



Solano Local Agency Formation Commission

675 Texas St. Ste. 6700 • Fairfield, California 94533
(707) 439-3897 • FAX: (707) 438-1788

Transmitted via email

September 9, 2024

Jim Bermudez, Development Services Director
City of Suisun City
701 Civic Center Boulevard
Suisun City CA 94585
jkearns@suisun.com

Subject: Solano Local Agency Formation Commission (LAFCO) comments on Suisun Logistics Center Project Draft Environmental Impact Report

Dear Mr. Bermudez:

Thank you for emailing the City of Suisun City's (City) Notice of Availability (NOA) of the Draft Environmental Impact Report (DEIR) for the Suisun Logistics Center Project (Project), located at the southeast corner of Walters Road and Petersen Road, outside of the City's existing city limit lines, and within the City's 2017 Sphere of Influence (SOI).

LAFCO is a responsible agency per the California Environmental Quality Act (CEQA) and CEQA Guidelines (Article 7 15096(d)): "Responsible agencies should review and comment on draft EIRs and negative declarations for projects which the responsible agency would later be asked to approve. By this means, the responsible agency will ensure that the EIR documents it will use will comply with CEQA." LAFCO decisions must be informed by an adequate EIR analysis.

An adequate EIR is necessary because this Project will require LAFCO approval of a reorganization, including concurrent annexations to the City, Solano Irrigation District (SID), Solano-Suisun Water Association (SSWA), and Fairfield Suisun Sewer District (FSSD); and detachments from the Suisun Fire Protection District (SFPD) and the County Service Area. Furthermore, Suisun's 2017 Sphere of Influence (SOI) exceeds the statutory five-year review¹ timeframe, thus, compelling a LAFCO SOI update. SOI updates require an adequate and legal CEQA analysis.

To be legally adequate, the DEIR must include environmental information and analysis that responsible agencies such as LAFCO need. It is imperative that the City's DEIR must accurately and adequately analyze reasonably foreseeable potential impacts related to the actual complete project, beginning with an accurate project description. Based on Solano LAFCO's careful review, the DEIR Project Description is fundamentally flawed because:

¹ Gov. Code §56425(e), and further discussed below.

Commissioners

Ron Kott, Chair • John Vasquez, Vice-Chair • Nancy Shopay • Mitch Mashburn • Steve Bird

Alternate Commissioners

Alma Hernandez • Wanda Williams • Jack Batchelor

Staff

Rich Seithel, Executive Officer • Christina Love, Deputy Executive Officer • Aaron Norman, Analyst II • Tova Guevara, Office Administrator/Clerk • Tyra Hays, Project Specialist • Mala Subramanian, Lead Legal Counsel

- It does not include all the requested entitlements that may potentially cause environmental impacts.
- The DEIR's Project Description, the starting point for every project that undergoes a CEQA review, differs from the Notice of Preparation (NOP).

In addition to the Project Description flaw, without corrections, the DEIR is incomplete, inaccurate, internally inconsistent, and inadequate as to the analysis of Air Quality, Greenhouse Gas, Land Use, Transportation/Traffic and congestion analysis, and Utilities and Services

Therefore, Solano LAFCO is unable to make intelligent comments on the Project and cannot provide a thorough comment letter on the DEIR. As such, Solano LAFCO requires: 1. a detailed response with the revisions to the DEIR, and; 2. additional time to review any revisions to complete the public comment process.

Why LAFCO finds these sections flawed is detailed in the following comments.

1. **Project Description**

Under current case law² (citing CEQA law), the Court of Appeals found San Bernardino County's Project Description for some general plan amendments to be inadequate because:

"An accurate and complete project description is necessary for an intelligent evaluation of the potential environmental impacts of the agency's action. Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal's benefit against its environmental cost, consider mitigation measures, asses the advantage of terminating the proposal...and weigh other alternative in the balance."

The Court further opined that "Not only does CEQA apply to revision or amendments to an agency's general plan, but CEQA reaches beyond the mere changes in the language in the agency's policy to the ultimate consequences of such changes to the physical environment."

- a. (2.2.1, p 82 of DEIR³) The Project Description is incomplete and therefore inadequate. The Project Description chapter, and throughout the DEIR, the "Project" is defined as *"development of 2.1 million square feet of warehouse uses on approximately 120 acres. The remaining 47 acres would continue to be permanently preserved as open space. The entire 167.43-acre project site and the right-of-way for Petersen Road abutting the project would be annexed into the Suisun City limits."*
 - i. Subsection 2.4 – Intended Uses of This Draft EIR (p 93⁴ of the DEIR) includes a list of discretionary and ministerial actions for which the DEIR must "rely on" (General Plan Amendment, Prezoning, and Planned Unit Development). However, the Project Description and chapter section references to the project description do not discuss or mention any of the proposed land use and/or text changes to the 2015-2035 General Plan and/or Title 18 Zoning Code.

² *City of Redlands v. County of San Bernardino* (96 Cal.App.4th 398) (2002)

³ Chapter Page 2-12

⁴ Section 2.4.1 – Discretionary and Ministerial Actions, Chapter page 2-23

- ii. The analysis in the DEIR considers the Project under the current General Plan Land Use Designation of “Special Planning Area” without including the land use definition found on Chapter page 3-7 of the 2015-2035 City General Plan. It is unclear if the Special Planning Area is being removed and replaced by the proposed Commercial Services designation.
- iii. The DEIR mentions the proposed General Plan Land Use Designation as Commercial Services on page 482, and the proposed pre-zoning as Commercial Services and Fabrication on page 520 of the DEIR. The DEIR does not address potential impacts on the environment resulting from the proposed general plan amendments or pre-zoning. These potential amendments allow a mix of warehouse uses with retail, services, and a variety of manufacturing and fabrication uses by-right; according the Suisun’s Zoning Code.
- iv. The DEIR analysis relies on the current City general plan (Special Planning Area) and County zoning (Agricultural-40). The Project proposes to change the general plan designation and zoning. Therefore, the DEIR is based on false assumptions.
- v. The above-mentioned uses differ from the misleading project description limiting use to “high-cube warehouse.” A mix of uses can reasonably and foreseeably change analysis to increased water and sewer needs, increase in passenger vehicle traffic on Highway 12 and city streets, and increases in air quality and GHG impacts. Additionally, consistency and compatibility with the City’s General Plan, Airport Land Use Commission, as well as other surrounding uses need to be fully considered under the proposed amendments.

Without disclosure of the detailed proposed General Plan Amendments and proposed pre-zoning, Solano LAFCO is unable to make intelligent comments on the Project and cannot provide a complete comment letter on the DEIR.

- b. (2.2.1 and 2.2.2, p 82 of DEIR⁵) Project Description exhibits are incomplete because they does not include a map of the proposed general plan land use designation, proposed pre-zoning, or a site plans with the proposed street improvements and trucking paths for Petersen Road and Walter Road. Without related exhibits, we are prevented from making well-founded comments.
- c. (2.4.1, p 93 of DEIR⁶) The list of “actions necessary to implement the project” must include Solano LAFCO review of Sphere of Influence with an updated Municipal Service Review. This should be the first item listed as it is required to be completed prior to any annexation application submittal. (refer to the SOI discussion above)
- d. (Throughout the DEIR) The DEIR fails to discuss any impacts related to the complete project description analyzing these changes. Instead the DEIR constantly only focuses on the physical development and the current City General Plan Designation and Policy, and current Solano County zoning and use. For an accurate analysis, the DEIR would need to analyze the proposed project - including the propose general plan land use designation and proposed zoning.

⁵ Chapter page 2-12

⁶ Chapter page 2-23

- e. (2.2.10, p 91 of DEIR⁷) Employment states “*the proposed project would employ an estimated 910 workers during construction and an estimated 2,059 workers at buildout.*” Appendix H: Travis Air Force Base Land Use Compatibility Plan Consistency Evaluation states the proposed project is anticipated to accommodate 2,843 employees once fully operational (page 4). This discrepancy needs to be rectified. If the anticipated number of employees is 2,843, the transportation analysis may need to be amended to reflect the additional vehicular trips, especially on Peterson Road.

2. **2017 Sphere of Influence and Review**

A Sphere of Influence (SOI) is the “plan for the probable physical boundary and service area of a local government agency, as determined by the Commission” (Gov. Code Section 56076). The establishment of this boundary is necessary to determine which governmental agencies can logically provide services in the most efficient way to the people and property in any given area. However, an SOI does not confer “an entitlement for use.”⁸

- a. (Timing of SOI Review) Any reference to the City’s Sphere of Influence must be referred to as the 2017 Sphere of Influence throughout the DEIR.

LAFCO last reviewed and updated Suisun City’s Sphere of Influence in 2017, as supported by analysis conducted in the 2016 Comprehensive Municipal Service Review (MSR).⁹ LAFCO law (Govt. Code 56425(g)) requires that SOIs be reviewed and updated every five years. The MSR forms the basis of analysis and evidence for the SOI and is a comprehensive review of the entire City (Govt. Code 56430). The SOI and MSR are LAFCO documents and must be approved and adopted by LAFCO prior to or concurrent with any reorganization (annexation).

- b. (SOI/MSR critical assumptions) The 2017 MSR analysis was based on the City’s 2015-2035 General Plan land use designations, land use assumptions, and adopted policies. Page 93¹⁰ of the DEIR lists a General Plan Amendment, Rezoning, and Planned Unit Development as required parts of the Project. However, the Project Description neither includes this information discusses nor details what these proposed entitlements are. However, page 482 and page 520,¹¹ buried in the Land Use impact analysis, briefly mention the changes in land use assumptions.

Based on the brief statements, the proposed General Plan Amendment, Rezoning, and Planned Unit Development replace the 2016 MSR and 2017 SOI land use assumptions and policies for the project site. Therefore, an updated analysis addressing the proposed general plan and land use amendments is required for updated SOI findings and determinations under Gov. Code §56425(e). To support the updated review of an SOI, an MSR analysis is required.

- c. The list of “actions necessary to implement the project”¹² must include “Review and Update of the City’s SOI and comprehensive MSR.”

⁷ Chapter page 2-21

⁸ *City of Agoura Hills v. Local Agency Formation*, 198 Cal.App.3d 480, 482 (Cal. Ct. App. 1988)

⁹ Solano LAFCO Staff Reports for Suisun 2016 MSR and 2017 SOI. Attachment 1

¹⁰ Section 2.4.1 – Discretionary and Ministerial Actions, reference page 2-23

¹¹ Impact analysis of Impact LUP-1, p.3.9-20

¹² EIR pg 94, Section pg 2-24

- d. (2017 SOI Condition of Approval) Lastly, the 2017 LAFCO approval of the SOI included specific Conditions of Approval.¹³ Specifically, Condition of Approval 5.E requires the City to adopt a General Plan Amendment establishing a Travis Reserve Area designation, similar to Solano County's 2008 General Plan designation, prior to any consideration of reorganizations by LAFCO.

The City was reminded of Condition 5.E in the 2021 Solano LAFCO comment letter for the Project's NOP. The City was also reminded during several in-person meetings between 2022-2024. In March 2023, the City sent a letter¹⁴ to LAFCO stating the initiation of a General Plan amendment to implement the Condition. However, LAFCO did not receive confirmation that the amendment was completed. In reviewing the City's website, there is no indication the condition was met.

The consistency determination on page 532 of the DEIR¹⁵ indicates that the City has not adopted the General Plan overlay. The determination implies justification that because Solano County adopted an Overlay "which will remain in effect regardless of any site annexation into the City" the City does not need to adopt an overlay. However, the assumption is legally inaccurate because when property changes jurisdiction, the authority of the former agency is no longer valid. Therefore, the county's overlay that serves to protect Travis Air Force Base would not be on the project site if it were annexed into the city. Therefore, failure to comply with the condition of approval may invalidate the approval of the 2017 SOI.

3. Introduction

- a. (1.1.1, p 63 of DEIR¹⁶) The project overview is incomplete because it states that the project is only to annex and develop a site. There is no mention of a general plan amendment, rezoning, or other entitlements proposed for the project. Therefore, because the Project Description is incomplete, the DEIR analysis is inadequate.

Further, the DEIR project description is internally inconsistent where the Cumulative Impacts analysis for land use on Chapter page 4-9 states that the Project includes commercial use.

4. Aesthetics, Light, and Glare

(3.1.3, p 101 of DEIR¹⁷) The "City Code" discussion states: "City staff confirms applicable zoning code development standards are met." However, the DEIR neither identifies the proposed zoning nor where the development standards can be reviewed. The DEIR needs to evaluate the applicable development standards and provide findings for each. Without this information, LAFCO cannot provide well-informed comments.

¹³ Solano LAFCO Resolution 2017-06 approving the Suisun SOI. Attachment 2

¹⁴ March 8, 2023 Letter to Solano LAFCO from Suisun regarding Travis Reserve Area Overlay Attachment 3

¹⁵ Chapter page 3.9-70

¹⁶ Chapter page 1-1

¹⁷ Chapter page 3.1-6

5. Air Quality

- a. The Air Quality analysis is very narrowly tailored to a “high-cube warehouse” for either 100% dry storage or 100% cold storage (refrigerant) warehouses. This assumption fails to consider a mix of land uses permitted under the proposed general plan amendment and pre-zoning (retail, services, wholesale, other allowed uses). An adequate analysis must evaluate a reasonable mix of uses permitted under the actual proposed Project.

A reasonable comparison may be the Service Commercial (CS) zoned area at the northwest corner of Clay Bank Road and Air Base Parkway in Fairfield, CA. The area is similarly zoned with a similar mix of permitted land uses. The Air Quality analysis may need to be repeated with adequate consideration of permitted land uses and additional mitigation measures.

- b. (3.2.4, p 162 of DEIR¹⁸) The Air Quality analysis relies on the CalEEMod calculations. However, the CalEEMod calculations noticeably omit the inclusion of any heavy truck traffic. While MM AIR-5 requires all trucks over 33,000 pounds gross vehicle weight to have a 2014 or newer engine to reduce emissions, this mitigation measure cannot be reasonably enforced and/or tracked and therefore should not be included.

Further, the Project is designed to generate heavy truck traffic. As such, omitting heavy trucks from this analysis is unreasonable. Heavy truck traffic emissions are a critical factor and need to be addressed in the analysis.

6. Biological Resources

- a. (2.1.2, p 71 of DEIR¹⁹) The DEIR identifies a recorded conservation easement (Petersen Ranch West Conservation Easement) on approximately 45 acres of the southern portion of the Project site that is held by the Solano Land Trust. On DEIR Page 92, the conservation easement is identified as being approximately 47 acres. Please reconcile the size of the conservation easement throughout the DEIR.
- b. (2.2.5, p 86 of DEIR²⁰) DEIR Section 2.2.5 Storm Drainage states (in part):

“The two existing drainage channels that cross the project site would be abandoned. A new drainage channel would divert runoff from the west channel culvert at Petersen Road to a new east channel along the east project site boundary that would connect to the existing east culvert under SR-12.”

The DEIR does not address or evaluate any potential impacts resulting from abandoning the existing drainage channels may have on the Petersen Ranch West Conservation Easement. (additional comments under Utilities)

- c. (2.2.12, p 92 of DEIR²¹) The DEIR identifies project activities within the aforementioned conservation easement. This section states:

¹⁸ Chapter page 3.2-38

¹⁹ Chapter page 2-1

²⁰ Chapter page 2-15

²¹ Chapter page 2-22

“The terms of Petersen Ranch West Conservation Easement allow for project-related stormwater infrastructure to be located within this area. Additionally, the terms of the Petersen Ranch West Conservation Easement allow for project-related biological mitigation to occur within this area.”

The DEIR does not evaluate potential stormwater impacts resulting from the Project or if the conservation easement is used for biological mitigation. However, biological mitigation measures MM bio-1c states:

“...the applicant may use preserved lands, or portions thereof, not only for habitat for conservancy fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp, but also for Ricksecker’s water scavenger beetle (RWSB), wetlands preservation, and for habitat for other species for which the City may require off-site preservation (e.g., Swainson’s hawk).”

The 47-acre open space cannot be used for stormwater infrastructure or biological mitigation without additional analysis to ensure these actions will not result in attracting birds that would conflict with the Travis AFB Sustainability Study Report as it relates to the bird/wildlife aircraft strike hazards (BASH).

7. Greenhouse Gas (GHG) Emission and Energy

The GHG analysis relies on the VMT thresholds and analysis in the Transportation section of the DEIR. As such, Solano LAFCO’s comments on the Transportation analysis also apply to the GHG analysis.

The GHG analysis is flawed and inadequate because it 1) omits heavy truck traffic, and 2) the analysis is based on traffic counts conducted in November 2016, and 3) without consideration for traffic from the ballfields. In addition, the 2016 VMT distance assumptions do not reflect post-pandemic conditions, changes to shopping patterns, or recent population growth.

8. Hydrology and Water Quality

- a. Refer to the Biological Resources and Utilities comments regarding the abandonment of two drainage channels on the project site. The DEIR analysis and supporting appendix reports do not indicate consideration or evaluation of potential impacts that abandoning two drainage channels on the Project site may have on the conservation easement and its existing biological state. The DEIR must address this potential impact in order for the analysis to be complete.
- b. Refer to the Biological Resources and Utilities comments regarding the potential drainage onto the existing conservation easement. The DEIR analysis and supporting appendix reports do not indicate consideration or evaluation of the impacts that the increased drainage is likely to have on the existing conservation easement located on the proposed Open Space site. The DEIR must address this potential impact in order for the analysis to be complete.

9. Land Use

- a. As previously noted, the DEIR Project Description is incomplete and inadequate because it does not identify the proposed development entitlements, such as General Plan land use amendments (map and text) and pre-zoning of the Project site. This oversight will likely significantly change the analysis in the DEIR Land Use Section. For example, the DEIR neither includes proposed General Plan land use or pre-zoning designations, nor provides a comparison of the current General Plan policies with the proposed General Plan amendments.
- b. (3.9.2, p 473 of DEIR²²) The Travis Air Force Base discussion fails to identify that the Project site is near the Base's South Gate, which is both a commercial truck access gate and the mission-ready gate for the Base's operations. This information needs to be included for accurate consideration of potential impacts because the Base and the Project share the same access path (Highway 12-Walter Road-Petersen Road).
- c. (3.9.3, p 477 of DEIR²³) The Regulatory Framework discussion for the City of Suisun is incomplete because it only analyzes the current General Plan designations and land use and fails to mention the proposed amendments. This section should include the proposed amendments so that the impact analysis is consistent, complete, and accurate. The same issue lies in the City Code discussion in not including the proposed pre-zoning and permitted uses per the City Code.

Additionally, the General Plan discussion fails to include the definition of the "Special Planning Area" (SPA) Land Use Designation, found on page 3-7 of the Suisun General Plan.²⁴ The SPA definition is an important element of the land use compatibility analysis, especially because it was the adopted definition that Solano LAFCO relied on in considering the SOI (as discussed above). The DEIR must analyze how the project is compatible with the SPA land use designation definition, not just "Program LU-4.5".

- d. (3.9.3, p 480 of DEIR²⁵) The DEIR acknowledges the Solano County Travis Reserve Area Zoning Overlay but fails to acknowledge its purpose and findings. The DEIR needs to include background information regarding the County Travis Reserve Area (TRA) Overlay in its 2008 General Plan. Especially since the DEIR seems to heavily rely on it to justify and support annexation. Specifically, the DEIR should include the following under the County General Plan "analysis":

"The County's purpose and intent for the TRA Overlay is to "Protect[s] the land within the overlay for continued agriculture, grazing, and non-avian habitat uses until a military or airport use is proposed. No residential uses will be permitted. Provides for future expansion of Travis Air Force Base and support facilities for the base. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted."

In June 2023, the County Board of Supervisors adopted the TRA Zoning Overlay as an implementation of the 2008 General Plan Policy, including the proposed project site. The

²² Chapter page 3.9-11

²³ Chapter page 3.9-15

²⁴ Suisun General Plan page 3-7: Special Planning Area Land Use Designation definition and intent

²⁵ Chapter page 3.9-18

findings and determinations used to adopt the expanded TRA Overlay is Attachment 4, but specifically stated:

“The General Plan’s Travis Reserve Area land use overlay was ratified by the voters of Solano County when they approved Measure T in November 2008. The County will not support annexation of any lands within the Travis Reserve Area to a city if the purpose of the annexation is for development rather than preservation of the land for future Base expansion.”

- e. (Impact LUP-1, p 482 of DEIR²⁶) The DEIR must show and compare the proposed General Plan amendments with the current General Plan for a complete and adequate analysis. Table 3.9-2 General Plan Consistency Analysis should be revised to address the following comments for a complete and proper analysis:
 - i. Objective CCD-1: The consistency determination should cite what or where referenced “design standards” are so that an intelligent comment can be made.
 - ii. The Land Use Element analysis does not include a complete project description because it does not analyze all the proposed/requested entitlements – such as General Plan amendments and pre-zoning consistency and compatibility.
 - iii. Policy LU-4.1: If the Special Planning Area (SPA) designation is being removed, why is there no discussion about the proposed land use designation?
 - iv. Policy LU-4.9: The policy requires that the City work collaboratively with landowners to the east (Travis AFB). However, the consistency determination does not state if, how, or when such a collaboration occurred with Travis AFB. For consistency to be accurate, evidence of collaboration is required.
 - v. The Transportation Element consistency analysis is flawed because it relies on traffic counts that were obtained during the COVID-19 pandemic shutdown that do not accurately reflect baseline post-pandemic conditions. Additionally, the VMT analysis omits heavy truck traffic for a project that is designed to promote and generate heavy truck traffic. Further, the DEIR does not include any exhibits that show the referenced proposed roadway expansion (viewpoint rendering not sufficient to understand all roadway improvements and intersection improvements.) (more detailed comments below).
 - vi. Community Facilities and Services Element determinations reference the wrong DEIR section. The determinations are found in Section 3.11.
- f. (Impact LU-2, p 520 of DEIR²⁷) The impact analysis is incomplete because it does not analyze the land uses permitted under the proposed pre-zoning designations. It also does not include any discussion regarding development standards, an explanation of the proposed planned use development, or any other proposed project entitlements. Merely stating “the PUD includes a table of permitted land use activities,” but not including the table for analysis or comment is insufficient. For a complete analysis, the whole project must be analyzed for consistency.

²⁶ Chapter page 3.9-20

²⁷ Chapter page 3.9-58

- g. (Impact LU-3, p 521 of DEIR²⁸) The Airport Land Use Compatibility “consistency analysis” is incomplete because it limits analysis to warehouse uses and fails to consider other permitted uses under the proposed pre-zoning; such as a mix of retail, services, wholesale, assembly, and manufacturing. These other uses matter because occupancy varies.
- h. (Impact LU-4, p 532 of DEIR²⁹) Table 3.9-7, Condition No. 5 implies that the City of Suisun City has not completed the condition of approval for the 2017 Sphere of Influence. Failure to complete the condition affects the 2017 SOI approval. This determination also incorrectly assesses the impact of the Solano County Travis Reserve Overlay. The determination states:

“Notably, Solano County created and adopted a Travis Reserve Overlay in 2023 that serves to protect Travis Air Force Base from incompatible adjacent land uses, which will remain in effect regardless of any site annexation into the City.”

The underlined part of this statement is incorrect. Basic land use law says that the agency whose jurisdiction includes the land has the authority to control entitlements and development of the property. Therefore, if the project site is annexed into the City of Suisun, it is also then detached from Solano County. Therefore, any applicable County General Plan or zoning designations and authority are removed from the site. This entire statement must be struck from the consistency determination to be accurate and consistent with the law.

In addition, the consistency determination also states: “*If required by the Solano County LAFCO, the City shall adopt this General Plan Amendment.*” By including Condition No. 5 in the 2017 SOI (LAFCO Resolution 2017-06), LAFCO requires this General Plan Amendment to be completed.

10. Public Services

- a. December 13, 2022, the City of Suisun hired Citygate³⁰ to conduct an evaluation of their fire service and response abilities for two new warehouse projects. The DEIR does not include or address any of the findings in the Citygate evaluation. LAFCO has a particular concern with Citygate Finding No 2:

“The Suisun City Fire Department and nearby mutual aid fire departments will not be able to control a serious fire, outside of the entry point office spaces in the envisioned warehouses, should the fire sprinkler system fail to keep the fire to the point of origin.”

- b. (3.11.3, p 564 of DEIR³¹) The Regulatory Framework should clearly state the current adopted standards for fire and police staffing and response times, or state there are none. The adopted standards must be included for proper comparison and analysis. Further, analysis should include clear statements of the city’s ability to meet current

²⁸ Chapter page 3.9-59

²⁹ Chapter page 3.9-70

³⁰ Attachment 5 – 2022 Citygate Report - Fire Service Impacts Review

³¹ Chapter page 3.11-2

standards and how the proposed project will impact those standards. The DEIR should address if there is sufficient staff, facilities, and equipment to consistently provide services per adopted city standards.

- c. (Impact PS-1, p 567 of DEIR³²) The “Impact Analysis” states that the City’s Fire Department would need to request County resources for hazard materials, but does not indicate if any consultation with the County has been held to determine if there is an impact on the County. Can the County provide and fund additional increases to services? This impact has not been properly analyzed.

Additionally, the analysis states that a new fire station is required because the project area is outside of response times and relies on “fire development” fees to fund the construction of the station. Development fees typically do not fully fund new construction of fire stations, and they do not fund ongoing operational costs. The timing of an operational fire station impacts fire response. Specific construction and operational timing of a new fire station should be a mitigation measure in order to determine a “less than significant impact.”

Further, the City recently declared a fiscal emergency. The DEIR only speaks to constructing new stations without analysis of the ability to staff and operate. This raises substantial concerns because the fire impact analysis focuses on potential new fire stations without analyzing the City’s ability to provide services or fund staffing and operations.

- d. (Impact PS-2, p 568 of DEIR³³) The “less than significant impact” determination relies on the incomplete and limited project description which leaves out permitted land uses for retail, services, wholesale, and manufacturing which generate higher levels of service calls than warehouse and light industrial. Additionally, the impact analysis does not disclose or discuss the City’s adopted minimum staffing standards, response times, or status/ability to currently meet such adopted standards.

Further, a complete analysis should include statements addressing the potential increase in personnel and equipment/vehicles, or expectations of contract employees.

11. Traffic/Transportation

- a. Solano LAFCO finds the Traffic/Transportation analysis to be generally flawed and requires reevaluation for the following reasons:
 - i. The narrow and limited project description does not account for a mix of permitted uses within the proposed rezoning designation of Commercial Services and Fabrication (CSF), which includes retail, services, wholesale, and manufacturing. These permitted uses are likely to cause changes to the trip generation assumptions.
 - ii. The DEIR’s choice to apply a City “guideline” that allows for the omission of heavy truck traffic from VMT analysis is, in this case, negligent because the purpose of the Project as a “high-cube warehouse” with ground-level bay doors is to accommodate and generate heavy truck traffic. This is also in conflict with the

³² Chapter page 3.11-5

³³ Chapter page 3.11-6

Energy Technical Report³⁴ that states “Warehouse development generally generates substantial amounts of VMT, especially from heavy trucks.”

Further, the “guideline” remains mysterious. It is not cited, included, or even found within the DEIR.

- iii. Traffic/vehicle counts conducted in 2021 were too low because of COVID-19 pandemic shutdowns. As a result, the DEIR chose to rely on a November 2016 traffic count with extrapolations based on Fairfield. However, a November count does not capture traffic from the Irving Lambrecht Sports Complex ball season (about 6 months of the year). Nor does it include traffic counts for Travis AFB mission operations, which can be obtained from Travis AFB upon request.
- iv. The Traffic section of the DEIR references proposed street and intersection improvements to Walters Road and Petersen Road, yet does not include exhibits to show the changes for review and comment.
- v. The Fehr & Peers Memorandum³⁵ cites and relies on a “*Big Data Truck Tip Assessment for Sample Sites in Fairfield and Suisun City, California*” and “sample sites” from the Assessment. However, the Assessment is not included in the appendices for review, and the “sample sites” are not defined. Therefore, comments on the comparison are not possible.
- vi. Plans showing the full proposed improvements to Petersen Road, Walters Road, and the intersections with the truck turning movements should be included in the DEIR to verify accurate and adequate traffic/transportation impact analysis.
- vii. DEIR does not identify an assumption for the commercial uses (eg: automotive sales and repair, full-service restaurants, specialty schools (dance, music, art) and gyms, and live-work units³⁶). As such, it is not possible to identify whether the commercial component of the proposed project will further impact the surrounding area.
- viii. The Environmental Setting and Regulatory Framework do not analyze consistency and compatibility with the CalTrans State Route 12 Corridor System Management Plan (December 2010). The addition of heavy truck traffic on SR-12 from the Project will have an impact on goods movements, commuting, and safety. The Management Plan identifies the vital importance of SR-12 for Travis AFB:

“SR-12 is also a major Department of Defense (DOD) Truck Route. It is a key corridor for shipments in and out of Travis Air Force Base (AFB), a vital DOD link to the Pacific. It is used daily for high priority shipments from the Defense Logistics Agency Distribution Center in Tracy to Travis AFB.”

The Management Plan should be addressed in the DEIR.

³⁴ Suisun Logistics Center Energy Technical Report, Appendix B, p 308, third paragraph.

³⁵ DEIR Appendix I, p 226

³⁶ City of Suisun Zoning Code Table 18.20.02 Allowable Uses in Commercial Zone – Permitted Uses

- b. The DEIR references a September 15, 2020 adoption of VMT Thresholds. Per the City Council Staff Report for the Thresholds, there are applicable proposed threshold policies, however, there is no evidence of what was adopted. LAFCO was unable to locate any final adopted VMT Thresholds within the DEIR, Appendices, or on the City's website. Therefore, LAFCO cannot provide complete comments on traffic analysis.

Specifically, the Staff Report includes a "Proposed VMT Thresholds of Significance" for Atypical and Mixed-Use Projects. This Threshold includes two possible approaches to analyze atypical and mixed-used projects, of which the Project would be mixed-use based on proposed General Plan Land Use Designation and pre-zoning. Neither of these approaches were analyzed in the DEIR or explained why they were excluded.

- c. (3.12.3, p 577 of DEIR³⁷) The Traffic Volumes under "Existing Conditions" does not include Travis AFB mission traffic. [see next comment for more details]
- d. (3.12.4, p 597 of DEIR³⁸) The Regulatory Framework – Local Regulations omits Suisun City General Plan Program LU-4.5 which states in part:

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

- *Truck traffic, including Travis Air Force Base traffic.*
- *Access management along Petersen Road and State Route 12.*
- *Travis Air Force Base land use compatibility planning and opportunities for mutually beneficial biological resources mitigation planning in areas near Travis Air Force Base.*

The DEIR must address and evaluate the potential impact of the proposed project, as identified as a high-cube fulfillment Center warehouse (non-sort), on Peterson Road during an active Travis AFB mission in addition to the daily AM and PM peak hour to ensure the project will not adversely impact the Base's mission.

This will also analyze an unaddressed concern that the number of both semi-trucks and delivery trucks on Peterson Road based on recent data. The increased number of vehicles entering and leaving the proposed site may impede the Base's ability to quickly get to the South Gate, which functions as the Base's mission response gate.

- e. (3.12.5, p 600 of the DEIR³⁹) The Project is a "high-cube warehouse use" (HCW). The Trip Generation methodology states that the trip generation for the proposed project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in Trip Generation Manual, 10th Edition, 2017 and ITE's LU Code 155 - High-Cube Fulfillment Center Warehouse (non-sort), which most closely "forecasts the anticipated number of trips for the proposed project." According to ITE, this land use code is associated with fulfillment centers such as Amazon. However, the trip generation does

³⁷ Chapter page 3.12-9

³⁸ Chapter page 3.12-28

³⁹ Chapter page 3.12-32

not include commercial uses (retail, services, wholesale, manufacturing) that are permitted-by-right uses under the proposed zoning.

- f. The W-Trans Summary report⁴⁰ states:

“Traffic volumes were compiled for Existing (2021), Near-Term (2023), and Future (2035) horizon years, without and with the addition of project traffic. These volumes were then used to evaluate the surrounding roadway network in terms of traffic operations in terms of how long it takes drivers to get through an intersection, how dense traffic is on the roads, as well as queuing (how many vehicles are stacking at an intersection waiting to turn).”

Relying on spring 2021 traffic counts as an “existing” base is not an accurate or realistic reliance because it was during the COVID-19 pandemic total shutdown. Traffic counts should have been updated in Spring 2023 for a more accurate baseline (to also capture the ballfield traffic).

- g. The W-Trans Summary report⁴¹ states:

“Several instances of vehicles stacking beyond the end of the turn lane were determined to occur with the addition of project traffic, a potential impact to roadway safety under CEQA.”

Recommended mitigation measures do not include a feasible implementation strategy showing how the improvements will be funded and construction completed. Feasibility concerns are heightened in light of the City recently declaring a state of economic/fiscal emergency, and therefore unlikely to be able to supplement expenses. The mitigation measures rely on roadway widening, a design of new lanes, protected left-turn lanes, unknown means of preventing left-turns from an existing gas station, or how future turn lane adjustments and signal timing will feasibly occur.

Further, the DEIR does not include any exhibits demonstrating the roadway improvements and how they would mitigate impacts. Lastly, the DEIR excludes any exhibit depicting turning radius patterns for heavy truck/large truck traffic in and out of the project site, which would also lead to traffic backup.

- h. (MM TRANS-2a, p 660 of DEIR) The Transportation and Land Use sections of the EIR rely on MM TRANS-2a to help mitigate VMT impacts by an estimated 5.6% reduction per employee. The mitigation measure makes this assumption based on requiring the Project to submit a Traffic Demand Management (TDM) and monitoring plan for acceptance by the City. However, the mitigation measure leaves enforcement at the discretion of the City, which vastly weakens the mitigation. This City’s “discretion” is subject to available resources – such as financial and staff time.

Further, relying on the applicant to self-report on numerous different, unknown, 3rd-party businesses that will likely occupy the various tenant spaces is not reasonable.

⁴⁰ Transportation Study Summary for the Suisun Logistics Center Project by w-Trans, p3 of Appendix I

⁴¹ Transportation Study Summary for the Suisun Logistics Center Project by w-Trans, p3 of Appendix I

- i. (MM TRANS-3a, p 668 of DEIR⁴²) This mitigation measure requires the developer to submit improvement plans with truck turning movements at the time of issuance of building permits. However, this timing is inadequate because the analysis in the W-Trans Summary report (discussed above) states that the Project will cause excessive vehicle stacking yet does not consider impacts from a likely need to redesign the roadways.

The proposed mitigation measures delay the review of roadway improvement with truck turning movements and presume that a design will meet standards and needs to accommodate vehicles with large turning radius; or the possibility that a site redesign will not lead to additional impacts.

Simply put, the tentative roadway design improvements necessary to construct the project should be completed for the DEIR.

- j. (Impact TRANS-4, p 669 of DEIR⁴³) The impact analysis finds that the Project will potentially result in inadequate emergency access on Walter Road and Petersen Road. The DEIR applies MM TRANS-3a to claim a less than significant impact. MM TRANS-3a applies to the accessibility of vehicles to the project site. However, there is no discussion or consideration related to emergency ingress or egress to other developments that rely on the access path of SR12-Walters Road-Petersen Road, such as the ballfields and Travis AFB.

Further, the City's General Plan requires collaboration and coordination with Travis AFB. However, this section does not analyze Travis AFB evacuation plans for the South Gate. With the clearly stated finding that truck stacking will exceed the turn pockets and any roadway re-designs to potentially reduce stacking after project approval, the DEIR does not effectively incorporate Travis emergency ingress/egress on the shared access roadways. (also discussed under Comment 11).

Concernedly, LAFCO could not find any impact analysis addressing the Solano County Hazard Mitigation Plan.

12. Utilities

- a. (3.13.2, p 671 of DEIR⁴⁴) The "Water Supply" discussion states that the City has an annual entitlement of 1,500 acre-feet of State Project Water, however, the table and the actual contract limit the maximum entitlement to 1,300 acre-feet State Project Water. The paragraph should be revised for accuracy and consistency.

Additionally, the discussion references a second amendment to a SID agreement, but the original and amendments were not disclosed for verification of the information or analysis within the DEIR. The contracts should be part of the appendices. The DEIR does not clearly define what the SID agreement is or how it effectively provides water for the Project.

⁴² Chapter page 3.12-100

⁴³ Chapter page 3.12-101

⁴⁴ Chapter page 3.13-1

- b. (Impact USS-3, p 689 of DEIR⁴⁵) The downstream storm drainage impacts do not discuss or disclose the potential impacts of an increase in water runoff from the paved site to the conservation easement on the southern portion of the project site.

13. Cumulative Impacts

Providing thorough and fact-based comments on Cumulative Impacts is difficult. The Project Description that the DEIR relies on is incomplete by not including the general plan amendments and pre-zoning for analysis. Further, Air Quality, GHG and Energy, Land Use, Public Services, Transportation, and Utilities and Service Systems are incomplete because the DEIR:

- Does not analyze a mix of permitted land uses under the proposed general plan land use designation and pre-zoning. Specifically, mixing land uses would potentially create more impacts than a limited warehouse and light industrial use.
- Trip generation is flawed because not include or consider heavy truck traffic impacts. Ironically, the Project is designed to accommodate and generate heavy truck traffic. This also affects VMT analysis.
- Sets a baseline traffic count on a dated November 2016 study. Further, the study did not capture traffic from the ball fields or Travis AFB mission traffic counts (which can be obtained from Travis AFB).
- Does not state adopted standards for public safety and emergency response. Without adopted standards and metrics, it is difficult to analyze impacts.
- The Environmental Setting and Regulatory Framework do not analyze consistency and compatibility with the CalTrans State Route 12 Corridor System Management Plan (December 2010). The addition of heavy truck traffic from the project, plus cumulative heavy truck traffic from a second logistics center is likely to impact State Route 12.

14. Effects Found Not to be Significant

(7.2.5, p 736 of DEIR⁴⁶) Accurate and complete evaluation of conflicts with an emergency response or evacuation plan should include that of Travis AFB Petersen Road. Especially in light of known evacuation issues with Travis AFB during the LNU fire in 2020. The impact analysis also does not include or address the Solano County Hazard Mitigation Plan.

15. Pre-Application Consideration for Future Annexation

Prior to any reorganization application submittal, the City must consult with other affected agencies, such as Solano Irrigation District, Suisun Fire District, and Solano County. Consultation with these agencies will be necessary for agreements and actions related to any reorganization, such as detachments from the agencies and confirmation of tax-sharing agreements. All agreements must be submitted in writing with an application for annexation/reorganization.

⁴⁵ Chapter page 3.13-19

⁴⁶ Chapter page 7-6

We appreciate the opportunity to comment on the City's Project DEIR. Due to the substantial comments and missing information, Solano LAFCO requires: 1) a detailed response with revisions to the DEIR, and; 2) additional time to review any revisions to the DEIR to complete the public comment process.

Please contact LAFCO staff should you have any questions.

Sincerely,



Rich Seithel
Executive Officer
Solano LAFCO
(707) 439-3897
rseithel@solanolafco.com

Enclosed (162 pages):

- Attachment 1: Solano LAFCO Staff Reports for Suisun 2016 MSR and 2017 SOI
- Attachment 2: Solano LAFCO Resolution 2017-06 approving the Suisun SOI Update
- Attachment 3: March 8, 2023 Letter to Solano LAFCO from Suisun regarding Travis Reserve Area Overlay
- Attachment 4: Solano County Ordinance No. 2023-1849 to Adopt the Travis Reserve Area Zoning Overlay
- Attachment 5: Citygate Associates LLC, *Fire Service Impacts Review of Proposed Regional Warehouses*. December 13, 2022

Attachment 1:
Solano LAFCO Staff Reports for Suisun 2016
MSR and 2017 SOI



Staff Report

DATE: June 13, 2016

TO: Local Agency Formation Commission

FROM: Elliot Mulberg, Executive Officer
Michelle McIntyre, Analyst

SUBJECT: **City of Suisun City Municipal Service Review**

RECOMMENDATION:

The Commission approve the Final Municipal Service Review for the City of Suisun City and the attached resolution.

DISCUSSION:

Cortese-Knox-Hertzberg requires a municipal service review (MSR) be conducted before or in conjunction with, but no later than the time it is considering an act to establish or update a sphere of influence GC §56430 (e). Since the sphere must be updated every five years, the MSR must also be updated every five years. The last service review for the City of Suisun City was approved in January 2005. Therefore, the MSR must be updated to process sphere updates or amendments and changes of organization for the City.

The Government Code requires the Commission to make determinations in seven areas.

1. Growth and Population Projections for the Affected Area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
3. Present and Planned Capacity of Public Facilities and Adequacy of Public Services Including Infrastructure Needs or Deficiencies.
4. Financial Ability of Agencies to Provide Services.
5. Status of and Opportunities for Shared Facilities.

6. Accountability for Community Service Needs, including Government Structure and Operational Efficiencies.
7. Matters Related to Effective or Efficient Service Delivery Required by Commission Policy.

The Draft MSR was presented to the Commission at its April 11, 2016 meeting. It was then circulated to affected agencies and posted on LAFCO's website for comments. To date no comments have been received.

During staff's review of the Draft we found the Tolenas community to be an unincorporated island between Fairfield and Suisun City. Should the community's median household income fall below 80 percent of the statewide median household income, the community can be considered a Disadvantage Unincorporated Community (DUC). Upon further research it was determined the Tolenas Community does not meet the median household income threshold. Consequently, staff amended Section 5 on DUC's to include a discussion of the Tolenas area but made no changes to the determinations.

With the additions described above to the DUC section, the MSR is ready for approval. The MSR will allow the Commission to consider a sphere update and changes of organization or reorganization preproposals.

RECOMMENDATION:

Staff recommends the Commission approve the Final Municipal Service Review for the City of Suisun City.

