



General Plan Update

- Continued discussion on the upcoming targeted General Plan update process
- Targeted discussion on Economic Development

Presented to the Board of Supervisors
December 9, 2025
Department of Resource Management

James Bezek, Director



Past Board Meetings

➤ Board Direction (March 25, 2025):

- Pursue a targeted update by 2028
- Initiate consultant procurement process
- Hold a countywide summit with cities, LAFCO and stakeholders to identify growth and development priorities
- Evaluate Measure T and integrate agricultural/open space protections into the General Plan update

➤ Board Direction (August 26, 2025):

- Presented General Plan overview and requirements
- Discussed direction (Update vs Overhaul)
- Staff was requested to return for further direction and targeted discussion on Economic Development
- Initiate consultant procurement process



Past Board Meetings

➤ Follow Up Actions

- Outreach to city mayors at the May 14, 2025, 4C's meeting on land use summit participation
 - Summit initially scheduled for mid-August; delayed at City Managers' request for additional preparation
 - Staff will continue coordination with cities to reschedule the joint discussion
- Preparing draft Request for Proposals
 - Staff is looking for additional direction in formulating the scope of work for the RFP



Target General Plan Timeline Goals

- Circulate a Request for Proposals (January 2026)
- Execute a contract with selected firm (March 2026)
 - Consultant to complete desk review of current General Plan
 - Consultant to compile and analyze data
- Consultant to lead a series of community meetings to gather feedback from cities, residents and businesses (Summer – Fall 2026)
- Consultant to conduct a CEQA process concurrently with update (2026/27)
- Consultant and staff to meet with the Orderly Growth Committee on their request for a potential initiative for the 2028 ballot (2026/27)
- Consultant to provide draft General Plan update to Board (Spring 2028)
 - Study session conducted to incorporate Board feedback



Solano General Plan

- The 2008 Solano County General Plan incorporates State required General Plan Elements into the following Chapters:
- Land Use
 - Agriculture
 - Resources (*incorporates Conservation, Open Space*)
 - Public Health & Safety (*incorporates Noise*) (*may incorporate Environmental Justice*, Climate Change and Resiliency Planning in Update*) (*Updated 2024*)
 - ➔ ▪ **Economic Development**
 - Transportation & Circulation
 - Public Facilities and Services
 - Housing Element (*Updated 2024*)
 - Park and Recreation Element
 - Tri-City and County Plan
 - Suisun Marsh Local Protection Program Policies



Economic Development

- Economic Development is the most direct lever to improve services, quality of life, and long-term fiscal stability
 - Expands the County's tax base to promote fiscal sustainability
 - County has limited property and sales tax to keep up with service demands

- The 2008 Solano County General Plan incorporates an Economic Development Chapter which focuses on three pillars:
 - Targeted development of manufacturing and office uses
 - Business recruitment and retention
 - Education and workforce investment

- Economic Development in support of the local agricultural industry is of growing interest in the County and is being studied under a SALC grant

- Staff and consultant have conducted an assessment of eight locations along the I-80 corridor for possible economic development opportunities
 - Report will be presented to the Board in early 2026

