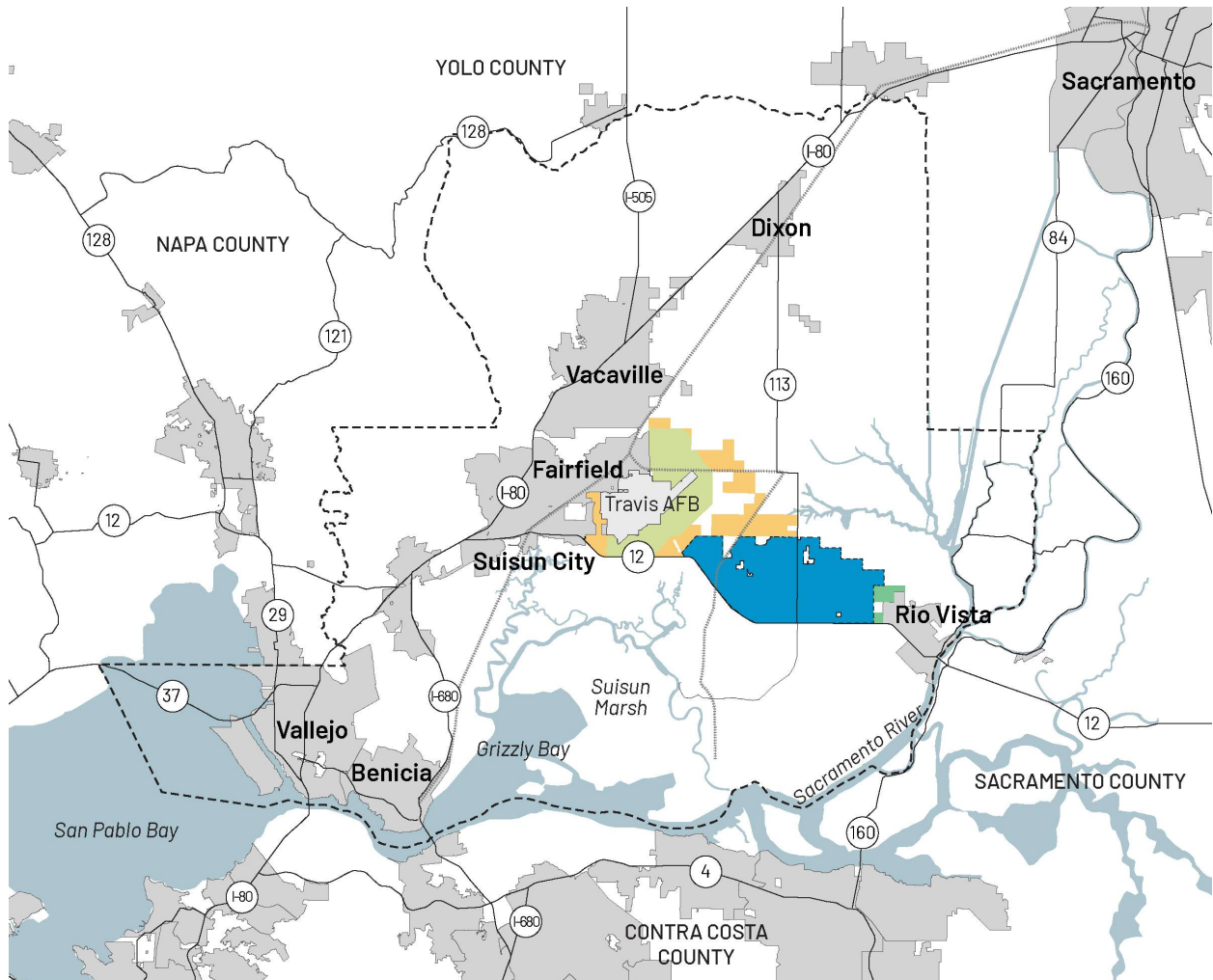


## East Solano Homes, Jobs, and Clean Energy Initiative

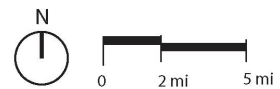
To build a better Solano County, with more middle-class homes, more good paying local jobs, and cleaner energy, the people of the County of Solano hereby ordain amendments to the County of Solano General Plan as set forth in Section 5 herein, and to the Solano County Code as set forth in Section 6 herein.