RESOLUTION NO. 16-5

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO ADOPTING THE MUNICIPAL SERVICE REVIEW FOR THE CITY OF SUISUN CITY**

WHEREAS, the Solano Local Agency Formation Commission (LAFCO) is required to conduct a Municipal Service Review (MSR) of each local government agency whose jurisdictions are within Solano County in accordance the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) Government Code Section (G.C. §) 56000 et. seq.; and,

WHEREAS, the MSR must be updated every five years in accordance with G.C. §56430; and,

WHEREAS, the MSR for the City of Suisun City was last updated in 2005; and,

WHEREAS, the a notice of the April 11, 2016 meeting to discuss the Draft MSR for the City of Suisun City was published on the Solano LAFCO Website and posted in accordance with the Brown Act 72 hours in advance of the meeting; and,

WHEREAS, the a Solano Local Agency Formation Commission received and considered all written and oral testimony on the Draft MSR at said public hearing; and,

WHEREAS, the DRAFT City of Suisun City MSR was circulated for comments for 30 days ending May 12, 2016 and no comments were received; and,

WHEREAS, the a notice of the June 13, 2016 meeting was published on the Solano LAFCO Website and posted in accordance with the Brown Act 72 hours in advance of the meeting; and,

WHEREAS, a public meeting was held on June 13, 2016 to consider the final MSR for the City of Suisun City ; and,

WHEREAS, the Solano Local Agency Formation Commission received and considered all written and oral testimony on the City of Suisun City MSR at said public meeting.

NOW, THEREFORE, BE IT RESOLVED that Pursuant to G.C. §56430 the Commission makes the following determinations for the City of Suisun City;

1) Growth and Population Projections for the Affected Area.

- 1.1** The estimated population of Suisun City in 2014 was 28,549.
- 1.2** 1.2 Based on recent growth and ABAG projections, over the term of this service review, the population can be expected to grow 4-4.5% (29, 235- 29,800) by 2020.
- 1.3** At buildout in 2035, the General Plan projects a population of 32,400.

2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

- 2.1** There are no disadvantaged unincorporated communities within or contiguous to the sphere of influence.

3) Present and Planned Capacity of Public Facilities and Adequacy of Public Services Including Infrastructure Needs or Deficiencies.

Animal Control

- 3.1** The City is one of five cities that provides animal control through an agreement with Humane Animal Services.
- 3.2** The City has signed a MOU with Benicia, Dixon, Fairfield, Rio Vista, Vacaville and Solano County for the maintenance and operation of the Claybank animal shelter in Fairfield.
- 3.3** Current capacity of animal control facilities accommodates 141 canine kennels and 77 feline cattery cages. The expansion of the facility will result in the addition of 128 canine kennels and 69 cattery cages, and overall increased holding capacity of the facilities.

Fire

- 3.4** The Suisun City Fire department is staffed by a Fire Chief, two Captains and 38 volunteers. With this staffing the department runs one engine 24/7 and a second engine 70% of the time. The department operates from a single station at 621 Pintail Dr.
- 3.5** The fire department provides basic life support and contracts for advanced life support with Medic Ambulance. Over the last three years the department has responded to 1,799, 1,922, and 1,915 calls for service. Most of the calls are for rescue and EMS. The City Council has set a goal of a response time of 5 minutes or less 90% of the time. The City is currently striving to meet that goal. The City has received an Insurance Services Office (ISO) rating of 3 out of 10 with an ISO rating of 1 being the best.
- 3.6** The City has mutual aid agreements with all other departments in the County.
- 3.7** The City plans to build two new fire stations, to accommodate expected growth. One of the new stations will replace an existing one.

Law Enforcement

- 3.8** The city police department operates from two facilities, a main location next to City Hall and the Burdick Center Substation which houses records.
- 3.9** In 2014 the staffing ratio was 0.75 sworn officers per thousand residents, responding to an average of 909 calls each.
- 3.10** Average response time ranged from 3 minutes 10 seconds for Priority 1 calls for service with an immediate threat to people and property to 4 minutes 7 seconds for Priority 4 calls for service for late reports of crimes or assistance with general questions.

Parks and Recreation

- 3.11** The City maintains over 100 acres of parkland that includes two community parks of 10 to 38 acres, eleven neighborhood parks of 1 to 6 acres and five mini/pocket parks of 0.1 to 1.1 acres.

3.12 The city has established a standard of 3 acres of parkland per thousand residents. They currently exceed the standard with an average of 3.4 acres per thousand.

3.13 The City also operates a community center, a senior center, a boat launch, a community theater as well as system of hiking and biking trails.

3.14 The City funds new facilities through development agreements and impact fees. The city is in the process of updating its development impact fees.

Public Works

3.15 The Public Works and Building Department is responsible for local streets system within the City of Suisun City. The pavement condition index is a way to measure the conditions of roadways. The City has an average PCI of 56 which is considered fair condition.

3.16 The city contains and maintains Class I, Class II and Class III bikeways. The City is seeking additional funding to improve local routes and connections with regional bicycle and pedestrian travel ways. Several additional bike routes are planned to improve connections with Suisun City and to the rest of the region.

3.17 Suisun City is served by Amtrak, Greyhound, Rio Vista Breeze bus service and by Fairfield and Suisun Transit (FAST) services. 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 (BART) commuter rail system. FAST also operates demand-response paratransit service in the Suisun City and Fairfield areas.

3.18 The local bus system is projected to be able to accommodate anticipated growth in ridership. Though intercity buses run closer to capacity, with the purchase of new buses in the near future, they similarly will be able to manage perceived growth, as well.

Solid Waste

3.19 Suisun City contracts with Republic Services for collection of solid waste, yard waste and recyclable materials. Solid waste is transported to the Potrero Hills Landfill. In 2014 Suisun's contribution to the landfill was 2.3%. The landfill has the capacity of 55.865 million cubic yards. It currently has 33.815 million cubic yards available and not expected to reach capacity until 2045.

Stormwater

3.20 The City's storm drainage system can protect the city from flooding during a 100 year storm event through four pumping stations located strategically throughout the City.

Wastewater

3.21 The City and FSSD jointly operate and maintain the wastewater collection system that serves the City. FSSD owns and operates the trunk sewer system, which includes all 12-inch and larger sewers and the major pump stations and force mains that convey wastewater to the District's wastewater treatment plant. Wastewater flows by gravity or is pumped by smaller stations to four major pump stations which pump wastewater to the treatment plant.

3.22 Suisun City is served by Suisun Pump Station and three smaller stations: Lawler I Pump Station, Lawler II Pump Station, and Crystal Street Pump Station. Capacity at the Suisun Pump Station was recently upgraded to a capacity of 38.3 MGD. Typical dry weather flow is 8.1 MGD and wet weather flow is 27 MGD. Along with the smaller pump stations there is sufficient capacity.

3.23 The FSSD recently completed a treatment plant expansion that increased the average dry weather capacity from 17.5 mgd to 23.7 mgd and reliable peak-flow capacity from 34.8 mgd to 52.3 mgd.

Water

3.24 Suisun City and Solano Irrigation District (SID) formed a Joint Exercise of Powers Agreement in 1976 to provide a long-term water supply for the City. In 1990, the partnership became a full Joint Powers Authority named the Suisun-Solano Water Authority (SSWA). Water sources are primarily surface

water from the Solano Project and the State Water Project.

3.25 The City currently serves 8,100 connections. The total projected water demand at buildout of the 2035 General Plan would be approximately 4,251 acre-feet per year (afy) while the estimated normal year supply in 2035 is 8,035 afy. Water demand is anticipated to be less than available water supplies through 2035 in normal water years. Water supply in single- dry and multiple-dry water years is insufficient to meet demand within the SSWA service area over the 20-year planning period. A joint powers agreement between SID and Suisun City ensures that water will be provided from the SID water supplies and therefore there will be sufficient water supplies to meet demands.

3.26 The City operates two treatment plants at Cement Hill and Gregory Hill with a combined capacity of 10.56 MGD. The City also maintains four storage tanks with a capacity of 6.5 million gallons. These facilities would provide a peaking storage of 20% and an emergency storage of approximately one full anticipated maximum day demand, and will also provide fire storage of 420,000 gallons.

4) Financial Ability of Agencies to Provide Services.

4.1 Over the past three years the structural status of the General Fund has evolved, trending from significant structural deficits to a modest structural surplus in FY 2015-16. Although expenditures have increased from about \$10 million to about \$11 million, revenues, including transfers in, increased at a slightly higher rate, from approximately \$9.6 million to about \$11 million for FY 2015-16.

4.2 Vehicle license fees, property tax and sales tax account for a large portion of revenues. Building and public works, law enforcement, and development services account for 30%, 27%, and 18% of expenses respectively.

4.3 The 2015-16 CIP includes 18 projects over the span of five years. Over 69 percent of all project funding is devoted to Public Infrastructure projects.

4.4 Sources for funding CIP include eight maintenance assessment districts, Mello Roos districts, AB 1600 fees, sewer and water connection fees, development agreements and state and federal grants.

4.5 The City of Suisun City has five enterprise funds, also known as internal service funds. The internal service funds are composed of the Motor Vehicle Repair, Motor Vehicle Replacement, Network Maintenance, Public Works Operating Costs, and the Self- Insurance Funds, respectively. In three of the last 5 years expenses have exceeded revenues, but it is difficult to tell from the data whether rates are sufficient for services provided.

5) Status of and Opportunities for Shared Facilities.

5.1 The City works cooperatively with other cities and the County to provide more efficient services. The City collaborates for most services. They participate in the Humane Animal Services contract for animal control. They have mutual aid agreements with surrounding agencies for fire services. They provide transportation services by participating in the Solano Transportation Authority. Some parks and recreation services are provided by working with state and federal agencies that manage Suisun Marsh. The City shares the Potrero Hills Landfill for solid waste disposal with other cities in the region. They work with the Fairfield Suisun Sewer District to provide wastewater treatment and with the Suisun-Solano Water Authority to provide water.

5.2 The City continues to analyze opportunities to improve upon operational efficiency and the utilization of resources.

6) Accountability for Community Service Needs, including Government Structure and Operational Efficiencies.

6.1 Suisun City is a general law city governed by a five member city council. Council members are

elected at large to four year staggered terms. The Mayor is elected separately from the council to a four year term.

6.2 Council meetings are held on the first and third Tuesday at 7 pm at city hall council chambers. Meetings are noticed according to the Brown Act, televised live, and recorded for the archive. Tapes of meetings are available to the public.

6.3 Residents are appointed to the Planning Commission and the Parks and Recreation Commission. The Planning Commission consists of seven members appointed to four year staggered terms. The Parks and Recreation Commission consists of five members appointed to staggered terms.

6.4 The City communicates with residents through its website. The website communicates upcoming events, public meetings, and allows residents to pay their water bills.

6.5 The City Manager oversees six departments, administrative services, police, fire, public works, recreation and the development services. The City staff includes 77 permanent paid positions and 83 temporary and volunteer positions for a total of 160. Staffing has remained fairly constant over that last three years.

7) Matters Related to Effective or Efficient Service Delivery Required by Commission Policy.

7.1 The City will be affected by LAFCO's Sphere of Influence Policy and the eleven standards adopted for evaluating proposals that are submitted for LAFCO review.

NOW, BE IT FURTHER RESOLVED AND ORDERED that Municipal Service Review for the City of Suisun City has been adopted.

UPON MOTION of Commissioner _____ seconded by Commissioner _____, the foregoing resolution is adopted this 13th day of June, 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Saunderson, Chair
Local Agency Formation Commission
County of Solano, State of California

ATTEST:

Elliot Mulberg, Executive Officer

RESOLUTION NO. 16-05

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO ADOPTING THE MUNICIPAL SERVICE REVIEW FOR THE CITY OF SUISUN CITY**

WHEREAS, the Solano Local Agency Formation Commission (LAFCO) is required to conduct a Municipal Service Review (MSR) of each local government agency whose jurisdictions are within Solano County in accordance the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) Government Code Section (G.C. §) 56000 et. seq.; and,

WHEREAS, the MSR must be updated every five years in accordance with G.C. §56430; and,

WHEREAS, the MSR for the City of Suisun City was last updated in 2005; and,

WHEREAS, the a notice of the April 11, 2016 meeting to discuss the Draft MSR for the City of Suisun City was published on the Solano LAFCO Website and posted in accordance with the Brown Act 72 hours in advance of the meeting; and,

WHEREAS, the a Solano Local Agency Formation Commission received and considered all written and oral testimony on the Draft MSR at said public hearing; and,

WHEREAS, the DRAFT City of Suisun City MSR was circulated for comments for 30 days ending May 12, 2016 and no comments were received; and,

WHEREAS, the a notice of the June 13, 2016 meeting was published on the Solano LAFCO Website and posted in accordance with the Brown Act 72 hours in advance of the meeting; and,

WHEREAS, a public meeting was held on June 13, 2016 to consider the final MSR for the City of Suisun City ; and,

WHEREAS, the Solano Local Agency Formation Commission received and considered all written and oral testimony on the City of Suisun City MSR at said public meeting.

NOW, THEREFORE, BE IT RESOLVED that Pursuant to G.C. §56430 the Commission makes the following determinations for the City of Suisun City;

1) Growth and Population Projections for the Affected Area.

- 1.1 The estimated population of Suisun City in 2014 was 28,549.
- 1.2 1.2 Based on recent growth and ABAG projections, over the term of this service review, the population can be expected to grow 4-4.5% (29, 235- 29,800) by 2020.
- 1.3 At buildout in 2035, the General Plan projects a population of 32,400.

2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

- 2.1 There are no disadvantaged unincorporated communities within or contiguous to the sphere of influence.

3) Present and Planned Capacity of Public Facilities and Adequacy of Public Services Including Infrastructure Needs or Deficiencies.**Animal Control**

- 3.1 The City is one of five cities that provides animal control through an agreement with Humane Animal Services.
- 3.2 The City has signed a MOU with Benicia, Dixon, Fairfield, Rio Vista, Vacaville and Solano County for the maintenance and operation of the Claybank animal shelter in Fairfield.
- 3.3 Current capacity of animal control facilities accommodates 141 canine kennels and 77 feline cattery cages. The expansion of the facility will result in the addition of 128 canine kennels and 69 cattery cages, and overall increased holding capacity of the facilities.

Fire

- 3.4 The Suisun City Fire department is staffed by a Fire Chief, two Captains and 38 volunteers. With this staffing the department runs one engine 24/7 and a second engine 70% of the time. The department operates from a single station at 621 Pintail Dr.
- 3.5 The fire department provides basic life support and contracts for advanced life support with Medic Ambulance. Over the last three years the department has responded to 1,799, 1,922, and 1,915 calls for service. Most of the calls are for rescue and EMS. The City Council has set a goal of a response time of 5 minutes or less 90% of the time. The City is currently striving to meet that goal. The City has received an Insurance Services Office (ISO) rating of 3 out of 10 with an ISO rating of 1 being the best.
- 3.6 The City has mutual aid agreements with all other departments in the County.
- 3.7 The City plans to build two new fire stations, to accommodate expected growth. One of the new stations will replace an existing one.

Law Enforcement

- 3.8 The city police department operates from two facilities, a main location next to City Hall and the Burdick Center Substation which houses records.
- 3.9 In 2014 the staffing ratio was 0.75 sworn officers per thousand residents, responding to an average of 909 calls each.
- 3.10 Average response time ranged from 3 minutes 10 seconds for Priority 1 calls for service with an immediate threat to people and property to 4 minutes 7 seconds for Priority 4 calls for service for late reports of crimes or assistance with general questions.

Parks and Recreation

- 3.11 The City maintains over 100 acres of parkland that includes two community parks of 10 to 38 acres, eleven neighborhood parks of 1 to 6 acres and five mini/pocket parks of 0.1 to 1.1 acres.

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

3.12 The city has established a standard of 3 acres of parkland per thousand residents. They currently exceed the standard with an average of 3.4 acres per thousand.

3.13 The City also operates a community center, a senior center, a boat launch, a community theater as well as system of hiking and biking trails.

3.14 The City funds new facilities through development agreements and impact fees. The city is in the process of updating its development impact fees.

Public Works

3.15 The Public Works and Building Department is responsible for local streets system within the City of Suisun City. The pavement condition index is a way to measure the conditions of roadways. The City has an average PCI of 56 which is considered fair condition.

3.16 The city contains and maintains Class I, Class II and Class III bikeways. The City is seeking additional funding to improve local routes and connections with regional bicycle and pedestrian travel ways. Several additional bike routes are planned to improve connections with Suisun City and to the rest of the region.

3.17 Suisun City is served by Amtrak, Greyhound, Rio Vista Breeze bus service and by Fairfield and Suisun Transit (FAST) services. 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 (BART) commuter rail system. FAST also operates demand-response paratransit service in the Suisun City and Fairfield areas.

3.18 The local bus system is projected to be able to accommodate anticipated growth in ridership. Though intercity buses run closer to capacity, with the purchase of new buses in the near future, they similarly will be able to manage perceived growth, as well.

Solid Waste

3.19 Suisun City contracts with Republic Services for collection of solid waste, yard waste and recyclable materials. Solid waste is transported to the Potrero Hills Landfill. In 2014 Suisun's contribution to the landfill was 2.3%. The landfill has the capacity of 55.865 million cubic yards. It currently has 33.815 million cubic yards available and not expected to reach capacity until 2045.

Stormwater

3.20 The City's storm drainage system can protect the city from flooding during a 100 year storm event through four pumping stations located strategically throughout the City.

Wastewater

3.21 The City and FSSD jointly operate and maintain the wastewater collection system that serves the City. FSSD owns and operates the trunk sewer system, which includes all 12-inch and larger sewers and the major pump stations and force mains that convey wastewater to the District's wastewater treatment plant. Wastewater flows by gravity or is pumped by smaller stations to four major pump stations which pump wastewater to the treatment plant.

3.22 Suisun City is served by Suisun Pump Station and three smaller stations: Lawler I Pump Station, Lawler II Pump Station, and Crystal Street Pump Station. Capacity at the Suisun Pump Station was recently upgraded to a capacity of 38.3 MGD. Typical dry weather flow is 8.1 MGD and wet weather flow is 27 MGD. Along with the smaller pump stations there is sufficient capacity.

3.23 The FSSD recently completed a treatment plant expansion that increased the average dry weather capacity from 17.5 mgd to 23.7 mgd and reliable peak-flow capacity from 34.8 mgd to 52.3 mgd.

Water

3.24 Suisun City and Solano Irrigation District (SID) formed a Joint Exercise of Powers Agreement in 1976 to provide a long-term water supply for the City. In 1990, the partnership became a full Joint Powers Authority named the Suisun-Solano Water Authority (SSWA). Water sources are primarily surface

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

water from the Solano Project and the State Water Project.

3.25 The City currently serves 8,100 connections. The total projected water demand at buildout of the 2035 General Plan would be approximately 4,251 acre-feet per year (afy) while the estimated normal year supply in 2035 is 8,035 afy. Water demand is anticipated to be less than available water supplies through 2035 in normal water years. Water supply in single- dry and multiple-dry water years is insufficient to meet demand within the SSWA service area over the 20-year planning period. A joint powers agreement between SID and Suisun City ensures that water will be provided from the SID water supplies and therefore there will be sufficient water supplies to meet demands.

3.26 The City operates two treatment plants at Cement Hill and Gregory Hill with a combined capacity of 10.56 MGD. The City also maintains four storage tanks with a capacity of 6.5 million gallons. These facilities would provide a peaking storage of 20% and an emergency storage of approximately one full anticipated maximum day demand, and will also provide fire storage of 420,000 gallons.

4) Financial Ability of Agencies to Provide Services.

4.1 Over the past three years the structural status of the General Fund has evolved, trending from significant structural deficits to a modest structural surplus in FY 2015-16. Although expenditures have increased from about \$10 million to about \$11 million, revenues, including transfers in, increased at a slightly higher rate, from approximately \$9.6 million to about \$11 million for FY 2015-16.

4.2 Vehicle license fees, property tax and sales tax account for a large portion of revenues. Building and public works, law enforcement, and development services account for 30%, 27%, and 18% of expenses respectively.

4.3 The 2015-16 CIP includes 18 projects over the span of five years. Over 69 percent of all project funding is devoted to Public Infrastructure projects.

4.4 Sources for funding CIP include eight maintenance assessment districts, Mello Roos districts, AB 1600 fees, sewer and water connection fees, development agreements and state and federal grants.

4.5 The City of Suisun City has five enterprise funds, also known as internal service funds. The internal service funds are composed of the Motor Vehicle Repair, Motor Vehicle Replacement, Network Maintenance, Public Works Operating Costs, and the Self- Insurance Funds, respectively. In three of the last 5 years expenses have exceeded revenues, but it is difficult to tell from the data whether rates are sufficient for services provided.

5) Status of and Opportunities for Shared Facilities.

5.1 The City works cooperatively with other cities and the County to provide more efficient services. The City collaborates for most services. They participate in the Humane Animal Services contract for animal control. They have mutual aid agreements with surrounding agencies for fire services. They provide transportation services by participating in the Solano Transportation Authority. Some parks and recreation services are provided by working with state and federal agencies that manage Suisun Marsh. The City shares the Potrero Hills Landfill for solid waste disposal with other cities in the region. They work with the Fairfield Suisun Sewer District to provide wastewater treatment and with the Suisun-Solano Water Authority to provide water.

5.2 The City continues to analyze opportunities to improve upon operational efficiency and the utilization of resources.

6) Accountability for Community Service Needs, including Government Structure and Operational Efficiencies.

6.1 Suisun City is a general law city governed by a five member city council. Council members are

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

elected at large to four year staggered terms. The Mayor is elected separately from the council to a four year term.

6.2 Council meetings are held on the first and third Tuesday at 7 pm at city hall council chambers. Meetings are noticed according to the Brown Act, televised live, and recorded for the archive. Tapes of meetings are available to the public.

6.3 Residents are appointed to the Planning Commission and the Parks and Recreation Commission. The Planning Commission consists of seven members appointed to four year staggered terms. The Parks and Recreation Commission consists of five members appointed to staggered terms.

6.4 The City communicates with residents through its website. The website communicates upcoming events, public meetings, and allows residents to pay their water bills.

6.5 The City Manager oversees six departments, administrative services, police, fire, public works, recreation and the development services. The City staff includes 77 permanent paid positions and 83 temporary and volunteer positions for a total of 160. Staffing has remained fairly constant over that last three years.

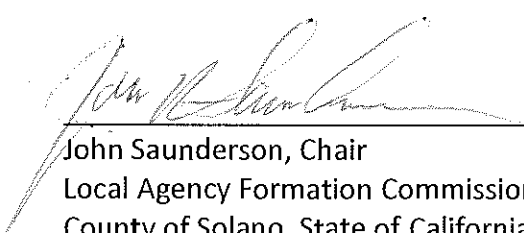
7) Matters Related to Effective or Efficient Service Delivery Required by Commission Policy.

7.1 The City will be affected by LAFCO's Sphere of Influence Policy and the eleven standards adopted for evaluating proposals that are submitted for LAFCO review.

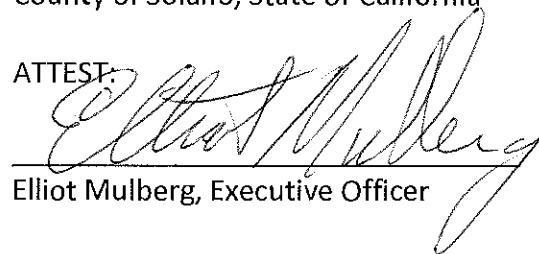
NOW, BE IT FURTHER RESOLVED AND ORDERED that Municipal Service Review for the City of Suisun City has been adopted.

UPON MOTION of Commissioner Price seconded by Commissioner Spring, the foregoing resolution is adopted this 13th day of June, 2016 by the following vote:

AYES:	Batchelor, Price, Spring, Vasquez, and Saunderson
NOES:	none
ABSENT:	none
ABSTAIN:	none


 John Saunderson, Chair
 Local Agency Formation Commission
 County of Solano, State of California

ATTEST:


 Elliot Mulberg, Executive Officer



Solano Local Agency Formation Commission

675 Texas St. Ste. 6700 • Fairfield, California 94533

(707) 439-3897 • FAX: (707) 438-1788

STAFF REPORT

DATE: Agenda of August 14, 2017 (Continued from May 8, 2017)

TO: Local Agency Formation Commissioners and Alternates

FROM: Roseanne Chamberlain, Interim Executive Officer

SUBJECT: **2017-04 AMENDMENT AND UPDATE OF THE SPHERE OF INFLUENCE OF THE CITY OF SUISUN CITY**

RECOMMENDATION:

The Executive Officer recommends the Commission:

- 1) Find that the environmental impacts of the sphere amendment and update have been disclosed and adequately addressed by the lead agency (City of Suisun City) and the environmental effects have been adequately mitigated;
- 2) Direct staff to prepare and file a Notice of Determination pursuant to Title 14, Chapter 3, Section 15096 (Responsible Agency) of the California Code of Regulations;
- 3) Review the staff draft determinations contained in the draft resolution;
- 4) Adopt Resolution No. 2017-06, making determinations, adding conditions and amending and updating sphere amendment as detailed in the draft resolution. The conditions have been amended to include a requirement for future annexations and development to be consistent with the Travis Air Force Base Land Use Compatibility Plan.

PROJECT DESCRIPTION:

The City of Suisun City proposes to reaffirm its existing sphere of influence without change or amendment (Resolution 2017-026). The existing sphere of influence is described in Map Exhibit A attached to LAFCO Resolution 2017-06.

Commissioners

Nancy Shopay, Chair • Harry Price, Vice-Chair • Pete Sanchez • Jim Spering • John Vasquez

Alternate Commissioners

Len Augustine • Shawn Smith • Skip Thomson

Staff

Rich Seithel, Executive Officer • Michelle McIntyre, Analyst • P. Scott Browne, Legal Counsel

BACKGROUND

The City has completed a General Plan Update and EIR. The revised and updated the Municipal Service Review was completed last year. The Municipal Service Review and the environmental documents are included electronically in these meeting materials and are a part of this action.

County staff confirmed that a meeting as required under Government Code §56425 (b) was not needed because no new areas were added to the existing sphere.

TRAVIS COMPATIBILITY

As requested by the Commission at the May 2017 meeting, conditions of approval include the requirement for future annexations and development to be consistent with the Travis Air Force Base Land Use Compatibility Plan. The City's special planning area includes the sphere and provides for the following:

- Protect Travis AFB and its mission, while encouraging development that benefits the Base.
- Demonstrate that proposed uses and physical development are likely to sustain the Base's mission and minimize negative impacts.
- Design development to be consistent with the Travis Airport Land Use Compatibility Plan.
- Design development that meets all security requirements of the Base.

Numerous other regulatory and policy controls relating to the protection of Travis AFB are imbedded within the city planning and zoning requirements.

WILLIAMSON ACT LANDS

Lands under Williamson Act contract are in and around the existing sphere of influence.

Government Code 56426.6. (a) applies to changes to the area sphere of influence. "The commission shall not approve a change to the sphere of influence of a local government agency of territory that is subject to a contract ..." No changes to the sphere of influence are proposed by this action.

CEQA

The City of Suisun City acting as the lead agency under the California Environmental Quality Act prepared and certified the Final Environmental Impact Report (State Clearinghouse Number 2011102046) for the General Plan Update which discloses and addresses potential environmental impacts within the proposed sphere area, adopted a Statement of Overriding Considerations and approved a Mitigation Monitoring and Reporting Program and filed a Notice of Determination.

LAFCO as a Responsible Agency reviews the environmental record. Staff finds that the city's environmental review for the General Plan update describes and discloses the potential environmental effects of the proposed sphere amendment and impacts have been mitigated.

The above referenced documents may be located
at <http://www.suisun.com/departments/development-services/planning/general-plan/>

STAFF RECOMMENDED DETERMINATIONS

The recommended findings and determinations are included in Resolution 17-06 and address the elements required by statute and policy. As requested by the Commission at the May 2017 meeting, conditions of approval include the requirement for future city annexations and development to be consistent with the Travis Air Force Base Land Use Compatibility Plan.

RESOLUTION NO. 17- 06
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY
AFFIRMING AND APPROVING THE SPHERE OF INFLUENCE OF
THE CITY OF SUISUN CITY

WHEREAS, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with §56000, et seq. of the Government Code, and specifically in accordance with §56425 and the adopted Sphere of Influence (SOI) Policy of the Solano Local Agency Formation Commission (LAFCO); and

WHEREAS, a comprehensive municipal services review has been completed as of June 13th, 2016 and was found by LAFCO to be adequate and complete for review and update of the city SOI; and

WHEREAS, and the municipal service review describes and discloses the information required for the review and update of Sphere of Influence of the City of Suisun City; and

WHEREAS, the update of the sphere of Influence is initiated by the City of Suisun City pursuant to its Resolution 2017-26, proposing the sphere be retained and affirmed without change. The existing/proposed sphere area is shown in the attached Map (Exhibit A); and

WHEREAS, the City of Suisun City acting as the lead agency under the California Environmental Quality Act prepared and certified the Final Environmental Impact Report (State Clearing House # 2011102046) for the General Plan Update, which discloses and addresses potential environmental impacts within the proposed sphere area, adopted a Statement of Overriding Considerations and approved a Mitigation Monitoring and Reporting Program on May 5, 2015 and filed its Notice of Determination; and

WHEREAS, the Commission, as responsible agency, has reviewed and considered the environmental documents prepared and approved by the City of Suisun City including the EIR, findings, overriding considerations, mitigations and mitigation monitoring plans, and related documents; and

WHEREAS, at the times and in the form and manner required by law, Executive Officer has given notice of the hearing by this Commission, and

WHEREAS, upon the date, time and place specified in said notice of hearing and in any order or orders containing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the sphere of influence, including but not limited to comments, objections, the Executive Officer's written and oral report and recommendation, information and determinations of the municipal service review and the environmental documents and determination.

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED as follows:

1. Pursuant to Section 15096 of the CEQA Guidelines, LAFCO has considered the environmental documents adopted by the Lead Agency, which contains measures that fully mitigate all potential negative environmental impacts except for those impacts for which a Statement of Overriding Considerations has been made. LAFCO hereby adopts such mitigation measures and Statement of Overriding Considerations as approved by the Lead Agency and the Statement of Overriding Considerations, mitigations, mitigation monitoring plans and conditions of approval are made a part of this action.
2. The sphere of influence of the City of Suisun City is determined, affirmed and approved as shown on the attached map marked "Exhibit A", and includes all territory within the City's boundaries.
3. Determinations with respect to the Sphere of Influence for the City of Suisun City are set forth and described in the attached "Exhibit B" and are incorporated herein by this reference.
4. Any roadway segments adjoining and contiguous with the sphere of influence line are included within the sphere amendment to allow subsequent annexation of the roads into the City of Suisun City.
5. Future annexation and development by the city shall be consistent with the Travis Air Force Base Land Use Compatibility Plan, as of October 8, 2015 and which may be amended from time to time.
6. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act and local ordinances implementing the same.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of the County of Solano at a regular meeting thereof, held on August 14, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

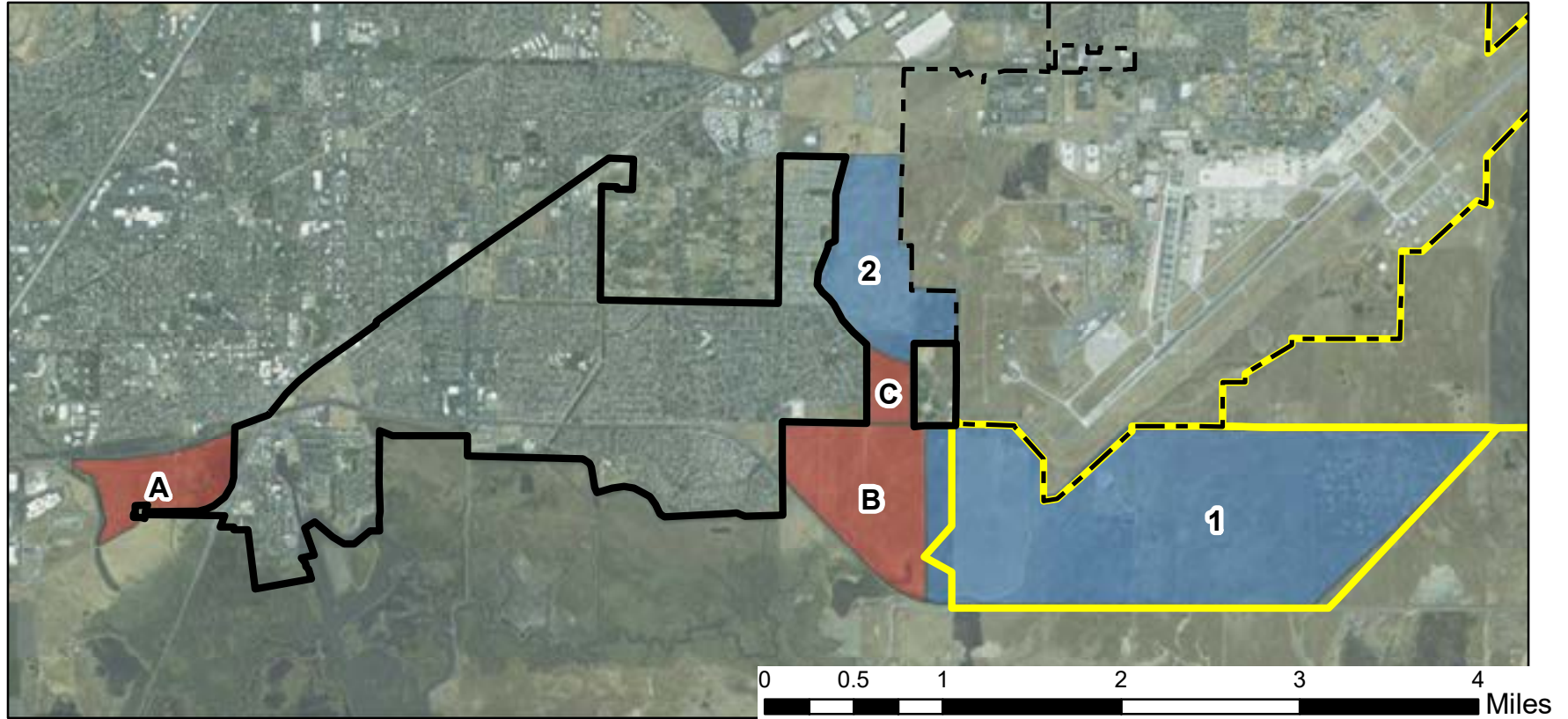
ABSENT:

Nancy Shopay, Chair
Presiding Officer

ATTEST:

Michelle McIntyre, Commission Clerk
Solano Local Agency Formation Commission

City of Suisun City Annexation / Plan Growth Areas



- Suisun City Boundary
- Travis Base Boundary
- Travis Reserve Boundary

Annexation Areas

- Long Term
- Short Term

Short Term

- A - Gentry Site
- B - Suisun 355
- C - Mount Cavalry Baptist Church

Long Term

- 1 - South of Travis
- 2 - Travis Safety Easement



RESOLUTION NO. 17- 06
EXHIBIT B – DETERMINATIONS

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
 OF SOLANO AMEDING AND APPROVING THE SPHERE OF INFLUENCE UPDATE
 FOR THE CITY OF SUISUN CITY**

1. The present and planned land uses in the area, including agricultural and open space lands.

The present land uses in the unincorporated sphere area are agriculture and include Travis buffer lands (County Land Use Airport Overlay). Planned land uses within the sphere of influence the City of Suisun City are consistent with the city's land use vision as contained in the city's General Plan documents. The Commission recognizes that Williamson Act lands are included within the long-term sphere of influence; no contract lands are added to the city's sphere of influence by this action.

2. The present and probable need for public facilities services in the area.

The municipal service review and the City's General Plan identify the likelihood of growth in and around Suisun City in the coming 5-20 years and areas are designated as near term and long term sphere of influence in the city's urban growth strategy. The sphere amendment will assist the City to maintain an appropriate supply of developable residential land. Proposed and anticipated development will require municipal services from the City of Suisun City.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The City has the capacity to provide services within the sphere of influence, including the proposed sphere amendment area. General Plan policies ensure the capacity and adequacy of public facilities and services in future annexation areas.

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The commission recognizes the community of Tolenas as an area of economic or social interest. Reaffirming the existing sphere of influence will not have an effect on the community.

5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

The proposed unincorporated sphere area does not include, and is not adjacent to, any disadvantaged unincorporated communities.

RESOLUTION NO. 2017-26**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
SUPPORTING THE SOLANO COUNTY LOCAL AGENCY FORMATION
COMMISSION (LAFCO) RETAINING AND AFFIRMING
THE CITY OF SUISUN CITY'S SPHERE OF INFLUENCE**

WHEREAS, pursuant to Government Code Section (G.C. §) 56425, et. seq. the Solano Local Agency Formation Commission (LAFCO) shall develop and determine the sphere of influence of each city and each special district, as defined by CGC §56036, within Solano county; and

WHEREAS, pursuant to CGC §56425(g) and adopted policies of the Solano LAFCO, the commission shall, as necessary, review and update each sphere of influence every five years; and

WHEREAS, the Solano County LAFCO is the responsible agency to review the City of Suisun City's boundaries; and

WHEREAS, LAFCO completed a comprehensive review of the City of Suisun City's sphere of influence on September 12, 2005 (Resolution 05-10); and

WHEREAS, LAFCO adopted the City of Suisun City's Municipal Services Review on June 13, 2016 (LAFCo Resolution 16-05); and

WHEREAS, the City of Suisun City desires to retain and affirm the previously adopted sphere without change as described in the attached Exhibit A and as generally described within the 2035 General Plan Update representing the future probable physical boundary and service area of the City; and

WHEREAS, the proposed sphere of influence is consistent with the adopted General Plan of City of Suisun City; and the City as lead agency has completed environmental impact report and certified the General Plan EIR (SCH # 2011102046) on May 5, 2015; which addresses potential impacts of the existing sphere of influence; and

WHEREAS, the Planning Commission of the City of Suisun City did review the existing City sphere of influence and did, on April 11, 2017, adopt Resolution PC17-03

recommending the City Council forward the existing sphere of influence to Solano County LAFCO to be reaffirmed; and

WHEREAS, on May 5, 2015 the City Council did adopt the Suisun City 2035 General Plan and did certify the General Plan EIR (SCH #2011102046), both of which did describe and consider the then current Sphere of Influence boundary and no changes to that previous boundary are proposed. Therefore, this action by the City Council is exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, or Zoning).

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Suisun City hereby reaffirms the City of Suisun City's existing Sphere of Influence (SOI) without change as shown on Exhibit A and proposes that the Solano County Local Agency Formation Commission (LAFCO) reaffirm the existing sphere of influence without change.

PASSED AND ADOPTED at a Regular Meeting of said City Council of the City of Suisun City duly held on Tuesday, the 18th day of April 2017, by the following vote:

AYES:	Councilmembers:	<u>Day, Hudson, Segala, Wilson, Sanchez</u>
NOES:	Councilmembers:	<u>None</u>
ABSENT:	Councilmembers:	<u>None</u>
ABSTAIN:	Councilmembers:	<u>None</u>

WITNESS my hand and the seal of said City this 18th day of April 2017.



Donna Pock, CMC
Deputy City Clerk



owners to make façade improvements or other on-site improvements, provide favorable fee structures for infill development, in addition to other strategies.

Planning with Travis Air Force Base

The City has the opportunity to ensure that land use change does not adversely affect operations at Travis Air Force Base, as well as realize economic benefits associated with this important local asset.

Connecting Local Jobs with the Local Labor Force

Relatively few employed residents of Suisun City work in Suisun City today. However, the community will derive many benefits from improving the match between local jobs and its resident labor force. By facilitating a better match between local jobs and the skills and interests of local workers, the City can provide a more vibrant local economy, more sustainable fiscal conditions, and improved quality of life. Quality of life can be enhanced through reduced commuting time, minimizing traffic congestion, improved air quality, and other benefits. In order to attract future employers, the City will need to maintain a balance of housing opportunities that can support a vibrant and diverse workforce.

Increasing Certainty in the Entitlement Process

The City has incorporated regulatory requirements into the General Plan to help guide development and create a greater awareness of the requirements of the entitlement process. The General Plan is designed to increase certainty for developments that are consistent with the City's policies, streamlining project-level reviews. The City has strategically integrated policies and programs into the General Plan that address the requirement for future projects to incorporate feasible mitigation under the California Environmental Quality Act (CEQA).

Accommodating Compact Development Patterns

Compact development can enhance local revenues, improve the efficiency of infrastructure and services delivery, and expand local choices for mobility. Compact development can be encouraged through policy, standards, impact fee structures, and public facilities planning. Joint-use of public facilities for multiple purposes reduces the amount of land overall needed for such uses, providing more area for homes and businesses.





Downtown Waterfront Specific Plan

The Land Use Diagram and Land Use Designations provided on the previous pages will guide development and conservation efforts over the long term throughout the City. In addition, the City has developed a plan to guide development and conservation in the historic downtown area: the Downtown Waterfront Specific Plan (DWSP).

The DWSP regulates land use and design downtown, with the intent of facilitating rehabilitation and revitalization of Old Town and the Waterfront, while preserving important elements of the historic character and protecting natural resources. The DWSP identifies residential, commercial, public, and mixed-use Land Use Districts that allow a range of uses at different densities and intensities. Please refer to the DWSP, under separate cover, for more detail.

Special Planning Area

The City has identified a "Special Planning Area" for follow-on planning consistent with the General Plan (Exhibit 3-3). The City prepared the following guidelines for the Special Planning Area, to be implemented through a program provided later in this Element.

