



# Suisun City/California Forever Reimbursement Agreement & Annexation Concept

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- 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 14<sup>th</sup> CCCCs 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:**

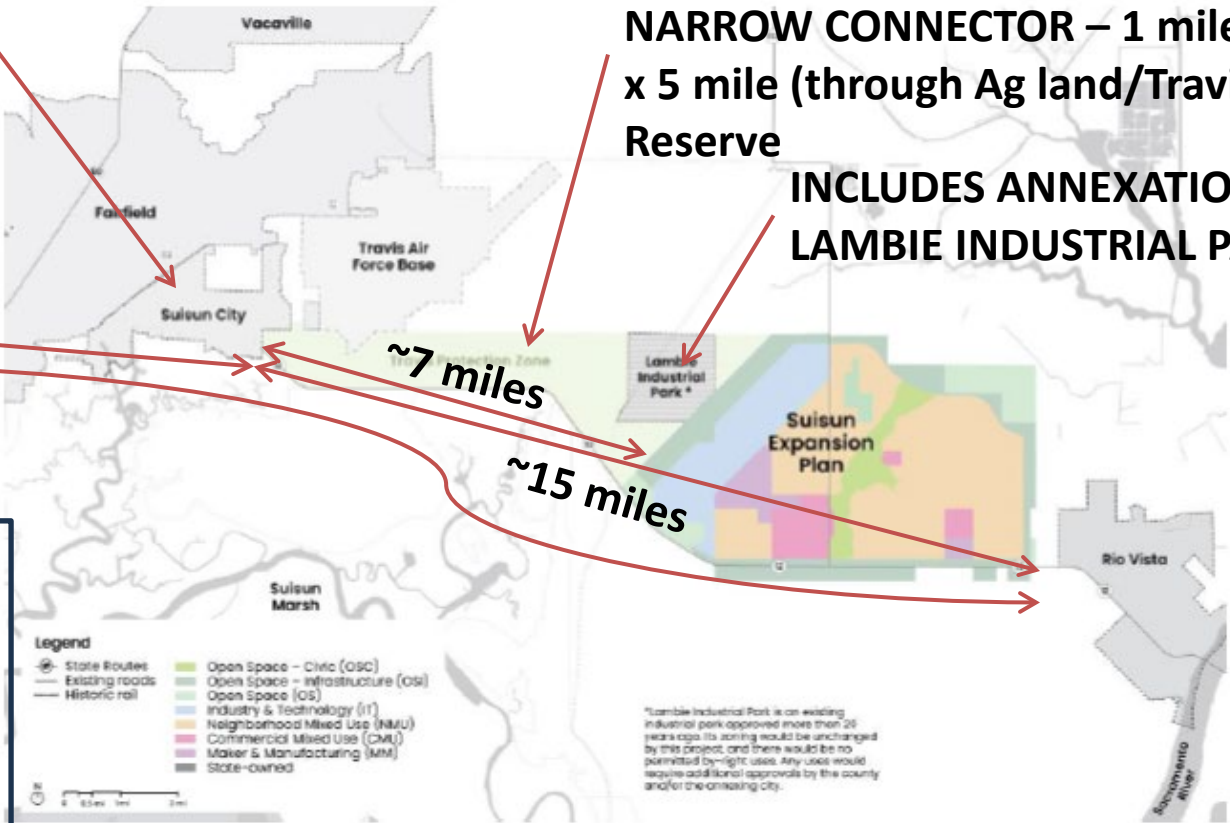
- Suisun City retains full control over land use and CEQA decisions
- Questions on objectivity given incentives that are tied to specific actions



# 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)**

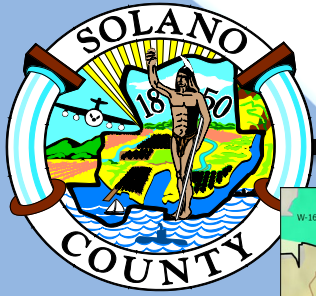


C. With regard to the growth of the proposed Suisun Expansion Specific Plan, the current phasing plan shows the expected growth of the new area as: (a) 15,000 residents by 2034, (b) 50,000 residents by 2038, (c) 150,000 residents by 2048, and (d) full build out not until 2071.