**Figure A: Initiative Area**



**Legend**

- New Community
- Existing Highway
- Solano County Boundary
- Travis Air Force Base
- Existing Cities
- Travis Security Zone - Original (2008 General Plan)
- Travis Security Zone - Expansion (2024 Initiative)
- Rio Vista Parkland



**Section 1: Purpose and Findings**

- A. These General Plan amendments and Zoning Code amendments:
1. Authorize construction of a new community (“New Community”) that provides middle-class homes and good paying local jobs on lands in east Solano County (“County”) depicted as “New Community” on Figure A above, with a total size of approximately 17,500 acres (approximately the same or smaller in acreage than each of Fairfield, Vacaville, and Vallejo), including enforcement of the following ten (10) “Voter Guarantees” (defined in Section 4), during the buildout of the New Community to 50,000 residents:

- **Solano Jobs Guarantee:** Support the creation of at least 15,000 jobs in which workers earn at least the annualized equivalent of 125% of the average weekly wage in Solano County; otherwise, no more homes can be built;
- **Solano Homes for All, Solano Scholarships, and Green Solano:** Provide \$500 million in community benefit funding for downpayment assistance, scholarships, and parks, for the benefit of Solano County residents;
- **Solano Downtowns:** Invest \$200 million to improve and revitalize the downtowns of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo, by renovating, upgrading, and building new homes, offices, shops, and other mixed-use buildings in those downtowns; and
- **Water Guarantee, Transportation Guarantee, Schools Guarantee, Smart Growth Guarantee, and Solano Taxpayer Guarantee,** as detailed below in this Initiative.

**These ten (10) Voter Guarantees are commitments by the Applicant (hereinafter defined), which shall be included in both the amended General Plan and in any Development Agreement (hereinafter defined). These Voter Guarantees may not be amended or weakened without a vote of the people of Solano County.**

2. Create the Travis Security Zone outside the New Community to protect Travis Air Force Base (“Travis AFB”) by almost doubling the size of the current Travis Reserve Area from 7,971 acres to 14,900 acres, as depicted in Figure A above, where new residential and commercial community development is prohibited, and only agriculture, open space, and solar farms are allowed (provided that the solar technology is acceptable to Travis AFB). In addition, approximately 4,200 acres in the northwest corner of the New Community shall be zoned as “Travis Compatible Infrastructure” where the only by right uses are infrastructure, agriculture, and habitat preservation.
3. Create the Rio Vista Parkland, an open space buffer of approximately 712 acres between the New Community and Rio Vista, as depicted in Figure A above, that preserves the unique character and separate identity of each community while creating a shared open space resource with parks, sports facilities, and bike paths to benefit both communities.
4. Comply with the Orderly Growth Initiative as amended by Ordinance 2008-01 (“Measure T”) by requesting voter approval to authorize a new community through amendments to the General Plan and Chapter 28 of the Solano County Code (“Zoning Code”), and by expressly providing that the Orderly Growth Initiative (as amended by Measure T) shall continue to apply to agricultural and open space parcels outside of the New Community.
5. Require that (a) the boundaries of the New Community ~~and~~, (b) the boundaries and regulations of the Travis Compatible Infrastructure zone in the New Community, (d) the boundaries and regulations for the Travis Security Zone, and (e) the boundaries for the Rio Vista Parkland, all as set forth in this Initiative, cannot be modified, in perpetuity, without prior approval of the voters.
6. Require that construction of the New Community may not begin until (a) an environmental impact report (“EIR”) under the California Environmental Quality Act (“CEQA”) has been completed for the New Community, and (b) the applicant, or its successors or assignees, seeking to build the New Community (“Applicant”) has applied for and entered into a legally binding statutory development agreement with the County (“Development Agreement”), which specifies the ten (10) Voter Guarantees and other public

benefits to be provided concurrently with development of the New Community consistent with Section 4 of this Initiative and Section 5 of this Initiative (General Plan Policy SS.I-21).