- I. Promote development that enhances existing opportunities and builds on community vision and goals.
 - a. Encourage development that takes advantage of the Suisun Marsh, such as lodging and tourism activities.
 - b. Encourage development that takes advantage of traffic on Highway 12 and Jepson Parkway, resulting in spending by non-residents, such as a travel center or other transportation-related or visitor-serving uses.
 - c. Encourage development that assists Travis AFB, such as providing a travel center for truckers serving the Base.
 - d. Encourage development that provides job creation.
 - e. Encourage development of commercial and professional uses that support the nearby residential neighborhoods.
 - f. Consider the balance of land uses in the City at the time of proposed development and encourage development that addresses uses that are lacking.
- II. Foster development that benefits the City over the long term.
 - a. Demonstrate that proposed development either provides significant on-going revenue generation or provides other positive quantifiable benefits to the City.
 - b. Design future development that enhances the City's gateway, creating a sense of "arrival."
 - c. Focus efforts on developing retail opportunities that bring sales tax revenue and address retail leakage.
- III. Protect Travis AFB and its mission, while encouraging development that benefits the Base.
 - a. Demonstrate that proposed uses and physical development are likely to sustain the Base's mission and minimize negative impacts.
 - b. Design development to be consistent with the Travis Airport Land Use Compatibility Plan.
 - c. Design development that meets all security requirements of the Base.
- IV. Identify infrastructure needed to serve development anticipated through 2035.

- a. Design site access and internal circulation as part of initial development.
- b. Design infrastructure, such as water system, sewer system, and stormwater system as part of initial development.
- V. Plan development with sensitivity to environmental resources.
 - a. Encourage uses that are not only compatible with, but enhanced by the environmental resources on site.
 - b. Encourage clustering of development to minimize environmental impacts.
 - c. Encourage on-site mitigation, where possible.
- VI. Streamline the development application and entitlement review process.
 - a. Provide clear and complete information regarding the entire application and entitlement process, including impact fees and other costs.
 - b. Provide help to developer in negotiating the LAFCO annexation process.
 - c. Serve as the liaison between the City's various departments and Special Planning Area developer/s.
 - d. Foster an open and objective dialogue with Special Planning Area developer/s regarding City's interests and development requirements.

General Plan Buildout Estimates

The City has provided land with the appropriate designations to accommodate housing needs, jobs, and commercial and civic services through 2035. The 2035 General Plan could accommodate a total population of approximately 32,400, 11,300 dwelling units, 10,900 local jobs, and 5.8 million square feet of non-residential development at buildout of the Land Use Diagram (Exhibit 3-3). In addition, the 2035 General Plan accommodates additional parks and recreational facilities, school facilities and expansions, open space for conservation and for passive recreational use, open space buffers, drainage areas and non-vehicular trails, public infrastructure, and other improvements.

New development under the 2035 General Plan could add approximately 200 lower-density dwelling units, 500 medium-density dwelling units, and 1,100 higher-density dwelling units. The 2035 General Plan accommodates a wide range of non-residential development, as well, which could include 500,000 additional square footage of office space, more than 3 million additional mixed commercial square footage, and 500,000 square feet of new light industrial/assembly uses.

The estimates of future population, housing units, local jobs, and square footage of development are not City policy. Rather, these assumptions are derived strictly for the purposes of analysis. Demographic changes, environmental constraints, the land economic context, infrastructure availability and costs, regulatory guidance, and other factors outside the City's control will dictate, to some extent, the actual buildout figures.

Certain areas designated for urban use may or may not be developed between present and 2035. Some areas might be developed at the upper end of the density ranges, while other areas might develop at the lower end. Although the City has used the best available land use change assumptions, the information used to guide these assumptions will change. These changes, in part, create the need for future General Plan updates. The City may update land use change assumptions from time to time, either in the context of a General Plan amendment or update, or as separate exercise for planning purposes.



Orderly and Efficient Growth

The proper phasing, planning, and management of development in the City is vital to ensure efficient and effective provision of infrastructure and services. This section describes how the City will balance the timing, character, and location of future development to ensure service levels are maintained and that ongoing costs to the City associated with development are minimized.

Goal LU-4. Ensure growth patterns that promote long-term economic prosperity and make efficient use of resources.

Objective LU-4 Provide coordinated land use and public infrastructure planning in a way that increases service efficiencies, minimizes environmental impacts, and reduces ongoing costs to the City.

Policy LU-4.1 The City will support the provision of facilities, services, or infrastructure only in areas that are planned for development. The City will not induce growth by supporting the provision of services or infrastructure in areas that are not planned for development under the General Plan.

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

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

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

Policy LU-4.5 The City will create a fee structure and public investment strategy that provides incentives for compact development within the Downtown Waterfront Specific Plan Area, Opportunity Areas, and land within existing City limits.

Policy LU-4.6 The City will maintain development and infrastructure standards that promote infill development and allow lot consolidation for redevelopment, where necessary.

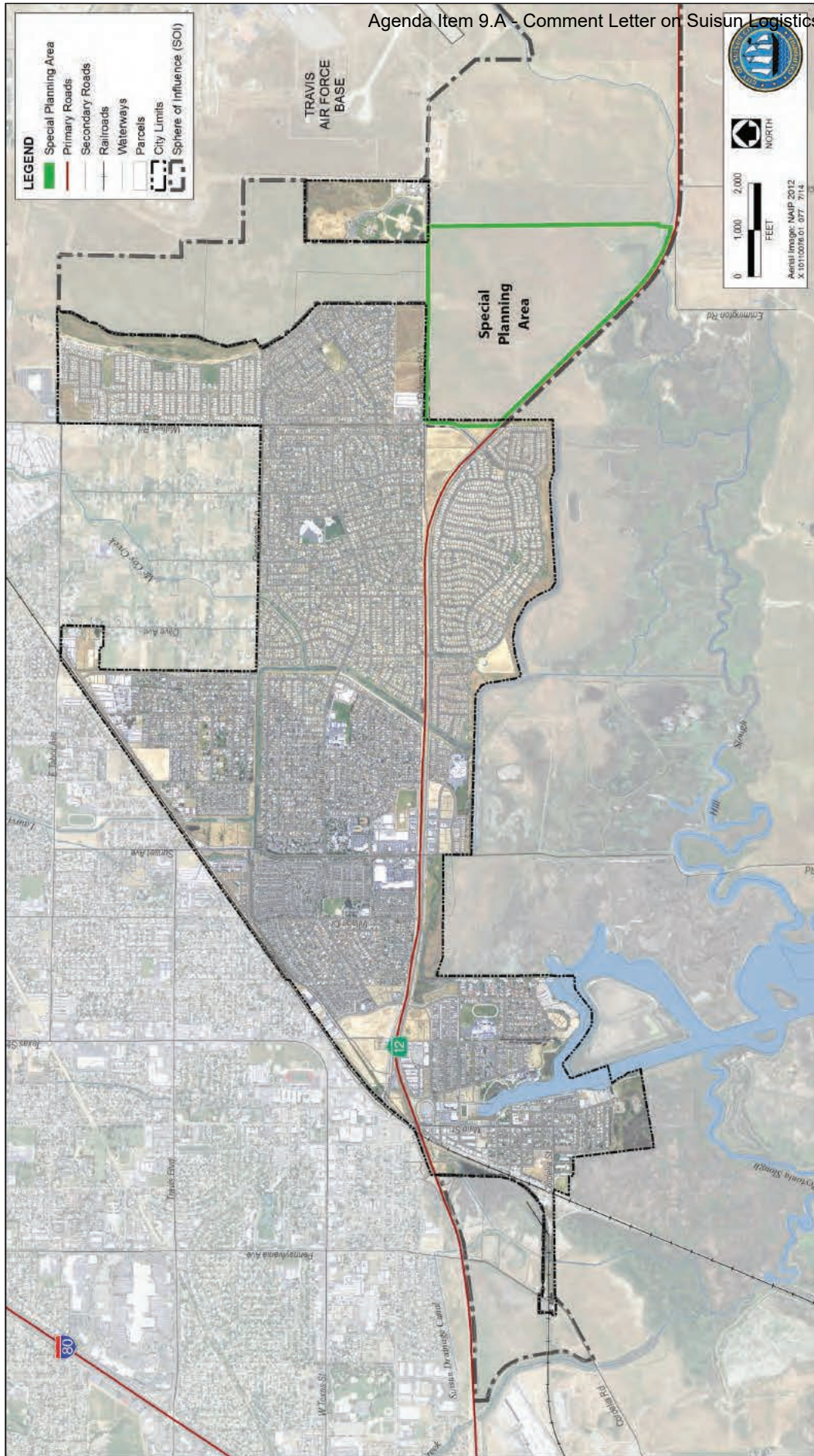
Policy LU-4.7 The City will support specific plans, redevelopment plans, corridor plans, and other small area plans that promote infill development and reinvestment.

Policy LU-4.8 The City will use performance-based standards to address important aspects of land use compatibility (air, noise, vibration, heavy truck traffic, light, and glare) without impeding mixed-use infill development.

Policy LU-4.9 The City will work collaboratively with landowners in the eastern portion of the Planning Area within "Special Planning Area" (see Exhibit 3-10) on comprehensive suitability analysis and planning to guide long-term development and conservation. Suitability analysis and planning for the Special Planning Area shall address, consistent with the balance of the 2035 General Plan, important opportunities and constraints in this area related to biological, recreational, land use and transportation, community character and design, public services and infrastructure, and fiscal and economic issues.

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

CITY OF SUISUN CITY GENERAL PLAN



Special Planning Area

Exhibit 3-10

per-square footage basis). In general, fees are anticipated to be lower for higher-density and higher-intensity projects (on a per-EDU basis) (Exhibit 3-11).

Fair-share commercial traffic impact fees will take into account the location, scale, and orientation of the subject development project. Traffic generation rates have been shown to be higher for projects that have a more automobile-oriented location, orientation, density, and design. Smaller-scale retail, office, and service establishments located Downtown or integrated into neighborhoods and designed to promote pedestrian, transit, and bicycle access should have lower traffic impact fees (per square foot).

Program LU-4.4

Pre-Zoning

The City will pre-zone land within the Sphere of Influence but outside of the City limits consistent with the 2035 General Plan prior to annexation.

Program LU-4.5

Municipal Services Review and Comprehensive Annexation Plan

The City will collaborate with Solano LAFCO to update the City's Municipal Services Review and annexation planning, consistent with the 2035 General Plan.

Program LU-4.6

Special Planning Area – Comprehensive Suitability Analysis and Planning

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

This planning process will occur through the following steps:

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

Long-term planning could be in the form of one or more Specific Plans, one or more master plans, or another mechanism approved by the

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

City. Suitability analysis and planning for this area shall address key opportunities and constraints, including but not limited to:

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

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



- Policy PHS-1.2** *New development shall be designed to disperse vehicular traffic onto a network of fully connected smaller roadways.*
- Policy PHS-1.3** *Industrial and other noise-generating land uses should be located away from noise-sensitive land uses⁸ or should use noise attenuation methods, such as enclosing substantial noise sources within buildings or structures, using muffling devices, or incorporating other technologies designed to reduce noise levels.*
- Policy PHS-1.4** *The City will use all feasible means to reduce the exposure of sensitive land uses to excessive noise levels and mitigate where noise levels exceed those specified in Table 9-1.*

**Table 9-1
Maximum Allowable Noise Exposure from Transportation Noise Sources at Noise-Sensitive Land Uses**

Land Use	Outdoor Activity Area (dBA L _{dn})	Interior Spaces	
		dBA L _{dn}	dBA L _{eq}
Residential	60	45	--
Residential (in Downtown Waterfront Specific Plan Area or other Mixed-Use Designations)	70	45	--
Transient Lodging	60	45	--
Hospitals, Nursing Homes	60	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60	--	40
Office Buildings	--	--	45
School, Libraries, Museums	60	--	45
Playgrounds, Neighborhoods	70	--	--

Notes: Noise-sensitive land uses include schools, hospitals, rest homes, long-term care, mental care facilities, residences, and other similar land uses. Outdoor activity areas are considered to be the portion of a noise-sensitive property where outdoor activities would normally be expected (i.e., patios of residences and outdoor instructional areas of schools). Outdoor activity areas for the purposes of this element do not include gathering spaces alongside transportation corridors or associated public rights-of-way. Where development projects or roadway improvement projects could potentially create noise impacts, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. Such analysis shall be the financial responsibility of the applicant and be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics. Mitigation strategies shall include site planning and design over other types of mitigation.

- Policy PHS-1.5** *It is the City's policy to allow outdoor transportation noise levels for residential uses in mixed-use land use designations, including the Downtown Waterfront Specific Plan Area, of up to 70 dBA L_{dn} and this level of noise exposure will not be considered a significant impact for the purposes of California Environmental Quality Act review.*

- Policy PHS-1.6** *Lands within the 65 CNEL noise contour of Travis AFB shall be maintained in agricultural, open space, commercial, industrial, or other uses permitted by Travis AFB Land Use Compatibility Plan (LUCP) and consistent with the recommendations of the Travis AFB Protection Element, including noise contours associated with future air base operations, as appropriate.*

⁸ For the purposes of this Noise Element, noise-sensitive land uses include schools, hospitals, rest homes, long-term care, mental care facilities, and residences. Outdoor activity areas are considered to be the portion of a noise-sensitive property where outdoor activities would normally be expected (i.e., patios of residences and outdoor instructional areas of schools). Outdoor activity areas for the purposes of this element do not include gathering spaces alongside transportation corridors or associated public rights-of-way.

implement the Quiet Zone. The City will coordinate with Union Pacific to reduce or eliminate the use of horns in noise-sensitive areas of the community with the installation of alternative crossing devices.

Program PHS-1.4
Travis AFB Land Use Compatibility Review

The City will require new developments within areas addressed by the Travis AFB Land Use Compatibility Plan to submit plans for review and conditioning by the Solano County Airport Land Use Commission.

Program PHS-1.5
Construction Noise and Vibration Reduction Measures

The City will require new developments proposing construction adjacent to existing noise-sensitive uses or close enough to noise-sensitive uses that relevant performance standards could be exceeded to incorporate feasible mitigation to reduce construction noise exposure. This may include additional limits on the days and times of day when construction can occur, re-routing construction equipment away from adjacent noise-sensitive uses, locating noisy construction equipment away from noise-sensitive uses, shrouding or shielding impact tools, use of intake and exhaust mufflers and engine shrouds, construction of acoustic barriers (e.g., plywood, sound attenuation blankets), pre-drilling holes for placement of piles or non-impact pile driving where piles would be needed, and other feasible technologies or reduction measures necessary to achieve the City's relevant performance standards.

Goal PHS-2 Minimize Long-Term Vibration Impacts Associated with Development Projects and Nearby Land Uses

Objective PHS-2 Achieve City and other relevant agency vibration performance standards.

Policy PHS-2.1 New developments that propose vibration-sensitive uses within 100 feet of a railroad or heavy industrial facility shall analyze and mitigate potential vibration impact, as feasible.

Policy PHS-2.2 New developments that would generate substantial long-term vibration shall provide analysis and mitigation, as feasible, to achieve velocity levels, as experienced at habitable structures of vibration-sensitive land uses, of less than 78 vibration decibels.

Air Quality, Greenhouse Gas Emissions, and Climate Change

Air Quality

Air pollution affects human health, harms the natural and the built environment, damages crops, and changes the climate of the earth. Air pollution can have local, regional, and global sources and effects.



- Policy PHS-5.4 New developments should use permeable surfaces for hardscape, where feasible.*
- Policy PHS-5.5 Industrial land uses with high wastewater generation rates or effluent pollutant concentrations may be required by the Fairfield Suisun Sewer District to install equipment for pre-treatment of wastewater.*
- Policy PHS-5.6** *The City will consult with appropriate regional, state, and federal agencies to monitor water quality and address local sources of groundwater and soil contamination, including possible contamination from activities at Travis AFB, underground storage tanks, septic tanks, and industrial uses, as necessary, to achieve state and federal water quality standards.*
- Policy PHS-5.7 Septic systems are not allowed in new developments, which must connect to the regional sewer system for treatment of wastewater.*

Program PHS-5.1 Stormwater Development Requirements

The City will review new developments for applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit. New developments must use best management practices (BMPs) during construction to mitigate impacts from construction work and during post construction to mitigate post-construction impacts to water quality. Long-term water quality impacts must be reduced using site design and source control measures to help keep pollutants out of stormwater. The City will encourage proactive measures that are a part of site planning and design that would reduce stormwater pollution as a priority over mitigation measures applied to projects after they are designed. Some of the many ways to reduce water quality impacts through site design include: reduce impervious surfaces; drain rooftop downspouts to lawns or other landscaping; and use landscaping as a storm drainage and treatment feature for paved surfaces.

Healthy Communities

Public safety and quality of life play a large role in the overall health of a community. Although there are goals and policies throughout the different elements of this General Plan that support community health and quality of life, the policies listed below provide additional guidance toward reaching this goal.

Healthy community principles can address a wide range of factors, including access to health care, healthy food, recreation, education, economic opportunity, and other factors. The City is committed to pursuing healthy community objectives in the context of its decision making and programs, in collaboration with many local and regional partners. It is anticipated that future collaboration would occur between City departments and health care providers, school districts, nonprofit foundations, and other public and private groups.



Policy PHS-15.5 The City shall designate evacuation routes in the event of a large-scale or fire or other citywide emergency requiring the evacuation of a substantial portion of the City's residents.

Program PHS-15.2 Emergency Access and Evacuation Routes

In the event of emergency, the following routes are designated for evacuation of the population:

- Cordelia Road
- Main Street to SR 12
- Driftwood Drive - Marina Boulevard to SR 12
- SR 12
- Sunset Avenue
- Railroad Avenue
- Walters Road
- Bella Vista Drive

These streets provide for alternate major routes east, west, and north out of the community, depending on the nature of the emergency.

Travis Air Force Base

Travis AFB is a major source of economic stability in Suisun City, and while the Base provides many benefits for the City, its proximity can also create some challenges. The proximity of the Base to the City contributes to the noise environment and operations at the Base have resulted in some contamination. The primary environmental contaminants found at Travis AFB include solvents, metals, and fuels. The storage of explosives could affect the City in the event of upset.

Off-base migration of contaminants appears to be very limited, with minimal potential for harmful exposure. Limitations on Base access have eliminated possible exposures to other sites of contamination and physical hazards within Travis AFB. However, changes in the City and in Base operations will require ongoing communication and planning.

Planning and Zoning Law (California Government Code, sections 65352, 65940, and 65944) requires consultation with U.S. Armed Forces Personnel during general plan updates that could affect ongoing military operations. The City must notify the U.S. Air Force of proposed land use immediately adjacent to Travis AFB. The *Travis Air Force Base Land Use Compatibility Plan* encourages lands immediately adjacent to Travis AFB to be used housing Air Force Base personnel, equipment and buildings so that airport crash hazards are minimized and military security is enforced. A buffer zone around these immediately adjacent areas is established to restrict sensitive land uses, such as schools, day care centers, senior centers and other facilities where occupants have reduced effective mobility and are unable to respond to emergency situations from the buffer zone.

Goal PHS-16 Reduce the Potential for Human Injury or Property Damage Resulting from Activities at Travis Air Force Base

Objective PHS-16 Promote the ongoing mission of Travis AFB, while avoiding local risks related to ongoing operations.

- Policy PHS-16.1** *The City will regularly coordinate closely with Travis AFB to ensure that existing and future land uses do not interfere with existing or planned operations at the Base.*
- Policy PHS-16.2** *The City will restrict land uses and the height of development according to the requirements of the Travis AFB Airport Land Use Compatibility Plan.*
- Policy PHS-16.3** *The City shall prohibit the future development of sensitive land uses, including residential and schools, critical facilities, or uses that could result in large gatherings of people, within the Base's Accident Potential Zone 1 boundary, or in other areas that the Base determines to be at a greater risk of upset.*
- Policy PHS-16.4** *The City will communicate with the Army Corps of Engineers and Travis AFB on site investigations that may be required to determine the presence of potential hazards, including soil and groundwater contamination and unexploded ordnance, outside of the Base, but within the City's Planning Area.*

Program PHS-16.1 Travis Air Force Base Consultation

The City will consult with representatives from Travis AFB to discuss land use issues. Discussion will include potential land use conflicts, new development under consideration by the City, hazardous conditions, and possible changes in Base operations that could potentially have an effect on implementation of the 2035 General Plan.

Discussions will also include efforts to provide biological resources mitigation in areas near Travis AFB that do not conflict with ongoing operations. The Community Development Department, along with the Fire Department representatives and other relevant department representatives will be involved, as appropriate.

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

Notice of Determination**Appendix D****To:**

☐ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Solano
 Address: 675 Texas St.
 Fairfield CA 94533

From:

Public Agency: Solano LAFCO
 Address: 675 Texas St. Ste. 6700
 Fairfield CA 94533
 Contact: Rich Seithel
 Phone: 707-439-3897

Lead Agency (if different from above):
 City of Suisun City
 Address: 701 Civic Center Blvd
 Suisun City CA 94585
 Contact: John Kearns
 Phone: 707-421-7335

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2011102046

Project Title: City of Suisun City Sphere of Influence

Project Applicant: City of Suisun City

Project Location (include county): City of Suisun City (Solano County)

Project Description:
 Affirm the existing Sphere of Influence for the City of Suisun City.

This is to advise that the Solano LAFCO has approved the above
 (☐ Lead Agency or ☒ Responsible Agency)

described project on 8-14-2017 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Suisun City, 701 Civic Center Drive Suisun City CA, 94585

Signature (Public Agency): _____ Title: Executive Officer

Date: 8-14-2017 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.



Staff Report

DATE: April 11, 2016

TO: Local Agency Formation Commission

FROM: Elliot Mulberg, Executive Officer

SUBJECT: **Suisun City Draft Municipal Service Review**

RECOMMENDATION: The Commission review and comment on the Draft MSR.

DISCUSSION:

Cortese-Knox-Hertzberg requires a municipal service review (MSR) be conducted before or in conjunction with, but no later than the time it is considering an act to establish or update a sphere of influence GC §56430 (e). Since the sphere must be updated every five years, the MSR must also be updated every five years. The last service review for the City of Suisun City was approved in 2005. Suisun City has recently completed a General Plan update and in the near future anticipates requesting LAFCO for a sphere update. In order to update the sphere, the MSR must be updated.

The Government Code requires the Commission to make determinations in seven areas.

1. Growth and Population Projections for the Affected Area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
3. Present and Planned Capacity of Public Facilities and Adequacy of Public Services Including Infrastructure Needs or Deficiencies.
4. Financial Ability of Agencies to Provide Services.
5. Status of and Opportunities for Shared Facilities.

Commissioners

John Saunderson, Chair • John Vasquez, Vice-Chair
Jack Batchelor • Jim Spering • Harry Price

Alternate Commissioners

Skip Thomson • Nancy Shopay • Pete Sanchez

Staff

Elliot Mulberg, Interim Executive Officer • Michelle McIntyre, Analyst • P. Scott's Staff Report Page 69 of 162

6. Accountability for Community Service Needs, including Government Structure and Operational Efficiencies.
7. Matters Related to Effective or Efficient Service Delivery Required by Commission Policy.

An updated MSR addressing each of those areas is attached to this staff report for comments from the Commission.

Our policy states that the City staff provides the data and LAFCO reviews it and makes determinations. In order to reduce the workload assist City staff with the MSR LAFCO staff completed 1, 2, 6, and 7 while City staff completed sections 3, 4, and 5. The Draft MSR was written according to LAFCO standards. It will be circulated for 30 days, April 11 through May 11, to solicit comments for final approval by the Commission at its next meeting. The Commission after receiving a brief presentation providing an overview of the draft MSR and will be invited to comment on the draft.

Comments received on the draft will be addressed and included in the Final MSR in June.

RECOMMENDATION:

Staff recommends the Commission review and comment on the Draft Municipal Service Review for the City of Suisun City.

Commissioners

John Saunderson, Chair • John Vasquez, Vice-Chair
Jack Batchelor • Jim Spering • Harry Price

Alternate Commissioners

Skip Thomson • Nancy Shopay • Pete Sanchez

Staff

Elliot Mulberg, Interim Executive Officer • Michelle McIntyre, Analyst • P. Scott Sbrana, Staff Report Page 39 of 162

City of Suisun City

Municipal Service Review



April 2016

Prepared by:
City of Suisun City
Solano County LAFCO

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

(This page is intentionally left blank.)

April 11, 2018

Table of Contents

List of Tables and Exhibits	5
Acronyms and Abbreviations.....	6
1: Introduction.....	8
1.1 – Role and Responsibility of LAFCO	
1.2 – Purpose of the Municipal Service Review	
1.3 – Uses of the Municipal Services Review	
1.4 – Sphere of Influence	
1.5 – California Environmental Quality Act (CEQA)	
2: Executive Summary.....	12
2.1 -The Municipal Service Review	
2.2 -City Profile	
2.3 – Growth and Population Projections	
2.4 – Disadvantaged Unincorporated Communities	
2.5 - Present and Planned Capacity of Public Facilities	
2.6 – Financial Ability to Provide Services	
2.7 – Status and Opportunities for Shared Facilities	
2.8 – Government Structure and Accountability	
2.9 – LAFCO Policies Affecting Service Delivery	
3: City Profile.....	18
4: Growth and Population Projections.....	22
5: Disadvantaged Unincorporated Communities.....	24
6: Present and Planned Public Facilities.....	25
6.1 – Animal Control	
6.2 – Fire	
6.3 – Law Enforcement	
6.4 – Parks and Recreation	
6.5 – Public Works	
6.6 – Solid Waste	
6.7 – Stormwater	
6.8 – Wastewater	
6.9 – Water	

April 11, 2018

7: Financial Ability to Provide Services.....	52
7.1 - General Fund	
7.2 – Capital Improvements	
7.3 – Enterprise Funds	
8: Status and Opportunities for Shared Facilities.....	61
9: Government Structure and Accountability.....	63
10: LAFCO policies Affecting Service Delivery.....	67
11: Summary of Determinations	68
12: References.....	72

List of Tables and Exhibits

Tables

Table 3-1	Amendments to Suisun City's Sphere of Influence
Table 3-2	Annexations to and from Suisun City of Suisun City
Table 4-1	Population Growth in Suisun City and Solano County Since 1970
Table 4-2	Solano Cities and County Population Projections 2010-2040
Table 6-1	Suisun City Fire Department Calls for Service
Table 6-2	Suisun City Police Department Response Times for Service
Table 6-3	Community Parks
Table 6-4	Neighborhood Parks
Table 6-5	Mini Parks
Table 6-6	Other Recreational Facilities
Table 6-7	<i>FAST</i> Ridership
Table 6-8	Wastewater Pump Flows
Table 6-9	SSWA Existing and Projected Water Supplies
Table 6-10	Water Supply Facilities
Table 6-11	Water Usage Demand Factors
Table 6-12	SSWA Comparison of Water Supply & Demand 2015-2035
Table 6-13	General Service Water Rates
Table 7-1	Department Operating Budgets
Table 7-2	General Fund Contingencies & Reserves
Table 7-3	Capital Improvement Categories
Table 9-1	Staffing Detail by Department

Exhibits

Exhibit 1	City of Suisun City Boundary and Sphere of Influence Map
Exhibit 2	Suisun City Bikeways Existing and Planned Pathways
Exhibit 3	Average Annual Dry Weather Influent Flow- Projected to 2055
Exhibit 4	General Fund Revenues and Expenses
Exhibit 5	General Fund Major Revenue Categories
Exhibit 6	Enterprise Funds Revenues and Expenses
Exhibit 7	Organizational Chart

April 11, 2018

Acronyms & Abbreviations

AAD	Annual Average Day
ABAG	Association of Bay Area Governments
AFB	Air Force Base
AFY	Acre-Feet per Year
ALS	Advanced Life Support
BART	Bay Area Transit Authority
BLSEMT 1	Basic Life Support
CAFR	Comprehensive Annual Financial Report
CAP	Comprehensive Annexation Plan
CEQA	California Environmental Quality Act
CFD	Community Facilities District
CIP	Capital Improvement Program
CIWMB	California Integrated Waste Management Board
CKH	Cortese-Knox-Hetzberg Local Government Reorganization Act of 2000
CMAQ	Congestion Mitigation and Air Quality Improvement
DUC	Disadvantaged unincorporated communities
DWR	California Department of Water Resources
FAST	Fairfield and Suisun Transit
FAST Act	Fixing America's Surface Transportation Act
FEMA	Federal Emergency Management Agency
FSSD	Fairfield-Suisun Sewer District
FY	Fiscal Year
GPM	Gallons per Minute
HAS	Humane Animal Services
HSIP	Highway Safety Improvement Program
ISO	Insurance Services Office
LAFCO	Local Agency Formation Commission
MAD	Maintenance Assessment District
MGD	Million Gallons per Day
MOU	Memorandum of Understanding
MRP	Municipal Regional Stormwater NPDES Permit
MSR	Municipal Services Review
MTC	Metropolitan Transportation Commission
MWELO	Model Water Efficient Landscape

April 11, 2018

	Ordinance
NFIP	National Flood Insurance Program
NPRA	National Recreation Association
PCI	Pavement Condition Index
PD	Police Department
PMP	Pavement Management Program
PPC	Public Protection Classification
PRC	Parks and Recreation Commission
RR	Railroad
SCWA	Solano County Water Agency
SID	Solano Irrigation District
SOI	Sphere of Influence
SOLTRAN	Solano Transportation
SPCA	Society for the Prevention of Cruelty to Animals
SSWA	Suisun-Solano Water Authority
STA	Solano Transportation Authority
TOT	Transient Occupancy Tax
USBR	United States Bureau of Reclamation
UWMP	Urban Water Management Plan
VLF	Vehicle License Fee

1: Introduction

1.1- Role and Responsibility of LAFCO

The fundamental role of a Local Agency Formation Commission (LAFCO) is to implement the Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000 (Government Code Section 56000, et seq.), providing for the logical, efficient, and most appropriate formation of local municipalities, service areas, and special districts. The CKH requires all LAFCOs, including Solano LAFCO, to conduct a Municipal Service Review (MSR) prior to updating the spheres of influence (SOI) of the various cities and special districts in the County (Government Code Section 56430). CKH requires an MSR and SOI update every 5 years.

1.2- Purpose of the Municipal Service Review

This MSR will provide Solano LAFCO with an informational document and make determinations for each of the seven elements prescribed by CKH. This MSR evaluates the structure and operation of each district and discusses possible areas for improvement, coordination, or changes to the SOI as appropriate. The purpose of the MSR is to collect data in order to provide a comprehensive analysis of service provision by Solano Irrigation District (SID). The boundaries of SID are shown in Exhibit 1. Key sources for this study included agency-specific information gathered through a questionnaire, strategic plans, general plans, websites, financial reports, agency audits, research, personal communication, and the Municipal Service Review Guidelines published by the Governor's Office of Planning and Research.

The report contains one section for each of the following seven elements as prescribed by CKH:

1. **Growth and Population Projections for the Affected Area.** This section reviews projected growth within the existing service boundaries of the district and analyzes the district's plans to accommodate future growth.
2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.** A disadvantaged **unincorporated** community is defined as inhabited territory with a median household income of 80 percent or less of the statewide median income.
3. **Present and Planned Capacity of Public Facilities and Adequacy of Public Services Including Infrastructure Needs or Deficiencies.** This section discusses the services provided including the quality and the ability of the district to provide those services, and it will include a discussion of capital improvement projects currently underway and projects planned for the future where applicable.
4. **Financial Ability of Agencies to Provide Services.** This section reviews the district's fiscal data and rate structure to determine viability and ability to meet service demands. It also addresses funding for capital improvement projects.

April 11, 2018

5. **Status of and Opportunities for Shared Facilities.** This section examines efficiencies in service delivery that could include sharing facilities with other agencies to reduce costs by avoiding duplication.
6. **Accountability for Community Service Needs, including Government Structure and Operational Efficiencies.** This section examines the district's current government structure, and considers the overall managerial practices. It also examines how well the each district makes its processes transparent to the public and invites and encourages public participation.
7. **Matters Related to Effective or Efficient Service Delivery Required by Commission Policy.** This section includes a discussion of any Solano LAFCO policies that may affect the ability of each district to provide efficient services.

1.3- Uses of the Municipal Service Review

The MSR is used to examine the operations of a local agency, identify agencies unable to perform their mandated services, or identify ways to provide more effective, efficient services. Government Code Section 56375 allows LAFCO to take action on recommendations found in the MSR, such as initiating studies for changes of organization, updating the SOI, or originating a change of organization.

Studies in anticipation of a change of organization are useful to identify potential issues that may arise during the process. Issues can range from legal barriers to fiscal constraints to concerns of residents and landowners. A study would allow more focused analysis and the opportunity to resolve issues or options before beginning the process.

The MSR also provides the necessary information to help LAFCO make decisions on a proposed SOI update. In evaluating the SOI, the MSR provides the information necessary to determine if the agency has the capability to serve a larger area. The MSR discusses the financial condition of each district, source of revenues, and projected expenses. It also includes a discussion of the projected infrastructure needs that would allow for expansion of those services. The MSR, however, does not address California Environmental Quality Act (CEQA) requirements for the SOI update. That requires a separate analysis.

Alternatively, the MSR can recommend changes of organization: consolidation, dissolution, merger, establishment of a subsidiary district, or the creation of a new agency that typically involves a consolidation of agencies. Those changes of organization may also require an environmental review, a property tax sharing agreement, and an election.

1.4- Sphere of Influence

The SOI is defined as "a plan for the probable physical boundaries and service areas of a local agency" (Government Code 56076). The SOI represents one of the most important tools LAFCO uses to "carry out its purposes and responsibilities for planning and shaping the logical

and orderly development and coordination of local government agencies" (Government Code Section 56425).

CKH requires LAFCO to adopt an SOI for each city and special district in the County. The SOI serves much the same function for LAFCO as general plans serve for cities and counties: it guides the Commission in its consideration of annexations and other forms of reorganization. The sphere represents the logical extent of the agency's boundary in the next 5 to 10 years. However, since LAFCO is required to update and review the sphere every 5 years, the sphere in all practicality has a 5-year planning horizon. When adopting the 501, the Commission must make the following determinations:

- **Present and planned land uses in the area.** This consists of a review of current and planned land uses, including agricultural and open-space, based on planning documents.
- **Present and probable need for public facilities and services.** This includes a review of the services available in the area and the need for additional services.
- **Present Capacity of Public Facilities.** This section includes an analysis of the capacity of public facilities and the adequacy of public services that the district provides or is authorized to provide.
- **Social or economic communities of interest.** This section discusses the existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the district. These are areas that may be affected by services provided by the District or may be receiving services in the future.
- **Present and probable need for services to disadvantaged communities.** Beginning July 1, 2012 the commission must also consider services to disadvantaged communities which are defined as populated areas within the SOI whose median household income is less than or equal to 80 percent of the statewide median income.

A SOI may be amended or updated. An amendment is a relatively limited change to the SOI to accommodate a specific project. Amendments can add or remove territory, address a change in provision of services by an agency, or revise a plan for services when it becomes impractical.

An update is a comprehensive review of the SOI that includes the map and relevant portions of one or more MSRs. The review allows for the identification of areas that are likely to receive services and to exclude those territories that are not or will **not** be served in the SOI.

1.5- California Environmental Quality Act

Public Resources Code Section 21000, *et seq.*, also known as the California Environmental Quality Act (CEQA), requires public agencies to evaluate the potential environmental effects of their actions. This MSR is exempt from CEQA under Class 6 categorical exemption. CEQA Guidelines Section 15306 states that "Class 6 consists of basic data collection, research,

experimental management, and resource evaluation activities that do not result in a serious or major disturbance to an environmental resource.”

2: Executive Summary

2.1 -The Municipal Service Review

The fundamental role of a Local Agency Formation Commission (LAFCO) is to implement the Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000 (Government Code Section 56000, et seq.), providing for the logical, efficient, and most appropriate formation of local municipalities, service areas, and special districts. The CKH requires all LAFCOs, including Solano LAFCO, to conduct a Municipal Service Review (MSR) prior to updating the spheres of influence (SOI) of the various cities and special districts in the County (Government Code Section 56430). CKH requires an MSR and SOI update every 5 years.

This MSR will provide Solano LAFCO with an informational document and make determinations for each of the seven elements prescribed by CKH. The report contains one section for each of the following seven elements as prescribed by CKH:

1. **Growth and Population Projections for the Affected Area.** This section reviews projected growth within the existing service boundaries of the district and analyzes the district's plans to accommodate future growth.
2. **The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.** A disadvantaged **unincorporated** community is defined as inhabited territory with a median household income of 80 percent or less of the statewide median income.
3. **Present and Planned Capacity of Public Facilities and Adequacy of Public Services Including Infrastructure Needs or Deficiencies.** This section discusses the services provided including the quality and the ability of the district to provide those services, and it will include a discussion of capital improvement projects currently underway and projects planned for the future where applicable.
4. **Financial Ability of Agencies to Provide Services.** This section reviews the district's fiscal data and rate structure to determine viability and ability to meet service demands. It also addresses funding for capital improvement projects.
5. **Status of and Opportunities for Shared Facilities.** This section examines efficiencies in service delivery that could include sharing facilities with other agencies to reduce costs by avoiding duplication.
6. **Accountability for Community Service Needs, including Government Structure and Operational Efficiencies.** This section examines the district's current government structure, and considers the overall managerial practices. It also examines how well the each district makes its processes transparent to the public and invites and encourages public participation.

7. **Matters Related to Effective or Efficient Service Delivery Required by Commission Policy.** This section includes a discussion of any Solano LAFCO policies that may affect the ability of each district to provide efficient services.

The MSR is used to examine the operations of a local agency, identify agencies unable to perform their mandated services, or identify ways to provide more effective, efficient services. Government Code Section 56375 allows LAFCO to take action on recommendations found in the MSR, such as initiating studies for changes of organization, updating the SOI, or originating a change of organization.

The MSR also provides the necessary information to help LAFCO make decisions on a proposed SOI update. In evaluating the SOI, the MSR provides the information necessary to determine if the agency has the capability to serve a larger area.

California Environmental Quality Act

This MSR is exempt from CEQA under Class 6 categorical exemption. CEQA Guidelines Section 15306 states that "Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities that do not result in a serious or major disturbance to an environmental resource."

2.2- City Profile

Suisun City was established in the 1850s around the time of the California Gold Rush. In 1869, the Transcontinental Railroad connected to Suisun City, creating an ideal location for commerce and transportation between the Bay Area, Sacramento, and the Sierra Nevada foothills. It was the first train stop in Solano County, California, and is still the County's only passenger rail stop as of the writing of this document.

In the 1960s and 1970s, Suisun City experienced rapid growth as the San Francisco Bay Area's suburban ring expanded to formerly rural Solano County. Most of that growth was east of the historic Downtown in suburban-style single-family neighborhoods. In the 1960s, Interstate-80 (I-80) was constructed two miles outside the City, which shifted a substantial amount of regional commercial traffic from State Route 12 (SR 12) to the new facility.

The City began a substantial redevelopment project in the 1990's and 2000's to upgrade the historic city center and the waterfront. The City replaced dilapidated housing and built new affordable units, the Civic Center, the Nelson Community Center, the Lambrecht Sports Complex, and Suisun City Library. Funding created by bonding for the increased property values was provided to the Fairfield-Suisun Unified School District to help refurbish or rebuild every school campus in Suisun City. Crime dropped by 60 percent and new businesses, restaurants, and houses brought people to Downtown Suisun City. With the adoption of the first structurally balanced budget in 2015-16, and development opportunities on the horizon, prospects for future growth look favorable for the City of Suisun City.

April 11, 2018

2.3- Growth and Population Projections

The estimated population of Suisun City in 2014 was 28,549. The population can be expected to grow between 4 and 4.5% to between 29,235 and 29,800 by 2020, based on recent growth and ABAG projections. At buildout in 2035 the General Plan projects a population of 32,400.

2.4- Disadvantaged Unincorporated Communities

There are no disadvantaged unincorporated communities within or contiguous to the sphere of influence.

2.5- Present and Planned Capacity of Public Facilities**Animal Control**

The City is one of five cities that provides animal control through an agreement with Humane Animal Services. The City has signed a memorandum of understanding (MOU) with Benicia, Dixon, Fairfield, Rio Vista, Vacaville and Solano County for the maintenance and operation of the Claybank animal shelter in Fairfield.

Current capacity of animal control facilities accommodates 141 canine kennels and 77 feline cattery cages. The expansion of the facility will result in the addition of 128 canine kennels and 69 cattery cages, and overall increased holding capacity of the facilities.

Fire

The Suisun City Fire department is staffed by a Fire Chief, two Captains and 38 volunteers. With this staffing the department runs one engine 24/7 and a second engine 70% of the time. The department operates from a single station at 621 Pintail Dr.

The fire department provides basic life support and contracts for advanced life support with Medic Ambulance. Over the last three years the department has responded to 1,799, 1,922, and 1,915 calls for service. Most of the calls are for rescue and EMS. The City has mutual aid agreements with all other departments in the County.

The City Council has set a goal of a response time of 5 minutes or less 90% of the time. The City is currently striving to meet that goal. The City has received an Insurance Services Office (ISO) rating of 3 out of 10 with an ISO rating of 1 being the best.

The City plans to build two new fire stations, to accommodate expected growth. One of the new stations will replace an existing one.

Law Enforcement

The Suisun City Police Department operates from two facilities, a main location next to City Hall and the Burdick Center Substation which houses records. In 2014 the staffing ratio was 0.75 sworn officers per thousand residents, responding to an average of 909 calls each. Average response time ranged from 3 minutes 10 seconds for Priority 1 calls for service with an immediate threat to people and property to 4 minutes 7 seconds for Priority 4 calls for service for late reports of crimes or assistance with general questions.

April 11, 2018

Parks and Recreation

The City maintains over 100 acres of parkland that includes two community parks of 10 to 38 acres, eleven neighborhood parks of 1 to 6 acres and five mini/pocket parks of 0.1 to 1.1 acres. The City also operates a community center, a senior center, a boat launch, a community theater as well as system of hiking and biking trails. The city has established a standard of 3 acres of parkland per thousand residents. They currently exceed the standard with an average of 3.4 acres per thousand.

The City funds new facilities through development agreements and impact fees. The city is in the process of updating its development impact fees.

Public Works

The Public Works and Building Department is responsible for local streets system within the City of Suisun City. The pavement condition index is a way to measure the conditions of roadways. The City has an average PCI of 56 which is considered fair condition.

The City also maintains Class I, Class II and Class III bikeways. The City is seeking additional funding to improve local routes and connections with regional bicycle and pedestrian travel ways. Several additional bike routes are planned to improve connections with Suisun City and to the rest of the region.