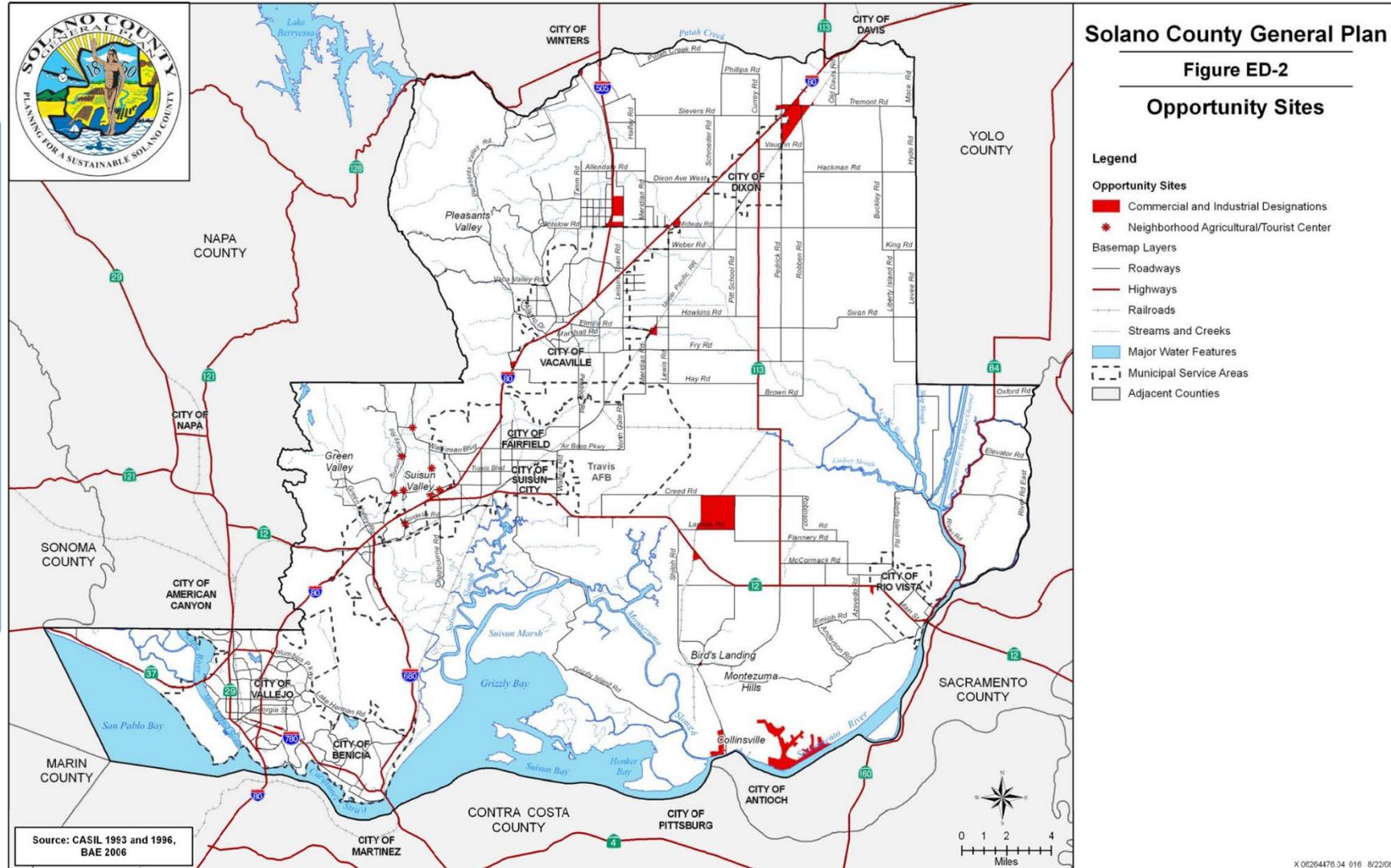


Current Economic Development Chapter

- Targets growth in manufacturing, logistics, office/professional services, ag-related businesses, and clean/alternative energy with a focus on higher-wage jobs for residents
- Identifies strategic opportunity areas (interior valleys, Collinsville, Old Town Cordelia, North Vacaville, Lambie Road) and links them to needed infrastructure investments
- Emphasizes workforce development to reduce out-commuting and better match residents' skills with local employers
- Commits to protecting and supporting Travis AFB as a cornerstone of the county's economy and land use strategy
- Focuses on overall County rather than unincorporated growth



Economic Development Chapter Opportunity Sites





Board Priorities & General Plan Alignment

➤ Economic Development

- E1 – Engage stakeholders on economic development. (LU.P-1)
- E2 – Identify potential sites for economic development. (ED.G-2, LU.G-3)
- E3 – Initiate a Utility Master Plan. (PF.G-1, LU.G-3)
- E4 – Support parks/recreation/cultural amenities. (PR.OBJ-1, LU.G-4)