B. These General Plan and Zoning Code amendments have the following purposes, which collectively advance critical goals that are important to residents of Solano County:

1. **Build more homes in safe, walkable neighborhoods, including affordable workforce housing.**

- Create homes in safe, walkable neighborhoods, wherein for-sale and for-rent homes at different price points are integrated in the same neighborhoods, and wherein all residents and workers can not only drive but also have the option to walk, bike, or take transit to work, schools, stores, restaurants, parks, and places of worship, and wherein the community is expressly designed to accommodate the needs of children, families, and seniors.
- Build homes that working families, such as teachers, nurses, police, firefighters, and construction workers, can afford by building a variety of home types, such as townhomes, row homes, condominiums, apartments, and accessory dwelling units, at a density of 20 units per acre, which is recognized by state housing law (pursuant to Government Code section 65583.2) as density recognized as affordable, to substantially increase the supply of homes that both buyers and renters can afford.

2. **Create the \$400 million Solano Homes For All commitment to help Solano County residents and their children purchase those homes, to keep our children in Solano.**

- Require the Applicant to fund this commitment with \$400 million, consistent with Section 1.B.13.a below. The funding shall be used to: (a) provide downpayment assistance to help Solano County families purchase homes in the New Community, and (b) help to build affordable homes for low income, very low income, extremely low income, and special-needs households, including veterans, seniors, and agricultural workers, including by providing gap funding, providing land donations, creating community land trusts, and other similar methods. The allocation, eligibility criteria, and governance shall be designed through a community engagement process open to all residents of Solano County and shall be included as an applicant exhibit to any Development Agreement.
- The downpayment assistance may be provided in the form of grants or loans (for example, similar to the California Dream For All program run by the State of California), as determined through the community engagement process and specified in any Development Agreement. For the avoidance of doubt, if the community engagement process determines that any portion of the downpayment assistance should be provided via loans, any repayment of such loans shall be used to fund additional downpayment assistance loans for more Solano County residents, and any such repayment shall under no circumstances be returned to the Applicant. The Applicant's contribution to the Solano Homes For All commitment is a community benefit contribution, not a loan or an investment.
- To further encourage new pathways to home ownership for Solano County residents, require the Applicant to (1) maintain a free service whereby Solano County residents may register their interest in purchasing or leasing a home, and the Applicant shall notify such interested parties as new homes initially become available for sale or rent and (2) offer online homeownership education to help prepare renters and lower income households for homeownership.

3. **Create the \$200 million Solano Downtowns program to improve and revitalize the downtowns of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo.** The Solano Downtowns program enforces the Applicant's commitment to make commercial investments totaling \$200 million in renovating, upgrading, expanding, creating, or building homes, offices, shops, and other mixed-use buildings in downtown areas of all existing cities in Solano County, consistent with Section 1.B.13.a below, which shall be included as an applicant exhibit to any Development Agreement.
4. **Create more good paying local jobs, including through the Solano Jobs Guarantee.** Create good paying local jobs and attract major employers so that the New Community becomes a major job center for all of Solano County, and Solano County residents have the opportunity to work locally with shorter commutes, saving time and money on transportation, and reducing air pollutant emissions. To achieve this objective, the Solano Jobs Guarantee requires the New Community to support the creation of 15,000 jobs in which workers earn at least the annualized equivalent of 125% of the average weekly wage in Solano County (based on US Bureau of Labor Statistics data); otherwise, the New Community cannot expand beyond 50,000 residents, as further described in Section 4.A.3 below.
5. **Create the \$70 million Solano Opportunities commitment to create educational opportunity and economic mobility for Solano County residents.** To provide funds that help ensure Solano County residents can take advantage of new jobs supported by the New Community, require the Applicant to fund this commitment with \$70 million, consistent with Section 1.B.13.a below. The funds shall be used to (i) help Solano County residents pay for college, training, and educational programs, (ii) provide for contributions into 529 College Savings Plans of children of Solano County residents, including through the ScholarShare 529 program, and (iii) help Solano County residents start or scale small businesses to take advantage of the new economic opportunities created by the New Community. The allocation, eligibility criteria, and governance shall be designed through a community engagement process open to all residents of Solano County, and shall be included as an applicant exhibit to any Development Agreement.
6. **Create more clean energy for Solano County residents and employers.** Produce a new source of clean energy by permitting solar farms with potential generation capacity of over 2 gigawatts—enough to power the equivalent of 1.5 million homes across Solano County and the broader region (if enough transmission is or becomes available).
7. **Protect and support Travis AFB.** Improve the long-term resilience of Travis AFB by:
  - Creating the Travis Security Zone to protect Travis AFB by almost doubling the size of the current Travis Reserve Area from 7,971 acres to 14,900 acres, as depicted in Figure A above, where new residential and commercial development is prohibited, and only agriculture, open space, and solar farms are allowed (provided that the solar technology is acceptable to Travis AFB);
  - Authorizing construction of the nearby New Community that provides homes, jobs, schools, and other features that support and enhance the quality of life of Travis AFB personnel and their families (including through attracting military-friendly employers for spouses); while preserving and protecting the mission and operation of Travis AFB by prohibiting any residential, commercial, recreational, or other development in the approximately 4,200-acre Travis Compatible Infrastructure zone in the New Community, except for: (a) infrastructure including for example solar farms, energy storage, water, stormwater, wastewater, solid waste,