Suisun City is served by Amtrak, Greyhound, Rio Vista Breeze bus service and by Fairfield and Suisun Transit (FAST) services. 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 (BART) commuter rail system. FAST also operates demand-response paratransit service in the Suisun City and Fairfield areas. The local bus system is projected to be able to accommodate anticipated growth in ridership. Though intercity buses run closer to capacity, with the purchase of new buses in the near future, they similarly will be able to manage perceived growth, as well.

Solid Waste

Suisun City contracts with Republic Services for collection of solid waste, yard waste and recyclable materials. Solid waste is transported to the Potrero Hills Landfill. The landfill has the capacity of 55.865 million cubic yards. It currently has 33.815 million cubic yards available and not expected to reach capacity until 2045.

Stormwater

The City's storm drainage system can protect the city from flooding during a 100 year storm event through four pumping stations located strategically throughout the City.

Wastewater

The City and FSSD jointly operate and maintain the wastewater collection system that serves the City. FSSD owns and operates the trunk sewer system, which includes all 12-inch and larger sewers and the major pump stations and force mains that convey wastewater to the District's wastewater treatment plant. Wastewater flows by gravity or is pumped by smaller

April 11, 2018

stations to four major pump stations which pump wastewater to the treatment plant.

Suisun City is served by Suisun Pump Station and three smaller stations: Lawler I Pump Station, Lawler II Pump Station, and Crystal Street Pump Station. Capacity at the Suisun Pump Station was recently upgraded to a capacity of 38.3 MGD. Typical dry weather flow is 8.1 MGD and wet weather flow is 27 MGD. Along with the smaller pump stations there is sufficient capacity.

The FSSD recently completed a treatment plant expansion that increased the average dry weather capacity from 17.5 mgd to 23.7 mgd and reliable peak-flow capacity from 34.8 mgd to 52.3 mgd.

Water

Suisun City and Solano Irrigation District (SID) formed a Joint Exercise of Powers Agreement in 1976 to provide a long- term water supply for the City. In 1990, the partnership became a full Joint Powers Authority named the Suisun-Solano Water Authority (SSWA). Water sources are primarily surface water from the Solano Project and the State Water Project.

The City currently serves 8,100 connections. The total projected water demand at buildout of the 2035 General Plan would be approximately 4,251 acre-feet per year (AFY) while the estimated normal year supply in 2035 is 8,035 AFY. Water demand is anticipated to be less than available water supplies through 2035 in normal water years. Water supply in single- dry and multiple-dry water years is insufficient to meet demand within the SSWA service area over the 20-year planning period. A joint powers agreement between SID and Suisun City ensures that water will be provided from the SID water supplies and therefore there will be sufficient water supplies to meet demands.

The City operates two treatment plants at Cement Hill and Gregory Hill with a combined capacity of 10.56 MGD. The City also maintains four storage tanks with a capacity of 6.5 million gallons. These facilities would provide a peaking storage of 20% and an emergency storage of approximately one full anticipated maximum day demand. They also provide fire storage of 420,000 gallons.

2.6.- Financial Ability to Provide Services

Over the past three years the structural status of the General Fund has evolved, trending from significant structural deficits to a modest structural surplus in FY 2015-16. Although expenditures have increased from about \$10 million to about \$11 million, revenues, including transfers in, increased at a slightly higher rate, from approximately \$9.6 million to about \$11 million for FY 2015-16.

Vehicle license fees, property tax and sales tax account for a large portion of revenues. Building and public works, law enforcement, and development services account for 30%, 27%, and 18% of expenses respectively.

The 2015-16 CIP includes 18 projects over the span of five years. Over 69 percent of all project funding is devoted to Public Infrastructure projects. Sources for funding CIP include eight maintenance assessment districts, Mello Roos districts, AB 1600 fees, sewer and water connection fees, development agreements and state and federal grants.

The City of Suisun City has five enterprise funds, also known as internal service funds. The internal service funds are composed of the Motor Vehicle Repair, Motor Vehicle Replacement, Network Maintenance, Public Works Operating Costs, and the Self- Insurance Funds, respectively. In three of the last 5 years expenses have exceeded revenues, but it is difficult to tell from the data whether rates are sufficient for services provided.

2.7- Status and Opportunities for Shared Facilities

The City works cooperatively with other cities and the County to provide more efficient services. The City collaborates for most services. They participate in the Humane Animal Services contract for animal control. They have mutual aid agreements with surrounding agencies for fire services. They provide transportation services by participating in the Solano Transportation Authority. Some parks and recreation services are provided by working with state and federal agencies that manage Suisun Marsh. The City shares the Potrero Hills Landfill for solid waste disposal with other cities in the region. They work with the Fairfield Suisun Sewer District to provide wastewater treatment and with the Suisun-Solano Water Authority to provide water. The City continues to analyze opportunities to improve upon operational efficiency and the utilization of resources.

2.8- Government Structure and Accountability

Suisun City is a general law city governed by a five member city council. Council members are elected at large to four year staggered terms. The Mayor is elected separately from the council to a four year term. Council meetings are held on the first and third Tuesday at 7 pm at city hall council chambers. Meetings are noticed according to the Brown Act, televised live, and recorded for the archive. Tapes of meetings are available to the public.

Residents are appointed to the Planning Commission and the Parks and Recreation Commission. The Planning Commission consists of seven members appointed to four year staggered terms. The Parks and Recreation Commission consists of five members appointed to staggered terms.

The City communicates with residents through its website. The website communicates upcoming events, public meetings, and allows residents to pay their water bills.

The City Manager oversees six departments, administrative services, police, fire, public works, recreation and the development services. The City staff includes 77 permanent paid positions and 83 temporary and volunteer positions for a total of 160. Staffing has remained fairly constant over that last three years.

2.9- LAFCO Policies Affecting Service Delivery

The City will be affected by LAFCO's Sphere of Influence Policy and the eleven standards adopted for evaluating proposals that are submitted for LAFCO review.

April 11, 2018

3: City Profile

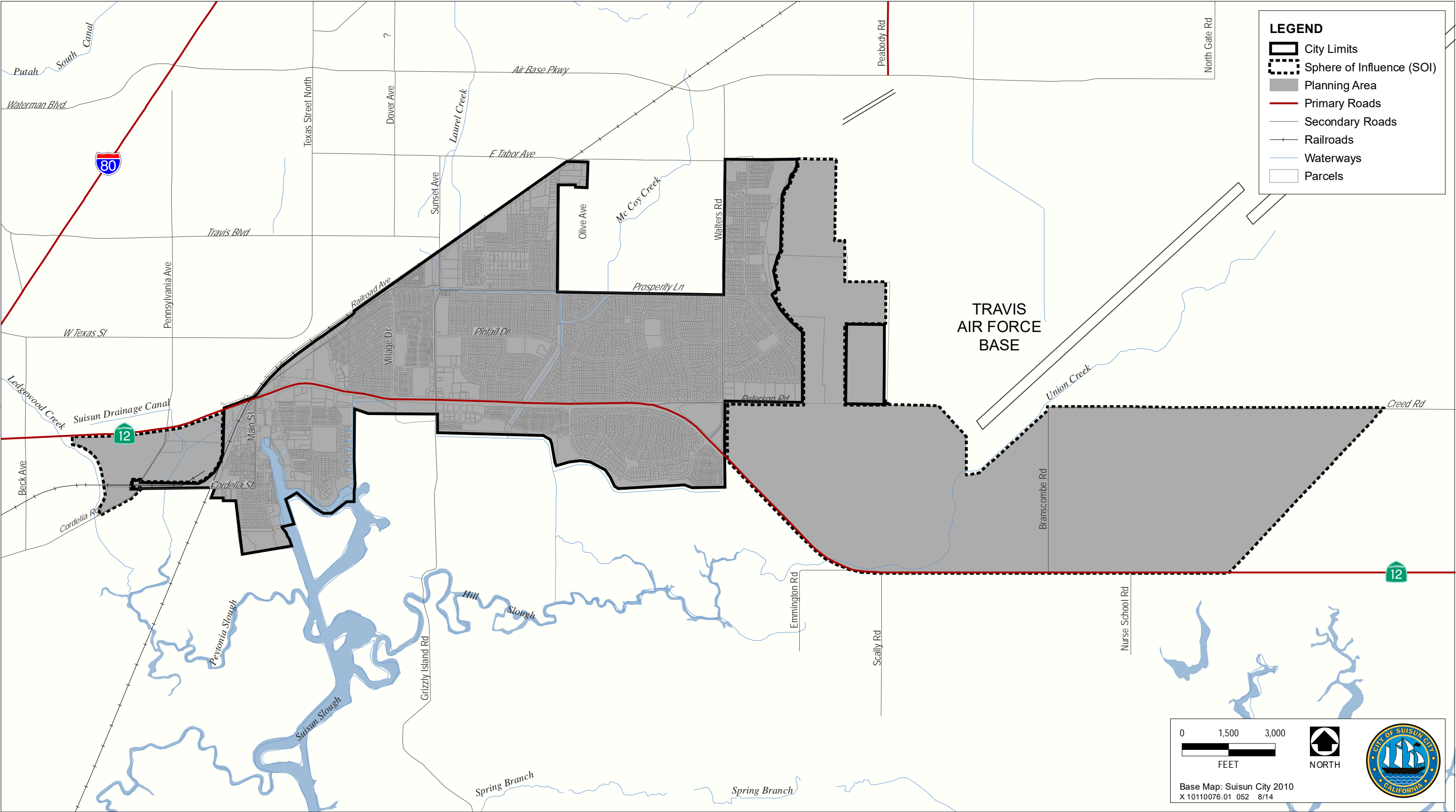
Suisun City was established in 1868. In 1869, the Transcontinental Railroad connected to Suisun City, creating an ideal location for commerce and transportation between the Bay Area, Sacramento, and the Sierra Nevada foothills. It was the first train stop in Solano County, California, and is still the County's only passenger rail stop as of the writing of this document.

The train depot opened in 1914. Historic homes are located throughout the Old Town area, including the Lawler House, which now houses an art gallery, but was built in 1857 as a ranch house on the land now occupied by Dover Terrace South. The Lawler House was moved to its current location by a track and barge in 1979.

In the 1960s and 1970s, Suisun City experienced rapid growth as the San Francisco Bay Area's suburban ring expanded to formerly rural Solano County. Most of that growth was east of the historic Downtown in suburban-style single-family neighborhoods. In the 1960s, Interstate-80 (I-80) was constructed two miles outside the City, which shifted a substantial amount of regional commercial traffic from State Route 12 (SR 12) to I-80.

In 1987, the San Francisco Chronicle labeled Suisun City as the worst city in the Bay Area. The City was spending about 70 percent of its entire police budget on the Crescent neighborhood, and the historic waterfront was an industrial backwater with little to no public access. As a result, the City designated a redevelopment zone to promote revitalization throughout the 1990s and the early 2000s. Using tools of redevelopment first created in the 1940s, Suisun City invested \$65 million in blight elimination and infrastructure improvements, including construction of the entire Marina and Promenade. The City replaced dilapidated housing and built new affordable units, the Civic Center, the Nelson Community Center, the Lambrecht Sports Complex, and the Suisun City Library. Funding created by bonding for the increased property values was provided to the Fairfield-Suisun Unified School District to help refurbish or rebuild every school campus in Suisun City. Crime dropped by 60 percent and new businesses, restaurants, and houses brought people to Downtown Suisun City.

Due in combination to the "Great Recession" from 2007-2009, the lingering subsequent economic climate, and the dissolution of the Redevelopment Agency in 2011-12 economic growth in the City has been stunted in recent years. However, with the adoption of the first structurally balanced budget in 2015-16, and development opportunities on the horizon, the City of Suisun City looks forward to anticipated growth in the future.



Source: AECOM 2011

Planning Area

Sphere of Influence Changes & Annexations

Exhibit 1 shows Suisun City's current Sphere of Influence. Table 3-1 summarizes changes and amendments to the City's Sphere of Influence:

Table 3-1 Amendments to Suisun City's Sphere of Influence

Year	Name	Description
1973	Sphere of Influence adopted	General Plan and Zoning Map Update
1986	Amended	Year of original MSR/ CAP
1992	Sphere of Influence Transfer	In March, 1992, the Solano County LAFCo approved a transfer of 1,600 acres from the City of Fairfield's SOI to the City of Suisun City's SOI.

Source: Suisun City MSR 2005.

As of January 1, 2016, the gross area of the City of Suisun City is approximately 4.1 square miles (2,624 acres), including 1,902 acres of land, 675 acres streets/ highways, and 47 acres of water. Below is a table displaying both the annexations to and detachments from the City of Suisun City.

Table 3-2 Annexations to and from the City of Suisun City

Year	Annexation Name	Land Use	Acres
1986	Fairview Ranch	Mixed Use	22
1986	Lawler Ranch	Mixed Use	334
1986	Bidstrup	Mixed Use	109
1987	Blossom Heights	Medium Density Residential	14.6
1989	RR Ave/ Worley Road	Commercial	7.9
1989	Ables Annexation	Service Commercial	2.58
1997	Peterson Ranch	Mixed Use	180
2006	Frontage Road Detachment	Detachment	-2.46
2006	Fairfield-Suisun Swap	Light Manufacturing (Detachment)	-5.68
2006	Fairfield-Suisun Swap	Commercial Service	3.33
Total Land Annexed Since 1986 CAP			665.27

Source: Suisun City MSR 2005; Peterson Ranch Annexation Documents; May 9, 2006 Staff Report by John Kearns.

4: Growth and Population Projections

The City's population grew significantly from a population of 2,917 in 1970 to a population of 22,686 in 1990. In the 2000s, the City's percent change in population followed that of Solano County as a whole. According to the 2010 Census, Suisun's population was 28,111 and in 2014 was estimated at 28,549. Based on the 2010 Census the population in Suisun City grew 1.6% or 0.4% annually. That projects to a population of 29,235 in 2020.

Table 4-1 Population Growth in Suisun City and Solano County Since 1970

Year	Suisun City		Solano County	
	Population	Percent Change	Population	Percent Change
1970	2,917		169,941	
1980	11,087	280%	235,203	38%
1990	22,686	83%	340,421	45%
2000	26,118	15%	394,542	16%
2010	28,111	7.6%	413,344	4.8%
2014	28,549	1.6%	424,223	2.6%

Source: Association of Bay Area Governments (2015a, 2015b)

ABAG prepares population projections for the nine Bay Area counties and their jurisdictions. ABAG projects that between the year 2010 and 2040, Solano County's population will increase by 23.8 percent, which is slightly higher than Suisun City's projected population increase of 19.9 percent. As seen in Table 4-2, ABAG population projections are slightly higher than the most recent trend. ABAG projects Suisun's population in 2020 to be 29,800 compared to 29,235 projected by the most recent growth.

Table 4-2 Solano Cities and County Population Projections 2010-2040

Community	2010	2015	2020	2025	2030	2040	Percent Change Between 2010 & 2040	Average Annual Percent Change
Benicia	26,997	27,600	28,300	29,000	29,700	31,400	16.3%	0.54%
Dixon	18,351	18,700	19,000	19,400	19,800	20,700	12.8%	0.43%
Fairfield	105,321	111,500	117,900	124,400	131,400	146,500	39.1%	1.30%
Rio Vista	7,360	7,500	7,900	8,300	8,400	8,800	19.6%	0.65%
Suisun City	28,111	28,900	29,800	30,700	31,600	33,700	19.9%	0.66%
Vacaville	92,428	95,300	98,200	101,700	105,500	109,700	23.3%	0.78%
Vallejo	115,942	118,100	121,000	124,200	126,200	128,600	13.7%	0.46%
Unincorporated	18,834	19,700	20,600	21,500	22,600	23,700	31.1%	1.04%
Solano County	413,344	427,300	442,700	459,200	475,200	511,600	23.8%	0.79%

Source: City of Suisun City (2015a).

General Plan Buildout Estimates

The 2035 General Plan could accommodate a total population of approximately 32,400 at buildout. This is just below ABAG's projected 33,700 population estimate for the City of Suisun in 2040. It should be noted however, that these numbers are only estimates and projections and various factors may alter the outcomes.

Determinations:

- 4.1** The estimated population of Suisun City in 2014 was 28,549.
- 4.2** Based on recent growth and ABAG projections, over the term of this service review, the population can be expected to grow 4-4.5% (29, 235- 29,800) by 2020.
- 4.3** At buildout in 2035, the General Plan projects a population of 32,400.

5: Disadvantaged Unincorporated Communities

The Commission is required to provide written determinations with respect to the location and characteristics of any disadvantaged unincorporated communities (DUC) within or contiguous to the sphere of influence. The California Government Code Section 56033.5 defines a disadvantaged unincorporated community as an inhabited territory (12 or more registered voters) with an annual median household income that is less than 80 percent of the statewide annual median household income.

In 2014, the median household income for the State was \$61,489 while the median household income for Suisun City was \$71,306 or approximately 16% greater than the statewide median household income. For the 94585 zip code which includes Suisun City and the surrounding areas, the median income was \$70,721 or approximately 15% greater than the statewide median household income. Therefore, there are no disadvantaged unincorporated communities within or contiguous to the sphere of influence of Suisun City.

Determinations:

- 5.1** There are no disadvantaged unincorporated communities within or contiguous to the sphere of influence.

April 11, 2018

6: Present and Planned Capacity of Public Facilities

The services available to the residents and businesses of the City of Suisun City are provided largely by the City, like Law Enforcement, and in part, through various partnerships with other local governmental agencies and authorities. For example, the provision of water service within the City's jurisdiction is a combined effort of both the City and the Solano Irrigation District (SID), a local government agency, composing the Suisun-Solano Water Authority.

6.1- Animal Control

Suisun City is one of five cities contracted with Humane Animal Services (HAS), a non-profit organization for animal control within the City. Shelter services are provided at Solano County Animal Care Services at the Claybank Facility, located in Fairfield, and the SPCA of Solano County, an independently funded, non-profit animal shelter, located in Vacaville.

On December 30, 2012, the City, along with the cities of Benicia, Dixon, Fairfield, Rio Vista, and Vacaville, and Solano County, entered a Memorandum of Understanding on the provision of animal care services in the County. As stipulated in the MOU, through 2027 the City, will contribute pay proportional to the net cost of the maintenance and operation for the expansion of the Claybank Facility in Fairfield. The expansion of the facility will guarantee the continued provision of humane services to the animals maintained on site and to better serve the public in general.

Current capacity of animal control facilities accommodates 141 canine kennels and 77 feline cattery cages. Expansion of the facility will result in the addition of 128 canine kennels and 69 cattery cages, and overall increased holding capacity of the facilities.

Determinations:

6.1 The City is one of five cities that provides animal control through an agreement with Humane Animal Services.

6.2 The City has signed a MOU with Benicia, Dixon, Fairfield, Rio Vista, Vacaville and Solano County for the maintenance and operation of the Claybank animal shelter in Fairfield.

6.3 Current capacity of animal control facilities accommodates 141 canine kennels and 77 feline cattery cages. The expansion of the facility will result in the addition of 128 canine kennels and 69 cattery cages, and overall increased holding capacity of the facilities.

6.2- Fire

The Fire Department currently has one station located at 621 Pintail Drive in Suisun City, at the South West corner of Pintail and East Wigeon. The station houses one 65' water tower/ ladder and three type 1 engines, with a small rolling stock parked outside.

The Suisun City Fire Department is staffed with dedicated volunteers that provide fire protection and emergency medical services to the residents of Suisun City. The department contains two divisions: Fire Operations and Emergency Preparedness. Service areas include fire suppression, emergency medical response, and fire prevention, as well as preparation for and response to natural and human-caused disasters. The Department also responds to public-assist calls, supports public educational programs in the City's schools and manages the public nuisance weed abatement program within the City. The City fire department serves a population of about 28,549 in a 4.1 square mile area.

Paid staff, with responsibility for the management of the Department, includes the Fire Chief and two Fire Captain-Station Officer positions. Thirty-eight volunteers staff one engine 24 hours per day, 7 days per week with a minimum crew of two. About 70% of the time there are volunteers to staff two engines or an engine and the truck. This allows us to respond to two calls at once and better serve the needs of the community.

In 2014, the fire volunteers worked 4,292 - 12 hour shifts, for a total of 51,504 staff hours on duty. They responded to 1,674 emergency responses for a total of 37,450 staff hours of on-scene time. Additionally, volunteers participated in 1,555 classes and drills, for about 2,810 hours.

The fire department provides "Basic Life Support" (BLS EMT 1) service with "Advanced Life Support" (ALS) provided by a county contract with Medic Ambulance. The Fire Department responds with cardiac defibrillator capabilities to stabilize patients, and the Medic paramedics respond with the advanced capabilities within nine minutes.

Equipment

As of March 2016, of the nine Fire Department service vehicles, seven are due to be replaced. Most of these units are past their service replacement dates. Although there isn't a concrete replacement timetable in place, Type 1 engine is scheduled for replacement in May 2016.

Insurance Services Office Public Protection Rating

The Insurance Services Office (ISO) is an independent company that serves insurance companies, communities, fire departments, insurance regulators, and others by providing information about risk. The ISO Public Protection Classification (PPC) surveys recognize only fire protection capabilities as they relate to fire suppression for commercial properties. PPC grades run from 1 — which represents superior property fire protection — to 10 — which indicates that the area's fire-suppression program does not meet ISO's minimum criteria. Upon evaluation in 2013, the Suisun City Fire Department received an ISO rating of 3, up from the previous rating of 4.

April 11, 2018

Table 6-1 Suisun City Fire Department Calls for Service

	2012	2013	2014
Fire	66	70	67
Explosion		1	
Rescue & EMS	1,369	1,460	1,394
Hazardous Conditions	18	12	26
Service Call	139	163	178
Good Intent Call	142	142	165
False Alarm/False Call	58	72	79
Special Type	7	2	6
Total	1,799	1,922	1,915

Source: Fire Department Incident Reports (2012-14).

In the 1990s, the City Council adopted the national response criteria for fire response. That goal is for responses to be on-scene within five minutes, 90% of the time. During most reporting quarters, the fire department does not meet this goal in responses to the Old Town area and the Peterson Ranch area.

The Department does have Mutual Aid Agreements with all other fire departments in the County. In the event that additional assistance is needed, fire departments within the County have agreed upon mutual aid. The City of Fairfield, to the north, is the only paid department that would be able to quickly respond to the City. The other close department, the Suisun Fire Protection District, is composed of volunteers. While they will respond, they must assemble a crew with pager recall before responding. Cordelia, Vacaville, Rio Vista are generally too far away for a first response (5:00 min) capability.

Analyzing areas in which responses over 5 minutes occur, it is clear that the following areas are currently outside the recommended standards:

- From Marina and Hwy 12 south and west
- A pocket near Marina Boulevard and Railroad Avenue
- North and east of Walters and Pintail (Petersen Ranch & Montebello Vista subdivisions)
- A small area in the southeast corner of Lawler Ranch.

April 11, 2018

In addition, some of these areas are, or have been designated as high-density residential, commercial, and light industrial, which tend to require more responses than regular residential areas.

Going forward, the City will consider sites and seek funding for the construction of two fire stations that would serve existing and new development accommodated under the 2035 General Plan. It is anticipated that these two fire stations will replace the existing station and that there may be co- location opportunities for other services and or facilities.

Determinations:

6.4 The Suisun City Fire department is staffed by a Fire Chief, two Captains and 38 volunteers. With this staffing the department runs one engine 24/7 and a second engine 70% of the time. The department operates from a single station at 621 Pintail Dr.

6.5 The fire department provides basic life support and contracts for advanced life support with Medic Ambulance. Over the last three years the department has responded to 1,799, 1,922, and 1,915 calls for service. Most of the calls are for rescue and EMS. The City Council has set a goal of a response time of 5 minutes or less 90% of the time. The City is currently striving to meet that goal. The City has received an Insurance Services Office (ISO) rating of 3 out of 10 with an ISO rating of 1 being the best.

6.6 The City has mutual aid agreements with all other departments in the County.

6.7 The City plans to build two new fire stations, to accommodate expected growth. One of the new stations will replace an existing one.

6.3- Law Enforcement

The Police Department provides law enforcement services to the community by way of uniformed patrol officers. Currently there are two facilities maintained within the City to provide law enforcement services. Adjacent to City Hall, the main police facility houses all Police Department personnel. The second facility is the Burdick Center, a substation primarily used to house files and provide a convenient location on the Eastern portion of the City for officers to write reports or conduct phone follow-up. The Burdick Center Substation is located at 1101 Charleston Street.

Full-time budgeted staffing within the Police Department is composed of 1 Chief of Police, 1 Police Commander, 4 Police Sergeants, 17 Police Officers, 7 Communications/Records Technicians, 3 Community Services Officers, and 1 Administrative Assistant.

The Police Department staffs 1 full-time Detective whose primary responsibility is the investigation of major crimes. The Police Department also employs 1 full-time School Resource Officer, (added position in 15/16 FY), who is responsible for one middle school and three elementary schools. In addition, the Police Department has 5 police officers assigned to the Solano County Mobile Field Force Team (ancillary duty), 2 police officers assigned to the Solano County Special Weapons and Tactics Team (ancillary duty), and 1 police officer assigned to the Solano County Hostage Negotiations Team (ancillary duty). The Department

has 2 Community Services Offices assigned full-time to Code Enforcement, and 1 assigned to Property & Evidence.

The Police Department operates and staffs a 24/7/365 emergency and non-emergency dispatch center. The Supervising Communications Records Technician and Communications Records Technicians are responsible for call-taking, dispatching of personnel, providing assistance to citizens entering the front lobby of the Police Department, records management, and data entry. In 2014 the dispatch center answered 34,450 non-emergency telephone calls and 10,710 emergency 911 calls. In addition, the dispatch initiated 24,532 outgoing calls. These are calls that are initiated by a Police dispatcher to phone numbers outside the Police Department.

In total there are 23 sworn officers. In 2014, the Police Department had a ratio of 1 sworn officer per 1,329 persons or 0.75 sworn officers per thousand residents. The department staffs between 3 and 5 sworn officers per shift. As a result of natural attrition, mandated training, and accrued leave, the actual number of officers handling calls for service on average falls to minimum staffing levels. Suisun City Police Department Policy Manual defines staffing levels for the Department. Policy# 216.1 identifies minimum staffing for a patrol shift as 1 supervisor and 2 officers. During 2014, the Police Department maintained the following averages in response to calls for service.

Table 6-2 Suisun PD Response Times for Service

Priority Level	Average Time Until Call is Dispatched	Average Officer Response Time
1	46 Seconds	3 Minutes 10 Seconds
2	2 Minutes 40 Seconds	4 Minutes 29 Seconds
3	5 Minutes 3 Seconds	4 Minutes 40 Seconds
4	9 Minutes 15 Seconds	4 Minutes 7 Seconds

Source: Suisun City Chief of Police, Tim Mattos (December 2015).

Priority levels are

- *Priority 1:* In-progress calls for service with an immediate threat to people and or property.
- *Priority 2:* No immediate threat, however an expedited response is required.
- *Priority 3:* In-progress incidents which do not pose a threat to people and/or property.
- *Priority 4:* Late reports of crimes or assistance with general questions.

In 2014 Police Officers responded to 8,976 citizen initiated calls for service, initiated 5,828 traffic enforcement stops, and conducted 5,182 officer initiate contacts, resulting in an average of 909 calls per officer. Police Officers arrested 1,867 adults and 138 juvenile offenders, and completed 3,939 written police reports. A total of 1,359 traffic citations and 2,115

April 11, 2018

parking/mechanical citations were issued. Code Enforcement Officers opened a total of 1,952 new municipal code violation cases.

With anticipated growth and possible annexation opportunities, the need for additional police services will increase. Subsidized by the City's General Fund, additional police department personnel, both sworn and non-sworn, will be required in order to keep pace with development in order to meet and maintain safety standards in the community and satisfy needs of the City.

Determinations:

6.8 The city police department operates from two facilities, a main location next to City Hall and the Burdick Center Substation which houses records.

6.9 In 2014 the staffing ratio was 0.75 sworn officers per thousand residents, responding to an average of 909 calls each.

6.10 Average response time ranged from 3 minutes 10 seconds for Priority 1 calls for service with an immediate threat to people and property to 4 minutes 7 seconds for Priority 4 calls for service for late reports of crimes or assistance with general questions.

6.4- Parks and Recreation

The City's Recreation and Community Services Department is responsible for providing park and recreation services for residents of Suisun City. The Department oversees all City sponsored recreation programs and facilities. The Building and Public Works Department is responsible for the maintenance of City parks and recreation facilities. The service area boundary is the incorporated boundary of the City.

Parks

The City maintains parks of different sizes, which are distributed throughout the community. The City has a total of 100.47 acres of active parkland, categorized as a neighborhood parks, community parks, or a mini/pocket park. This includes 4.07 acres of neighborhood parkland in 11 individual parks, 48.0 acres of community parkland in 2 parks, and 3.4 acres of pocket/ mini parkland in 5 parks. This is a ratio of approximately 3.4 acres for every 1,000 residents, which exceeds the National Recreation Association (NRPA) standard of 2.5 acres per 1,000 residents.

Community parks are designed to serve the needs of several neighborhoods or the whole community. Community parks provide a variety of facilities and serve a relatively larger area than neighborhood parks. Lambrecht Sports Complex, in the eastern portion of the Planning Area, hosts City and other community events. This complex has 4 larger softball/ baseball fields and 4 softball fields. Heritage Park, located adjacent to the Joseph Nelson Community Center, offers a lighted softball field, picnic tables, playground, basketball court, and park paths.

Table 6-3 Community Parks

	Acreage
Heritage Park	10

Lambrecht Sports Complex 38

Source: Generated by City Staff (November 2015).

Neighborhood parks include play areas and facilities suitable for informal play, practices, or scrimmages, as well as picnic areas, gathering areas, and other passive recreational facilities. Neighborhood parks can range up to 15 acres in land area and are located and designed to serve residents walking or bicycling from the surrounding neighborhoods. Neighborhood parks have a combination of turf area, benches, barbeques, playgrounds, ball fields, basketball courts, and other similar facilities.

Table 6-4 Neighborhood Parks

	Acreage
Day Park	3
Geopp Park	4.3
Harbor Park	1
Hall Park	6
Independence Park	4.67
Lawler Falls Park	3.5
Lawler Ranch Park	10
Linier Park	6.2
McCoy Park	1
Montebello Vista Park	5.1
Patriot Park	4.3

Source: Generated by City Staff (November 2015).

In contrast to community and neighborhood parks, “mini parks” or “pocket parks” are smaller in size and typically provide passive recreational opportunities. The City has smaller parks and plazas that provide small active spaces and passive areas for gathering and recreating, such as the 1-acre McCoy Creek Park, the 1-acre Harbor Park, and the 1.1-acre Waterfront Plaza.

Table 6-5 Mini Parks

	Acreage
Josiah Circle Park	1
Lotz and Main	0.1
Main Street Plaza Park / Waterfront Plaza	1.1
Merganser Park	0.2
Sheldon Plaza Park/ Sheldon Plaza	1

Source: Generated by City Staff (November 2015).

Park Standards

There are several "standards" of park acreage that can be considered. In total, the previous tables identify that the City of Suisun City has a total of 100.47 acres of active community and neighborhood parks, equating to a parks ratio of about 3.6 acres/1,000 City residents. As stated in the 2035 General Plan, the City will ensure the provision of community, neighborhood, and smaller parks and plazas at a ratio of at least 3 acres/ 1,000 residents.

Other Recreational Facilities

The City of Suisun City Recreation Department maintains pedestrian and bicycle trails for recreational use by residents and visitors. There are various multi-use trails within Suisun City. Community facilities are also provided throughout the City to accommodate a variety of needs, activities, and populations.

Identified in the CIP in 2010- the following parks and recreation projects have been completed:

- County Bikeway Gap Closure Landscaping
- Lawler Ranch Falls Park Repair
- Grizzly Island Trail Phase I
- Senior Center Upgrades
- Hall Park Renovations

*Correspondence with Associate Engineer, Nick Lozano, on December 22, 2015

Going forward, the City will continue to seek funding to monitor the use of existing recreational facilities and programs, to implement appropriate improvements to existing facilities and to develop of new facilities to accommodate demand generated under the 2035 General Plan. The city may pursue these actions through a Parks and Recreation Master Plan or through other means.

KROC Center

Previously City owned and leased to the YMCA, in the heart of the Suisun City's residential neighborhoods is the Salvation Army's KROC Center. The 65,000 square foot Suisun City Kroc Center is one of 26 Kroc Centers open and operating nationwide. In line with the Salvation Army's mission, this facility provides access to a variety of activities at an affordable cost for community members. As stated in the 2035 General Plan, the City will continue to encourage a variety of safe and positive environments for youth activities through partnerships with a variety of providers, like the Kroc Center.

April 11, 2018

Table 6-6 Other Recreational Facilities

Facility	Description
Central County Bicycle Trail	A 17- acre, 4.36 mile long, multi-modal pathway that runs south on Jepson Parkway to the intersection of Petersen Road and then west connecting to the downtown area.
McCoy Creek Trail	A 2- acre, 1.59 mile long, multi-modal north to south pathway with drinking facilities
Petersen Ranch Trail	A 6.2 acre, 0.62 mile long, park along the eastern boundary of the Petersen Ranch development, walkway, lighting, and benches.
Joseph Nelson Community Center	Located at 601 Merganser Drive, this facility houses the Recreation and Community Services Department. It also provides a location for children and adult classes as well as larger special events.
Municipal Boat Launch	A total acreage of 5.1 acres located on Kellogg street in Old Town Suisun City, including a pay lot for parking boat trailers, restrooms, fish cleaning station, and a fishing pier. It includes 0.8 acres of turf and picnic tables.
Senior Center	Located at 318 Merganser Drive, this facility provides an area for senior citizens to congregate and provides special classes for them. The facility includes a kitchen, dining area, and individual rooms for classes.
Waterfront Promenade	A 2.2 acre area surrounding the waterfront that provides walking/ jogging paths as well as benches and on-site lighting.
Harbor Theatre Building	Located in the Historic Waterfront of Downtown Suisun City at 720 Main Street. The theatre features a lobby, full concessions bar, and reception hall along with the 170- seat main theatre and two rehearsal spaces. These can also be rented for smaller events.

Source: City of Suisun City 2035 General Plan (2015).

Ability to Provide Service to New Growth

The City is in a solid position to provide parks and recreation services to new growth as it occurs. The City will adjust and adapt its recreation program to meet the needs of existing and new residents as the population increases. Through the City's Capital Improvements Program, new parks in new growth areas will be built as new residential growth develops.

April 11, 2018

Funding Mechanisms for Improvement

Traditional and non-traditional funding sources are available to the City to finance the acquisition, construction and maintenance of park facilities. The City requires new developments to provide or fund, through payment of development fees or other financial mechanisms acceptable to the City, park facilities according to the standards above. Other mechanisms include Maintenance Assessment Districts to provide for ongoing operations and maintenance costs. The Park Improvement Program and New Construction Fees and Off Site Street Improvement Program, the guiding document which detailed development fees for recreational resources, was last updated and assessed in 1993. Development impact fees are currently in the progress of being updated and are expected to be reconfigured by spring of 2016.

Determinations:

6.11 The City maintains over 100 acres of parkland that includes two community parks of 10 to 38 acres, eleven neighborhood parks of 1 to 6 acres and five mini/pocket parks of 0.1 to 1.1 acres.

6.12 The city has established a standard of 3 acres of parkland per thousand residents. They currently exceed the standard with an average of 3.4 acres per thousand.

6.13 The City also operates a community center, a senior center, a boat launch, a community theater as well as system of hiking and biking trails.

6.14 The City funds new facilities through development agreements and impact fees. The city is in the process of updating its development impact fees.

6.5- Public Works

Suisun City's transportation system includes roadways, bike paths, bike lanes, pedestrian routes, and public transit facilities that allow residents a variety of choices in reaching their destination.

The Public Works and Building Department is divided into three divisions: operations and maintenance, engineering, and building. The Public Works and Building staff consists of 18.5 full-time staff and approximately 1.5 part-time staff; whose responsibilities are related to design, construction management, landscape maintenance, infrastructure and roadway maintenance, and buildings maintenance.

Roadways

The City's Public Works and Building Department is responsible for local streets system within the City of Suisun City. Both the City and the State Department of Transportation (Caltrans) provide maintenance to the highway 12, which bifurcates or divides the City of Suisun City.

Every two years the City surveys local roads pursuant to the Metropolitan Transportation Commission's (MTC) Pavement Management Program (PMP). The PMP set a standard for review based on the Pavement Condition Index (PCI). The PCI is a rating system for the

condition of the pavement surface from 0 to 100, where 0 is the worst possible condition and 100 is the best, or essentially a new road. To facilitate the program application of the PMP and PCI standards to the roadways, the City inputs the survey data into MTC's software program called Street Saver. This program helps the City in making decisions as to which locations are in the highest need and as to which type of surface treatments would be the most cost effective. This information is broken down into two main areas: preventive maintenance and rehabilitation.

The City's PCI system categories, arterials, collector, and local, has 152.22 total lane miles. The City arterial streets are approximately 13.85 miles in total lane miles, with an average PCI of 67. Collector streets are approximately 72.29 miles in total lane miles with an average PCI of 56. Local streets are approximately 66.07 miles in total lane miles with an average PCI of 53. The average PCI of Suisun City's overall roadway network is 56, as of April 24, 2014. A PCI in the 50 to 69 range is considered fair condition,

When evaluating intersection improvements, a primary consideration of the City will be maintaining safe and comfortable access for pedestrians and cyclists at intersections. As appropriate, in consideration of community and neighborhood character, as well as economic and environmental goals and objectives, the City will consider relaxing vehicular transportation improvement standards to accommodate infill development or ensure comfortable and convenient pedestrian and bicycle access.



Bicycle Facilities and Pedestrian Routes

Bicycle Facilities are categorized into three classes:

- **Class I** bikeways (bike paths) provide a completely separate right-of-way and are designated for the exclusive use of bicycles and pedestrians with vehicle and pedestrian cross-flows minimized. Class I paths provide a minimum width of four feet per lane (or six feet per lane if facility is shared with pedestrians).
- **Class II** bikeways (bike lanes) provide a restricted right-of-way, and are designated for the use of bicycles with a striped lane on a street or highway. Current City standards call for a minimum bike lane width of six feet from the face of the curb on each side of the street or a five-foot striped lane to the outside of any on-street parking areas
- **Class III** bikeways (bike routes) provide for right-of-way designated bike signs or pavement markers for shared use with pedestrians or motor vehicles. These routes are established along through routes likely to be used by bicyclists where a path or lane is not feasible

Exhibit 2 shows the existing bike routes in Suisun City. These include a Class I path along the north side of SR 12 between Walters Road and the Suisun Amtrak Station (the Central County Bikeway); a bicycle-pedestrian path around the northern portion of the Suisun Slough Channel; and Class II bike lanes along Sunset Avenue, Railroad Avenue between Sunset and Marina, and on Waters Road between SR 12 and the northern city limit. Bicycle lanes are striped on Marina Boulevard between SR 12 and Railroad Avenue, but they lack the bicycle stencils and signs required for Class II bike lanes.

