



CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585
Incorporated October 9, 1868

July 9, 2024

Bill Emlen
County Administrator, Solano County
675 Texas Street, Suite 6500
Fairfield, CA 94533-6342

Dear Bill,

The City of Suisun City appreciates the opportunity to provide input regarding the East Solano development known as California Forever. The project could be transformative on many fronts for the Solano County region. While the correspondence dated July 1, 2024, lays out several impact areas the County addresses, I would like to add the following insight regarding California Forever's impact on Suisun City.

- The California Forever project will worsen an already overburdened roadway network. While the project claims it will address this problem, the potential impact on an already congested road system is problematic. The City of Suisun City considers this matter and its resolution crucial to the community's quality of life and the economic health of local businesses and the downtown area.
- Given Suisun City's unique characteristics, which is split by California State Highway 12, the increase in traffic and emissions is a concern for those parts of the community with health-related issues and limited access to healthcare resources. Taking into account the community's geographic layout and demographics, Environmental Justice is a significant concern for the population of Suisun City.
- The supporters of California Forever argue that they have independently addressed the water supply issue for their project. They assure that existing legal obligations and commitments for communities will remain unchanged. However, as the demand for water and regulations like the Bay-Delta Plan continue to place burdens on smaller agencies such as Suisun City, leading to increased costs and limited supply, Suisun City is worried that relying on an isolated water source for the project could negatively impact the entire region. Specifically, they are concerned about whether Suisun City will be able to meet its growth targets as outlined in the General Plan.

The addition of new development in any community comes with its challenges and benefits. The approval of the project could see a favorable impact for Suisun City as a neighboring community.

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ DEVELOPMENT SERVICES 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320
FIRE 425-9133 ■ RECREATION & COMMUNITY SERVICES 421-7200 ■ POLICE 421-7373 ■ PUBLIC WORKS 421-7340
SUCCESSOR AGENCY 421-7309 FAX 421-7366

- California Forever will enhance the City of Suisun City’s hotel and conference space. The project will benefit many construction workers and professionals needing accommodation, and the City’s Transit Occupancy Tax will experience substantial increases over the next few years as the project is developed.
- The proponents' initial public financial commitments will create a County-wide specific downtown revitalization fund to benefit Suisun City Downtown. This fund could establish a business investment program, including a short-term loan for property rehabilitation, a City-wide façade rehabilitation program, and business innovation and financial assistance for emerging and new businesses.
- California Forever has remained forthright and demonstrated a willingness to form partnerships throughout the region. Suisun City sees the project proponent’s desire to commit financial resources towards various sectors, such as its recent North Bay Healthcare, demonstrating a potential opportunity for Suisun City where the project proponents recognize that needed services are necessary for communities like Suisun City.
- It's essential to have a good balance between the number of jobs and available housing in a region. The data shows that Suisun City's current jobs-housing balance needs to meet the standards set by ABAG/MTC. As a bedroom community with the California Forever community nearby, there's an opportunity to address the imbalance of local jobs close to Suisun City. This could improve air quality and reduce vehicle miles traveled for residents.
- As the Vehicle Miles Traveled (VMT) increase for residents who are able to secure high-wage jobs in Suisun City, California Forever and its emphasis on various high-paying sectors of the economy are assumed to lead to current wage earners in the local economy securing higher-paying wages and accessing professional opportunities. This, in turn, will improve the quality of life for our residents.

Sincerely,



Bret Prebula