Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Suisun Expansion Project

Lead Agency: City of Suisun City | Contact Person: Jim Bermudez
Mailing Address: 701 Civic Center Boulevard | Phone: 707-372-2055
City: Suisun City | Zip: 94585 | County: Solano

Project Location: County: Solano | City/Nearest Community: Suisun City
Cross Streets: Highway 12 and Highway 113 | Zip Code: 94585
Longitude/Latitude (degrees, minutes and seconds): 38 ° 12 ′ 44 ″ N / 121 ° 48 ′ 44 ″ W Total Acres: 22,873
Assessor's Parcel No.: | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: SR 12, SR 113 | Waterways: Lindsay Slough, Suisun Marsh
Airports: Travis AFB, Rio Vista Municipal | Railways: | Schools:

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☒ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: Area Plan, VTSM

Development Type:

☒ Residential: Units 173,913 Acres
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. Acres 868 Employees
☒ Industrial: Sq.ft. Acres 2,272 Employees
☐ Educational:
☒ Recreational: Open Space Civic: 865 ac; Open Space: 4,286 ac
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: Maker & Manufacturing, Neighborhood Mixed Use: 7,294 ac

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Zoning: A-160 Exclusive Agricultural Districts-160 Acre Minimum Lot Size, MG-3 Manufacturing-General District, A-20 Exclusive Agriculture. GP: Agriculture, Specific Project Area, Urban Commercial, Park&Rec

Project Description: *(please use a separate page if necessary)*

The Suisun Expansion Project would expand the boundaries of Suisun City through annexation of 22,873 acres of unincorporated Solano County. The project would establish an Area Plan covering approximately 7,136 acres of the site, encompassing the existing Lambie Industrial Park as well as an area designated for the Travis AFB Protection Zone. A Specific Plan would be developed over two time periods: 20-Year Plan and Full Buildout. The 20-Year Plan, approximately 6,080 acres, would result in approximately 65,217 dwelling units, 60M square feet of non-residential development, 84,479 jobs, and 150,000 population. Full Buildout, over the full 15,737 acres of the site, would result in approximately 173,913 dwelling units, 147M square feet of non-residential development, 225,471 jobs, and 400,000 population.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
X	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	X	Parks & Recreation, Department of
X	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
X	Caltrans Planning	X	Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy	X	S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mtns. Conservancy
X	Corrections, Department of		State Lands Commission
X	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission	X	SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 12, 2025 Ending Date December 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: De Novo Planning Group
Address: 1020 Suncast Lane, Suite 106
City/State/Zip: El Dorado Hills, CA 95762
Contact: Christina Erwin
Phone: (916) 997-1865

Applicant: Jan Sramek, Founder and CEO -- California Forever, LP
Address: 2108 N Street, #9555
City/State/Zip: Sacramento, CA 95816
Phone: 707-372-2055 Jim Bermudez, City of Suisun

Signature of Lead Agency Representative: Jim Bermudez **Date:** 11/7/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.