information communications technology, and transportation infrastructure utilizing location, technology, and design acceptable to Travis AFB as applicable, and (b) agricultural and habitat uses authorized in the Travis Security Zone.

- Creating more homes with greater affordability within easy commute of Travis AFB, thereby directly addressing one of the largest stressors facing newly assigned Air Force members and their families arriving to Travis AFB;
- Encouraging creation of a local defense, aerospace, and advanced manufacturing industry that supports Travis AFB, including through the Solano Jobs Guarantee; and
- Encouraging the Applicant to collaborate with Travis AFB on infrastructure projects such as transportation and energy.

8. **Protect and support natural habitats, open space, and agriculture.** Protect natural habitat, agriculture, open space, and the character of Solano County by:

- Locating the New Community outside the boundaries of the Suisun Marsh, Jepson Prairie, and Cache Slough area, and supporting environmental habitat enhancement and restoration funding through the Green Solano initiative;
- Locating the New Community in non-prime agricultural lands, thereby protecting Solano County's high value prime farmlands such as vineyards, orchards, and row crops, and by further limiting the impact of the New Community on agricultural resources by compressing the development into a walkable, compact community which minimizes acreage used; and
- Creating the "Green Solano" initiative, and requiring the Applicant to fund this initiative with \$30 million, consistent with Section 1.B.13.a below, to be used for protecting open space and natural habitat, improving public parks and trails, and supporting the County's agriculture economy, including family farms and agricultural workers. The allocation, eligibility criteria, and governance shall be designed through a community engagement process open to all residents of Solano County, and shall be included as an applicant exhibit to any Development Agreement.

9. **Create a "good neighbor" for Rio Vista.** Create a "good neighbor" community for Rio Vista, through:

- Creating job opportunities and economic development that keep and attract young people in and to Rio Vista;
- Providing an increased population base that supports downtown Rio Vista shops and businesses, including helping to attract an urgent care clinic to or near Rio Vista to help address the critical lack of local medical care;
- Supporting improvements to Highway 12, including a bypass of downtown Rio Vista if desired by Rio Vista; and
- Creating the Rio Vista Parkland, an open space buffer of approximately 712 acres between the New Community and Rio Vista that preserves the unique character and separate identity of each community while creating a shared open space resource with parks, sports facilities, and bike paths to benefit both communities.

10. **Ensure reliable and sustainable water supply through the "Water Guarantee."** Ensure reliable water supplies by requiring the Applicant to prove its sustainable water supply through a Water Supply Assessment to be completed as part of the EIR process (pursuant to Water Code section 10910), and a Water Supply Verification to be completed through the subdivision map approval process (pursuant to Government Code section 66473.7), both of which are required prior to the commencement of residential or commercial development within the New Community. The sustainable water supply must also include water supplies for multi-year drought and curtailment periods, as required by law.

