



Suisun City/California Forever Reimbursement Agreement & Annexation Concept

- Receive Details on Reimbursement Agreement & Description of Annexation Proposal
- Affirm Board's Previous Direction to send Letter to Suisun City
- Reiterate County's Position on Process

Presented to the Board of Supervisors
On June 24, 2025
Department of Resource Management

James Bezek, Director



Purpose for this Presentation



- **Provide Additional Background on the Reimbursement Agreement**
- **Summarize and Discuss the Initial Intent of the Proposed Annexation**
- **Discuss and Confirm County's Position that the Area should be considered as part of the General Plan Process – not City driven**





Background – June 10 Board Direction

- **Board Authorized CAO to issue letter to City of Suisun City**
 - Formal Expression of County's Concerns
 - Requested delay of City action because of substantial potential regional impact
 - Reference to May 14th CCCCCs concurrence on a call for regional coordination
 - Reiterated County Commitment to Collaboration

- **City of Suisun City Council approved Agreement**
 - Extensive Public Comment
 - County letter received prior to start of meeting



Summary of the Reimbursement Agreement

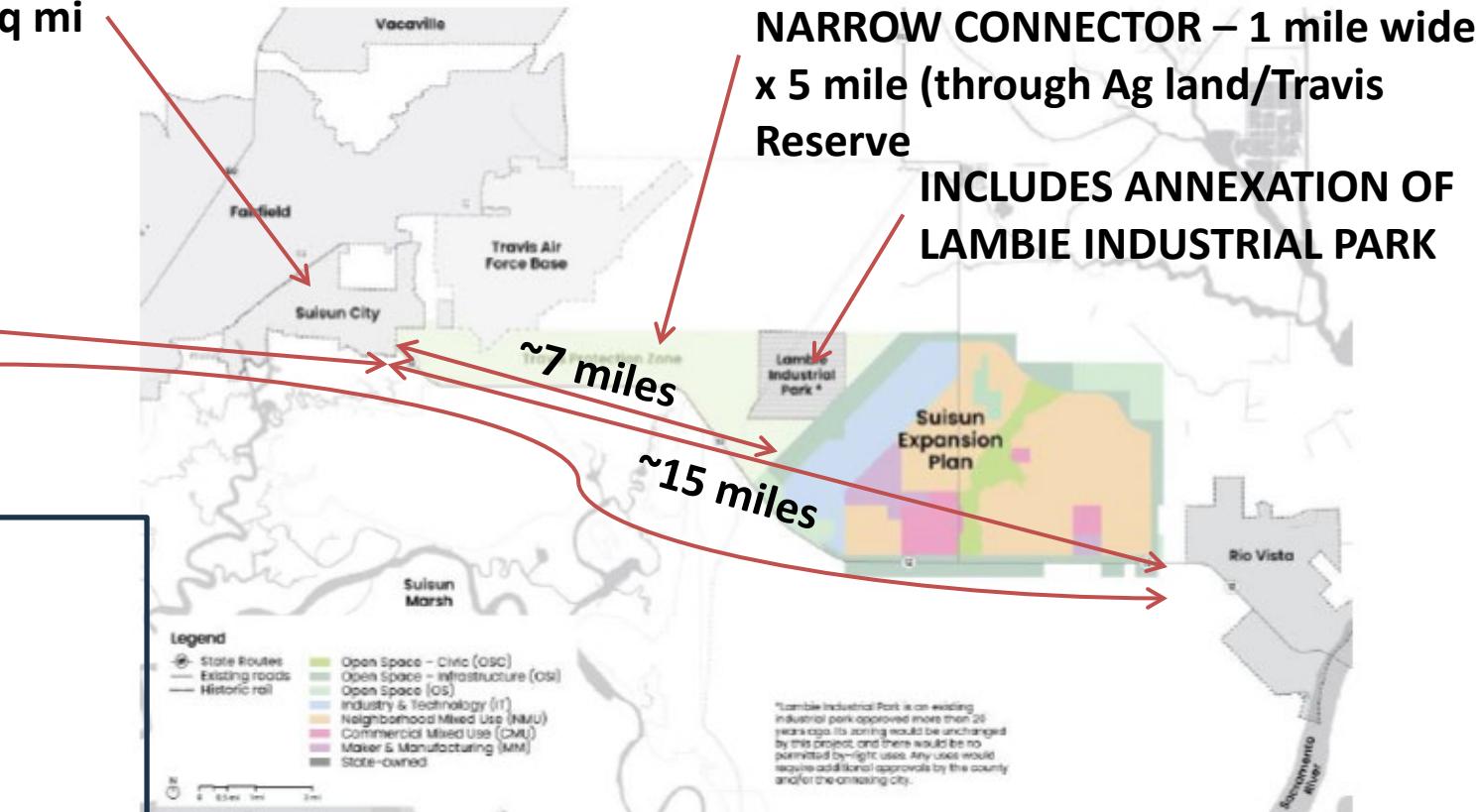
- **Planning Area (through Annexation)**
 - ~22,873 acres, including the Suisun Expansion Plan (~15,737 acres), Travis Protection Zone (~5,726 acres), and Lambie Industrial Park (~1,410 acres).
- **Fiscal Incentives**
 - \$400,000 initial deposit for City costs related to Suisun Expansion Plan
 - \$10 million total payment - \$3.5 million at EIR certification/Development Agreement + \$6.5 million after LAFCO annexation
 - **Exclusivity – Term 3 years**
 - CA Forever agrees to work only with Suisun (and Rio Vista) – establishes parameters and possible fiscal disincentives to work with Solano County
 - **Discretion:**
 - Suisun City retains full control over land use and CEQA decisions
 - Questions on objectivity given incentives that are tied to specific actions