TRAILS/BIKEWAYS:

-  EXISTING CLASS 1 BIKEWAY (TRAIL OR PATH)
- FUTURE CLASS 1 BIKEWAY (TRAIL OR PATH)
-  EXISTING CLASS 2 BIKEWAY (BIKE LANES ON BOTH SIDES OF STREET)
- PROPOSED CLASS 2 BIKEWAY (BIKE LANES ON BOTH SIDES OF STREET)

PUBLIC PARKS:

- 1 DAY PARK
- 2 GOEPP PARK
- 3 HALL PARK
- 4 HERITAGE PARK
- 5 JOSIAH PARK
- 6 LAWLER FALLS PARK
- 7 LAWLER RANCH PARK
- 8 MCCOY CREEK PARK
- 9 PETERSON RANCH PARK
- 10 INDEPENDENCE PARK
- 11 PATRIOT PARK
- 12 MONTEBELLO VISTA PARK

**RECREATIONAL FACILITIES:**

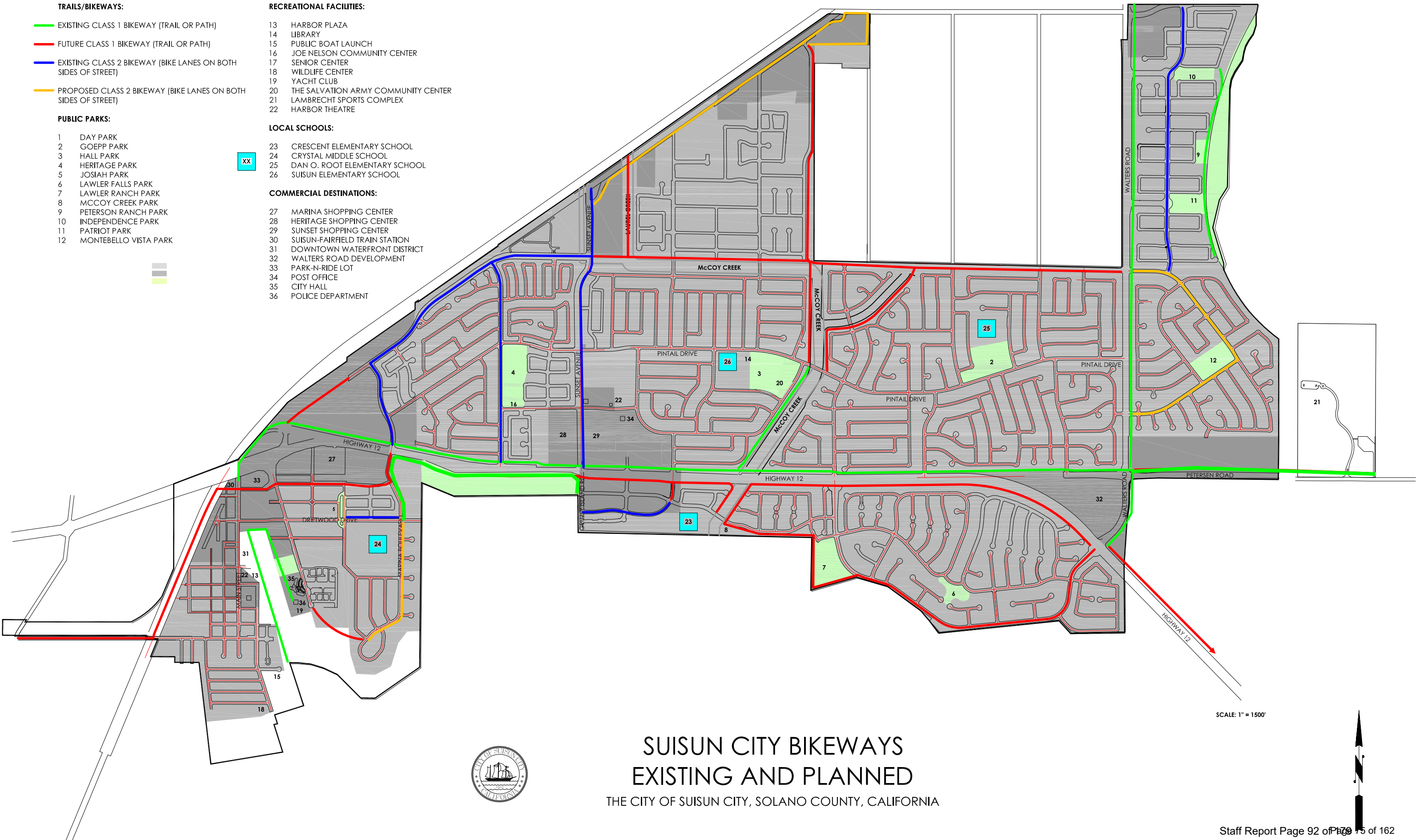
- 13 HARBOR PLAZA
14 LIBRARY
15 PUBLIC BOAT LAUNCH
16 JOE NELSON COMMUNITY CENTER
17 SENIOR CENTER
18 WILDLIFE CENTER
19 YACHT CLUB
20 THE SALVATION ARMY COMMUNITY CENTER
21 LAMBRECHT SPORTS COMPLEX
22 HARBOR THEATRE

LOCAL SCHOOLS:

- 23 CRESCENT ELEMENTARY SCHOOL
24 CRYSTAL MIDDLE SCHOOL
25 DAN O. ROOT ELEMENTARY SCHOOL
26 SUISUN ELEMENTARY SCHOOL

COMMERCIAL DESTINATIONS:

- 27 MARINA SHOPPING CENTER
28 HERITAGE SHOPPING CENTER
29 SUNSET SHOPPING CENTER
30 SUI-SUN-FAIRFIELD TRAIN STATION
31 DOWNTOWN WATERFRONT DISTRICT
32 WALTERS ROAD DEVELOPMENT
33 PARK-N-RIDE LOT
34 POST OFFICE
35 CITY HALL
36 POLICE DEPARTMENT



SCALE: 1" = 1500'



SUISUN CITY BIKEWAYS EXISTING AND PLANNED

THE CITY OF SUISUN CITY, SOLANO COUNTY, CALIFORNIA

April 11, 2018

Through the buildout of the 2035 General Plan, the City will seek additional funding to improve local routes and connections with regional bicycle and pedestrian travelways. Several additional bike routes are planned to improve connections with Suisun City, and to the rest of the region.

Pedestrian Facilities

Pedestrians are served by sidewalks on most, but not all, of the arterials, collectors and local streets in the city. Crosswalks with pedestrian push-buttons are provided at major signalized intersections. Pedestrians can also make use of the paths located north of SR 12 and around the north side of the Suisun Slough Channel. A pedestrian overcrossing of the railroad tracks serves pedestrian travel between downtown Suisun City and Fairfield, with the Suisun City entrance located just east of Main Street and north of the Suisun/Fairfield Train Station. This grade-separated crossing is a great benefit to downtown pedestrian safety. However, the 2002 Suisun Railroad Avenue Pedestrian Safety Study found that unauthorized and unsafe crossings of the heavily-trafficked UP tracks are common along Railroad Avenue at Marina Boulevard, Blossom Avenue, and Worley Road.

Apart from the various trails and paths throughout the City, pedestrian activity is concentrated primarily in the downtown, particularly near the Suisun/Fairfield Amtrak Station, the shopping centers on Lotz Way and Sunset Avenue, and public facilities, including schools and the Suisun City library.

Public Transportation Facilities

Transit services in Suisun City include passenger rail, provided by Amtrak, and bus service provided by three agencies – Greyhound, Fairfield and Suisun Transit (FAST), and the Rio Vista Delta Breeze.

Located in Downtown Suisun City on Main Street between Spring Street and SR 12, the Train Depot is multi-modal transit facility that provides accessible transportation to area within the City and to neighboring locations throughout the Bay Area and Sacramento regions

Amtrak's Capitol Corridor route, which travels along Union Pacific Railroad's right-of-way, stops at the Suisun Station. The Capitol Corridor route operates westbound at 40- to 120-minute headways weekdays and 90- to 125- minute headways on weekends. The westbound route directly connects Suisun City with Martinez, Richmond, Berkeley, Emeryville, San Francisco, Oakland, Hayward, Fremont, Santa Clara, and San Jose. Eastbound, the Capitol Corridor route operates at 40- to 120-minute headways weekdays and 90- to 120-minute headways on weekends. The eastbound route directly connects Suisun City with Davis, Sacramento, Roseville, Rocklin, and Auburn.

April 11, 2018

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. Every day, three to four Sacramento-bound coaches and three to four Oakland-bound coaches stop in Suisun City.

FAST operates four local and one intercity route through Suisun City. The local routes are lines 2, 5, 6, and 8. The intercity route is line 90, which connects Suisun City to the Bay Area Rapid Transit (BART) commuter rail system. FAST local lines do not operate on Sundays and line 90 operates only on weekdays. Table 6-7 shows FAST Ridership for the first three quarters of FY15/16. In addition to the aforementioned fixed routes, FAST operates demand-response paratransit service in the Suisun City and Fairfield areas.

Table 6-7 FAST Ridership

Fiscal Year 2016				
	Q3	Q4	Jan-16	YTD
Local Adjusted Ridership	162,363	160,265	48,698	371,326
Intercity Adjusted Ridership	93,827	97,404	30,576	221,807
System wide Adjusted Ridership	256,199	257,669	79,274	593,142

At this point in time, the local bus system is projected to be able to accommodate anticipated growth in ridership. Though intercity buses run closer to capacity, with the purchase of new buses in the near future, they similarly will be able to manage perceived growth, as well.

Determinations:

6.15 The Public Works and Building Department is responsible for local streets system within the City of Suisun City. The pavement condition index is a way to measure the conditions of roadways. The City has an average PCI of 56 which is considered fair condition.

6.16 The city contains and maintains Class I, Class II and Class III bikeways. The City is seeking additional funding to improve local routes and connections with regional bicycle and pedestrian travelways. Several additional bike routes are planned to improve connections with Suisun City and to the rest of the region.

6.17 Suisun City is served by Amtrak, Greyhound, Rio Vista Breeze bus service and by Fairfield and Suisun Transit (FAST) services. 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 (BART) commuter rail system. FAST also operates demand-response paratransit service in the Suisun City and Fairfield areas.

6.18 The local bus system is projected to be able to accommodate anticipated growth in ridership. Though intercity buses run closer to capacity, with the purchase of new buses in the near future, they similarly will be able to manage perceived growth, as well.

April 11, 2018

6.6- Solid Waste

The City of Suisun City contracts with Republic Services to provide weekly collection of solid waste, yard waste, and recyclable material to the residents of Suisun City. As part of the statewide waste management and reduction policy, the California Integrated Waste Management Board (CIWMB) allocated the City of Suisun City with a disposal target of 4.9 pounds per person per day. In 2014, the City of Suisun City's disposal rate was 2.6 pounds per person per day, considerably below the CIWMB target.

Suisun City has one recycling drop-off center located within the city boundaries. Recyclable material that is collected by Republic Services is sent to The Recyclery at Newby Island facility located in Milpitas.

Solid waste collected from Suisun City is deposited at the Potrero Hills Landfill. In 2014, the landfill received 588,917 tons of solid waste, of which 2.3 percent was from Suisun City residents and businesses. The total capacity of the landfill is 55.865 million cubic yards. The landfill currently has a remaining capacity of approximately 33.815 million cubic yards. It is projected that the landfill will reach capacity in December 2045..

Rates

The City is divided into three sections and each section is billed quarterly, but on different schedules. As of January 2016, the monthly rate is \$30.26, totaling to \$90.78 for a three month quarterly bill.

Determinations:

6.19 Suisun City contracts with Republic Services for collection of solid waste, yard waste and recyclable materials. Solid waste is transported to the Potrero Hills Landfill. In 2014 Suisun's contribution to the landfill was 2.3%. The landfill has the capacity of 55.865 million cubic yards. It currently has 33.815 million cubic yards available and not expected to reach capacity until 2045.

6.7- Stormwater

The City of Suisun City Public Works and Building Department maintains an inventory of facilities and coordinates necessary improvements to ensure capacity required to serve new development. The City's Stormwater Management and Discharge Control ordinance was enacted with the intent to regulate non-stormwater discharges to the public storm drain system, protect the public storm drain system from spills, dumping, or disposal of materials other than stormwater, and reduce pollutants in stormwater discharges to the maximum extent possible.

The City's storm drainage system, which includes creek flows along McCoy Creek, Laurel Creek, and Union Avenue Creek, would likely be contained within the existing creek bank during a 100-year storm, except for localized flooding and standing water that may occur during brief, intense storms when runoff exceeds storm drain system capacity.

As a participant in the National Flood Insurance Program (NFIP), Suisun City is required to adhere to floodplain management policies that include sound land use practices. The Federal Emergency Management Agency (FEMA) administers the NFIP through the Federal Insurance Administration. FEMA produces Flood Insurance Rate Maps (FIRMS) which identify flood hazard areas and restrict development in these areas for the communities participating in the NFIP.

Rates

Sewer rates are administered bi-monthly for both residential and commercial units. As of July 1, 2015 the fixed rate for residential sewer service is \$69.12. Commercial sewer rates are based on water usage.

FSSD and City Activities

The City's Municipal Review Permit (MRP) was adopted by the San Francisco Regional Water Quality Control Board on November 18, 2015. The MRP delineates requirements to ensure that storm water quality is protected. The breakdown of shared activities between the City and District are delineated through a Drainage Maintenance Agreement and are specified as follows.

District Activities: Maintenance of storm water pump stations, industrial and commercial site controls, public information and participation, water quality monitoring, mercury controls, PCBs control, copper controls, PBDE, and legacy pesticides control. The Sewer District has assumed responsibility for operation and maintenance of pump stations located in Suisun City as defined under the "Regional Facilities" in the Drainage Maintenance Agreement.

City Activities: Municipal maintenance, new development compliance, illicit discharge detection and elimination, construction site controls, pesticide toxicity control, trash control, exempt and conditionally exempt discharges. As detailed in the Drainage Maintenance Agreement, the City is also responsible for the maintenance of "Local Facilities" which include storm drain pipelines, box culverts, concrete lined channel, improved earth channel, natural creeks, detention basins, street sweeping, data management, and fencing.

The City also maintains a number of open channel storm drains of varying sizes. The larger channels are blanketed with natural vegetation and require periodic cleaning. There are approximately 14,500 feet of large open channels and 20,000 feet of smaller ditches.

Upgrades to storm drainage pipes over the past 10- years, include improvements required and funded by new developments. All new commercial and residential subdivisions are required to conform to the City storm drainage standards, protect water quality, and meet Regional Water Quality Control Board requirements.

Storm Drainage Pumps

The City has 4 stations that drain the areas within and discharge at locations described below:

1) *Downtown area.* This station is located underneath the area where Sacramento Street enters the public parking lot adjacent to the Marina. This drains the area from Solano Street north to Hwy 12. School Street west from Sacramento to the south drains to another outlet.

2) *The Wildlife Pump Station*. This station is located at the south end of Kellogg Street. It drains from Solano Street south, including the area above that drains down School Street. There is one main outlet into the Wildlife Channel, which is the School Street storm drain.

3) *The Whispering Bay Pump Station*. This is located at the south end of the Whispering Bay Drainage Channel. It drains the area from Lotz Way and Main Street, to Marina Boulevard, including all the residential streets within the area. There are multiple discharge outlets into the Whispering Bay Channel.

4) *Heritage Park Subdivision*. There is a pump station along Hwy 12 about midway on Chipman Lane. This drains a large portion of the Heritage Park Subdivision.

Source: City of Suisun City 2005 Municipal Services Review and Comprehensive Annexation Plan.

Determinations:

6.20 The City's storm drainage system can protect the city from flooding during a 100 year storm event through four pumping stations located strategically throughout the City.

6.8- Wastewater

The City of Suisun City and FSSD jointly operate and maintain the wastewater collection system that serves the City. FSSD owns and operates the trunk sewer system, which includes all 12-inch and larger sewers and the major pump stations and force mains that convey wastewater to the District's wastewater treatment plant. FSSD also owns, operates and maintains all of the pump stations in the City's wastewater collection system. The City, along with the City of Fairfield and Travis Air Force Base, is a "satellite collection system" to FSSD, and owns and operates only those 10-inch and smaller gravity sewers within its service area.

The City's portion of the system consists of approximately 74 miles of gravity sewer. The City does not own or operate any sanitary sewer pump stations or force mains.

Wastewater flows by gravity or is pumped by smaller stations to four major pump stations which pump wastewater to the treatment plant. The wastewater treatment processes includes screening, primary treatment, intermediate treatment by oxidation towers and intermediate clarifiers, secondary treatment with aeration basins, and secondary clarifiers and tertiary treatment via filtration and disinfection. Waste solids are thickened and treated in anaerobic digesters then solids are further concentrated before being disposed at the Potrero Hills Landfill. Flow is continuously measured at the pump stations. On occasion, flow monitoring may be deployed into the districts gravity lines to evaluate system capacity and surcharging during storms. Suisun City is served by Suisun Pump Station and three smaller stations: Lawler I Pump Station, Lawler II Pump Station, and Crystal Street Pump Station.

April 11, 2018

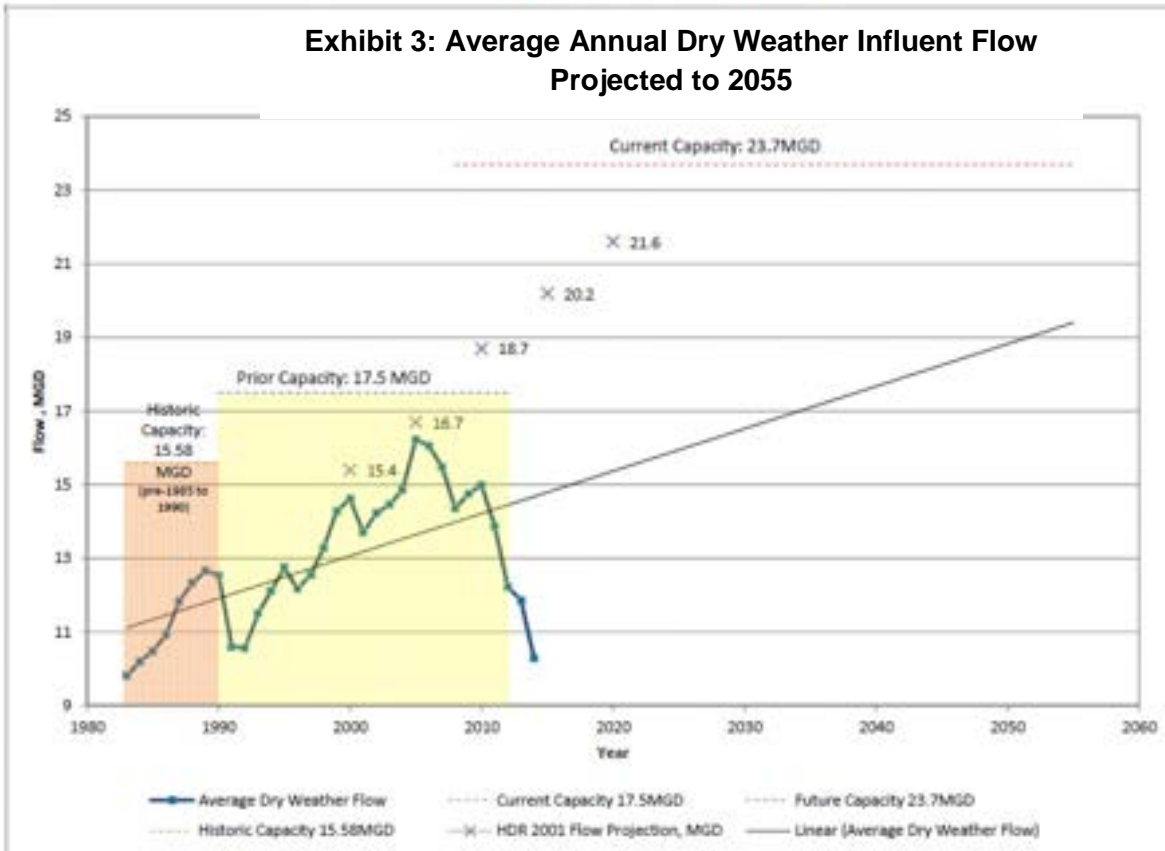
Table 6-8 Wastewater Pump Station Flows

Pump Station	Flows			
	Pump Station Rated Capacity (MGD/gpm)	Maximum Rated Flow (gpm)	Typical Dry (gpm)	Typical Wet (gpm)
Crystal Street	0.5/347	350	6	1015
Lawler Ranch 2	1.1/764	800	113	213
Lawler Ranch 1	0.35/250	250	26	40
Suisun	38.3 MGD		8.1 MGD	27 MGD

Source: Provided by Kevin Cullen, Fairfield- Suisun Sewer District (October 2015).

Within the last decade numerous improvements have been made to the treatment facilities to increase peak capacity and improve upon the treatment process. A treatment plant project to replace chlorine disinfection with ultra-violet disinfection was completed in 2011. The Central-Suisun Forcemain Equalization Project, completed in 2013, increased the reliable peak capacity of the Suisun Pump Station from 31.7 to 38.3 mgd, allowing for more water to be processed. The Suisun Forcemain improvement project has enabled the pump station to meet current and near-term capacity needs until growth and revenue projections become more certain. New projects identified in the master plan will still be needed to meet long-term capacity requirements.

April 11, 2018



Source: Provided by Kevin Cullen, Fairfield- Suisun Sewer District (October 2015).

To date, system evaluation and capacity assurance of the City's collection system has consisted of observation of sewer system performance during dry and wet weather and enforcement of the City's design standards for new sewers. Capacity assessment has been handled historically by the Fairfield Suisun Sewer District for the geographic area including Fairfield, Suisun City and portions of Solano County served by the District.

In 2008, the District completed a Sewer System Master Plan. The Master Plan identified all parcels within the service area of Suisun City, land use type for each parcel and the status of developed versus undeveloped. Wastewater flows generated by each parcel were calculated and imported into a hydraulic model of the sewer system. The Master Plan utilized a hydraulic model to assess the current and future flows and capacity needs of all gravity sewers 12-inches in diameter and larger; these larger trunk sewers have a greater potential for capacity deficiency due to extended tributary areas.

The future evaluation and capacity assurance of City sewers will include continued observation of system performance during wet weather; expansion of the hydraulic model as needed, and enforcement of design standards to ensure that new sewers are sized with adequate capacity to serve new development. In the future, the City plans to prepare a Master Plan for its sanitary sewer system, which will be coordinated with the District's Master Plan and hydraulic model, in order to develop a capital improvement program to address any identified capacity issues.

April 11, 2018

The FSSD recently completed a treatment plant expansion that increased the average dry weather capacity from 17.5 mgd to 23.7 mgd and reliable peak-flow capacity from 34.8 mgd to 52.3 mgd. Currently there are no scheduled projects in Suisun city for collection system improvements.

Determinations:

6.21 The City and FSSD jointly operate and maintain the wastewater collection system that serves the City. FSSD owns and operates the trunk sewer system, which includes all 12-inch and larger sewers and the major pump stations and force mains that convey wastewater to the District's wastewater treatment plant. Wastewater flows by gravity or is pumped by smaller stations to four major pump stations which pump wastewater to the treatment plant.

6.22 Suisun City is served by Suisun Pump Station and three smaller stations: Lawler I Pump Station, Lawler II Pump Station, and Crystal Street Pump Station. Capacity at the Suisun Pump Station was recently upgraded to a capacity of 38.3 MGD. Typical dry weather flow is 8.1 MGD and wet weather flow is 27 MGD. Along with the smaller pump stations there is sufficient capacity.

6.23 The FSSD recently completed a treatment plant expansion that increased the average dry weather capacity from 17.5 mgd to 23.7 mgd and reliable peak-flow capacity from 34.8 mgd to 52.3 mgd.

6.9 –Water

The City provides domestic water for all properties located within its boundaries. Domestic water is provided through the Suisun-Solano Water Authority (SSWA). Suisun City and Solano Irrigation District (SID) formed a Joint Exercise of Powers Agreement in 1976 to provide a long-term water supply for the City. In 1990, the partnership became a full Joint Powers Authority named the Suisun-Solano Water Authority (SSWA), resulting in reconstruction and modernization of the old Suisun Water System. The City handles the local billing and requests for water and sewer service; the SID delivers the water to the meter of each property. The SSWA Board, which consists of the City Council and the SID Board, provides policy direction for SSWA.

Water Sources

Implementation of the 2035 General Plan designates land uses that, if developed to full buildout, would increase water demand. Based on the projected population at buildout of the 2035 General Plan (32,400) and demand factors presented in the SSWA's Urban Water Management Plan (UWMP), the total projected water demand at buildout of the 2035 General Plan would be approximately 4,251 acre-feet per year (AFY).

This impact analysis examines the estimated increase in water demand in relation to the existing water use conditions to estimate the availability and adequacy of water supply. Water supplies for the City are provided by the SSWA. The SSWA receives water supplies from the U.S. Bureau of Reclamation's Solano Project and the California Department of Water Resource's State Water Project (SWP), both of which are wholesaled by the Solano County

April 11, 2018

Water Agency and Solano Irrigation District. Existing and projected water demands in the SSWA service area will be met by the water supplies described above and contract entitlements for each agency are summarized in Table 6-9. In 2010, the SSWA service area had a total of 4,144 afy of potable water available. This total is anticipated to increase to 6,000 AFY by 2035.

SSWA currently does not use any groundwater in its system. SSWA delivered groundwater produced by a well owned by City of Suisun City until 2001. The need for the well was eliminated by the installation of the Benton Court and Suisun Valley Pumping Plants in 2000-2001. There are no plans to resume service from this well or the Suisun Valley in general due to high mineral content in the groundwater, sufficient alternative surface water supplies, and the need to replace miles of pipeline at considerable cost in order to convey water from the Suisun Valley back to the main SSWA service area.

The Fairfield-Suisun Sewer District (FSSD) oversees wastewater collection and treatment and water recycling services in the City of Fairfield, Suisun City, and Travis Air Force Base. Currently there is no reclaimed water use nor are there plans to provide reclaimed water within the SSWA service area because there is no conveyance infrastructure in place to deliver recycled water from the FSSD Fairfield-Suisun Subregional Wastewater Treatment Plant (WWTP) to the SSWA service area. SSWA's capital improvement plans will in the future review the potential for future recycling and options for financing. Cooperation with the City of Fairfield and the FSSD would be required to implement any future actions, and neither of these agencies has planned water recycling projects.

Table 6-9 SSWA Existing and Projected Water Supplies (AFY)						
Water Supply Source	2010	2015	2020	2025	2030	2035
Solano Project	1,600	1,600	1,600	1,600	1,600	1,600
State Water Project	-	1,300	1,300	1,300	1,300	1,300
Contract for State Water Project supplies	2,514	1,577	1,939	2,735	2,737	3,100
Total Supply	6,124	6,492	6,859	7,660	7,667	8,035

Source: 2035 General Plan Environmental Impact Report (2015).

Facilities

Currently there are four (4) storage tanks in the water system which are the following: Cement Hill Tank (2 million gallons), Gregory Hill Tank (2 million gallons), Sports Complex Tank (1.5 million gallons), and Suisun City Corporation Yard Tank (1 million gallons). The Cement Hill Tank is supplied by the Cement Hill Water Treatment Plants No. 1 and 2, which delivers water to Suisun City, the unincorporated area of Tolenas and the Suisun Valley. The Gregory Hill Tank receives its water from the Suisun City Distribution system which is pumped from the Benton Court Pumping Plant located in Old Town Suisun City with a pumping capacity of 1,000

April 11, 2018

gpm. The Gregory Hill Tank supplies water to the Suisun Valley through the Suisun Valley Pumping Plant at a rate of 400 gpm and/or gravity feeds back into the Suisun City distribution system. The Sports Complex Tank is a supplemental ground level storage tank with a pump to boost into the distribution system at 2,000 gpm. The Suisun City Corporation Yard tank is also a supplemental ground level storage tank with a pump to boost into the distribution system at 1,200 gpm. These facilities would provide a peaking storage of 20% and an emergency storage of approximately one full anticipated maximum day demand, and will also provide fire storage of 420,000 gallons. The table below lists the facilities in the SSWA water system. Table 6-10 summarizes facilities in the system.

As a result of a condition assessment conducted by the SSWA in 2012, it has been determined that an additional Cement Hill Tank, Cement Hill Tank 2 is needed to meet demands.

Service Demand

In December 2012 the SSWA completed its Water System Review, a report which projected updated information on the anticipated growth and development within its service area, as well as a revised estimate for water demand. Based on a review of historic water use records over the last 15 years, the Annual Average Day (AAD) demand of each year was used to calculate respective factors for the Maximum Month and Maximum Day demands for each year. Below is the estimated peak buildout demand, which was calculated using the highest demand factors occurring over the last 15 years (SSWA 2012: 4).

The ultimate maximum day demand is estimated in Table 6-11 at 6,470 gpm (9.3 MGD) for the service area. This represents a significant decrease from the previous figure of 11.08 MGD that was estimated in the 2007 Water Supply Options report (SSWA 2012: 6).

The SSWA water demand is anticipated to be less than available water supplies through 2035 in normal water years. As shown in Table 6-8, water supply is projected to be sufficient in normal water years over the UWMP's 20-year planning period (i.e., 2015 to 2035). Although Table 6-12 shows that water supply in single- dry and multiple-dry water years is insufficient to meet demand within the SSWA service area over the 20-year planning period, a joint powers agreement between SID and Suisun City ensures that water will be provided from the SID water supplies and therefore there will be sufficient water supplies to meet demands (SSWA 2011:66).

A footnote in the UWMP indicates that:

"The apparent negative supply totals are a result of the methodology used for calculating supply reliability. In fact, per the joint powers agreement between SID and City of Suisun City the commitment has been made that water will be provided for the service area from the SID supply and therefore there will not in fact be a water shortage" (SSWA 2011:67).

Table 6-10 Water Supply Facilities

Cement Hill Water Treatment Plant	
Plant No. 1 (constructed in 1978-79)	Conventional plant, 4.6 MGD design capacity
Plant No. 2 (constructed in 1992-93)	Conventional plant, 5.4 MGD design capacity
Gregory Hill Water Treatment Plant (constructed in 1962-63)	Diatomaceous earth plant, 0.56 MGD design capacity removed from service
Cement Hill Tank	2,000,000 gallons, welded steel
Gregory Hill Tank	2,000,000 gallons, welded steel
Sports Complex Tank	1,500,000 gallons, welded steel
Suisun City Corp Yard Tank	1,000,000 gallons, welded steel
Benton Court Pumping Plant	1,000 gpm
Sports Complex Pumping Plant	2,000 gpm
Suisun City Corp Yard Pumping Plant	1,200 gpm
Suisun Valley Pumping Plant	400 gpm
Pipelines	96 miles
Mainline Valves	1,700 units
Metered Services	8,100 units

Source: Urban Water Management Plan- June 14, 2011 by Maddaus Water Management and SSWA Staff.

Note: units refer to the amount of mainline valves/meters

Table 6 –11 Water Usage Demand Factors

Annual Average Day (gpm) (AAD)	1
Maximum Month (gpm)	1.58 x AAD
Maximum Day (gpm)	1.92 x AAD
Maximum Hour (gpm)	3.4 x AAD (Estimated ratio)

Source: SSWA Water System Review (December 12, 2012).

Section 3.0 of the 1990 SSWA Implementation and Lease Agreement states that the "City and District may agree to add additional lands to the Joint Service Area covered by this Agreement. Such action shall be accomplished only by amendment to this Agreement or by a separate written agreement..." According to SID, this process would require future negotiations to an amendment of the JPA.

Water demand is anticipated to be less than available water supplies through 2035 in normal water years. A joint powers agreement between SID and Suisun City ensures that water will be provided from the SID water supplies and therefore there will be sufficient water supplies to meet demands.

Table 6-12					
SSWA Comparison of Water Supply and Demand, 2015-2035					
Total Water Supplies and Demand	Projected Demands (AFY)				
	2015	2020	2025	2030	2035
	Normal Year				
Total Supply	4,477	4,839	5,275	5,637	6,000
Total Demand	4,462	4,198	4,235	4,232	4,251
Differences (Supply minus Demand)	15	641	1,040	1,405	1,749
	Single-Dry Year				
	2015	2020	2025	2030	2035
	Multiple-Dry Year				
Total Supply	4,432	4,791	5,222	5,581	5,940
Total Demand	4,462	4,462	4,462	4,462	4,462
Differences (Supply minus Demand)	(30)	593	987	1,349	1,689
	Multiple-Dry Year				
	2015	2020	2025	2030	2035
Total Supply	4,253	4,597	5,011	5,355	5,700
Total Demand					

	4,462	4,462	4,462	4,462	4,462
Differences (Supply minus Demand)	(209)	399	776	1,123	1,499
Multiple-Dry Year 2					
Total Supply	4,164	4,500	4,906	5,242	5,580
Total Demand	4,462	4,198	4,235	4,232	4,251
Differences (Supply minus Demand)	(298)	302	671	1,010	1,329
Multiple-Dry Year 3					
Total Supply	3,492	3,774	4,115	4,397	4,680
Total Demand	4,462	4,198	4,235	4,232	4,251
Differences (Supply minus Demand)	(970)	(424)	(120)	165	429

Source: 2035 General Plan Environmental Impact Report, 2015.

Rates

The bi-monthly water rate is divided into two parts- **a base service charge**, based on service class and the size of the meter, and a **usage charge**, based on the amount of water used during a billing period. Table 6-13 shows water service charges.

Table 6-13
General Service Water Rates

Meter Size	Base Charge
¾"	\$44.11
1"	\$70.03
1 ½"	\$87.30
Water Usage Charges	
¾" Meter Residential (Standard)	
Rate per unit	\$1.99
(1 unit = 748 gallons of water)	

Source: Suisun City Finance Department

Rates are reviewed annually during the financial planning process by the SSWA. The last rate increase was on July 2015.

Conservation & Legislation

The 2035 General Plan includes measures to ensure that sufficient water sources are made available to serve new development. The City will condition approval of new developments on the availability of sufficient water supply, storage, and fire flow (water pressure), per City standards and require demonstration of adequate long-term water supply for large development projects as defined in Water Code 10912(a). The City will also require the use of water

conservation technologies such as low-flow toilets, efficient clothes washers, and efficient water-using industrial equipment in new construction, in accordance with code requirements; encourage use of recycled water for outdoor irrigation, fire hydrants, and commercial and industrial processes; and require new development to incorporate climate-appropriate landscaping to reduce water demand. In addition, the City will comprehensively assess water supply and demand and identify a range of local conservation measures to be implemented through UWMP.

In addition, the 2035 General Plan includes policies committing the City to ongoing water supply planning with Solano County Water Agency, Solano Irrigation District, and other local jurisdictions and initiating a study with the SSWA and the Solano County Water Agency to determine the feasibility of extending a connection from the SSWA water treatment facility to Suisun City so that the City may directly utilize its Solano Project water entitlement. The City will also support FSSD efforts to explore the feasibility of using treated wastewater for irrigation in parks, landscaped areas, and other appropriate locations.

Determinations:

6.24 Suisun City and Solano Irrigation District (SID) formed a Joint Exercise of Powers Agreement in 1976 to provide a long-term water supply for the City. In 1990, the partnership became a full Joint Powers Authority named the Suisun-Solano Water Authority (SSWA). Water sources are primarily surface water from the Solano Project and the State Water Project.

6.25 The City currently serves 8,100 connections. The total projected water demand at buildout of the 2035 General Plan would be approximately 4,251 acre-feet per year (afy) while the estimated normal year supply in 2035 is 8,035 afy. Water demand is anticipated to be less than available water supplies through 2035 in normal water years. Water supply in single-dry and multiple-dry water years is insufficient to meet demand within the SSWA service area over the 20-year planning period. A joint powers agreement between SID and Suisun City ensures that water will be provided from the SID water supplies and therefore there will be sufficient water supplies to meet demands.

6.26 The City operates two treatment plants at Cement Hill and Gregory Hill with a combined capacity of 10.56 MGD. The City also maintains four storage tanks with a capacity of 6.5 million gallons. These facilities would provide a peaking storage of 20% and an emergency storage of approximately one full anticipated maximum day demand, and will also provide fire storage of 420,000 gallons.

7: Financial Ability to Provide Services

The City's budget is accounted for in over 100 individual funds that fall into three main categories: operations, capital improvements (CIP), and debt service. Total general fund revenues projected for FY 2015-16 amount to nearly \$11 million, which is an increase of nearly \$1.5 million over the FY 2014-15 estimated budget. Trends of the City's key revenue sources are depicted in Exhibit 5 and Exhibit 6.

Though new development generally pays for itself, annexation proposals are evaluated to ensure that facilities and services provided by the City can be done so efficiently. If new development is located where the provision of services would be inefficient and more expensive than anticipated for the City, the City must evaluate annexation proposals to ensure efficient service levels. Provided the property owner or development can afford to subsidize the necessary improvements, municipal utilities and services may be extended to annexed areas.

The following are descriptions of various funding sources which could finance the construction or operation of public facilities.

7.1- General Fund

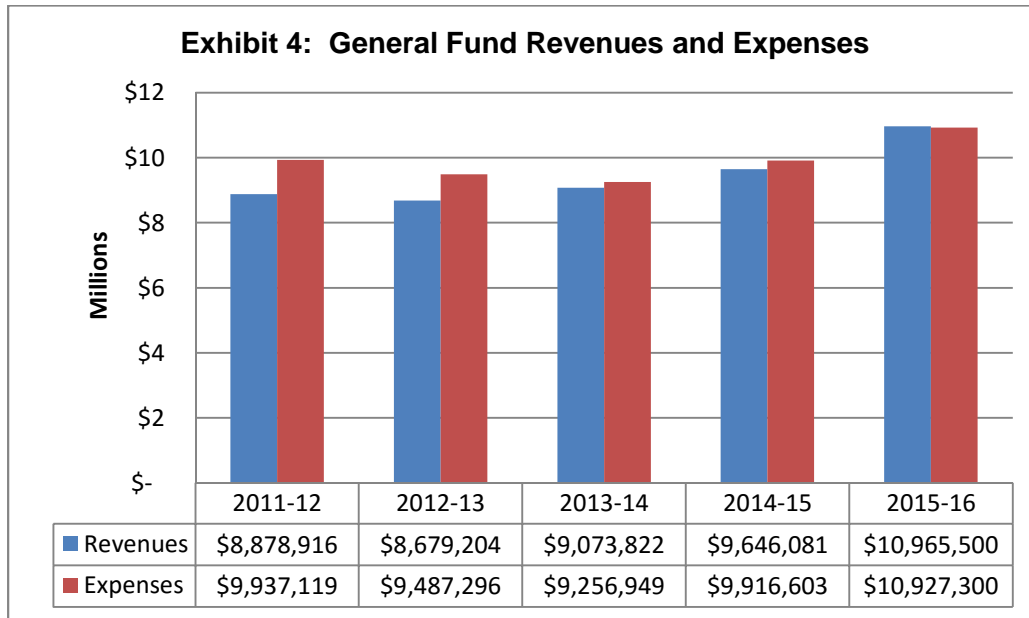
Negatively impacted financially in the past by the dissolution of the Redevelopment Agency, delay in Walmart's opening, and the "Great Recession", economic trends are finally starting to improve in the City of Suisun City. As evidence of an improving economy, the adopted FY 2015-16 Annual Budget is the City's first budget since FY 2007-08 that is a structurally balanced budget. All municipal budgets, by law, have to be balanced. But a structurally balanced budget, where ongoing revenues exceed ongoing expenditures, is the ultimate goal. The ability to achieve a structurally balanced budget is largely attributed to the additional sales tax revenue generated from the new Walmart that opened in March 2015. Another major driver of the increase in revenues is improving economy, specifically the increase in property values, which results in additional property taxes for the City. .

Total revenues for FY 2015-16 are anticipated to amount to just under \$11 million. With an anticipated beginning balance of about \$2.4 million, this results in total anticipated resources for FY 2015-16 of about \$13.3 million.

The FY 2015-16 Recommend Annual Budget for the General Fund expenditures would amount to over \$11.1 million. As indicated in the summary table below, this includes:

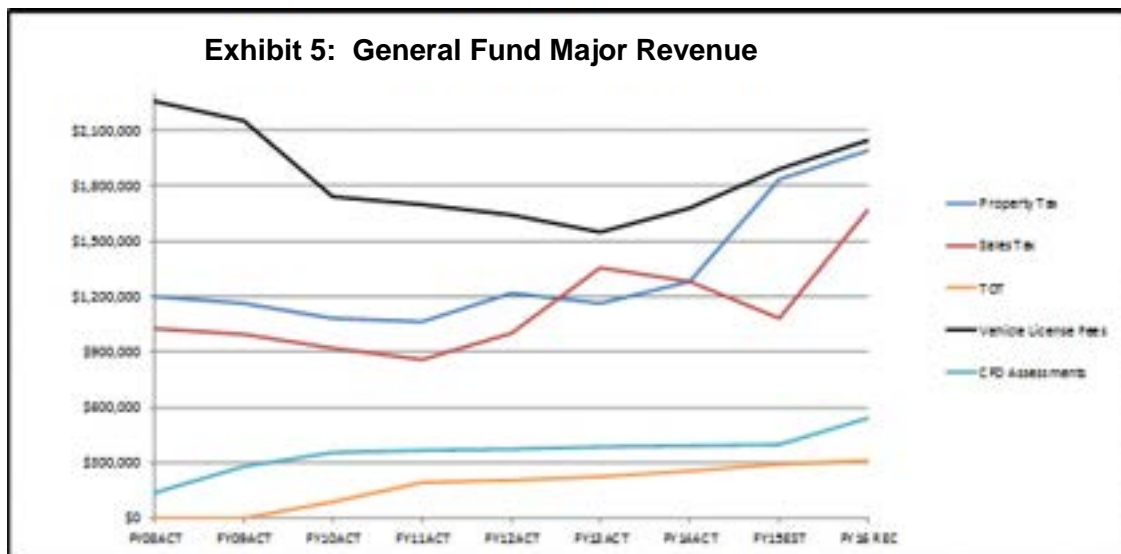
- \$10.2 million for ongoing operating costs, which include personnel services, services & supplies and interdepartmental charges
- \$729,200 for one-time, non-recurring expenditures
- \$214,000 for non-operating expenditures such as debt service and major capital

April 11, 2018



Source: Suisun City Finance Department.

As displayed in the table above, over the past three years the structural status of the General Fund has evolved, trending from significant structural deficits to a modest structural surplus in FY 2015-16. Although expenditures have increased from about \$10 million to about \$11 million, revenues, including transfers in, increased at a slightly higher clip, from approximately \$9.6 million to about \$11 million in FY 2015-16. This is an increase of nearly \$1.4 million over the FY 2014-15 Actual Budget. These include vehicle license fees, property tax, sales tax, CFD Assessments and TOT.



Source: Suisun City FY 2015/16 Budget Message.

The department operating budgets for the last four fiscal years are depicted below in Table 7-1.

Table 7-1 Department Operating Budgets

	FY12/13 Actual	FY13/14 Actual	FY14/15 Amended	FY15/16 Recommended
City Council	\$ 157,437	\$ 160,264	\$ 172,200	\$ 170,600
City Clerk	\$ 86,531	\$ 56,258	\$ 112,800	\$ 65,100
City Treasurer	\$ 23,669	\$ 25,687	\$ 28,500	\$ 27,800
City Manager	\$ 169,610	\$ 176,445	\$ 183,600	\$ 188,800
Administrative Services	\$ 1,867,358	\$ 1,496,563	\$ 1,716,300	\$ 1,644,000
Police	\$ 5,088,760	\$ 4,875,152	\$ 5,120,000	\$ 5,594,000
Fire	\$ 916,134	\$ 946,488	\$ 1,037,900	\$ 1,127,800
Building & Public Works	\$ 3,784,166	\$ 3,787,073	\$ 5,972,800	\$ 6,202,200
Development Services	\$ 4,425,509	\$ 4,125,042	\$ 4,944,200	\$ 3,778,100
Recreation & Community Services	\$ 1,434,804	\$ 1,443,801	\$ 1,761,100	\$ 1,625,900
Non-Departmental	\$ 228,499	\$ 177,348	\$ 455,900	\$ 319,200
Total Department Operating	\$ 18,182,477	\$ 17,270,121	\$ 21,505,300	\$ 20,743,500

Source: Suisun City FY 2015-16 Budget.

General Fund Revenue Sources

Given the decline in reserves to approximately 20%, and the pending lawsuit with the California Department of Finance regarding a large portion of the cash held in the reserve, the following key revenue sources have been analyzed conservatively for the coming year.

Property Taxes are estimated to be roughly 8.51% above the FY 2014-15 Actual budget, and about 55.51% above the FY 2013-14 Actual budget. This increase is due in large part to an increase in assessed property values. The City receives about 17 cents (\$0.1790) of every property tax dollar generated in Suisun City.

