of this Agreement, the prevailing party in such action shall be entitled to recover from the other reasonable expert witness fees, and its attorney's fees and costs. Attorneys' fees shall include attorney's fees on any appeal, and in addition a party entitled to attorneys' fees shall be entitled to all other reasonable costs for investigating such action, including the conducting of discovery.

O. AMENDMENTS. This Agreement shall be amended only by a written instrument executed by the parties hereto or their successors in title, and duly recorded in the real property records of the County of Solano.

P. NOTICE. Any notice required to be given hereunder shall be made in writing and shall be given by personal delivery, certified or registered mail, postage prepaid, return receipt requested, at the addresses specified below, or at such other addresses as may be specified in writing by the parties hereto:

Authority:	Suisun City Housing Authority 701 Civic Center Blvd. Suisun City, CA 94585 Attn: Executive Director
With a copy to:	Richards, Watson & Gershon 2300 "N" Street, Suite 3 Sacramento, CA 95816 Attn: Patrick Enright
Owner:	Harbor Park, LLC 9700 Village Center Drive, Suite 120 Granite Bay, CA 95746 Attn: Camran Nojoomi
With a copy to:	Matthew Ellis Downey Brand 621 Capitol Mall, 18th Floor Sacramento, CA 95814
and to:	R4 AGACA Acquisition LP c/o R4 Capital LLC 780 Third Avenue, 16th Floor New York, New York 10017 Attn: Marc Schnitzer

The notice shall be deemed given three (3) business days after the date of mailing, or, if personally delivered, when received.

Q. SEVERABILITY; WAIVER; INTEGRATION.

1. Severability. If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

2. Waiver. A waiver by either party of the performance of any covenant or condition herein shall not invalidate this Agreement nor shall it be considered a waiver of any other covenants or conditions, nor shall the delay or forbearance by either party in exercising any remedy or right be considered a waiver of, or an estoppel against, the later exercise of such remedy or right.

3. Integration. This Agreement contains the entire Agreement between the parties and neither party relies on any warranty or representation not contained in this Agreement.

R. **FUTURE ENFORCEMENT**. The parties hereby agree that should Authority cease to exist as an entity at any time during the Term of this Agreement, the City of Suisun City shall have the right to enforce all of the terms and conditions herein, unless Authority had previously specified another entity to enforce this Agreement.

S. **GOVERNING LAW**. This Agreement shall be governed by the laws of the State of California.

T. **CONFLICT WITH TAX CREDIT REQUIREMENTS**. Notwithstanding anything to the contrary set forth in the Agreement, to the extent that any provision of this Agreement conflicts with any provision of Section 42 of the Internal Revenue Code of 1986 (as amended) and/or any rules or requirements of the California Tax Credit Allocation Committee (collectively, the "**Tax Credit Requirements**"), Owner shall notify Authority in writing and the parties shall make appropriate and reasonable revisions to this Agreement to prevent any violation of the Tax Credit Requirements while still protecting the rights and obligations of Authority. Any modifications must be in writing executed and acknowledged by both parties and recorded in the Official Records of Solano County.

U. **COUNTERPARTS**. This Agreement may be executed in any number of counterparts, each of which shall constitute one original and all of which shall be one and the same instrument.

[Remainder of this page intentionally left blank]
[Signatures appear on next page]

IN WITNESS WHEREOF, Authority and Owner have executed this Regulatory Agreement and Declaration of Covenants and Restrictions by duly authorized representatives on the date first written hereinabove.

OWNER:

HARBOR PARK, LLC,
a California limited liability company

By: _____
Name: Camran Nojoomi
Title: Manager

Date: _____, 202__

AUTHORITY:

SUISUN CITY HOUSING AUTHORITY,
a public agency, corporate and politic

By: _____
Name: Alma Hernandez
Title: Chair

Date: _____, 202__

ATTEST:

By: _____
Anita Skinner, Agency Secretary

APPROVED AS TO FORM:

RICHARDS, WATSON & GERSHON

By: _____
Patrick Enright, Agency Counsel

Almond Gardens – Harbor Park LLC. Disposition and Development Agreement Amendment No. 4

CITY OF SUISUN CITY, HOUSING AUTHORITY

JULY 15, 2025

1

Background

- Almond Gardens Existing Condition
- Harbor Park LLC. Selected
- Disposition and Development Agreement

2

DDA Amendments

- Second Amendment – Due Diligence
- Third Amendment – Due Diligence
- Tax Credit Financing
- HUD Vouchers
- Final Amendments to Close Escrow

3

Housing Authority Board Action

Recommended that the Housing Authority Board adopt the Resolution authorizing the Executive Director to execute the Fourth Amendment to the Disposition and Development Agreement with Harbor Park LLC.

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