Geographic Scope of Proposal

SUISUN CITY 4.1 sq mi

PROPOSED EXPANSION –
35.7 sq mi – (new combined
City almost 10x current area
of Suisun)

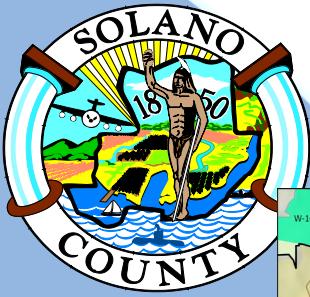


C. With regard to the growth of the proposed Suisun Expansion Specific Plan, the current phasing plan shows the expected growth of the new area as: (a) 15,000 residents by 2034, (b) 50,000 residents by 2038, (c) 150,000 residents by 2048, and (d) full build out not until 2071.

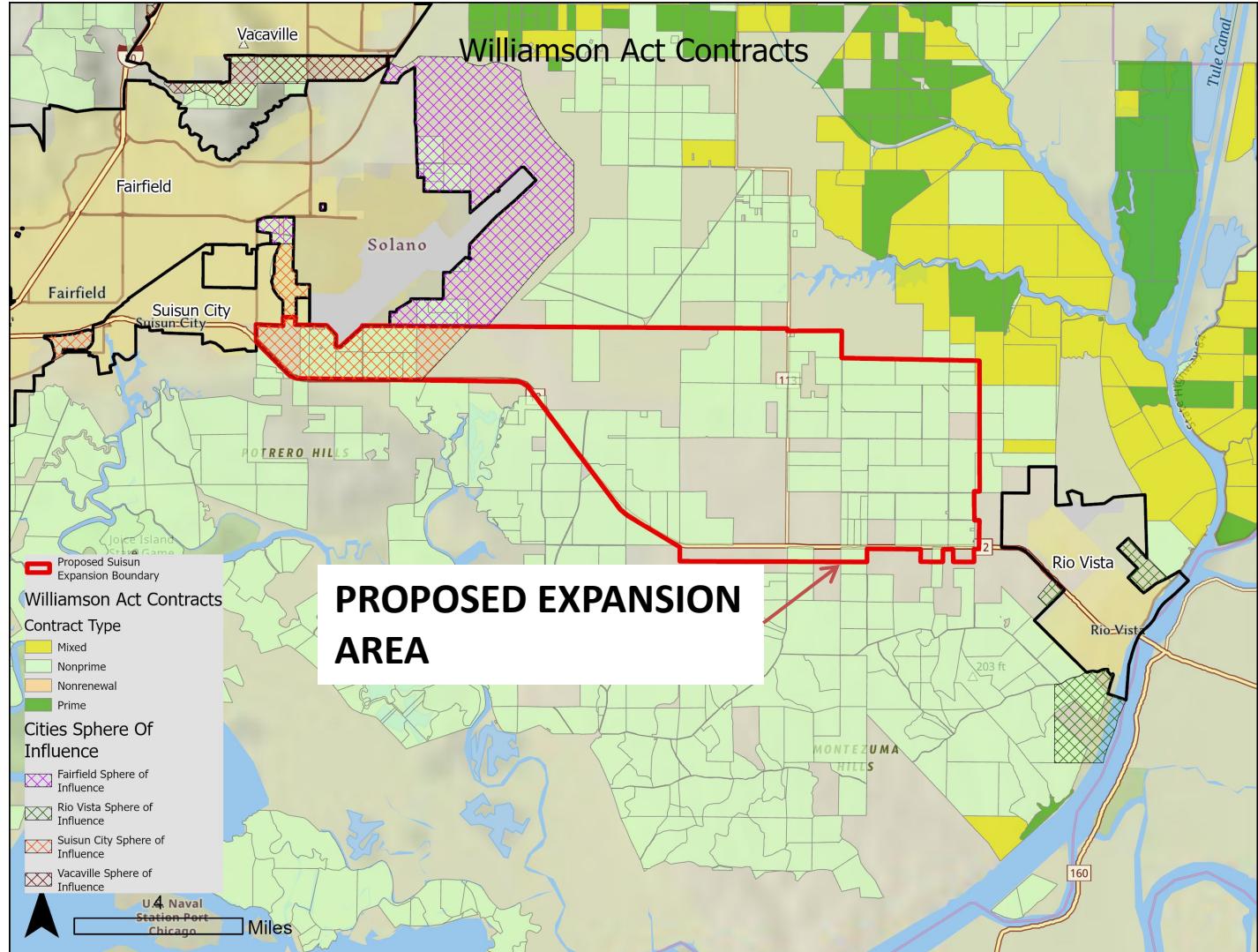
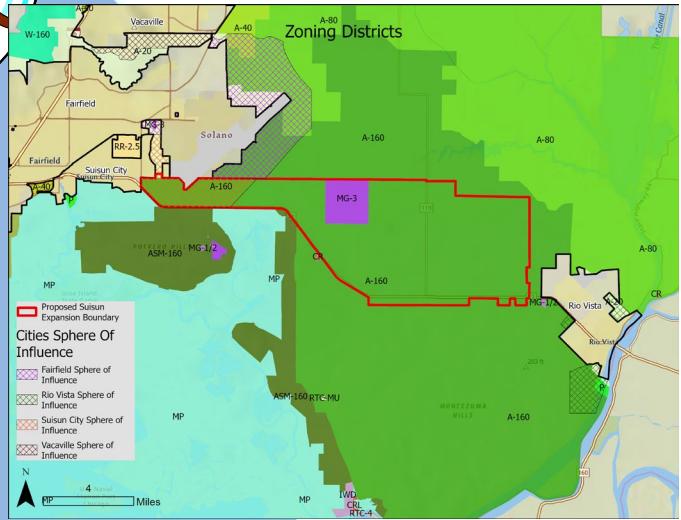