11. **Improve highway safety and capacity, through the “Transportation Guarantee.”** With regards to improving Highway 12 and Highway 113 to provide safe and efficient regional transportation for transit, trucks and other vehicles (including bypasses of Rio Vista and Dixon downtowns, and replacement of the Rio Vista bridge, if so desired by those cities), encourage investment in these regional transportation improvements by (a) requiring the Applicant to provide land for reasonable rights of way for such improvements (if applicable land is owned by Applicant), and (b) requiring the development of the New Community to allow for the financing of such improvements, as specified in the Public Facilities and Public Financing Plan of the Specific Plan (included as an amendment to the Solano County Zoning Code in Section 6 of this Initiative).
12. **Provide local schools for residents of the New Community without overcrowding existing school facilities outside of the New Community, through the “Schools Guarantee.”** Prevent overcrowding of existing school facilities in other parts of Solano County outside of the New Community by requiring the Applicant to ensure that new schools (pre-kindergarten through grade 12) are constructed inside the New Community for students living in the New Community, all in accordance with a needs analysis conducted in cooperation with the school districts serving the New Community. All school facilities will be phased so as to meet student demand. Funding for any new schools would come from sources such as school mitigation fees (paid by Applicant), state school construction programs, and school facility improvement districts (which allow the issuance of general obligations bonds over just the New Community), Enhanced Infrastructure Financing Districts, Mello-Roos Bonds, and other sources, provided that none of the sources shall create any additional fiscal burden on existing Solano County residents and businesses located outside of the New Community.
13. **Ensure that Applicant’s financial commitments scale with the build-out of the New Community, through the “Smart Growth Guarantee.”**
- The Applicant’s funding for the (i) \$500 million community benefit funding for Solano Homes for All, Solano Scholarships, and Green Solano, and (ii) \$200 million commercial investments in Solano Downtowns, shall be paid **every year** after the start of the community build-out, proportionally to the progress of such build-out. By way of example, if in a given year the New Community has grown by 5,000 residents, the Applicant shall be required to fund by March 30 of the following year: (i) \$50 million for Solano Homes for All, Solano Scholarships, and Green Solano, and (ii) \$20 million for Solano Downtowns.
  - In addition, the Applicant’s funding for these programs shall **NOT** terminate at 50,000 residents, but shall instead thereafter continue in the same exact amounts for each additional increment of population. By way of example, if after the New Community has reached 50,000 residents, and after the Applicant has provided \$500 million and \$200 million in funding, respectively, the New Community thereafter grows by another 10,000 residents, the Applicant shall be required to provide an additional \$100 million in community benefits funding and an additional \$40 million for Solano Downtowns.
  - These Applicant commitments shall continue to be enforceable throughout the full build-out of the New Community (described in this Initiative) during the full term of any Development Agreement. By way of example, if the New Community ultimately reaches a population of 100,000 residents, the Applicant shall be required to have contributed, in the aggregate, \$1 billion in community benefit funding and \$400 million for the Solano Downtowns program.

- The mechanism for these funding commitments shall be as further clarified by Section 4 below, and shall be included as an applicant exhibit to any Development Agreement.
14. **Demonstrate the sustainability and economic viability of building walkable, sustainable communities to advance state, national, and international climate goals.** Increase climate resilience and fight climate change by (a) building one of the most walkable and sustainable communities in the United States that pioneers low-carbon solutions for transportation, energy, and water, and demonstrates to other regions, states, and countries the viability of these solutions, and (b) concentrating development on lands with low fire hazard and low flooding hazard (by restricting development to lands above the projected 2150 sea level rise elevation).
  15. **Increase tax revenues and support more public services and infrastructure for Solano County residents and schools.** Create a stronger tax base for Solano County by generating increased property taxes, new sales taxes, and new employment taxes in the New Community to fund social services, health care, fire protection, law enforcement, emergency medical services, senior services, schools, and other essential services for every Solano County resident.
  16. **Protect Solano County taxpayers and ensure financial resiliency of the New Community through the “Taxpayer Guarantee.”** Achieve the purposes of the General Plan amendments, including all Voter Guarantees listed above, without imposing any new tax or other fiscal obligation on any Solano County resident or business located outside of the New Community, by requiring implementation of the Public Facilities and Financing Plan of the Specific Plan (included as an amendment to the Solano County Zoning Code in Section 6 of this Initiative) to finance, build, own, and maintain New Community local infrastructure and public service facilities, as authorized by applicable laws and regulations. Local infrastructure includes, by way of example, local roads as well as other transit and transportation infrastructure, water supply and sewage treatment facilities, stormwater management facilities, energy facilities, and telecommunications facilities, which are located in the New Community. Public service facilities include, by way of example, schools, fire, law enforcement, and emergency medical stations, libraries, parks, and open space, which are located in or required to serve the New Community. Local roadways within the New Community shall be improved and maintained at no cost to residents or businesses located outside the New Community.