Local Taxes include sales taxes, property tax in-lieu of sales taxes, franchise taxes, and transient occupancy taxes. As a combined revenue category, these revenues are projected to increase by about 28.6% in comparison to the FY 2014-15 Actual budget, and increase by over 18.96% compared with the FY 2013-14 Actual budget. Most of this increase is a result of Walmart's opening.

Licenses & Permits are anticipated to increase by about 23.77% from the FY 2014-15 Actual budget, and decrease by about 4.85% from the FY 2013-14 Actual budget, primarily due to the fact that there was significant permitting revenue from Walmart that included in the FY 2014-15 Actual figures, and the Jubilee subdivision is projected to pay its permit fees in FY 2015-16. This revenue category includes, but is not limited to building permits, animal licenses, and businesses licenses.

April 11, 2018

Fines and Forfeitures are expected to remain relatively constant same compared with FY 2014-15 Actual and decrease about 6.39% from FY 2012-13. Examples of fines and forfeitures include, but are not limited to parking fines, alarm fines, and late fees.

Use of Money & Property, composed of investment interests, are expected to increase by approximately 70.01% compared to FY 2014-15 Actual, which is largely a result of an increase in indirect charges to SSWA that will to the City.

Intergovernmental Revenue, which includes the Vehicle License Fee (VLF), Property Tax In-Lieu of VLF, and payments from the Suisun-Solano Water Agency, is anticipated to increase about 4.74% over the FY 14-15 Actual and increase about 21.24% compared with the FY 2013-2014 Actual.

Charges for Services are expected to remain relatively stable from FY 2014-15 Actual and decrease by about 24.31% compared to FY 2013-14 Actual. The decrease is based primarily on the fact that the Walmart projected started in FY 2013-14.

Intragovernmental Revenue are projected to see an increase of about 9.21% compared to FY 2014-15 Actual and an increase of 31.25% over the FY 2013-14 Actual, which is largely driven by an increase in Community Facility District Assessments.

Miscellaneous Revenues, or revenue that is not reoccurring, are \$20,200 in FY 2015-16. This is a significant decline from the 2014-15 Actual as there were one-time revenues realized of approximately \$100,000 that were not collected again in FY 2015-16.

Contingencies & Reserves

The City Council has established a policy of maintaining an Emergency Reserve goal of not less than 20% of the current fiscal year General Fund operating budget net of Transfers to Other Funds or Agencies. As the table below indicates, the proposed FY 2014-15 Annual Budget contains total contingencies and reserves of about \$1.7 million. This only includes the amount set aside for Emergency Reserve that would fall just short of the 20% goal that is set forth in the City's financial policies.

Table 7-2 General Fund Contingencies and Reserves

Revenue Object	FY 13/14 Actual	FY 14/15 Amended	FY 14/15 Estimated	FY 15/16 Recommended
General Contingency	\$ 105,500	\$	\$	\$ -
Organizational Contingency	\$ -	\$	\$	\$ -
DOF Reserve	\$ -	\$	\$	\$ 1,750,000
Emergency Reserve	\$ 2,346,400	\$ 1,726,800	\$ 2,366,000	\$ 440,200

Source: FY 2015-16 Annual Budget.

April 11, 2018

Determinations:

7.1 Over the past three years the structural status of the General Fund has evolved, trending from significant structural deficits to a modest structural surplus in FY 2015-16. Although expenditures have increased from about \$10 million to about \$11 million, revenues, including transfers in, increased at a slightly higher rate, from approximately \$9.6 million to about \$11 million for FY 2015-16.

7.2 Vehicle license fees, property tax and sales tax account for a large portion of revenues. Building and public works, law enforcement, and development services account for 30%, 27%, and 18% of expenses respectively.

7.2- Capital Improvements

Capital Improvement Program (CIP) is used as a planning tool to identify public facility needs. Three elements make up a CIP. First is the program of projects, the second is their funding strategies and finally schedules for implementation. Projects can run the full gamut of public improvements such as new buildings, parks, streets, sanitary sewers, storm drains and the like. Similarly, funding can come through a wide range of sources such as State and Federal grants, Development Fees, accumulated agency funds, assessment district revenues and development agreements among others.

A CIP is also a mechanism by which the agency identifies the timeframe in which the project(s) are built. This schedule is typically a five-year plan but some agencies look out further at a ten-year plan. The CIP can be reviewed annually as a part of the budget process or can be reviewed separately. Any changes to the program of projects or schedules are based on things such as available funding and timing of that funding, project re-prioritization due to safety concerns, or any other factors the agency becomes aware of during the review process. It is also possible that some projects do not have any identified funding strategy but are on the list to take advantage of any funding that becomes available.

Program of Projects

Approved concurrently with the FY 2015-16 Annual Budget, the 2015-16 CIP includes 18 projects over the span of five years. Over 69 percent of all project funding is devoted to Public Infrastructure projects. This represents a decrease of about 21 percent from the FY 2014-15 Amended budget in this category. Economic Development/ Redevelopment projects (once about 40 percent of the CIP) are currently non-existent due to the elimination of Redevelopment Agency.

Table 7-3 Capital Improvement Categories

Capital Category	FY 2013/14 Actual	FY 2014/15 Amended	FY 2015/16 Recommend
Economic Development	\$ -	\$ -	\$ -
Public Safety/Emergency Services	\$ 20,664	\$ 36,300	\$ 392,100
Public Infrastructure	\$342,964	\$4,026,300	\$ 3,195,100
Community Services/ Parks	\$ 18,189	\$ 902,900	\$ 836,900
Housing/ Community Development	\$180,858	\$ -	\$ -
General Government	\$ 39,867	\$ 189,900	\$ 189,900
Total	\$602,542	\$5,155,400	\$ 4,614,000

Source: Data from the FY 15/16 Annual Budget.

CIP Categories

Table 7-3 shows the six CIP categories in which capital improvements are classified and anticipated expenses for the current fiscal year.

A. Economic Development – Projects included in this category would provide for the implementation of an economic development program in order to diversify and enhance the City's ability to fund community services and facilities, as well as to eliminate blight and blighting influences. This is not funded for FY 15/16.

B. Public Safety/ Emergency Services- Projects included in this category would provide for the acquisition of technology, equipment or vehicles, as well as the construction or refurbishment of buildings that are utilized by the Police or Fire Departments. Currently only about 8.5 percent of the CIP would be devoted to this category for FY 15/16.

C. Public Infrastructure- Projects included in this category would provide for the construction or refurbishment of the City's streets, sidewalks, multi-modal transit station, park & ride facilities, sanitary sewer and storm drain rehabilitation, storm water quality improvements, flood control, hazardous waste, bicycle and pedestrian paths. About 69 percent of the CIP is devoted to this category for FY 15/16.

D. Community Services / Park- Projects included in this category would provide for the construction or refurbishment of park facilities, recreation amenities, and landscaped public spaces throughout the City. As mentioned in the Parks and Recreation section, the City requires new development to fund improvements and/or dedication of real property, in accordance with City adopted standards. About 18 percent of the CIP is devoted to this category for FY 15/16.

E. Housing/ Community Development- Projects included in this category would provide for the implementation of an affordable housing program, as well as the implementation of long-term community plans. This is not funded for FY 15/16.

F. General Government- Projects included in this category would provide for the acquisition of technology to enhance the City's ability to deliver quality public services and to communicate effectively with the community as well as the construction and major maintenance of general governmental facilities. About 4 percent of the CIP would be devoted to this category for FY 15/16.

Funding Strategies

Assessment Districts- Assessment Districts are an option for funding public improvements. The establishment requires the approval of two-thirds of all property owners in the proposed district. With City Council and property owner approval, an assessment district issues bonds to pay for improvements and assesses the property owners for the annual debt service of the bonds. Currently the City has eight Maintenance Assessment Districts (MAD). The source is expected to generate \$649,805 in 2015/16.

Community Facility Districts- The Mello-Roos Community Facilities Act of 1982 is an enormously flexible tool placed at the disposal of local governmental agencies within the State to help them finance needed community facilities and services through the levy of voter approved special taxes. The special tax paid by properties within the community facility district (CFD) can be used to finance bonds to pay for improvements. Suisun City currently has three CFDs. CFD#1 is treated more like a MAD and has an annual engineer's report produced by the consultant. CFD#2 is a Citywide CFD. The six tax zones associated with CFD#2 are typically formed when a parcel(s) is annexed into the Citywide CFD#2. In June 2015, City Council adopted Ordinance No. 73, effectively forming the third CFD. CFD #3 provides tax rates for an industrial land use category that was not provided in CFD #2.

AB 1600 Fees- Also known as development impact fees under Government Code Section 66000, AB 1600 are payments for improvements imposed on an applicant in connection with approval of a development project to mitigate the impacts related to that development project under the California Environmental Quality Act (CEQA). These one-time fees exacted fund infrastructure needed to serve the whole community of Suisun City. For example, development impact fees may subsidize such projects like park improvements and off site street improvements. Established in 1993, the City is currently having a study conducted in an effort to update development impact fees.

Development Agreements- Development agreements are contracts between property owners and the City which provide the means of ensuring the property owner a vested right to development phasing or intensity for a specified period of time in exchange for certain obligations or performance clauses that the developer must satisfy. This may include infrastructure improvements that exceed the limits otherwise set by AB 1600.

Sewer and Water Connection Charge- A fee is collected prior to connection to the City's water and sewer system. These connection fees are intended to cover the costs of operations. Ideally and typically, the fees exacted would also have a component that would provide for any future upgrades to the sewer or water system.

April 11, 2018

State and Federal Grant Funding- Available at the State and Federal level are different sources for the City to utilize, if applicable, to assist in project implementation. An example of federal legislation that provides additional options for funding includes the recently enacted Fixing America's Surface Transportation Act (FAST Act). The FAST Act authorizes various grant programs including the Safe Routes to School (SR2S), Program the Highway Safety Improvement Program (HSIP), and the Congestion Mitigation and Air Quality Improvement (CMAQ) Program.

Determinations:

7.3 The 2015-16 CIP includes 18 projects over the span of five years. Over 69 percent of all project funding is devoted to Public Infrastructure projects.

7.4 Sources for funding CIP include eight maintenance assessment districts, Mello Roos districts, AB 1600 fees, sewer and water connection fees, development agreements and state and federal grants.

7.3- Enterprise Funds

An enterprise fund establishes a separate accounting and financial reporting mechanism for municipal services which a fee is charged in exchange for goods or services. They may be established, "for a utility, health care, recreational transportation facility." Examples of which include the following

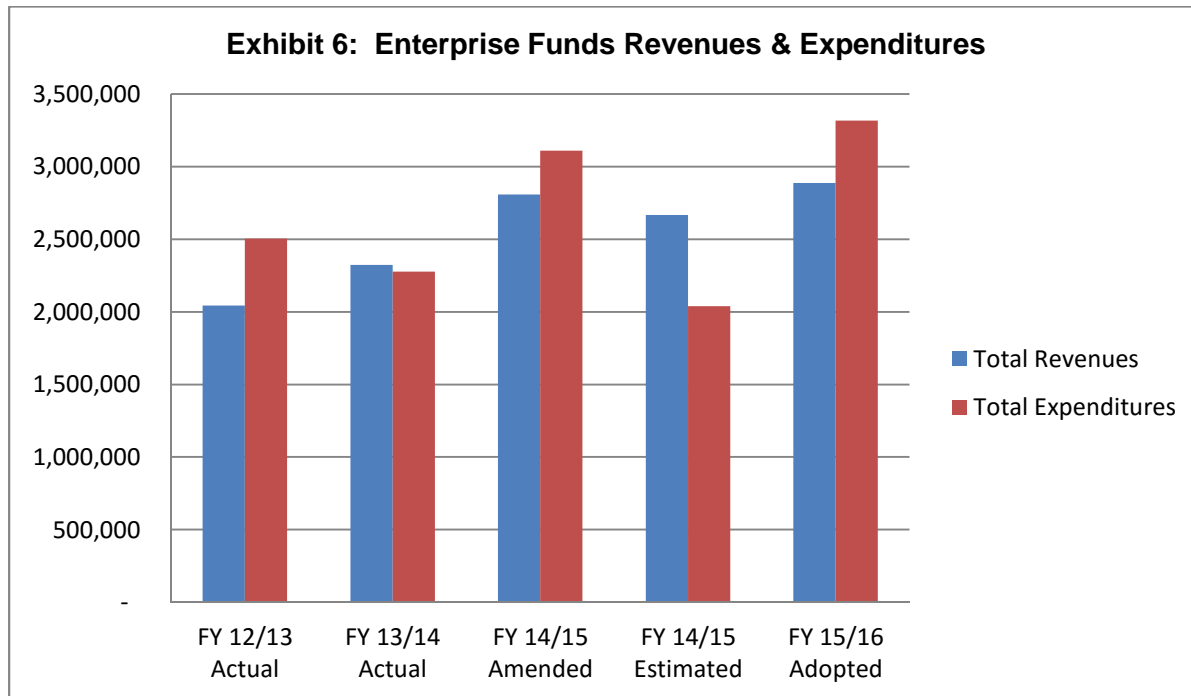
- Public utilities- water, sewer, trash disposal
- Health-care- ambulance service, nursing homes
- Recreation- skating rinks, pool, golf courses
- Transportation- airports, dock and wharf facilities

The community may not establish enterprise funds for normal government operations or services such as building rentals, inspectional services, or cemeteries. Establishing an enterprise fund does not create a separate or autonomous entity from the municipal government operation. Enterprise accounting allows the community to demonstrate to the public the portions of total costs of a service that is recovered through user charges and, if any, the portion that is subsidized by the tax levy or other available funds.

A municipality may adopt an enterprise fund with approval by a City Council vote or by Town Meeting. Each enterprise fund must be adopted separately with its own vote. This allows municipal legislative bodies to identify and evaluate each enterprise on its own merit.

Adopted in the year 2000, the City of Suisun City has five enterprise funds, also known as internal service funds. The internal service funds are composed of the Motor Vehicle Repair, Motor Vehicle Replacement, Network Maintenance, Public Works Operating Costs, and the Self- Insurance Funds, respectively. Overall, these funds account for the revenues and expenses for services rendered by the City in which a fee is charged. For example, the Public Works Operating fund accounts for operating costs and charges where service is provided,

including, but not limited to, Maintenance Districts, Streets, and various departments under the general fund. Exhibit 6 displays the revenues and expenditures of the City's enterprise funds.



Source: Suisun City Finance Department (2016)

Determinations:

7.5 The City of Suisun City has five enterprise funds, also known as internal service funds. The internal service funds are composed of the Motor Vehicle Repair, Motor Vehicle Replacement, Network Maintenance, Public Works Operating Costs, and the Self- Insurance Funds, respectively. In three of the last 5 years expenses have exceeded revenues, but it is difficult to tell from the data whether rates are sufficient for services provided.

April 11, 2018

8: Status and Opportunities for Shared Facilities

8.1- Shared Facilities and Regional Cooperation

Animal Services

The City of Suisun City is one of five cities contracted with Humane Animal Services (HAS), a non-profit organization for animal control within the City. Shelter services are provided at Solano County Animal Care Services in Fairfield at the Claybank Facility and in Vacaville, at the SPCA of Solano County. Per an MOU agreed upon by the five the five cities previously named and the County, Suisun City contributes annually to the expansion of the Claybank Facility at Fairfield.

Fire

The Fire Department enhances services to Suisun City by responding to requests for aid from other agencies through mutual aid agreements. In return, resources are provided to Suisun City when needed. Mutual Aid is requested through dispatch as the need is recognized. Mutual aid resources are predetermined in a countywide matrix up to the fifth alarm. Each alarm for a structure fire generally means an additional 2 engines to the incident, 1 engine to cover the city for other calls, a ladder truck to the scene, and 1 chief officer to the scene. For a wildland fire alarm response, each alarm requests 1 engine to the scene, 1 engine to the station, 2 wild land fire engines to the scene, and 1 chief officer. After the fifth alarm request, resources are ordered five of the same type at a time through the county dispatch.

Law Enforcement

As discussed in the previous MSR, the City entered into an MOU with the Sheriff's Department of Solano County on December 12, 2005 in order to receive additional patrol services. Due to the reallocation of resources, the Sheriff's Department terminated the MOU with the City in July, 2006. No additional opportunities for shared services have been identified.

Parks and Recreation

Pedestrian and bicycle pathways access have been expanded around the Suisun Marsh in conjunction with state and federal agencies that manage the Marsh under the Suisun Marsh Protection Plan.

Public Works

Solano Transportation Authority (STA) manages and coordinates local transit services and analyzes opportunities to expand and connect to regional transit modes. The California Department of Transportation (Caltrans) governs the freeways that connect the municipality within Solano County, as well as the associated off-ramps. Communication and assistance between municipalities and Caltrans is necessary and frequent. All projects impacting State facilities are accomplished under a State encroachment permit or project approval process with review and approval by Caltrans.

Solid Waste

City contracts with Republic Services to provide weekly collection of Solid Waste. Solid waste is deposited to the Potrero Hills Landfill. The Potrero Hills Landfill receives waste from Sierra foothill counties and Alameda, Contra Costa, Marin, Mendocino, Napa, Sacramento, Santa

April 11, 2018

Clara, San Mateo, Solano, and Yolo Counties. It is expected that there will be continued shared use of the Potrero Hills Landfill by these cities.

Stormwater

City policies require private developers to pay impact fees and install infrastructure necessary to mitigate storm drainage impacts from new developments. Storm drainage discharge occurs in locations managed by different public agencies, e.g., the U.S. Army Corps of Engineers. These trends will continue as new development occurs in the City.

Wastewater

Sewer service is provided to Suisun City residents and businesses by the Fairfield- Suisun Sewer District (FSSD), an independent special district established to manage wastewater collection and treatment.

Water

As mentioned previously, in partnership with the Solano Irrigation District (SID), forming Suisun-Solano Water Authority (SSWA), the City efficiently provides water service within city limits.

Determinations:

8.1 The City works cooperatively with other cities and the County to provide more efficient services. The City collaborates for most services. They participate in the Humane Animal Services contract for animal control. They have mutual aid agreements with surrounding agencies for fire services. They provide transportation services by participating in the Solano Transportation Authority. Some parks and recreation services are provided by working with state and federal agencies that manage Suisun Marsh. The City shares the Potrero Hills Landfill for solid waste disposal with other cities in the region. They work with the Fairfield Suisun Sewer District to provide wastewater treatment and with the Suisun-Solano Water Authority to provide water.

8.2- Management Efficiencies

Shortly before the recession, and during the economic downturn that followed, Suisun City analyzed the management of its services in an effort to streamline operational processes and reduce associated costs. Subsequently, two major changes in the City management structure occurred within the last 10 years.

- July 1, 2008 -The Public Works, Facilities, and Engineering Department merged with the Building Department to form the current Public Works and Building Department.
- November 18, 2014 - The Community Development Department, which included planning and housing services, and the Economic Development Department combined to create the current Development Services Department.

Although no additional opportunities for changes to the City's management structure have been presently identified, the City will continue to analyze additional opportunities to improve upon operational efficiency and the utilization of resources.

Determinations:

8.2 The City continues to analyze opportunities to improve upon operational efficiency and the utilization of resources.

9: Government Structure and Accountability

This section will discuss the governance and how the City interacts with residents. That will consist of a discussion of the make-up of the city council, commissions that allow direct citizen involvement, an organizational chart, and staffing levels for city departments.

Suisun City is a general law city with a five member City Council. The City Council consists of five member elected at large to four year staggered terms. The Mayor is elected separately to a four year term. In addition, the residents elect the City Clerk and the City Treasurer to four year terms.

Council meetings are held twice a month on the first and third Tuesday at 7 pm in the City Council Chamber at Suisun City Hall located at 701 Civic Center Blvd. in Suisun City. Meetings are noticed according to the Brown Act. Council meetings are broadcast live and recorded for the archive. Recorded meetings are made available for viewing from the website.

The City does maintain a website. It is often the source of information for residents. In addition, to archives of the City Council meetings the website provides information on city sponsored events such as the Halloween Parade and Christmas on the Waterfront. It also provides a means to report abandoned cars, code violations, or to share a concern. The website includes news items such as water saving tips. The website allows residents to pay their water bill, apply for a building permit, bid on contracts, and apply for city staff positions.

City residents may apply for two city commissions. The Planning Commission consists of seven members appointed to four year staggered terms. As in other jurisdictions the Planning Commission reviews current development, long range plans for future development and acts on zoning and planning matters. The Planning Commission meets on the second and fourth Tuesdays of the month at 7 pm.

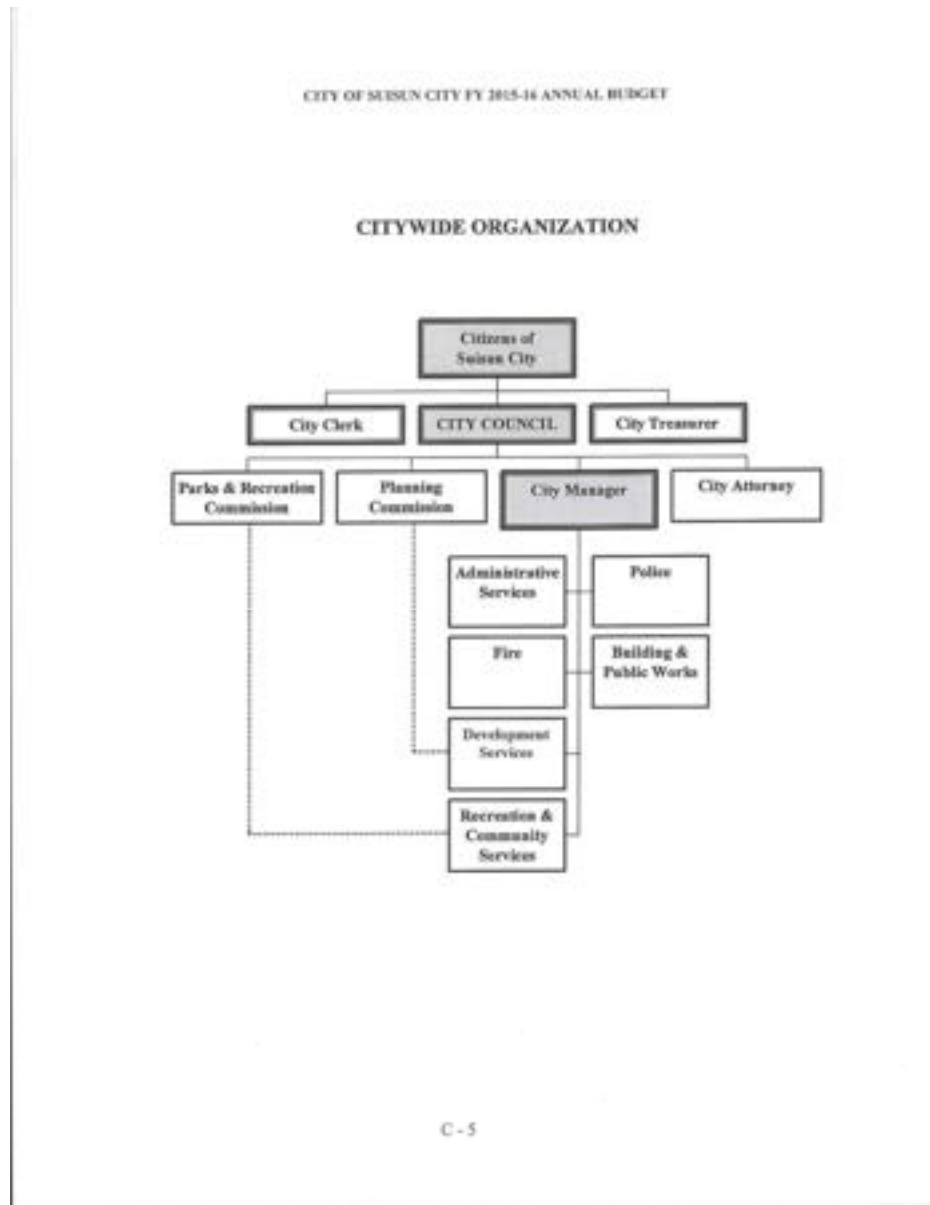
City residents may also be appointed to the Parks and Recreation Commission (PRC). The PRC is an advisory board to the Recreation Department, Public Works Department and the City Council. The PRC consists of five members that focus on leisure services and activities conducted within the City. Each Commissioner has a four year term which is staggered so there are experienced members at all times. The PRC meets on the first and third Wednesday of each month at 7:00 p.m.

The City Manager oversees six departments, Administrative Services, Police, Fire, Public Works and Building, Recreation and Community Services and Development Services. The Development Services Department was newly created in December 2014 to bring together the City's Economic Development, Planning, and Housing Authority functions. The new structure is

expected to result in a savings of approximately \$65,000 annually and allow the City to focus on Economic Development. A detailed organization chart is shown in Exhibit 7.

Table 9-1 shows staff by department for FY 15-16. The Table shows that staffing has been fairly constant since FY 12/13 at approximately 160 PY +/- 1. The Table also shows the city relies very heavily on temporary and volunteer positions. Of the 160 positions for FY 15/16, 77 are permanent and 83 are temporary or volunteer. The Table also shows the Fire Department is primarily a volunteer department with 3 permanent positions, the Fire Chief and two Administrative Fire Captains, and 61 volunteers.

Exhibit 7: Organizational Chart



Source: City of Suisun City FY 2015-16 Annual Budget.

Table 9-1 Staffing Detail by Department

		FY12/13 Actual	FY 13/14 Actual	FY 14/15 Amended	FY 15/16 Recommended
City Manager	Permanent	1.25	1.25	1.25	1.20
	Temporary	0.00	0.00	0.00	0.00
	Department Total	1.25	1.25	1.25	1.20
Administrative Services	Permanent	7.55	6.55	6.55	6.65
	Temporary	0.00	0.80	0.80	0.80
	Department Total	7.55	7.35	7.35	7.45
Police Department	Permanent	34.00	33.00	33.00	34.00
	Temporary	0.71	0.71	0.71	0.71
	Department Total	34.71	33.71	33.71	34.71
Fire Department	Permanent	3.00	3.00	3.00	3.00
	Temporary	60.88	60.88	60.88	60.88
	Department Total	63.88	63.88	63.88	63.88
Building & Public Works Department	Permanent	20.82	19.82	19.82	19.72
	Temporary	0.92	1.67	1.67	1.66
	Department Total	22.87	22.83	22.41	21.38
Recreation & Community Services	Permanent	3.00	4.00	4.00	5.00
	Temporary	19.87	18.83	18.41	16.60
	Department Total	22.87	22.83	22.41	21.60
Development Services Department	Permanent	8.38	8.38	8.38	7.43
	Temporary	0.27	0.27	0.27	0.20
	Department Total	8.65	8.65	8.65	9.43
CITYWIDE	Total				
	Permanent	78.00	76.00	76.00	77.00
	Total Volunteer & Temporary	82.65	83.16	82.74	82.66
	TOTAL STAFFING	160.65	159.16	158.74	159.65

Source: City of Suisun City Annual Budget FY 15/16

Page **64** of **74**

April 11, 2018

Determinations:

9.1 Suisun City is a general law city governed by a five member city council. Council members are elected at large to four year staggered terms. The Mayor is elected separately from the council to a four year term.

9.2 Council meetings are held on the first and third Tuesday at 7 pm at city hall council chambers. Meetings are noticed according to the Brown Act, televised live, and recorded for the archive. Tapes of meetings are available to the public.

9.3 Residents are appointed to the Planning Commission and the Parks and Recreation Commission. The Planning Commission consists of seven members appointed to four year staggered terms. The Parks and Recreation Commission consists of five members appointed to staggered terms.

9.4 The City communicates with residents through its website. The website communicates upcoming events, public meetings, and allows residents to pay their water bills.

9.5 The City Manager oversees six departments, administrative services, police, fire, public works, recreation and the development services. The City staff includes 77 permanent paid positions and 83 temporary and volunteer positions for a total of 160. Staffing has remained fairly constant over that last three years.

April 11, 2018

10: LAFCO Policies Affecting Service Delivery

Cortese-Knox-Hertzberg allows LAFCOs to establish policies to implement the law and process applications. Solano LAFCO has implemented eleven standards, six mandatory standards which mirror the requirements of CKH and five discretionary standards. Application of discretionary standards lies with the Commission.

Several of LAFCO's policies may affect the operation of the City. As the City updates and amends its general plan and sphere of influence the revised LAFCO sphere policy will guide the process. The new sphere policy allows for near term and long term spheres, where the near term sphere includes territory that will be proposed for annexation in the next five years. The long term sphere is designed to include territory that will be served in the next 5 to 20 years.

Each application that is received by LAFCO is reviewed by the eleven standards. As an example when LAFCO receives an application from a city for an annexation, Standard 5 requires pre-zoning of the territory as in Section 56375(a)(7) of CKH. Some examples of discretionary standards are Standard 9 and Standard 11.

Standard 9 states that urban growth should be guided away from prime agricultural land. It also encourages infill development before annexing territory outside city limits.

Standard 11 provides for mitigation of the loss of property tax when unincorporated territory is annexed to a full service city, such as Suisun City. Often when an area is developed it is detached from the Suisun Fire District. LAFCO's Standard 11 allows for the fire district to be compensated for loss of revenue. The compensation formula is determined by the City and the fire district. If no agreement is reached the LAFCO Commission makes the final decision.

The City on occasion receives requests for out of area services. Government Code Section 56133 describes conditions that LAFCO may allow out of area services. The conditions are that the area must be within the sphere or a health and safety issue.

Determinations:

10.1 The City will be affected by LAFCO's Sphere of Influence Policy and the eleven standards adopted for evaluating proposals that are submitted for LAFCO review.

11: Summary of Determinations

Growth and Population Projections

- 4.1 The estimated population of Suisun City in 2014 was 28,549.
- 4.2 Based on recent growth and ABAG projections, over the term of this service review, the population can be expected to grow 4-4.5% (29, 235- 29,800) by 2020.
- 4.3 At buildout in 2035, the General Plan projects a population of 32,400.

Disadvantaged and Unincorporated Communities

- 5.1 There are no disadvantaged unincorporated communities within or contiguous to the sphere of influence.

Present and Planned Capacity of Public Facilities

Animal Control

- 6.1 The City is one of five cities that provides animal control though an agreement with Humane Animal Services.
- 6.2 The City has signed a MOU with Benicia, Dixon, Fairfield, Rio Vista, Vacaville and Solano County for the maintenance and operation of the Claybank animal shelter in Fairfield.
- 6.3 Current capacity of animal control facilities accommodates 141 canine kennels and 77 feline cattery cages. The expansion of the facility will result in the addition of 128 canine kennels and 69 cattery cages, and overall increased holding capacity of the facilities.

Fire

- 6.4 The Suisun City Fire department is staffed by a Fire Chief, two Captains and 38 volunteers. With this staffing the department runs one engine 24/7 and a second engine 70% of the time. The department operates from a single station at 621 Pintail Dr.
- 6.5 The fire department provides basic life support and contracts for advanced life support with Medic Ambulance. Over the last three years the department has responded to 1,799, 1,922, and 1,915 calls for service. Most of the calls are for rescue and EMS. The City Council has set a goal of a response time of 5 minutes or less 90% of the time. The City is currently striving to meet that goal. The City has received an Insurance Services Office (ISO) rating of 3 out of 10 with an ISO rating of 1 being the best.
- 6.6 The City has mutual aid agreements with all other departments in the County.
- 6.7 The City plans to build two new fire stations, to accommodate expected growth. One of the new stations will replace an existing one.

Law Enforcement

- 6.8** The city police department operates from two facilities, a main location next to City Hall and the Burdick Center Substation which houses records.
- 6.9** In 2014 the staffing ratio was 0.75 sworn officers per thousand residents, responding to an average of 909 calls each.
- 6.10** Average response time ranged from 3 minutes 10 seconds for Priority 1 calls for service with an immediate threat to people and property to 4 minutes 7 seconds for Priority 4 calls for service for late reports of crimes or assistance with general questions.

Parks and Recreation

- 6.11** The City maintains over 100 acres of parkland that includes two community parks of 10 to 38 acres, eleven neighborhood parks of 1 to 6 acres and five mini/pocket parks of 0.1 to 1.1 acres.
- 6.12** The city has established a standard of 3 acres of parkland per thousand residents. They currently exceed the standard with an average of 3.4 acres per thousand.
- 6.13** The City also operates a community center, a senior center, a boat launch, a community theater as well as system of hiking and biking trails.
- 6.14** The City funds new facilities through development agreements and impact fees. The city is in the process of updating its development impact fees.

Public Works

- 6.15** The Public Works and Building Department is responsible for local streets system within the City of Suisun City. The pavement condition index is a way to measure the conditions of roadways. The City has an average PCI of 56 which is considered fair condition.
- 6.16** The city contains and maintains Class I, Class II and Class III bikeways. The City is seeking additional funding to improve local routes and connections with regional bicycle and pedestrian travel ways. Several additional bike routes are planned to improve connections with Suisun City and to the rest of the region.
- 6.17** Suisun City is served by Amtrak, Greyhound, Rio Vista Breeze bus service and by Fairfield and Suisun Transit (FAST) services. 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 (BART) commuter rail system. FAST also operates demand-response paratransit service in the Suisun City and Fairfield areas.
- 6.18** The local bus system is projected to be able to accommodate anticipated growth in ridership. Though intercity buses run closer to capacity, with the purchase of new buses in the near future, they similarly will be able to manage perceived growth, as well.

Solid Waste

- 6.19** Suisun City contracts with Republic Services for collection of solid waste, yard waste and recyclable materials. Solid waste is transported to the Potrero Hills Landfill. In 2014 Suisun's contribution to the landfill was 2.3%. The landfill has the capacity of 55.865 million cubic yards. It currently has 33.815 million cubic yards available and not expected to reach capacity until 2045.

Stormwater

- 6.20** The City's storm drainage system can protect the city from flooding during a 100 year storm event through four pumping stations located strategically throughout the City.

Wastewater

- 6.21** The City and FSSD jointly operate and maintain the wastewater collection system that serves the City. FSSD owns and operates the trunk sewer system, which includes all 12-inch and larger sewers and the major pump stations and force mains that convey wastewater to the District's wastewater treatment plant. Wastewater flows by gravity or is pumped by smaller stations to four major pump stations which pump wastewater to the treatment plant.
- 6.22** Suisun City is served by Suisun Pump Station and three smaller stations: Lawler I Pump Station, Lawler II Pump Station, and Crystal Street Pump Station. Capacity at the Suisun Pump Station was recently upgraded to a capacity of 38.3 MGD. Typical dry weather flow is 8.1 MGD and wet weather flow is 27 MGD. Along with the smaller pump stations there is sufficient capacity.
- 6.23** The FSSD recently completed a treatment plant expansion that increased the average dry weather capacity from 17.5 mgd to 23.7 mgd and reliable peak-flow capacity from 34.8 mgd to 52.3 mgd.

Water

- 6.24** Suisun City and Solano Irrigation District (SID) formed a Joint Exercise of Powers Agreement in 1976 to provide a long- term water supply for the City. In 1990, the partnership became a full Joint Powers Authority named the Suisun-Solano Water Authority (SSWA). Water sources are primarily surface water from the Solano Project and the State Water Project.
- 6.25** The City currently serves 8,100 connections. The total projected water demand at buildout of the 2035 General Plan would be approximately 4,251 acre-feet per year (afy) while the estimated normal year supply in 2035 is 8,035 afy. Water demand is anticipated to be less than available water supplies through 2035 in normal water years. Water supply in single- dry and multiple-dry water years is insufficient to meet demand within the SSWA service area over the 20-year planning period. A joint powers agreement between SID and Suisun City ensures that water will be provided from the

SID water supplies and therefore there will be sufficient water supplies to meet demands.

- 6.26** The City operates two treatment plants at Cement Hill and Gregory Hill with a combined capacity of 10.56 MGD. The City also maintains four storage tanks with a capacity of 6.5 million gallons. These facilities would provide a peaking storage of 20% and an emergency storage of approximately one full anticipated maximum day demand, and will also provide fire storage of 420,000 gallons.

Financial Ability to Provide Services

- 7.1** Over the past three years the structural status of the General Fund has evolved, trending from significant structural deficits to a modest structural surplus in FY 2015-16. Although expenditures have increased from about \$10 million to about \$11 million, revenues, including transfers in, increased at a slightly higher rate, from approximately \$9.6 million to about \$11 million for FY 2015-16.
- 7.2** Vehicle license fees, property tax and sales tax account for a large portion of revenues. Building and public works, law enforcement, and development services account for 30%, 27%, and 18% of expenses respectively.
- 7.3** The 2015-16 CIP includes 18 projects over the span of five years. Over 69 percent of all project funding is devoted to Public Infrastructure projects.
- 7.4** Sources for funding CIP include eight maintenance assessment districts, Mello Roos districts, AB 1600 fees, sewer and water connection fees, development agreements and state and federal grants.
- 7.5** The City of Suisun City has five enterprise funds, also known as internal service funds. The internal service funds are composed of the Motor Vehicle Repair, Motor Vehicle Replacement, Network Maintenance, Public Works Operating Costs, and the Self-Insurance Funds, respectively. In three of the last 5 years expenses have exceeded revenues, but it is difficult to tell from the data whether rates are sufficient for services provided.

Status and Opportunities for Shared Facilities

- 8.1** The City works cooperatively with other cities and the County to provide more efficient services. The City collaborates for most services. They participate in the Humane Animal Services contract for animal control. They have mutual aid agreements with surrounding agencies for fire services. They provide transportation services by participating in the Solano Transportation Authority. Some parks and recreation services are provided by working with state and federal agencies that manage Suisun Marsh. The City shares the Potrero Hills Landfill for solid waste disposal with other cities

in the region. They work with the Fairfield Suisun Sewer District to provide wastewater treatment and with the Suisun-Solano Water Authority to provide water.

- 8.2** The City continues to analyze opportunities to improve upon operational efficiency and the utilization of resources.

Government Structure and Accountability

- 9.1** Suisun City is a general law city governed by a five member city council. Council members are elected at large to four year staggered terms. The Mayor is elected separately from the council to a four year term.
- 9.2** Council meetings are held on the first and third Tuesday at 7 pm at city hall council chambers. Meetings are noticed according to the Brown Act, televised live, and recorded for the archive. Tapes of meetings are available to the public.
- 9.3** Residents are appointed to the Planning Commission and the Parks and Recreation Commission. The Planning Commission consists of seven members appointed to four year staggered terms. The Parks and Recreation Commission consists of five members appointed to staggered terms.
- 9.4** The City communicates with residents through its website. The website communicates upcoming events, public meetings, and allows residents to pay their water bills.
- 9.5** The City Manager oversees six departments, administrative services, police, fire, public works, recreation and the development services. The City staff includes 77 permanent paid positions and 83 temporary and volunteer positions for a total of 160. Staffing has remained fairly constant over that last three years.

LAFCO Policies Affecting Service Delivery

- 10.1** The City will be affected by LAFCO's Sphere of Influence Policy and the eleven standards adopted for evaluating proposals that are submitted for LAFCO review.

April 11, 2018

12: References

Association of Bay Area Governments.2015a.Bay Area Census Cities. Website:
<http://www.bayareacensus.ca.gov/cities/SuisunCity.htm>. Accessed December 21, 2015.

Association of Bay Area Governments.2015b.Bay Area Census Counties. Website:
<http://www.bayareacensus.ca.gov/counties/SolanoCounty.htm>. Accessed December 21, 2015.

California Department of Finance.2015. California State Data Center Census 2010.Website:
http://www.dof.ca.gov/research/demographic/state_census_data_center/census_2010/#CQR.
 Accessed October 23, 2015.

CALTRANS.2014.Solano County Economic Forecast. Website:
http://www.dot.ca.gov/hq/tpp/offices/eab/socio_economic_files/2014/Solano.pdf

City of Suisun City. 2006. Petersen Ranch Annexation Staff Report. Prepared by John Kearns.
 May 9, 2006.

City of Suisun City. 2012. "Resolution No. 2012-100 [On the Memorandum of Understanding
 on Provision of Animal Care Services Between the County of Solano and Solano County
 Cities.]" City Council Resolution. Adopted on December 4, 2012.

City of Suisun City. 2016. *Recycling and Solid Waste*. Available online at:
<http://www.suisun.com/departments/building-public-works/recycling-solid-waste/>. Accessed
 January 22, 2016.

City of Suisun City. December 30, 1993. *1993 Updates to Park Improvement Program and
 New Construction Fees and Off Site Street Improvement Program*. Prepared by Recht Hausrath
 & Associates. Adopted February 1, 1994.

City of Suisun City. 2014. City of Suisun City Annual Budget Business & Financial Plan FY
 2014-15. May 21, 2013.

City of Suisun City. 2015. City of Suisun City Annual Budget Business & Financial Plan FY
 2015-16. June 15. Website: [http://www.suisun.com/wp-content/files/FY_2015-
 16_Annual_Budget_-_Suisun_City.pdf](http://www.suisun.com/wp-content/files/FY_2015-16_Annual_Budget_-_Suisun_City.pdf). Accessed October 23, 2015.

City of Suisun City. 2015. Comprehensive Annual Financial Report. Fiscal Year Ended June 30,
 2012.

City of Suisun City. 2016. Finance Department- General Fund Revenues and Expenditures.
 February 17, 2016.

City of Suisun City.2015b.City of Suisun City 2035 General Plan. Adopted May 5, 2015.

City of Suisun City.2015b.City of Suisun City 2035 General Plan- Environmental Impact Report.
 Adopted May 5, 2015.

City of Suisun City. December 21, 2015. *Police Department Average Response Times*. (2013-
 2014) Generated by Computer Aided Dispatch.

April 11, 2018

City of Suisun City. February 2014. *Sewer System Management Plan*.

City of Suisun City. 2015. Website: www.suisun.com/government/commissions. Accessed October 20, 2015

City of Suisun City. 2015a. City of Suisun City 2015-2023 Housing Element. Website: http://www.suisun.com/wp-content/files/Suisun_City_Housing_Element_Final_Draft.pdf. accessed 12-21-2015. March 2015.