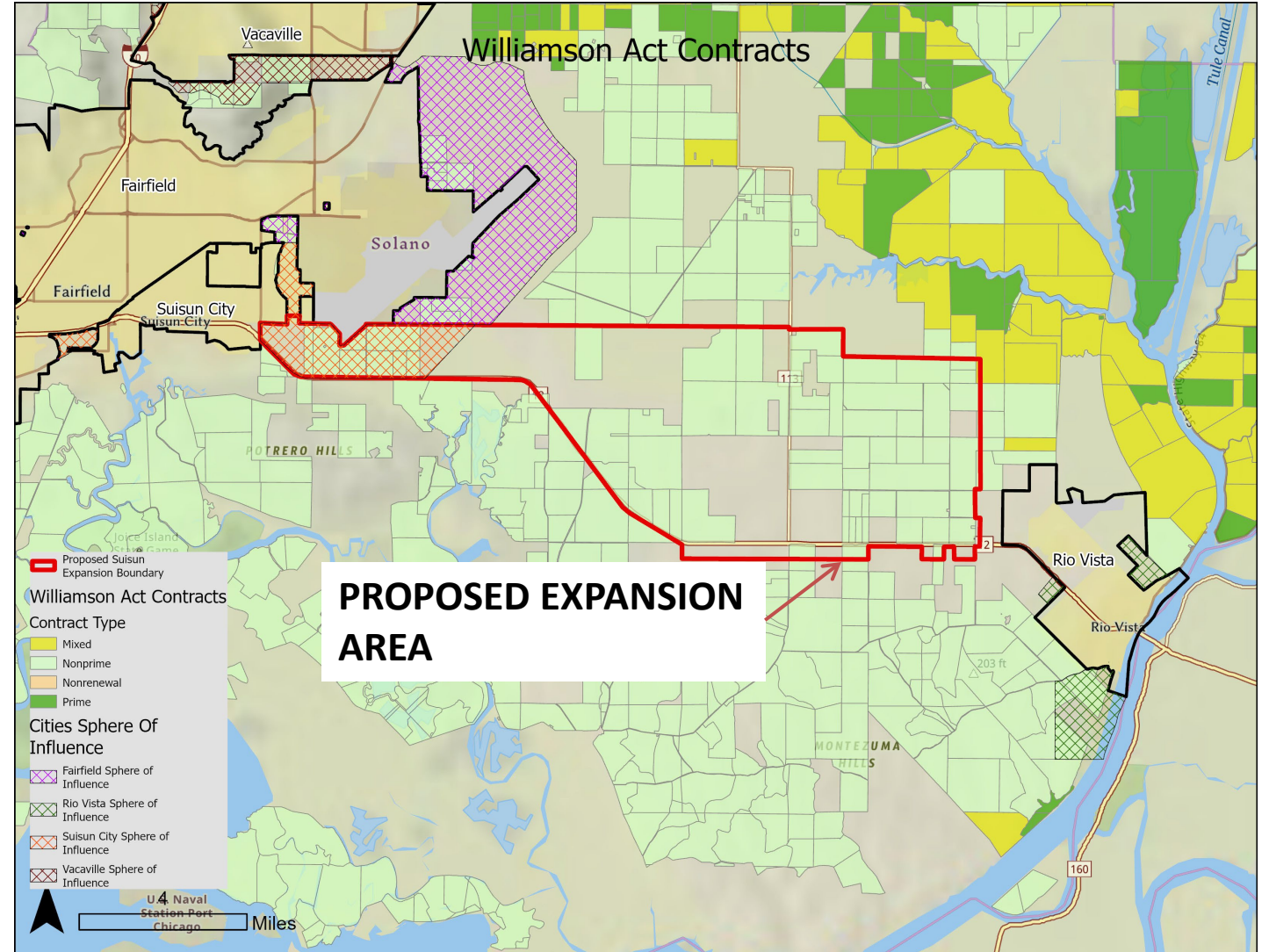
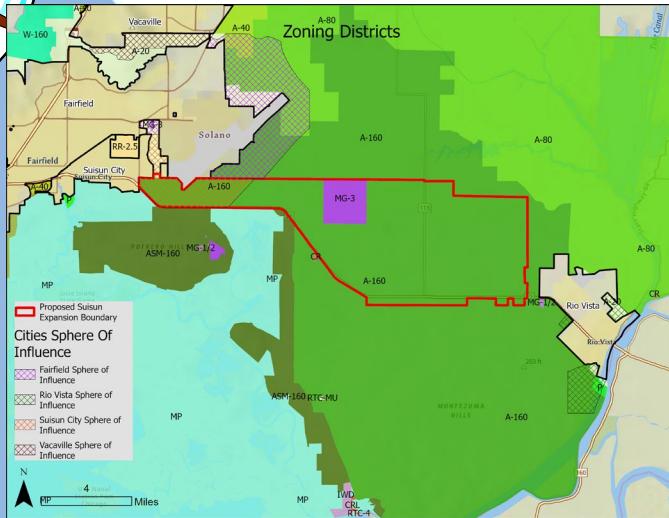


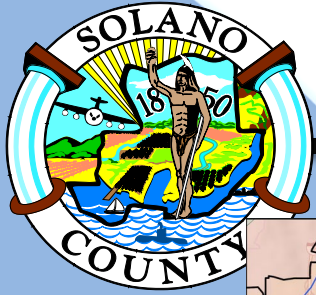
## Key Issues Raised

- **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/protectations to area**
- **Service Delivery Viability Uncertain**

