



CITY OF SUISUN CITY

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NOTICE OF A PUBLIC HEARING REGARDING CITY OF SUISUN CITY PLANNING COMMISSION APPROVAL OF AN ANNEXATION, GENERAL PLAN AMENDMENT, PREZONE, ENVIRONMENTAL IMPACT REPORT AND PLANNED UNIT DEVELOPMENT (PUD) FOR THE HIGHWAY 12 LOGISTICS CENTER

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning Commission of the City of Suisun City in a regular meeting scheduled for Tuesday July 9, 2024, at 6:30 p.m. in the Suisun City Council Chambers, 701 Civic Center Boulevard, Suisun City, CA 94585 to consider Planning Commission approval of the Highway 12 Logistics Center.

The City of Suisun City (City) is proposing a General Plan Amendment, prezone, annexation of 129 acres to the City of Suisun City, and Planned Unit Development approval for the proposed Highway 12 Logistics Center Project comprised of 1.28 million square feet of warehouse and logistics uses on approximately 93 acres of vacant land around the northwest corner of Cordelia Road and Pennsylvania Avenue (the Project), and certification of the Project's Environmental Impact Report, along with adoption of a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations. The remaining 36 acres of the 129-acre annexation area would be in managed open space. The 353 acres of the 482-acre project site not proposed for annexation is outside the City's Sphere of Influence (SOI), is not proposed for any SOI change or annexation, and would remain in managed open space within the unincorporated County. All of the buildings would be similar in size ranging from approximately 170,000 to 187,000 square feet and range in height from 44 to 47 feet in height. The permitted and conditionally permitted uses allowed in the PUD will attract a variety of businesses to provide for economic development and generate jobs for the future needs of Suisun City over the project build-out and beyond.

The Highway 12 Logistics Center Planned Unit Development, (PUD), establishes the land use, zoning, development standards, and regulations for the development of the site. The development regulations contained in this PUD address the unique characteristics of the Project and surrounding properties.

The City of Suisun City (City) prepared an environmental impact report (EIR) to evaluate the potential environmental effects of the proposed Highway 12 Logistics Center Project (proposed Project) in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000 et seq.).

All interested persons are invited to attend the hearing and comment upon any proposed action, express opinions, or submit evidence for or against the matter as outlined above. Pursuant to Sections 1094.5 and 1094.6 of the Code of Civil Procedure, if you challenge any of the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or included in written correspondence delivered to the City Clerk, 701 Civic Center Blvd., Suisun City, California, 94585, prior to, the public hearing.

Please contact Jim Bermudez, Development Services Director with any questions regarding the proposed project at jbermudez@suisun.com.

/s/ Donna Pock, Deputy City Clerk