Board Priorities & General Plan Alignment

- Economic Development
 - E1 – Engage stakeholders on economic development. (LU.P-1)

- The County engaged with the cities to call a regional summit
 - The cities requested additional time to prepare for a summit
 - The County will continue coordination to schedule the summit

LU.P-1: Collaborate with cities to guide development to the county's urban centers and promote sustainable development patterns



Board Priorities & General Plan Alignment

- Economic Development
 - E2 – Identify potential sites for economic development. (ED.G-2, LU.G-3)
- The County engaged a consultant, Lisa Wise Consulting, and held community meetings to develop a plan for eight locations along the I-80 corridor
- The locations are being considered for development, but will require municipal services and discussion with cities
- Some locations compete with city visions, requiring further discussion
 - This was a major impetus for convening a summit

ED.G-1: Maintain and improve the County's strong, diversified economic base and provide for a wide range of employment opportunities and support services, such as job training and childcare

LU.G-3: Create sustainable communities with areas for employment, shopping, housing, public facilities and services, and recreation in close proximity to each other



I-80 Corridor Study Locations

- 1) Fairfield – I-80 and Chadbourne Road
- 2) Vacaville - I-80 and Lagoon Valley Road
- 3) Vacaville - I-505 and Midway Road
- 4) Vacaville - I-80 and Midway Road
- 5) Dixon - I-80 and Dixon Avenue
- 6) Dixon - I-80 and Pitt School Road
- 7) Dixon - I-80 and Currey Road
- 8) Dixon - I-80 and Pedrick Road



Board Priorities & General Plan Alignment

- Economic Development
 - E3 – Initiate a Utility Master Plan. (PF.G-1, LU.G-3)

- The County engaged a consultant for creating a One Water framework
- Other efforts underway include:
 - Broadband study (ARPA)
 - Energy (part of MTC/ABAG grant effort led by STA/EDC)
 - Sewer – FSSD

PF.G-1: Provide adequate public services and facilities to accommodate the level of development planned by the County

LU.G-3: Create sustainable communities with areas for employment, shopping, housing, public facilities and services, and recreation in close proximity to each other



Board Priorities & General Plan Alignment

- Economic Development
 - E4 – Support parks/recreation/cultural amenities. (PR.OBJ-1, LU.G-4)
- The County partnered with the Solano Land Trust on operation of the Patwino Worrta Kodoi Dihi Open Space Park to provide additional recreation and cultural amenities to the region

PR.OBJ-1: Coordinate the planning and development of regional recreational facilities between federal, State, and local agencies within Solano County

LU.G-4: Encourage land use development patterns and circulation and transportation systems that promote health and wellness and minimize adverse effects on agriculture and natural resources, energy consumption, and air quality



Economic Development Consideration : Measure T

- Measure T currently integrated into General Plan
 - Land designated as Agriculture in General Plan requires vote to alter
 - Limited development opportunities to certain unincorporated areas

- The Orderly Growth Initiative and Measure T intend to protect from conversion of agricultural lands under the County and Board of Supervisors' permitting authority
 - Result restricted the ability for the County to generate significant tax revenue typically generated from commercial and industrial land uses



Economic Development Consideration : Utilities

- Unincorporated areas that provide public potable water and/or sewer include:
 - Homeacres and Starr Subdivision (W/S)
 - Rural North Vacaville Water District (W)
 - Green Valley (W)
 - Elmira (W/S)
 - Old Town Cordelia (W/S)

- Decades old service agreements with limited options for expansion

- Well and septic systems are allowed but constrain development intensity and scale



Economic Development Consideration : Public Water Systems

- System sizes are based on numbers of onsite employees and members of the public
 - Projects where 25 or more individuals (employees, residents, and customers) who are on-site for at least 60 days within a rolling 365-day period must obtain Public Water System (PWS) permit from the State Water Resources Control Board (SWRCB) Division of Drinking Water
- Current projects under review may require PWS permits
 - Unknown how many proposed projects will change scope or decline to move forward based on technical difficulty and cost
- Can take 12-18 months to permit PWS
 - Approval from the State is not guaranteed
- Meaningful Economic Development requires utilities providers to meet economies of scale rather than piecemeal site-specific development