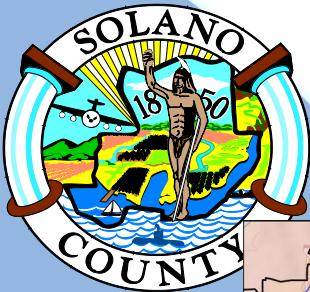
Key Issues Raised

- **Outside Suisun City's Sphere of Influence (SOI)**
 - SOI's Out of Compliance with Government Code §56425(g)
 - City does not have up to date SOI's and no SOI for proposed expansion area
- **Inconsistent with Current Zoning**
 - Zoned Agricultural & Designated as Resource Conservation Overlay, Travis Reserve Area & Specific Project Area
- **Conversion of Large Number of Williamson Act Contract Parcels**
- **Annexation would remove General Plan designations/protections to area**
- **Service Delivery Viability Uncertain**

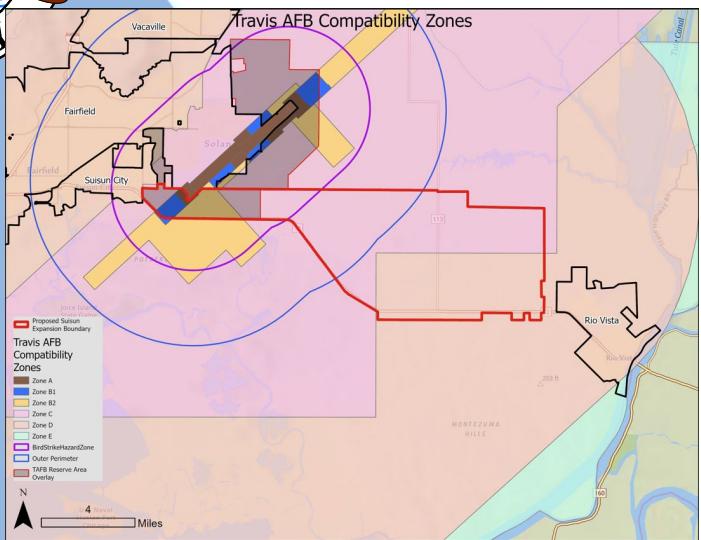


Zoning and Williamson Act Maps





Purpose of Travis Reserve Area (TRA)



- **General Plan Provisions of TRA**
 - Continued agricultural operations
 - Habitat/open space preservation
 - No new urban development
 - Compatibility with military land use requirements
- **Purpose of the Travis Reserve Area**
 - Preserve open land surrounding Travis AFB for:
 - Base operational safety
 - Noise and accident potential mitigation
 - Future base expansion opportunities
 - Prevent urban and suburban development that could conflict with airfield operations, including residential noise complaints, safety hazards, or nighttime light pollution.



Aerial Imagery





Policy Concerns

- **Agreement & Annexation Conflicts with:**
 - County's General Plan
 - Measure T – circumvents the voter-enacted ag-land preservation protections
 - Zoning and Overlays
 - Introduces an unprecedented, large growth area never contemplated in County General Plan
- **Suisun's Decision affects County Jurisdiction**
 - **Contradictory to the CCCC endorsement of regional coordination**
 - **Fiscal Incentives that pressure City to approve project to receive payments**
 - **Undermines Comprehensive, Coordinated and Community-led Planning across Jurisdictions**



Summary of Solano County's Position

- County Opposes unilateral action by the City to initiate planning and annexation over large areas of Unincorporated County land
- County currently has jurisdictional authority over the ~22,873 acres & future urban development should be evaluated through the County's General Plan Update Process
- When the East Solano Plan was pulled from the ballot, the developer committed to "work with the County to prepare the EIR and Development Agreement over the next 2 years..."
 - County reiterates request to City to defer further action and participate in coordinated, countywide dialogue (CCCC consensus)
 - County reaffirms its commitment to collaborative, transparent and comprehensive land use planning grounded in public input, environmental protection and long-term sustainability



RECOMMENDATION

The Department of Resource Management (Department) recommends that the Board of Supervisors:

- Receive this Presentation
- Affirm the Board's prior direction to request Suisun City not proceed ahead of the County's General Plan update
- Establish the County's formal position
- Direct staff to discuss expansion(s) through the County General Plan Update process