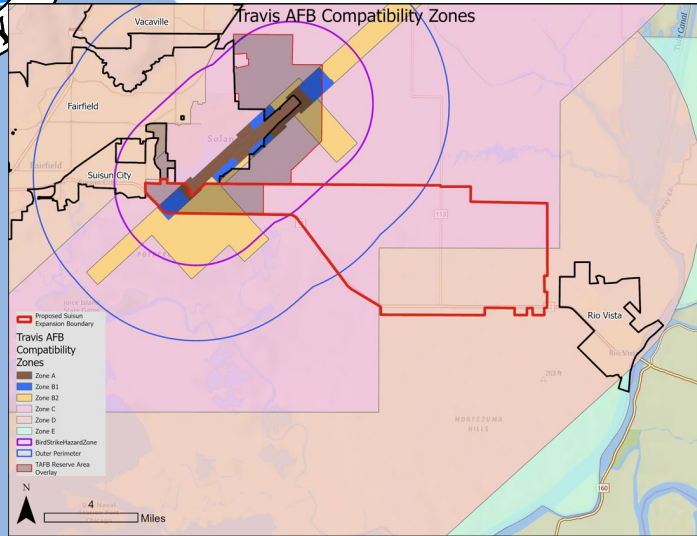


# Zoning and Williamson Act Maps





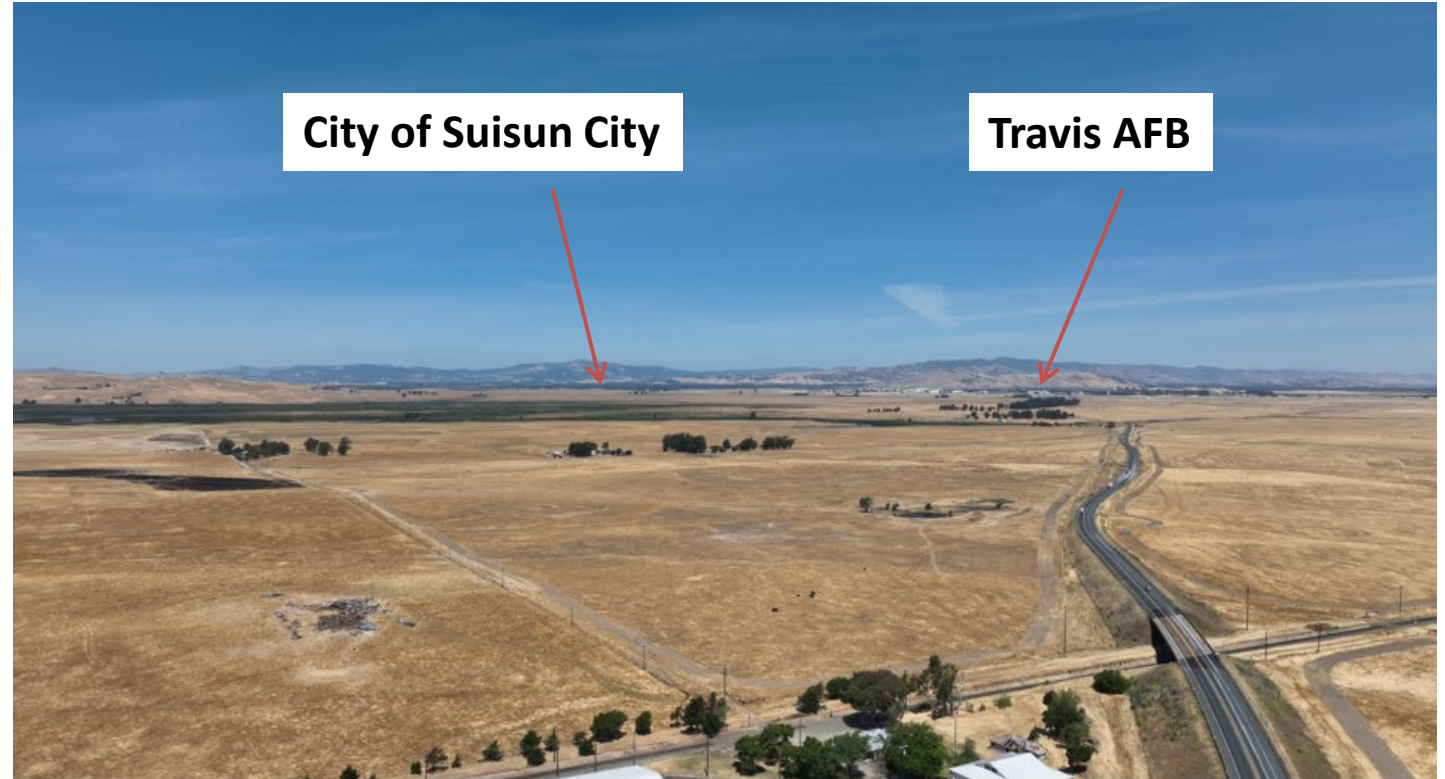
# Purpose of Travis Reserve Area (TRA)



- **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