Economic Development Consideration : Fiscal & Tax

- Williamson Act
 - Two-thirds of the County's agricultural land is enrolled in Program
 - Reduced property taxes in exchange for maintaining agricultural or compatible uses
- Commercial and Industrial growth directed into cities currently results in most tax revenues remaining within city boundaries
- The County's master tax-sharing agreement has been discontinued
 - The County and partner agencies must now collaborate to renegotiate tax-sharing agreements
 - Requires County and cities to negotiate new tax sharing agreements



Economic Development Solutions : Interchanges

- The Board directed staff to study the viability of eight key highway interchanges as potential opportunities for economic growth
- Areas selected based on General Plan land use designations
- Locations also near city boundaries for potential service provisions and good vehicular access
- Study will include both short term and longer-term recommendations
- Staff anticipate bringing it before the Planning Commission for review and then to the Board of Supervisors their review and comments in early 2026



Economic Development Solutions : Agritourism

- Continuing implementation of the Suisun Valley Strategic Plan
- Middle Green Valley Specific Plan adopted
- Development underway of a Pleasants Valley Road Overlay Zone
 - Support small-scale visitor-serving uses
 - Community outreach ongoing
- Evaluating additional uses by right and strategies to expedite permitting
- General Plan Update will evaluate supporting additional agritourism policies and expand on compatible uses



Board Input Request: Alignment with Board Economic Development Priorities

Question:

Should the County's Economic Development efforts in the unincorporated area remain focused on strengthening agriculture, value-added agricultural activities, and agritourism, or does the Board wish to evaluate broader commercial or employment-generating uses in limited, well-defined unincorporated locations (e.g., I-80 corridor, Dixon I-80/SR-113 area) as part of advancing the Board's Economic Development goals?



Board Input Request: Agricultural Viability

Question:

Is the Board's primary intent to expand flexibility for agricultural landowners—such as crop processing, diversification, small-scale visitor uses, and other activities that improve farm income or should the General Plan also consider a more diversified economic strategy in which certain non-agricultural uses may be appropriate in targeted rural areas?



Board Input Request: Financial Consideration

Question:

Is the Board interested in economic development that could produce meaningful fiscal benefits for the County (e.g., increased property or sales tax revenue) and should staff study whether targeted commercial nodes could support both fiscal stability and the Board's ED priorities?



2008 General Plan Update Timeline and Outreach

September 2, 2005 – Request for Proposals (RFP) Released
January 10, 2006 – BOS Approve Contract
March 6, 2006 – First Citizens Advisory Committee (CAC)
April 18, 2006 – Joint PC / BOS Study Session
2006 – Various CAC Meetings
2007 – Extensive community engagement
December 20, 2007 – CEQA Notice of Preparation (NOP)
April 18, 2008 – Draft Environmental Impact Report (DEIR)
August 5, 2008 – BOS adopts the 2008 General Plan
November 4, 2008 – Solano County voters approve Measure T

Citizens Advisory Committee: 34 meetings

Planning Commission: 11 meetings

Board of Supervisors: 12 meetings

Four Special Study Areas: 20 combined meetings total

Agricultural Workshops: 6 meetings

General Community Outreach: 8 meetings



Economic Development Next Steps

- Issuing RFP for General Plan Update with focus on Economic Development, Land Use, Agriculture and Circulation
- Interchange Study results for Board presentation in early 2026
- Continuing Pleasants Valley visioning sessions on a potential agritourism-supportive overlay
- Evaluating options to provide greater Williamson Act flexibility to support agritourism



Recommendation

- The Department of Resource Management recommends that the Board of Supervisors:
 - 1) Receive a presentation from staff on continued discussion on issues identification for the County's General Plan update with an emphasis on economic development; and
 - 2) Provide feedback and direction to staff as needed.