Fairfield- Suisun Sewer District. October 5, 2015. *Average Annual Dry Weather Influent Flow Projected to 2055*. Generated by FSSD Staff.

Fairfield- Suisun Sewer District. October 5, 2015. *Pump Station Data*. Generated by FSSD Staff.

Pacific Municipal Consultants.2005. City of Suisun City Municipal Services Review Comprehensive Annexation Plan. April.

Resolution No. 2012-100: A Resolution of the City Council of the City of Suisun city Authorizing the City Manager to Execute a Successor Memorandum of Understanding on Provision of Animal Care Services Between the County of Solano and Solano County Cities. December 4, 2012.

Solano County Registrar of Voters. 2015. Solano County Elected Officials. Website: www.solanocounty.com/depts/rov/default.asp. Accessed October 23, 2015.

Solano County Sherriff's Office Invoice Fy 14/15 Payment.

Suisun Solano Water Authority. 2011. *Urban Water Management Plan*. Prepared by Maddaus Water Management and SSWA Staff. Final June 14, 2011.

Suisun Solano Water Authority. 2012. *Water System Design Review*. Prepared by Summers Engineering, Inc. Consulting Engineers. Final December 2012.

U.S.Census.2010 American Fact Finder. Website: http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml Accessed 10-29-15.

Personal Communications

Cullen, Kevin. Senior Environmental Engineer. Fairfield- Suisun Sewer District.

Davis, Randy. Recreation and Community Services Department Interim Director. City of Suisun City Recreation and Community Services Department.

Dum, Amanda. Management Analyst. City of Suisun City Public Works Department.

Evans, Lee. Associate Engineer/ Project Manager. City of Suisun City Public Works Department.

Fairfield-Suisun Sewer District. July 7, 2015. Letter to: Dan Kasperson. *2015/16 Drainage Maintenance Budget*.

Jessop, Mick. Recreation and Community Services Director. City of Suisun City Recreation and Community Services Department.

Kearns, John. Associate Planner. City of Suisun City Development Services Department.

Lapira, Katrina. Planning Specialist. City of Suisun City Development Services Department.

Lozano, Nick. Associate Engineer. City of Suisun City Public Works Department.

Luna, Elizabeth. Accounting Services Manager. City of Suisun City Administrative Services Department.

Mattos, Tim. Police Chief. City of Suisun City Police Department.

McSorley, Tim. Public Works Director. City of Suisun City Public Works Department.

O'Brien, Mike. City of Suisun City Fire Chief. City of Suisun City Fire Department.

Raymos, Cathy. Lieutenant. Solano County Sherriff's Department -Animal Care Division.

Romero, Uriel. Assistant Civil Engineer. Solano Irrigation District.

Vigil, Shaun. Transportation Planner. City of Fairfield.



Staff Report

DATE: June 13, 2016

TO: Local Agency Formation Commission

FROM: Elliot Mulberg, Executive Officer
Michelle McIntyre, Analyst

SUBJECT: **City of Suisun City Municipal Service Review**

RECOMMENDATION:

The Commission approve the Final Municipal Service Review for the City of Suisun City and the attached resolution.

DISCUSSION:

Cortese-Knox-Hertzberg requires a municipal service review (MSR) be conducted before or in conjunction with, but no later than the time it is considering an act to establish or update a sphere of influence GC §56430 (e). Since the sphere must be updated every five years, the MSR must also be updated every five years. The last service review for the City of Suisun City was approved in January 2005. Therefore, the MSR must be updated to process sphere updates or amendments and changes of organization for the City.

The Government Code requires the Commission to make determinations in seven areas.

1. Growth and Population Projections for the Affected Area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
3. Present and Planned Capacity of Public Facilities and Adequacy of Public Services Including Infrastructure Needs or Deficiencies.
4. Financial Ability of Agencies to Provide Services.
5. Status of and Opportunities for Shared Facilities.

6. Accountability for Community Service Needs, including Government Structure and Operational Efficiencies.
7. Matters Related to Effective or Efficient Service Delivery Required by Commission Policy.

The Draft MSR was presented to the Commission at its April 11, 2016 meeting. It was then circulated to affected agencies and posted on LAFCO's website for comments. To date no comments have been received.

During staff's review of the Draft we found the Tolenas community to be an unincorporated island between Fairfield and Suisun City. Should the community's median household income fall below 80 percent of the statewide median household income, the community can be considered a Disadvantage Unincorporated Community (DUC). Upon further research it was determined the Tolenas Community does not meet the median household income threshold. Consequently, staff amended Section 5 on DUC's to include a discussion of the Tolenas area but made no changes to the determinations.

With the additions described above to the DUC section, the MSR is ready for approval. The MSR will allow the Commission to consider a sphere update and changes of organization or reorganization preproposals.

RECOMMENDATION:

Staff recommends the Commission approve the Final Municipal Service Review for the City of Suisun City.

RESOLUTION NO. 16-5

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO ADOPTING THE MUNICIPAL SERVICE REVIEW FOR THE CITY OF SUISUN CITY**

WHEREAS, the Solano Local Agency Formation Commission (LAFCO) is required to conduct a Municipal Service Review (MSR) of each local government agency whose jurisdictions are within Solano County in accordance the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) Government Code Section (G.C. §) 56000 et. seq.; and,

WHEREAS, the MSR must be updated every five years in accordance with G.C. §56430; and,

WHEREAS, the MSR for the City of Suisun City was last updated in 2005; and,

WHEREAS, the a notice of the April 11, 2016 meeting to discuss the Draft MSR for the City of Suisun City was published on the Solano LAFCO Website and posted in accordance with the Brown Act 72 hours in advance of the meeting; and,

WHEREAS, the a Solano Local Agency Formation Commission received and considered all written and oral testimony on the Draft MSR at said public hearing; and,

WHEREAS, the DRAFT City of Suisun City MSR was circulated for comments for 30 days ending May 12, 2016 and no comments were received; and,

WHEREAS, the a notice of the June 13, 2016 meeting was published on the Solano LAFCO Website and posted in accordance with the Brown Act 72 hours in advance of the meeting; and,

WHEREAS, a public meeting was held on June 13, 2016 to consider the final MSR for the City of Suisun City ; and,

WHEREAS, the Solano Local Agency Formation Commission received and considered all written and oral testimony on the City of Suisun City MSR at said public meeting.

NOW, THEREFORE, BE IT RESOLVED that Pursuant to G.C. §56430 the Commission makes the following determinations for the City of Suisun City;

1) Growth and Population Projections for the Affected Area.

- 1.1** The estimated population of Suisun City in 2014 was 28,549.
- 1.2** 1.2 Based on recent growth and ABAG projections, over the term of this service review, the population can be expected to grow 4-4.5% (29, 235- 29,800) by 2020.
- 1.3** At buildout in 2035, the General Plan projects a population of 32,400.

2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

- 2.1** There are no disadvantaged unincorporated communities within or contiguous to the sphere of influence.

3) Present and Planned Capacity of Public Facilities and Adequacy of Public Services Including Infrastructure Needs or Deficiencies.

Animal Control

- 3.1** The City is one of five cities that provides animal control through an agreement with Humane Animal Services.
- 3.2** The City has signed a MOU with Benicia, Dixon, Fairfield, Rio Vista, Vacaville and Solano County for the maintenance and operation of the Claybank animal shelter in Fairfield.
- 3.3** Current capacity of animal control facilities accommodates 141 canine kennels and 77 feline cattery cages. The expansion of the facility will result in the addition of 128 canine kennels and 69 cattery cages, and overall increased holding capacity of the facilities.

Fire

- 3.4** The Suisun City Fire department is staffed by a Fire Chief, two Captains and 38 volunteers. With this staffing the department runs one engine 24/7 and a second engine 70% of the time. The department operates from a single station at 621 Pintail Dr.
- 3.5** The fire department provides basic life support and contracts for advanced life support with Medic Ambulance. Over the last three years the department has responded to 1,799, 1,922, and 1,915 calls for service. Most of the calls are for rescue and EMS. The City Council has set a goal of a response time of 5 minutes or less 90% of the time. The City is currently striving to meet that goal. The City has received an Insurance Services Office (ISO) rating of 3 out of 10 with an ISO rating of 1 being the best.
- 3.6** The City has mutual aid agreements with all other departments in the County.
- 3.7** The City plans to build two new fire stations, to accommodate expected growth. One of the new stations will replace an existing one.

Law Enforcement

- 3.8** The city police department operates from two facilities, a main location next to City Hall and the Burdick Center Substation which houses records.
- 3.9** In 2014 the staffing ratio was 0.75 sworn officers per thousand residents, responding to an average of 909 calls each.
- 3.10** Average response time ranged from 3 minutes 10 seconds for Priority 1 calls for service with an immediate threat to people and property to 4 minutes 7 seconds for Priority 4 calls for service for late reports of crimes or assistance with general questions.

Parks and Recreation

- 3.11** The City maintains over 100 acres of parkland that includes two community parks of 10 to 38 acres, eleven neighborhood parks of 1 to 6 acres and five mini/pocket parks of 0.1 to 1.1 acres.

3.12 The city has established a standard of 3 acres of parkland per thousand residents. They currently exceed the standard with an average of 3.4 acres per thousand.

3.13 The City also operates a community center, a senior center, a boat launch, a community theater as well as system of hiking and biking trails.

3.14 The City funds new facilities through development agreements and impact fees. The city is in the process of updating its development impact fees.

Public Works

3.15 The Public Works and Building Department is responsible for local streets system within the City of Suisun City. The pavement condition index is a way to measure the conditions of roadways. The City has an average PCI of 56 which is considered fair condition.

3.16 The city contains and maintains Class I, Class II and Class III bikeways. The City is seeking additional funding to improve local routes and connections with regional bicycle and pedestrian travel ways. Several additional bike routes are planned to improve connections with Suisun City and to the rest of the region.

3.17 Suisun City is served by Amtrak, Greyhound, Rio Vista Breeze bus service and by Fairfield and Suisun Transit (FAST) services. 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 (BART) commuter rail system. FAST also operates demand-response paratransit service in the Suisun City and Fairfield areas.

3.18 The local bus system is projected to be able to accommodate anticipated growth in ridership. Though intercity buses run closer to capacity, with the purchase of new buses in the near future, they similarly will be able to manage perceived growth, as well.

Solid Waste

3.19 Suisun City contracts with Republic Services for collection of solid waste, yard waste and recyclable materials. Solid waste is transported to the Potrero Hills Landfill. In 2014 Suisun's contribution to the landfill was 2.3%. The landfill has the capacity of 55.865 million cubic yards. It currently has 33.815 million cubic yards available and not expected to reach capacity until 2045.

Stormwater

3.20 The City's storm drainage system can protect the city from flooding during a 100 year storm event through four pumping stations located strategically throughout the City.

Wastewater

3.21 The City and FSSD jointly operate and maintain the wastewater collection system that serves the City. FSSD owns and operates the trunk sewer system, which includes all 12-inch and larger sewers and the major pump stations and force mains that convey wastewater to the District's wastewater treatment plant. Wastewater flows by gravity or is pumped by smaller stations to four major pump stations which pump wastewater to the treatment plant.

3.22 Suisun City is served by Suisun Pump Station and three smaller stations: Lawler I Pump Station, Lawler II Pump Station, and Crystal Street Pump Station. Capacity at the Suisun Pump Station was recently upgraded to a capacity of 38.3 MGD. Typical dry weather flow is 8.1 MGD and wet weather flow is 27 MGD. Along with the smaller pump stations there is sufficient capacity.

3.23 The FSSD recently completed a treatment plant expansion that increased the average dry weather capacity from 17.5 mgd to 23.7 mgd and reliable peak-flow capacity from 34.8 mgd to 52.3 mgd.

Water

3.24 Suisun City and Solano Irrigation District (SID) formed a Joint Exercise of Powers Agreement in 1976 to provide a long-term water supply for the City. In 1990, the partnership became a full Joint Powers Authority named the Suisun-Solano Water Authority (SSWA). Water sources are primarily surface

water from the Solano Project and the State Water Project.

3.25 The City currently serves 8,100 connections. The total projected water demand at buildout of the 2035 General Plan would be approximately 4,251 acre-feet per year (afy) while the estimated normal year supply in 2035 is 8,035 afy. Water demand is anticipated to be less than available water supplies through 2035 in normal water years. Water supply in single- dry and multiple-dry water years is insufficient to meet demand within the SSWA service area over the 20-year planning period. A joint powers agreement between SID and Suisun City ensures that water will be provided from the SID water supplies and therefore there will be sufficient water supplies to meet demands.

3.26 The City operates two treatment plants at Cement Hill and Gregory Hill with a combined capacity of 10.56 MGD. The City also maintains four storage tanks with a capacity of 6.5 million gallons. These facilities would provide a peaking storage of 20% and an emergency storage of approximately one full anticipated maximum day demand, and will also provide fire storage of 420,000 gallons.

4) Financial Ability of Agencies to Provide Services.

4.1 Over the past three years the structural status of the General Fund has evolved, trending from significant structural deficits to a modest structural surplus in FY 2015-16. Although expenditures have increased from about \$10 million to about \$11 million, revenues, including transfers in, increased at a slightly higher rate, from approximately \$9.6 million to about \$11 million for FY 2015-16.

4.2 Vehicle license fees, property tax and sales tax account for a large portion of revenues. Building and public works, law enforcement, and development services account for 30%, 27%, and 18% of expenses respectively.

4.3 The 2015-16 CIP includes 18 projects over the span of five years. Over 69 percent of all project funding is devoted to Public Infrastructure projects.

4.4 Sources for funding CIP include eight maintenance assessment districts, Mello Roos districts, AB 1600 fees, sewer and water connection fees, development agreements and state and federal grants.

4.5 The City of Suisun City has five enterprise funds, also known as internal service funds. The internal service funds are composed of the Motor Vehicle Repair, Motor Vehicle Replacement, Network Maintenance, Public Works Operating Costs, and the Self- Insurance Funds, respectively. In three of the last 5 years expenses have exceeded revenues, but it is difficult to tell from the data whether rates are sufficient for services provided.

5) Status of and Opportunities for Shared Facilities.

5.1 The City works cooperatively with other cities and the County to provide more efficient services. The City collaborates for most services. They participate in the Humane Animal Services contract for animal control. They have mutual aid agreements with surrounding agencies for fire services. They provide transportation services by participating in the Solano Transportation Authority. Some parks and recreation services are provided by working with state and federal agencies that manage Suisun Marsh. The City shares the Potrero Hills Landfill for solid waste disposal with other cities in the region. They work with the Fairfield Suisun Sewer District to provide wastewater treatment and with the Suisun-Solano Water Authority to provide water.

5.2 The City continues to analyze opportunities to improve upon operational efficiency and the utilization of resources.

6) Accountability for Community Service Needs, including Government Structure and Operational Efficiencies.

6.1 Suisun City is a general law city governed by a five member city council. Council members are

elected at large to four year staggered terms. The Mayor is elected separately from the council to a four year term.

6.2 Council meetings are held on the first and third Tuesday at 7 pm at city hall council chambers. Meetings are noticed according to the Brown Act, televised live, and recorded for the archive. Tapes of meetings are available to the public.

6.3 Residents are appointed to the Planning Commission and the Parks and Recreation Commission. The Planning Commission consists of seven members appointed to four year staggered terms. The Parks and Recreation Commission consists of five members appointed to staggered terms.

6.4 The City communicates with residents through its website. The website communicates upcoming events, public meetings, and allows residents to pay their water bills.

6.5 The City Manager oversees six departments, administrative services, police, fire, public works, recreation and the development services. The City staff includes 77 permanent paid positions and 83 temporary and volunteer positions for a total of 160. Staffing has remained fairly constant over that last three years.

7) Matters Related to Effective or Efficient Service Delivery Required by Commission Policy.

7.1 The City will be affected by LAFCO's Sphere of Influence Policy and the eleven standards adopted for evaluating proposals that are submitted for LAFCO review.

NOW, BE IT FURTHER RESOLVED AND ORDERED that Municipal Service Review for the City of Suisun City has been adopted.

UPON MOTION of Commissioner _____ seconded by Commissioner _____, the foregoing resolution is adopted this 13th day of June, 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Saunderson, Chair
Local Agency Formation Commission
County of Solano, State of California

ATTEST:

Elliot Mulberg, Executive Officer

**Attachment 2:
Solano LAFCO Resolution 2017-06
Approving Suisun SOI Update**

RESOLUTION NO. 17-06
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF
SOLANO COUNTY APPROVING THE SPHERE OF INFLUENCE UPDATE OF
THE CITY OF SUISUN CITY (City)

WHEREAS, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with Section 56000, et seq. of the Government Code, and specifically in accordance with Section 56425 and the adopted Sphere of Influence (SOI) Policy of the Solano Local Agency Formation Commission (LAFCO); and,

WHEREAS, a comprehensive municipal services review has been completed as of June 13th, 2016 and was found by LAFCO to be adequate for the update of the City's SOI; and,

WHEREAS, the update of the SOI is initiated by the City pursuant to its Resolution 2017-26, proposing the sphere be update without proposing new boundaries; and,

WHEREAS, the proposed sphere area is shown in the attached Maps identified as "Exhibit A" and "Exhibit B"; and,

WHEREAS, the City acting as the lead agency under the California Environmental Quality Act prepared and certified the Final Environmental Impact Report (State Clearing House # 2011102046) for the General Plan Update, which discloses and addresses potential environmental impacts within the General Plan's planning area, adopted a Statement of Overriding Considerations, approved a Mitigation Monitoring and Reporting Program on May 5, 2015, and filed its Notice of Determination; and,

WHEREAS, the Commission, as responsible agency, has reviewed and considered the environmental documents prepared and approved by the City; and,

WHEREAS, at the times and in the form and manner required by law, the LAFCO Executive Officer has given notice of the hearing by this Commission, and,

WHEREAS, upon the date, time, and place specified in said notice of hearing and in any order or orders containing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the SOI, including but not limited to comments, objections, the Executive Officer's written and oral report and recommendation, information and determinations of the municipal service review, the City's General Plan, and the environmental documents.

NOW, THEREFORE, BE IT HEREBY RESOLVED, THAT THE SOLANO LAFCO
DETERMINED AND ORDERED as follows.

1. Pursuant to Section 15096 of the CEQA Guidelines, LAFCO has considered the environmental documents adopted by the Lead Agency, which contains measures that fully mitigate all potential negative environmental impacts except for those impacts for which a Statement of Overriding Considerations has been made. LAFCO hereby adopts such mitigation measures and Statement of Overriding Considerations as approved by the Lead Agency and the Statement of Overriding Considerations, mitigations, mitigation monitoring plans and conditions of approval are made a part of this action.
2. The SOI of the City is approved as shown on the attached map marked "Exhibit A" and Exhibit B
3. Pursuant to California Government Code Section (GC§ 56425(e)), the Commission hereby makes the following determinations:

A. The present and planned land uses in the area, including agricultural and open space lands.

Present land uses in the area per the County's General Plan, is designated as agriculture. The City's planned use in the area per their General Plan includes 2,291 acres of Ag and Open space and the remaining 480 acres will be pre-zoned as commercial mixed use, commercial services and fabrication, and additional areas as open space. These municipal services are expected upon annexation of the areas within a city's SOI areas and are customarily included in the development agreements.

B. Present and Probable Need for Public Facilities

The City provides municipal services within the existing City limits as demonstrated in their recently adopted General Plan and Municipal Service Review. These services include, but are not limited to: water, sewer, fire protection, police, animal control, public works, solid waste, storm water, and parks and recreation. These municipal services are expected upon annexation and are customarily included in the development agreements.

C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

Suisun Solano Water Authority (SSWA) expressed concerns regarding the adequate water supply to meet the projected system water demands during the next 20 years; however, the City is actively engaged with Solano Irrigation District (SID) in an attempt to establish and consider alternatives for providing water services to those areas within their short-term SOI areas.

D. The existence of any social or economic communities of interest in the area

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

The Tolenas area may be considered a community of interest; however, economic data derived from the Census does not indicate the community is disadvantaged.

E. The present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing SOI

Based on Census data, there are no disadvantaged unincorporated communities within the City's proposed SOI.

4. Pursuant GC § 56426.6 the Commission determines inclusion of Williamson Act lands within the Suisun City SOI will not adversely affect the continuation of the Williamson Act contracts beyond their expiration dates.
5. Pursuant to the Commissions Adopted Standards set forth under GC § 56375(h) and Conditions of Approval pursuant to GC § 56886(v), the Commission hereby adopts the following Conditions of Approval:
 - A. The City shall prepare comprehensive studies of the environmental and planning impacts of any proposed reorganization prior to application submission. These studies must satisfy CEQA and LAFCO requirements including, but not limited to, Government Code §56668 and Solano LAFCO adopted Standards.
 - B. The City shall consider establishing a buffer zone adjacent to and parallel to the flight path of Runway 3L prior to reorganization application submission.
 - C. The City's proposed reorganization applications and pre-zoning shall demonstrate consistency and compatibility with the Travis Air Force Land Use Compatibility Plan/ALUC.
 - D. The City shall continue to be an active participant in the Travis Sustainability Study effort.
 - E. The City shall adopt a General Plan Amendment establishing a Travis Reserve Area designation, similar to Solano County's 2008 General Plan designation, prior to any consideration of reorganizations by LAFCO.
 - F. The City shall demonstrate reliable water capacity and service capability to any annexation areas prior to any consideration of proposed reorganizations by LAFCO.
 - G. Any roadway segments adjoining and contiguous with the SOI line are included within the sphere amendment to allow subsequent annexation of the roads into the City.
 - H. The Open Space area identified in SOI Area B (355 Suisun/Logistics Center), Zone B-1 by the Solano County Airport Land Use Commission shall be designated within Suisun City's Long Term Sphere of Influence. This condition shall be shown in the attached maps marked Exhibit A and Exhibit B.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of the County of Solano at a regular meeting thereof, held on November 13, 2017, by the following vote:

AYES: Price, Sanchez, Shopay, Spering, and Vasquez

NOES: none

ABSTAIN: none

ABSENT: none



Nancy Shopay, Chair
Presiding Officer
Solano Local Agency Formation Commission

ATTEST:


Michelle McIntyre, Commission Clerk

Attachment 3:
March 8, 2023 Letter to Solano LAFCO from
Suisun regarding Travis Reserve Area Overlay

CITY COUNCIL

Alma Hernandez, Mayor
Princess Washington, Mayor Pro-Tem
Jenalee Dawson
Amit Pal



First and Third Tuesday
Every Month

CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585
Incorporated October 9, 1868

March 8, 2023

Mr. Rich Seithel, Executive Director
Solano County LAFCO
675 Texas Street, Suite 6700
Fairfield, CA 94533

SUBJECT: TRAVIS RESERVE AREA OVERLAY – proposed General Plan Amendment and Zoning Ordinance Amendment

Dear Mr. Seithel:

The City Council of the City of Suisun City has directed staff to initiate and engage in the process required to amend the City's General Plan 2035 to establish a Travis Reserve Area designation in an area currently designated as "Special Planning Area", as required by LAFCO as a Condition of Approval for development of a portion of the "Special Planning Area".

In 2017, LAFCO adopted Resolution 17-06 in which LAFCO:

- Adopted the General Plan 2035 mitigation measures and Statement of Overriding Considerations as approved by the City of Suisun City. (These mitigation measures and the Statement of Overriding Considerations were made part of the action resulting from the adoption of Resolution 17-06);
- Approved the SOI of the City of Suisun City as shown on attached "Exhibit A" and "Exhibit B";
- Made determinations pursuant to GC Section 56425(e), including the acknowledgement of pre-zoning for 2,291 acres as Ag and Open Space and 480 acres as commercial mixed use, commercial services and fabrication;
- Made additional determinations pursuant to GC Section 56425(e) that municipal services are expected upon annexation of the areas within a city's SOI areas, including water, sewer, fire protection, police, animal control, public works, solid waste, storm water, and parks and recreation.

In addition, LAFCO adopted the following as a Condition of Approval:

- The City shall adopt a General Plan Amendment establishing a Travis Reserve Area designation, similar to Solano County's 2008 General Plan designation, prior to any consideration of reorganizations by LAFCO.

DEPARTMENTS: AREA CODE (707)

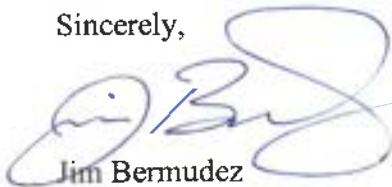
Mr. Rich Seithel, Executive Director
Solano County LAFCO
March 8, 2023
Page 2

The City of Suisun City has received an application for a project identified as “Suisun Logistics” on APN 0174-190-140. The City is moving forward to process this application consistent with the determinations and conditions of approval adopted in LAFCO Resolution 17-06.

In addition, the City of Suisun City is also submitting a Local Agency Referral Letter requesting a compatibility determination from the Airport Land Use Commission (ALUC) for the establishment of the Travis Reserve Area Overlay as an amendment to the City’s General Plan 2035. The proposed general plan amendment would not reduce or change the ALUC’s authority to review projects within the Travis Reserve Overlay area on a case-by-case basis.

City staff looks forward to working with you and Solano County staff as we process the proposed (and required) amendment to the City’s General Plan 2035, prepare the required comprehensive studies of the environmental and planning impacts associated with the “Suisun Logistics” project, and ultimately submit an application for annexation.

Sincerely,



Jim Bermudez
Development Services Director

cc: Greg Folsom – City Manager, Suisun City
Terry Schmidtbauer – Director of Solano County Resource Management
James Bezek – Assistant Director of Solano County Resource Management
Alan Calder – Planning Manager, Solano County Resource Management

Attachments:
Attachment A
Attachment B

AGENDA TRANSMITTAL

MEETING DATE: August 17, 2021

CITY AGENDA ITEM: Discussion and Direction Regarding Establishment of a Travis Reserve Area in the Suisun City General Plan.

FISCAL IMPACT: The impact of establishing of a “Travis Reserve Area” would largely be the staff time in preparing the language and revising the land use map in the General Plan. On-going impacts would include any lands within this area not being able to be developed.

STRATEGIC PLAN IMPACT: Develop sustainable economy; Provide Good Governance.

BACKGROUND: The City updated its General Plan in 2015 and with the update designated some of the lands in its Eastern Sphere of Influence as “Special Planning Area.” Several policies were created that were to support development in this area (Attachment 1). On November 13, 2017, the Solano Local Agency Formation Commission (LAFCO) adopted Resolution 2017-06 which provided conditions of their approval and included a map which indicated a “Reserve” area within the City’s Eastern Sphere of Influence. This action was brought on by LAFCO’s request to affirm the City’s Sphere of Influence. At the time, the City was processing a development project that included development on both APN’s 0174-190-130 and 140 and went by the name of “Suisun 355.” That development application was ultimately withdrawn and a new application was filed for the “Suisun Logistics” project which is being actively processed on APN 0174-190-140.

STAFF REPORT: The City of Fairfield and County of Solano both have adopted “Travis Reserve” areas within their general plans. The adoption of those designations largely restricts development other than development related to Travis Air Force Base and thus provides a buffer between the base and private development. The ultimate intention of such a policy/designation would be the protection of Travis Air Force Base and assuring future development in and around the City is consistent and compatible with the Base.

CEQA ANALYSIS: The City Council providing discussion and direction on this item does not trigger environmental review itself; however, if the General Plan were to be amended as part of direction received, that would constitute a “project” and environmental review will need to be completed with the amendment.

RECOMMENDATION: It is recommended that the City Council provide direction to staff on the potential creation of a “Travis Reserve Area” in the Suisun City General Plan.

ATTACHMENTS:

1. Special Plan Area Pages from Suisun City General Plan.
 2. Solano LAFCO Resolution 2017-06, dated November 13, 2017.
 3. City of Fairfield – Travis Reserve Area.
 4. County of Solano Travis Reserve Area.
 5. Proposed “Travis Reserve Area” Map.
 6. Travis Reserve PowerPoint
-

PREPARED BY:

John Kearns, Senior Planner

REVIEWD/APPROVED BY:

Greg Folsom, City Manager

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

THIS PAGE INTENTIONALLY LEFT BLANK



Downtown Waterfront Specific Plan

The Land Use Diagram and Land Use Designations provided on the previous pages will guide development and conservation efforts over the long term throughout the City. In addition, the City has developed a plan to guide development and conservation in the historic downtown area: the Downtown Waterfront Specific Plan (DWSP).

The DWSP regulates land use and design downtown, with the intent of facilitating rehabilitation and revitalization of Old Town and the Waterfront, while preserving important elements of the historic character and protecting natural resources. The DWSP identifies residential, commercial, public, and mixed-use Land Use Districts that allow a range of uses at different densities and intensities. Please refer to the DWSP, under separate cover, for more detail.

Special Planning Area

The City has identified a "Special Planning Area" for follow-on planning consistent with the General Plan (Exhibit 3-3). The City prepared the following guidelines for the Special Planning Area, to be implemented through a program provided later in this Element.

- I. Promote development that enhances existing opportunities and builds on community vision and goals.
 - a. Encourage development that takes advantage of the Suisun Marsh, such as lodging and tourism activities.
 - b. Encourage development that takes advantage of traffic on Highway 12 and Jepson Parkway, resulting in spending by non-residents, such as a travel center or other transportation-related or visitor-serving uses.
 - c. Encourage development that assists Travis AFB, such as providing a travel center for truckers serving the Base.
 - d. Encourage development that provides job creation.
 - e. Encourage development of commercial and professional uses that support the nearby residential neighborhoods.
 - f. Consider the balance of land uses in the City at the time of proposed development and encourage development that addresses uses that are lacking.
- II. Foster development that benefits the City over the long term.
 - a. Demonstrate that proposed development either provides significant on-going revenue generation or provides other positive quantifiable benefits to the City.
 - b. Design future development that enhances the City's gateway, creating a sense of "arrival."
 - c. Focus efforts on developing retail opportunities that bring sales tax revenue and address retail leakage.
- III. Protect Travis AFB and its mission, while encouraging development that benefits the Base.
 - a. Demonstrate that proposed uses and physical development are likely to sustain the Base's mission and minimize negative impacts.
 - b. Design development to be consistent with the Travis Airport Land Use Compatibility Plan.
 - c. Design development that meets all security requirements of the Base.
- IV. Identify infrastructure needed to serve development anticipated through 2035.

CITY OF SUISUN CITY GENERAL PLAN

- a. Design site access and internal circulation as part of initial development.
- b. Design infrastructure, such as water system, sewer system, and stormwater system as part of initial development.
- V. Plan development with sensitivity to environmental resources.
 - a. Encourage uses that are not only compatible with, but enhanced by the environmental resources on site.
 - b. Encourage clustering of development to minimize environmental impacts.
 - c. Encourage on-site mitigation, where possible.
- VI. Streamline the development application and entitlement review process.
 - a. Provide clear and complete information regarding the entire application and entitlement process, including impact fees and other costs.
 - b. Provide help to developer in negotiating the LAFCO annexation process.
 - c. Serve as the liaison between the City's various departments and Special Planning Area developer/s.
 - d. Foster an open and objective dialogue with Special Planning Area developer/s regarding City's interests and development requirements.

General Plan Buildout Estimates

The City has provided land with the appropriate designations to accommodate housing needs, jobs, and commercial and civic services through 2035. The 2035 General Plan could accommodate a total population of approximately 32,400, 11,300 dwelling units, 10,900 local jobs, and 5.8 million square feet of non-residential development at buildout of the Land Use Diagram (Exhibit 3-3). In addition, the 2035 General Plan accommodates additional parks and recreational facilities, school facilities and expansions, open space for conservation and for passive recreational use, open space buffers, drainage areas and non-vehicular trails, public infrastructure, and other improvements.

New development under the 2035 General Plan could add approximately 200 lower-density dwelling units, 500 medium-density dwelling units, and 1,100 higher-density dwelling units. The 2035 General Plan accommodates a wide range of non-residential development, as well, which could include 500,000 additional square footage of office space, more than 3 million additional mixed commercial square footage, and 500,000 square feet of new light industrial/assembly uses.

The estimates of future population, housing units, local jobs, and square footage of development are not City policy. Rather, these assumptions are derived strictly for the purposes of analysis. Demographic changes, environmental constraints, the land economic context, infrastructure availability and costs, regulatory guidance, and other factors outside the City's control will dictate, to some extent, the actual buildout figures.

Certain areas designated for urban use may or may not be developed between present and 2035. Some areas might be developed at the upper end of the density ranges, while other areas might develop at the lower end. Although the City has used the best available land use change assumptions, the information used to guide these assumptions will change. These changes, in part, create the need for future General Plan updates. The City may update land use change assumptions from time to time, either in the context of a General Plan amendment or update, or as separate exercise for planning purposes.

CITY OF SUISUN CITY GENERAL PLAN

per-square footage basis). In general, fees are anticipated to be lower for higher-density and higher-intensity projects (on a per-EDU basis) (Exhibit 3-11).

Fair-share commercial traffic impact fees will take into account the location, scale, and orientation of the subject development project. Traffic generation rates have been shown to be higher for projects that have a more automobile-oriented location, orientation, density, and design. Smaller-scale retail, office, and service establishments located Downtown or integrated into neighborhoods and designed to promote pedestrian, transit, and bicycle access should have lower traffic impact fees (per square foot).

Program LU-4.4**Pre-Zoning**

The City will pre-zone land within the Sphere of Influence but outside of the City limits consistent with the 2035 General Plan prior to annexation.

Program LU-4.5**Municipal Services Review and Comprehensive Annexation Plan**

The City will collaborate with Solano LAFCO to update the City's Municipal Services Review and annexation planning, consistent with the 2035 General Plan.

Program LU-4.6**Special Planning Area – Comprehensive Suitability Analysis and Planning**

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

This planning process will occur through the following steps:

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

Long-term planning could be in the form of one or more Specific Plans, one or more master plans, or another mechanism approved by the

L A N D U S E

City. Suitability analysis and planning for this area shall address key opportunities and constraints, including but not limited to:

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

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

RESOLUTION NO. 17-06
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF
SOLANO COUNTY APPROVING THE SPHERE OF INFLUENCE UPDATE OF
THE CITY OF SUISUN CITY (City)

WHEREAS, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with Section 56000, et seq. of the Government Code, and specifically in accordance with Section 56425 and the adopted Sphere of Influence (SOI) Policy of the Solano Local Agency Formation Commission (LAFCO); and,

WHEREAS, a comprehensive municipal services review has been completed as of June 13th, 2016 and was found by LAFCO to be adequate for the update of the City's SOI; and,

WHEREAS, the update of the SOI is initiated by the City pursuant to its Resolution 2017-26, proposing the sphere be update without proposing new boundaries; and,

WHEREAS, the proposed sphere area is shown in the attached Maps identified as "Exhibit A" and "Exhibit B"; and,

WHEREAS, the City acting as the lead agency under the California Environmental Quality Act prepared and certified the Final Environmental Impact Report (State Clearing House # 2011102046) for the General Plan Update, which discloses and addresses potential environmental impacts within the General Plan's planning area, adopted a Statement of Overriding Considerations, approved a Mitigation Monitoring and Reporting Program on May 5, 2015, and filed its Notice of Determination; and,

WHEREAS, the Commission, as responsible agency, has reviewed and considered the environmental documents prepared and approved by the City; and,

WHEREAS, at the times and in the form and manner required by law, the LAFCO Executive Officer has given notice of the hearing by this Commission, and,

WHEREAS, upon the date, time, and place specified in said notice of hearing and in any order or orders containing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the SOI, including but not limited to comments, objections, the Executive Officer's written and oral report and recommendation, information and determinations of the municipal service review, the City's General Plan, and the environmental documents.

**NOW, THEREFORE, BE IT HEREBY RESOLVED, THAT THE SOLANO LAFCO
DETERMINED AND ORDERED** as follows:

1. Pursuant to Section 15096 of the CEQA Guidelines, LAFCO has considered the environmental documents adopted by the Lead Agency, which contains measures that fully mitigate all potential negative environmental impacts except for those impacts for which a Statement of Overriding Considerations has been made. LAFCO hereby adopts such mitigation measures and Statement of Overriding Considerations as approved by the Lead Agency and the Statement of Overriding Considerations, mitigations, mitigation monitoring plans and conditions of approval are made a part of this action.
2. The SOL of the City is approved as shown on the attached map marked "Exhibit A" and Exhibit B
3. Pursuant to California Government Code Section (GC§ 56425(e)), the Commission hereby makes the following determinations:

A. The present and planned land uses in the area, including agricultural and open space lands.

Present land uses in the area per the County's General Plan, is designated as agriculture. The City's planned use in the area per their General Plan includes 2,291 acres of Ag and Open space and the remaining 480 acres will be pre-zoned as commercial mixed use, commercial services and fabrication, and additional areas as open space. These municipal services are expected upon annexation of the areas within a city's SOL areas and are customarily included in the development agreements.

B. Present and Probable Need for Public Facilities

The City provides municipal services within the existing City limits as demonstrated in their recently adopted General Plan and Municipal Service Review. These services include, but are not limited to: water, sewer, fire protection, police, animal control, public works, solid waste, storm water, and parks and recreation. These municipal services are expected upon annexation and are customarily included in the development agreements.

C. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

Suisun Solano Water Authority (SSWA) expressed concerns regarding the adequate water supply to meet the projected system water demands during the next 20 years; however, the City is actively engaged with Solano Irrigation District (SID) in an attempt to establish and consider alternatives for providing water services to those areas within their short-term SOL areas.

D. The existence of any social or economic communities of interest in the area

The Tolenas area may be considered a community of interest; however, economic data derived from the Census does not indicate the community is disadvantaged.

E. The present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing SOI

Based on Census data, there are no disadvantaged unincorporated communities within the City's proposed SOI.

4. Pursuant GC § 56426.6 the Commission determines inclusion of Williamson Act lands within the Suisun City SOI will not adversely affect the continuation of the Williamson Act contracts beyond their expiration dates.
5. Pursuant to the Commissions Adopted Standards set forth under GC § 56375(h) and Conditions of Approval pursuant to GC § 56886(v), the Commission hereby adopts the following Conditions of Approval:
 - A. The City shall prepare comprehensive studies of the environmental and planning impacts of any proposed reorganization prior to application submission. These studies must satisfy CEQA and LAFCO requirements including, but not limited to, Government Code §56668 and Solano LAFCO adopted Standards.
 - B. The City shall consider establishing a buffer zone adjacent to and parallel to the flight path of Runway 3L prior to reorganization application submission.
 - C. The City's proposed reorganization applications and pre-zoning shall demonstrate consistency and compatibility with the Travis Air Force Land Use Compatibility Plan/ALUC.
 - D. The City shall continue to be an active participant in the Travis Sustainability Study effort.
 - E. The City shall adopt a General Plan Amendment establishing a Travis Reserve Area designation, similar to Solano County's 2008 General Plan designation, prior to any consideration of reorganizations by LAFCO.
 - F. The City shall demonstrate reliable water capacity and service capability to any annexation areas prior to any consideration of proposed reorganizations by LAFCO.
 - G. Any roadway segments adjoining and contiguous with the SOI line are included within the sphere amendment to allow subsequent annexation of the roads into the City.
 - H. The Open Space area identified in SOI Area B (355 Suisun/Logistics Center), Zone B-1 by the Solano County Airport Land Use Commission shall be designated within Suisun City's Long Term Sphere of Influence. This condition shall be shown in the attached maps marked Exhibit A and Exhibit B.

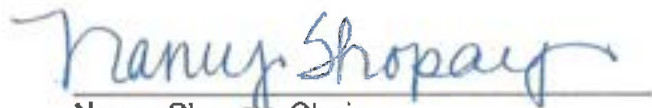
The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of the County of Solano at a regular meeting thereof, held on November 13, 2017, by the following vote:

AYES: Price, Sanchez, Shopay, Sperring, and Vasquez

NOES: none

ABSTAIN: none

ABSENT: none



Nancy Shopay, Chair
Presiding Officer
Solano Local Agency Formation Commission

ATTEST:


Michelle McIntyre, Commission Clerk

Objective LU 3

Establish an urban limit line that allows development to be satisfactorily planned before it occurs.

Policy LU 3.1

What is urban shall be municipal, and what is rural shall be within the County. Any urban development requiring basic municipal services shall occur only within the incorporated City and within the urban limit line established by the General Plan. (See Policy OS 1.6)

Policy LU 3.2

Where the urban limit line encompasses a master plan area, it may include land which will not ultimately be developed with urban uses. Once areawide plans are adopted for master plan areas, the urban limit line may be amended to exclude open space areas.

Policy LU 3.3

A voter initiative reaffirmed and readopted: (1) the "Travis Reserve" land use designation and the boundaries of the Travis Reserve shown on the General Plan Land Use Diagram; (2) the Urban Limit Line shown on the General Plan Land Use Diagram; (3) the General Plan text describing the uses permitted in the Travis Reserve land use designation; and (4) General Plan objective LU 3, Policies LU 3.1, LU 3.2, HS 9.2, and Program HS 9.2A, in effect as of October 11, 2002. These components of the General Plan are collectively referred to as the Travis Air Force Base and Fairfield Urban Boundary Policies and, through December 31, 2020, may be amended only by a vote of the people or as follows:

1. The City Council may amend the boundaries of the Urban Limit Line to exclude open space areas, provided that the amended boundaries are within or coextensive with the limits of the Urban Limit Line in effect as of October 11, 2002.
2. The City Council may redesignate to a different land use designation that portion of the land currently designated as Travis Reserve that lies west of North Gate Road/Burgan Boulevard and north of Air Base Parkway/Travis Avenue.
3. The City Council may amend Program HS 9.2A to refer to a new 60 dB CNEL maximum mission contour for Travis Air Force Base ("New Contour") adopted in either an Air Installation Compatibility Use Zone ("AICUZ") or an Airport Land Use Plan for Travis Air Force Base, provided that the amendment specifies that in the event that the New Contour is set aside or otherwise ceases to be in effect, the 60 dB CNEL maximum mission contour established in the 1995 AICUZ for Travis Air Force Base shall apply for the purposes of Program HS 9.2A until such time as the New Contour is reinstated or the City Council amends Program HS 9.2A

This designation provides for light and medium industrial type activity. Uses typical of this category may include but are not limited to research & development, warehouse, wholesale distribution, manufacturing, assembling, fabrication, office uses, and support uses. Not permitted within this category are uses which require unscreened open air storage of large quantities of raw, semi-refined, or finished products. Retail uses are discouraged in this category but may be permitted as a secondary use to a permitted use. This land use is appropriate as a buffer between General Industrial areas and non-industrial areas. The typical FAR for this category is 0.35.

General Industrial: 0.3 - 0.5 FAR

This designation allows for a wide range of industrial activities which includes manufacturing, assembling, fabrication, and other similar uses. The intent of this category is to provide a location for heavy industrial uses. Areas developed under this designation should be located with direct access to major roads, freeways, or rail lines. The typical FAR for this category is 0.40.

Travis Reserve

This designation applies to certain unincorporated land located north and east of Travis Air Force Base. Land in the Travis Reserve is set aside for future expansion of Travis Air Force Base only. If the status of the base changes, the construction of a non-military airport and support uses may be permitted in the Travis Reserve. No residential uses will be permitted in the Travis Reserve. Until a military or airport use is proposed for land with the Travis Reserve designation, the City supports its continued use for agriculture and grazing.

Public Facilities

This includes a wide range of uses that can be defined as institutional responses to basic human needs, such as health, education, safety, and recreation. Examples of typical public facilities include schools, water treatment plants, and fire stations. Public facilities, including waste management, are described in detail in the Public Facilities and Services Element. Hazardous waste management is addressed in the Health and Safety Element. Public facilities may be permitted within other land use categories.

Table LU-5
General Plan Land Use Designations

Designation and Density or Intensity	Description
TRA Travis Reserve Area	Protects the land within the overlay for continued agriculture, grazing and associated habitat uses until a military or airport use is proposed. No residential uses will be permitted. Provides for future expansion of Travis Air Force Base and support facilities for the base. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.
ARO Agricultural Reserve Overlay	<p>Encourages private landowners to voluntarily participate in agricultural conservation easements. This overlay incorporates current agricultural conservation easements, where feasible, and establishes new methods of acquiring land conservation easements that encourage cooperation by landowners.</p> <p>The overlay district will be established as an agricultural mitigation bank for development projects subject to County and city agricultural mitigation programs. Projects having a significant impact on valued agricultural resources in other areas of the county or participating cities would be able to mitigate this impact by paying in-lieu fees used to purchase agricultural conservation easements from landowners in the overlay area. Conservation easements would be held by the County or relevant land trusts, and the landowner would maintain ownership and management control.</p>
TCO Tri-City/County Cooperative Planning Area	Identifies the area of Solano County subject to the Tri-City and County Cooperative Plan. The cooperative plan is incorporated within the General Plan as a special policy document and the County will defer to the cooperative plan in this area.
RCO Resource Conservation Overlay	<p>Identifies and protects areas of the county with special resource management needs. This designation recognizes the presence of certain important natural resources in the county while maintaining the validity of underlying land use designations. The overlay protects resources by (1) requiring study of potential effects if development is proposed in these locations, and (2) providing mitigation to support urban development in cities.</p> <p>Resources to be protected through this overlay are those identified through technical studies as the highest priority areas within the habitat conservation planning process. Conservation measures used to achieve the County's resource goals vary based on the targeted resource. Removal of a Resource Conservation Overlay from a subject property may be possible through a General Plan amendment.</p>
Notes: du/ac = dwelling units per acre; FAR = floor-area ratio	

landowner, provided such refinements reflect the overall boundaries indicated on the General Plan Land Use Diagram and are consistent with all other General Plan policies, in particular, the General Plan policies prohibiting piecemeal conversions of agricultural lands to non-agricultural uses.

Municipal Service Areas

-
- LU.P-4: Designate as municipal service areas those areas where future development is to be provided with municipal or urban type services through city annexation.
- LU.P-5: Coordinate with cities to oversee development of lands within municipal service areas.
- LU.P-6: Retain existing land uses within municipal service areas until annexed to a city.
- LU.P-7: Permit temporary land uses and uses consistent with current agricultural zoning on unincorporated lands within municipal service areas that do not conflict with planned land uses until the property is annexed to a city for urban development.
- LU.P-8: Encourage the annexation of urbanized unincorporated communities within municipal service areas as long as annexation is not contrary to the wishes of a majority of the affected residents.
- LU.P-9: Within the municipal service area in the Peabody Road area where development has already occurred, allow establishment of uses consistent with existing zoning until annexed to the City of Fairfield.
- LU.P-10: Within the municipal service areas of the City of Vallejo and the City of Vacaville, allow development within the existing urbanized unincorporated communities under County jurisdiction, consistent with County zoning, where municipal sewer and/or water services are currently available until the communities are annexed to the city.
- LU.P-11: Within municipal service areas, work with cities to protect and maintain designated urban-agricultural buffers within city jurisdiction compatible with adjoining agricultural uses.
- LU.P-12: Coordinate with Solano LAFCO and the Cities of Suisun City and Fairfield to ensure continued interim use of the Travis Reserve Area for agriculture and grazing lands, and to reserve the area for future expansion of the air force base. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.

LU.I-17: Work with cities and the Solano Local Agency Formation Commission to ensure interim use of the Travis Reserve Area as agriculture and grazing lands, and to reserve sufficient land within the Reserve to accommodate future expansion of the air force base and support facilities or commercial aviation use.

Related Policy: LU.P-12

Agency/Department: Department of Resource Management; Travis Air Force Base; Solano County Airport Land Use Commission; Solano LAFCO; cities

Funding Source: General Fund

Time Frame: Ongoing

LU.I-18: Work with cities to ensure that sufficient land is designated for residential, commercial, and industrial uses to meet the county's projected housing, employment, and economic development needs.

Related Policies: LU.P-13, LU.P-20, LU.P-38

Agency/Department: Department of Resource Management

Funding Source: General Fund

Time Frame: Ongoing

LU.I-19: Coordinate with the Metropolitan Transportation Commission, Solano Transportation Authority and the California Department of Transportation to ensure that transportation planning and improvement programs are consistent with this chapter.

Related Policy: LU.P-33

Agency/Department: Department of Resource Management

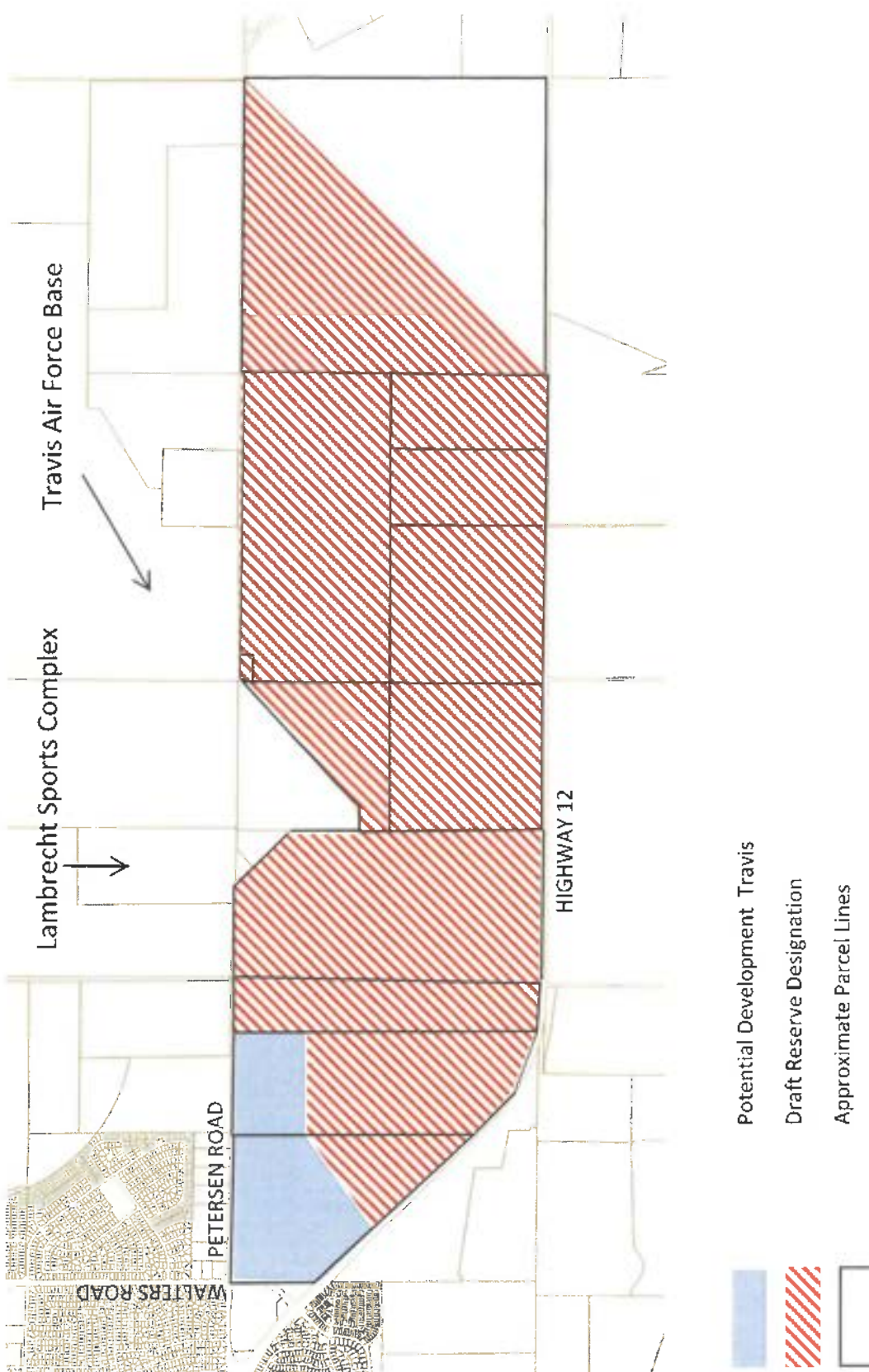
Funding Source: General Fund

Time Frame: Ongoing

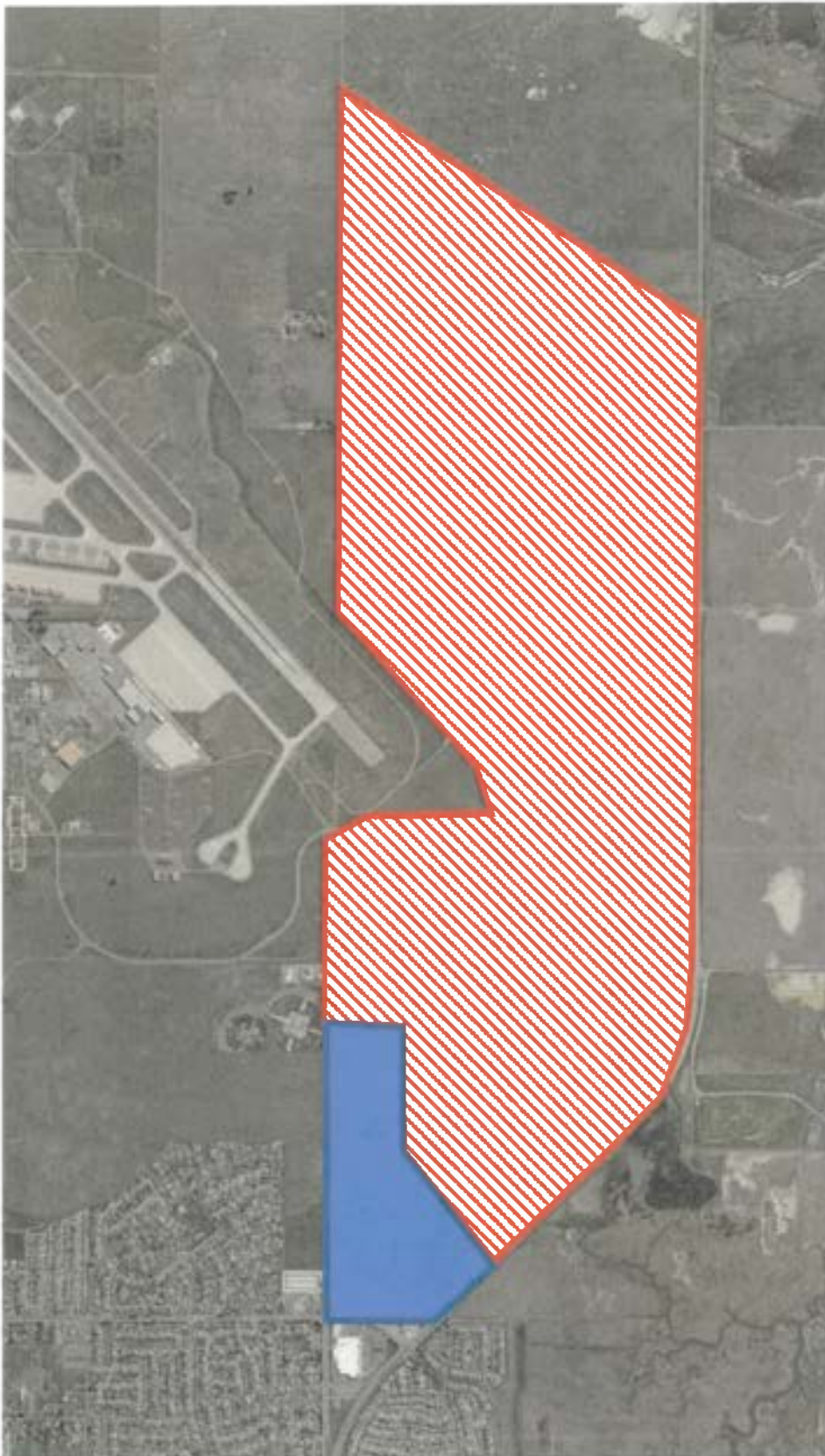
Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

THIS PAGE INTENTIONALLY LEFT BLANK

DRAFT TRAVIS RESERVE LAND USE EXHIBIT



DRAFT TRAVIS RESERVE LAND USE EXHIBIT



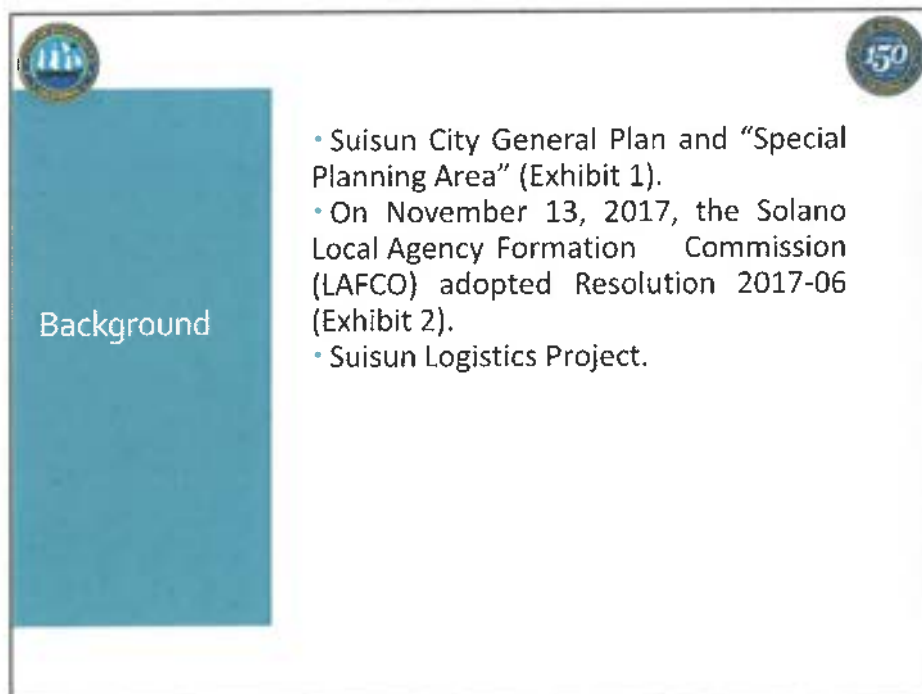
Anticipated Development

Draft Travis Reserve Designation

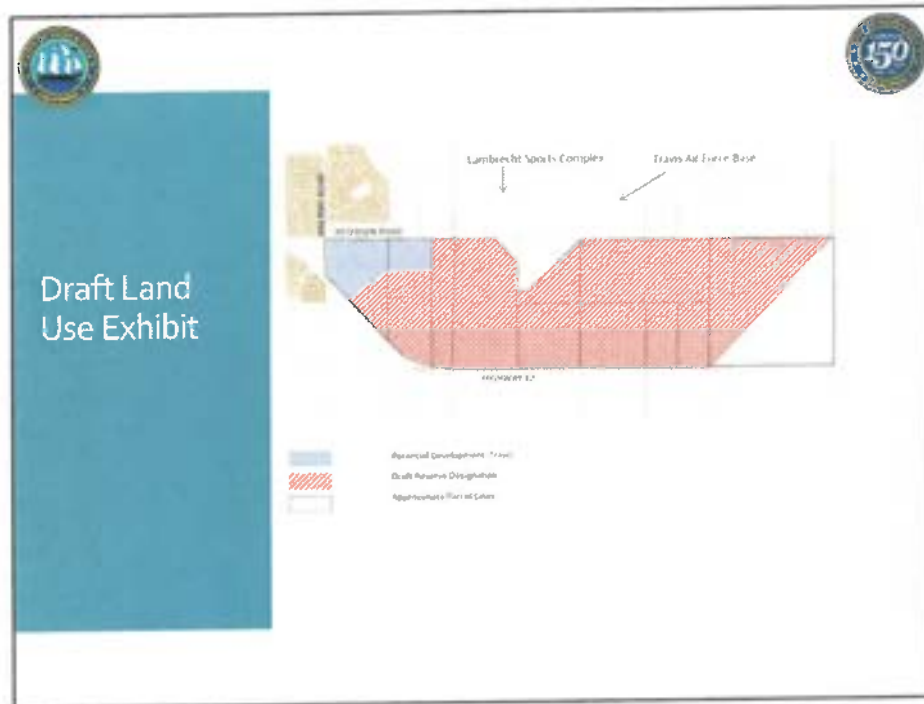




1





2



3





4

Analysis
and Next
Steps

- City of Fairfield and Solano County Travis Reserve Policy (Exhibits 3 and 4).
- General Plan Amendment (if Travis Reserve Area created).

5

Recommendation

- It is recommended that the City Council provide direction to staff on the potential creation of a "Travis Reserve Area" in the Suisun City General Plan.

6

RESOLUTION NO. 17-06

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF
SOLANO COUNTY APPROVING THE SPHERE OF INFLUENCE UPDATE OF
THE CITY OF SUISUN CITY (City)**

WHEREAS, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with Section 56000, et seq. of the Government Code, and specifically in accordance with Section 56425 and the adopted Sphere of Influence (SOI) Policy of the Solano Local Agency Formation Commission (LAFCO); and,

WHEREAS, a comprehensive municipal services review has been completed as of June 13th, 2016 and was found by LAFCO to be adequate for the update of the City's SOI; and,

WHEREAS, the update of the SOI is initiated by the City pursuant to its Resolution 2017-26, proposing the sphere be update without proposing new boundaries; and,

WHEREAS, the proposed sphere area is shown in the attached Maps identified as "Exhibit A" and "Exhibit B"; and,

WHEREAS, the City acting as the lead agency under the California Environmental Quality Act prepared and certified the Final Environmental Impact Report (State Clearing House # 2011102046) for the General Plan Update, which discloses and addresses potential environmental impacts within the General Plan's planning area, adopted a Statement of Overriding Considerations, approved a Mitigation Monitoring and Reporting Program on May 5, 2015, and filed its Notice of Determination; and,

WHEREAS, the Commission, as responsible agency, has reviewed and considered the environmental documents prepared and approved by the City; and,

WHEREAS, at the times and in the form and manner required by law, the LAFCO Executive Officer has given notice of the hearing by this Commission, and,

WHEREAS, upon the date, time, and place specified in said notice of hearing and in any order or orders containing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the SOI, including but not limited to comments, objections, the Executive Officer's written and oral report and recommendation, information and determinations of the municipal service review, the City's General Plan, and the environmental documents.

D. The existence of any social or economic communities of interest in the area

The Tolenas area may be considered a community of interest; however, economic data derived from the Census does not indicate the community is disadvantaged.

E. The present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing SOI

Based on Census data, there are no disadvantaged unincorporated communities within the City's proposed SOI.

4. Pursuant GC § 56426.6 the Commission determines inclusion of Williamson Act lands within the Suisun City SOI will not adversely affect the continuation of the Williamson Act contracts beyond their expiration dates.
5. Pursuant to the Commissions Adopted Standards set forth under GC § 56375(h) and Conditions of Approval pursuant to GC § 56886(v), the Commission hereby adopts the following Conditions of Approval:

A. The City shall prepare comprehensive studies of the environmental and planning impacts of any proposed reorganization prior to application submission. These studies must satisfy CEQA and LAFCO requirements including, but not limited to, Government Code §56668 and Solano LAFCO adopted Standards.

B. The City shall consider establishing a buffer zone adjacent to and parallel to the flight path of Runway 3L prior to reorganization application submission.

C. The City's proposed reorganization applications and pre-zoning shall demonstrate consistency and compatibility with the Travis Air Force Land Use Compatibility Plan/ALUC.

D. The City shall continue to be an active participant in the Travis Sustainability Study effort.

E. The City shall adopt a General Plan Amendment establishing a Travis Reserve Area designation, similar to Solano County's 2008 General Plan designation, prior to any consideration of reorganizations by LAFCO.

F. The City shall demonstrate reliable water capacity and service capability to any annexation areas prior to any consideration of proposed reorganizations by LAFCO.

G. Any roadway segments adjoining and contiguous with the SOI line are included within the sphere amendment to allow subsequent annexation of the roads into the City.

H. The Open Space area identified in SOI Area B (355 Suisun/Logistics Center), Zone B-1 by the Solano County Airport Land Use Commission shall be designated within Suisun City's Long Term Sphere of Influence. This condition shall be shown in the attached maps marked Exhibit A and Exhibit B.

Attachment 4:
Solano County Ordinance No. 2023-1849 to
Adopt the Travis Reserve Area Zoning Overlay

ORDINANCE NO. 2023-1849**AN ORDINANCE AMENDING CHAPTER 28 (ZONING REGULATIONS)
OF THE SOLANO COUNTY CODE TO ADD
THE TRAVIS RESERVE AREA ZONING OVERLAY (ZT-23-03)**

The Board of Supervisors of the County of Solano ordains as follows:

SECTION I**Findings and Purposes**

1. Travis Air Force Base is the largest employer in Solano County and is an important military installation for the nation's defense. Maintaining the future viability of this Base is of the utmost importance. Efforts to maintain Travis AFB's viability include preserving the undeveloped agricultural area around the Base in its present agricultural use so that it can be available for possible future expansion of the Base.
2. The General Plan establishes, as a County land use policy, that new land uses within the area around Travis Air Force Base which may restrict the range of present or future activities at the Base should not be permitted. As shown on the General Plan's Land Use Diagram, the Travis Reserve Area land use overlay depicts the general area around the Base in which this policy should be implemented through zoning.
3. As described in the General Plan, the purpose of the Travis Reserve Area land use overlay is to protect the land within the overlay area for continued agriculture, grazing and associated habitat uses until a military or airport use is proposed. No new residential uses will be permitted to be developed within the overlay area. These restrictions provide for the future expansion of Travis Air Force Base and support facilities for the base.
4. The Travis Reserve Area Zoning Overlay implements the General Plan's Travis Reserve Area land use overlay by identifying the specific properties included within that overlay area and establishing land use and development regulations for such properties.
5. In addition to establishing the Travis Reserve Area Zoning Overlay, the County will continue to coordinate with Solano LAFCO and the Cities of Suisun City, Fairfield, and Vacaville to ensure continued interim use of the Travis Reserve Area for agriculture and grazing lands, and to reserve the area for future expansion of the air force base. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted.
6. The General Plan's Travis Reserve Area land use overlay was ratified by the voters of Solano County when they approved Measure T in November 2008. The County will not support annexation of any lands within the Travis Reserve Area to a city if the purpose of the annexation is for development rather than preservation of the land for future Base expansion.
7. The potential environmental impacts of the establishment of the Travis Reserve Area Zoning Overlay were fully evaluated in the Environmental Impact Report prepared for the

County's 2008 General Plan update and certified on August 5, 2008 (Resolution No. 2008-182). No further environmental review is required prior to the adoption of this ordinance.

SECTION II

Section 28.13 of the Solano County Code, relating to the designation and establishment of the County's zoning and overlays districts, is amended to add the following zoning overlay to the list of specialty and overlay districts:

TRA Overlay

TRAVIS RESERVE AREA ZONING OVERLAY

SECTION III

Section 28.11 of the Solano County Code is amended by amending Zoning Maps Nos. 7-S, 8-S, 13-N, and 14-N to add the Travis Reserve Area Zoning Overlay to various properties shown on those maps, as illustrated in Exhibit A attached to this ordinance and incorporated by reference.

SECTION IV

Section 28.65 is added to the Solano County Code to identify the land uses allowed within the Travis Reserve Area Zoning Overlay, as follows:

28.65 TRAVIS RESERVE AREA (TRA) ZONING OVERLAY

A. Purpose

The Travis Reserve Area Zoning Overlay implements the Travis Reserve Area, as described and shown in the General Plan, and protects land within the overlay for continued crop production and grazing uses as well as compatible non-avian habitat uses until a military use or other use clearly supporting the mission of the Base is proposed for the land. By protecting existing land uses while restricting new development, the overlay zone provides for the future expansion of Travis Air Force Base and support facilities for the base.

No new residential uses are permitted within the Travis Reserve Area Zoning Overlay, and new development or expansion of existing non-residential uses is subject to discretionary review and shall not be approved unless found to be consistent with the purpose of the Travis Reserve Area Zoning Overlay.

B. Allowed Land Uses and Permit Requirements

Crop production, grazing, and agricultural accessory structures less than 2,500 square feet in gross floor area and less than 25 feet in height are allowed.

New residential land uses are not permitted. Legal nonconforming residential land uses are subject to Section 28.114.

Ordinance No. 2020-1849 (ZT-23-03)
Page 3 of 5

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

Conservation or mitigation banks for avian species, or which are likely to attract avian species, are not permitted.

All other land uses otherwise allowed within the underlying zoning district shall require approval of a minor use permit prior to development, enlargement or intensification of use, or changes of use, unless a use permit is required.

SECTION V

This ordinance will be effective thirty (30) days after its adoption.

SECTION VI

If any provision of this ordinance or the application of it to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of the ordinance are declared to be severable.

SECTION VII

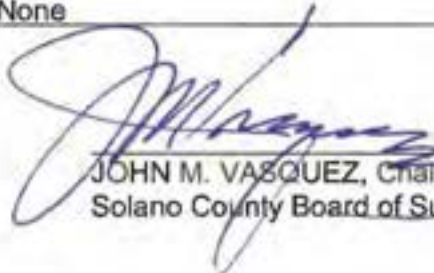
A summary of this ordinance will be published once within fifteen (15) days after its adoption in the Fairfield Daily Republic, a newspaper of general circulation.

Passed and adopted by the Solano County Board of Supervisors at its regular meeting on June 13, 2023 by the following vote:

AYES: Supervisors Hannigan, Brown, Williams, Mashburn, and Chair Vasquez

NOES: Supervisors None

EXCUSED: Supervisors None

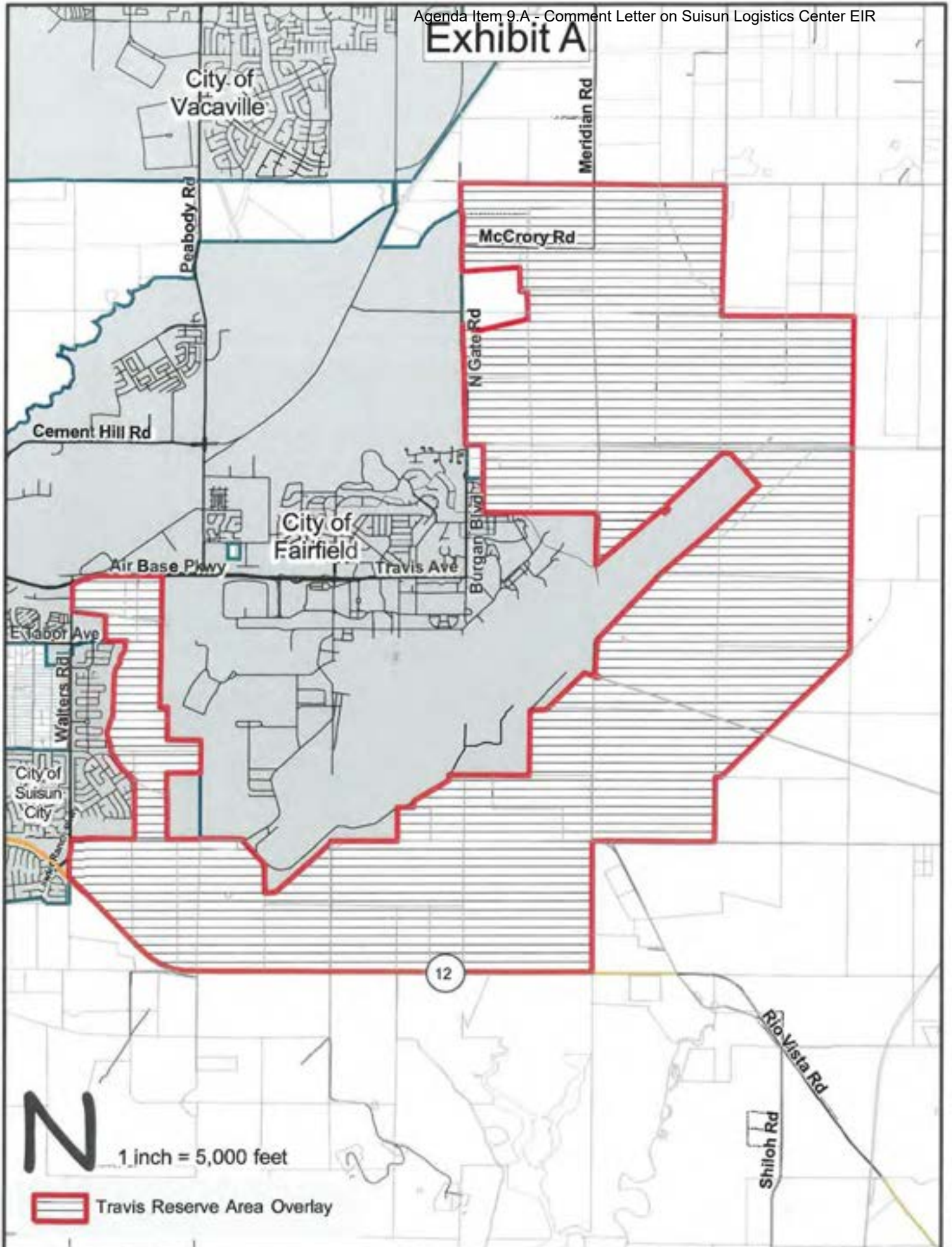

JOHN M. VASQUEZ, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLIN, Clerk
Board of Supervisors

By: 
Alicia Draves, Chief Deputy Clerk

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

Exhibit A



Attachment 5:
Citygate Associates, LLC *Fire Service Impacts*
Review of Proposed Regional Warehouses.
December 13, 2022



600 Coolidge Drive, Suite 150 ■ Folsom, CA 95630 ■ PH 916-458-5100 ■ FAX 916-983-2090

December 13, 2022

Jim Bermudez
Development Services Director
701 Civic Center Blvd.
Suisun City, CA 94585
jbermudez@suisun.com

RE: FIRE SERVICE IMPACTS REVIEW OF PROPOSED REGIONAL WAREHOUSES

Dear Mr. Bermudez:

Citygate Associates, LLC (Citygate) was tasked by Suisun City (City) to review the fire service impacts of two proposed regional warehouse projects, each site containing multiple large buildings. This summary report provides an overview of the technical issues reviewed as well as Citygate's findings and resultant opinions.

In brief, Citygate finds both developments can be built and occupied within the usual and customary Building and Fire Code requirements for such storage and distribution occupancies. As there are no federal or state minimum staffing requirements for fire services, the developments can be allowed in the City, even with the City providing a small level of fire services. However, Citygate finds that the existing level of fire services will be totally insufficient to control a serious fire in buildings of this size *if the built-in fire sprinkler system fails to perform* as designed under the Code requirements.

PROJECT BACKGROUND

Two multi-warehouse distribution centers are proposed by one development applicant. The westernmost project, known as the Highway 12 Logistics Center, is proposed to include 1.28 million square feet of warehouse and logistics buildings on approximately 93 acres on the south side of Highway 12, west of the Union Pacific Railroad alignment. It is currently envisioned to contain six warehouses ranging in size from 56,880 square feet to 710,489 square feet. The buildings are being designed to contain dry good, non-hazardous materials. Access to the project site would be provided in four locations along Pennsylvania Avenue and at three occurrences along Cordelia Street. The project site has direct access to an existing rail spur, and the project applicant

Jim Bermudez
December 13, 2022
Page 2

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

will coordinate with the Southern Pacific Railroad, which merged with Union Pacific Railroad in 1996, regarding access to this existing railroad spur for proposed on-site uses.

The eastern site is known as the Suisun Logistics Center. This project proposes 2.1 million square feet of warehouse uses on approximately 120 acres fronting Highway 12, Walters Road, and Petersen Road. It is currently envisioned to contain six warehouses ranging in size from 145,397 square feet to 644,782 square feet. The buildings are being designed to contain dry good, non-hazardous materials.

BUILDING AND FIRE CODE REQUIREMENTS

The applicable Building and Fire Codes for warehouse uses require fire sprinklers and detection systems. Warehouse uses are classified by the commodities stored, typically in four classifications based on the make-up of the products, type of packaging, container used, and whether a plastic pallet is used. The proposed projects for the City are for ordinary commodities, considered to be the least hazardous. Fire sprinkler design for the ceiling and in the storage racks, as required, is very specific to the type of materials being stored.

As the warehouse tenants are typically not known at the time of construction application, the fire sprinkler design for the shell buildings and limited office spaces will be of a higher risk classification using Early Suppression, Fast Response (ESFR) type K12-25.2 sprinklers capable of flowing up to 60 pounds per square inch.

Such sprinkler systems allow for palletized, single, double, and multiple-row rack storage of exposed, non-expanded plastics in buildings up to 40 feet tall. Lesser commodities can be stored in buildings up to 48 feet tall. This covers a very broad range of commodities.

Fire sprinklers must have a sustainable water supply calculated to operate the sprinklers for up to two hours. Sources of water are a municipal water provider and/or on-site bulk storage with fire pumps. The water demand for the envisioned City warehouse systems is approximately 2,600 gallons per minute (gpm) for a duration of one hour or a total of 156,000 gallons, including a 250-gpm firefighting fire hose allowance.¹

The California Fire Code (CFC), Appendix B, has baseline Fire Flow Requirements for Manual Fire Fighting of up to 8,000 gpm for four hours (Table B-105.1(2)). Table B-105.2 allows that only 25 percent of that requirement for flow be applied for the duration at the reduced flow, when a building is protected by automatic sprinkler systems installed per Section 903.3.1.1 of the CFC.

¹ Email from applicant fire sprinkler designer on August 19, 2022.

Jim Bermudez
December 13, 2022
Page 3

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

Thus, the reduced fire flow requirement with automatic sprinklers then becomes 2,000 gpm for two hours.²

The public water supply for fire sprinklers is not provided by the City, but rather by the Solano Irrigation District (SID) for the Highway 12 Logistics Center, and by the Suisun-Solano Water Authority for the Suisun Logistics Center in the east.

The SID has an older 2012 water Master Plan³ that sets the fire flow goal at 3,500 gpm at 20 psi residual pressure for two hours on a maximum water consumption day. This Master Plan also listed multiple capital improvement projects that would be necessary as the area grew. Fire flow design criteria was not available for the Suisun-Solano Water Authority, which provides a regional system that could be used for the eastern logistics site. As such, the Water Authority does not typically model final neighborhood fire flows. The City of Solano Public Works Director believes that both domestic water providers can supply a minimum fire flow of 1,200 gpm for light industrial / commercial areas.⁴

Thus, if the warehouse fire sprinklers are designed for up to 2,000 gpm for two hours, then the domestic water provider will have to certify fire flow adequacy to meeting requirements by a computer hydraulic model or field flow testing when the project is submitted for plan check review. If the fire flow for either site cannot be provided by the domestic supplier, the Fire Code allows the applicant to store water on-site and use automatic fire pumps, with two sources of power, to provide the needed fire flow for two hours.

Finding #1: The local area water systems should be able to meet fire sprinkler requirements, but that could not be verified at this point in the development review process. The applicant also has the option to use on-site stored water and fire pumps. As such, provisioning the required fire sprinklers for both project areas should not be a barrier for project approval.

FIREFIGHTING CAPABILITIES

If the warehouse fire sprinklers cannot control a fire, then a local fire department response can possibly do so. In the United States, there are no mandatory federal or state regulations directing the level of fire service response times and outcomes. The level of service provided, and any resultant costs, is the choice of local communities. The body of regulations on fire service suggests

² Ibid.

³ Suisun-Solano Water Authority Water System Design Review 2012.

⁴ City Engineer email on October 25, 2022.



Jim Bermudez
December 13, 2022
Page 4

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

that if fire services are provided, they must be provided with the safety of firefighters and the public in mind. Thus, there is often a constructive tension between the desired level of fire services and the level that can be funded, and many communities may not have the level of fire services they desire.

Given the level of fire services being a local choice, a community's fire department capabilities are not normally a factor in a project approval if elected officials find the project has an overall community benefit. If the firefighting force cannot control a serious fire, then the building owner and/or tenant, via their fire insurance policy coverage, bears the burden of risking a total loss. Many insurance companies will provide fire insurance to commercial buildings of all types where fire sprinklers are used but the local fire service effort is modest.

The quantity of staffing and the arrival time frame can be critical in a serious fire. Fires in older or multiple-story buildings could require the initial firefighters to rescue trapped or immobile occupants. If the responding force (First Alarm) is too small, rescue and firefighting operations *cannot* be conducted simultaneously. Previous critical task studies for the duties needed per firefighter at serious fires—as conducted by Citygate, the National Institute of Standards and Technology (NIST), and the National Fire Protection Association (NFPA) Standard #1710—find that all units need to arrive with 15 or more firefighters within 11:30 minutes (from the time of 9-1-1 call) at a building fire to be able to *perform the tasks of rescue, fire suppression, and ventilation simultaneously, safely, and effectively*.

Currently, the City operates one fire station with two personnel staffing one fire engine. The City will soon begin staffing a second engine with two more personnel, which will bring daily staffing to four firefighters and one Duty Chief Officer 24/7. Thus, the immediate response to a building fire could be four career firefighters plus a Command Chief. The City would recall volunteers and off-duty personnel. Historically, this brings in 3–6 personnel. More dependably, the Fire Department would request mutual aid from the City of Fairfield and departments further away. The City of Fairfield would supply two engines and a ladder truck with a total of nine firefighters. In this event, within a best practices recommendation of approximately 12:00 minutes from the time of 9-1-1 call, the two fire departments could deliver 14 on-duty career personnel. This is the amount needed for a house fire, *not a commercial building fire if the sprinkler system fails*. An urban fire department would initially send a minimum of 25–30 firefighters to a reported large building fire with activated fire sprinklers.

Why consider this issue? Warehouse fires are not uncommon. According to the NFPA, from 2014 to 2018, there were an estimated 1,410 warehouse structure fires per year reported in the United States. These fires caused an annual average of two civilian deaths, 20 civilian injuries, and \$159 million in direct property damage.⁵ Recently, San Jose incurred the total loss Home Depot fire that

⁵ NFPA Warehouse Fire Fact Sheet November 2020.



Jim Bermudez
December 13, 2022
Page 5

Agenda Item 9.A - Comment Letter on Suisun Logistics Center EIR

started during customer hours and overcame the sprinkler system. On March 16, 2022, a Walmart warehouse of approximately 1.2 million square feet in Plainfield, Indiana, west of Indianapolis, burned to the ground during daylight hours. In the face of a sprinkler system and/or fire department failure(s) still under investigation, on September 22, 2022, Walmart has filed notice it plans to pursue a tort claim against the Plainfield Fire Territory and dozens of other Indiana fire departments for the handling of the fire in March. The tort claim is for property loss and damages, and it notes the amount is currently known to exceed the \$5,000,000 statutory limit of the Indiana Tort Claims Act.⁶

This recent fire loss information is **not** to suggest that Suisun City or another California community could be held liable. What these two fires do show is that fire sprinkler systems and insufficient firefighting efforts can fail to stop catastrophic losses. Such fires can challenge even the largest fire departments. Large warehouses are, in effect, high-rise buildings laying on their side. Advancing fire hose lines deep into these situations is very dangerous, if possible at all, and requires a tremendous number of firefighters to do so safely.

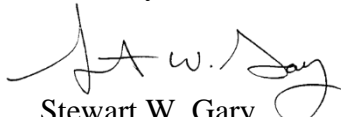
Finding #2: The Suisun City Fire Department and nearby mutual aid fire departments will not be able to control a serious fire, outside of the entry point office spaces in the envisioned warehouses, should the fire sprinkler system fail to keep the fire to the point of origin.

CONCLUDING OPINION

Given the mitigations of automatic fire protection with adequately engineered fire/water flows, and the good site access separating the warehouses from adjoining parcels, there is no fire defense reason for the City to not consider approving the applicant's intended uses. The Council and community should further understand that a small city cannot typically fund a fire department large enough to control a warehouse fire if the automatic fire protection systems fail to operate as designed.

* * *

Sincerely,


Stewart W. Gary
Public Safety Principal

⁶ <https://www.indystar.com/story/news/local/2022/09/23/walmart-response-to-plainfield-distribution-fire-made-blaze-worse/69514755007/>