For purposes of this Initiative, whenever a benefit is provided to “Solano County residents,” this term shall additionally also include: (a) children of current Solano County residents, (b) any military personnel stationed at Travis AFB, (c) any veterans who retired from Travis AFB during the calendar year immediately prior to demonstrating benefit eligibility, and (d) any construction workers who have worked more than 1,000 hours on construction projects located within the New Community or infrastructure projects serving the New Community (such as transportation) during the calendar year immediately prior to demonstrating benefit eligibility; provided that all benefit programs shall comply with all applicable laws and regulations.

This Initiative adopts amendments to the General Plan and Zoning Code to achieve these purposes, which are hereby found to be in the interests of the voters of Solano County.

## **Section 2: Title**

The title of this Initiative is the “East Solano Homes, Jobs, and Clean Energy Initiative.” This Initiative is referred to herein and in the General Plan and Zoning Code as the “East Solano Homes, Jobs, and Clean Energy Initiative” or “Initiative.”

Unless otherwise indicated, text added to the General Plan and Zoning Code by this Initiative is shown as double underlined text, while text deleted from the General Plan and Zoning Code is shown as ~~strikethrough~~ text.

## **Section 3: Initiative Area**

The policies, goals, implementation programs, laws, and regulations adopted by this Initiative apply only to that certain portion of land in the southeastern area of the County shown in Figure A of Section 1, which is an area generally east of Fairfield, north of Highway 12, and west of Rio Vista (the “Initiative Area”). The Initiative Area includes the “New Community,” “Travis Security Zone,” and “Rio Vista Parkland” planning areas depicted in Figure A of Section 1.

As provided in the Orderly Growth Initiative as amended by Measure T, the policies of the Orderly Growth Initiative requiring voter approval of the redesignation of lands designated Agriculture or Open Space in the General Plan will remain in effect after this Initiative for the full term of the Orderly Growth Initiative as amended by Measure T (as may be extended by the voters).

## **Section 4: Voter Guarantees / Development Agreement**

To assure that the voters receive the benefits of amending the General Plan and Zoning Code to authorize the New Community, and to provide for the orderly long-term funding, construction, and completion of the New Community, it is the intent of the voters that, to the fullest extent permitted by law, upon submittal by the Applicant for a Development Agreement that includes all public and community benefits listed below, the County first timely certifies the EIR required for the construction and completion of the New Community under CEQA, and then considers for approval a Development Agreement that includes and enforces these Applicant commitments and that vests the New Community under state Development Agreement law (Government Code sections 65864 *et seq.*). It is further the intent of the voters that the County authorize construction of new residential, commercial, fire station, school, or other community building structures in the New Community only after the Development Agreement is executed, including enforcement mechanisms for Voter Guarantees commitments made by the Applicant listed below. To the fullest extent permitted by law, upon submittal by the Applicant for such Development Agreement, it is the intent of the voters that the Board consider for approval a Development Agreement which includes the following material terms:

### **A. Require enforcement of the ten (10) “Voter Guarantees” commitments made by the Applicant as set forth in Section 1 of this Initiative, which are:**

1. Enforce the \$400 million **Solano Homes for All**, on terms specified in Section 1.B.2 and Section 1.B.13.a of this Initiative.
2. Enforce the \$200 million **Solano Downtowns**, on terms specified in Section 1.B.3 and Section 1.B.13.a of this Initiative.
3. Enforce the **Solano Jobs Guarantee** Applicant commitment from Section 1.B.4 of this Initiative to assure the New Community creates at least 15,000 good paying local jobs; otherwise, the New Community cannot grow beyond 50,000 residents, on these terms:



- a. “Good paying local jobs” means jobs where (i) the worker is primarily conducting the work physically within the New Community, including full-time, part-time, self-employed, remote, and hybrid workers, and including construction workers, or primarily working elsewhere in Solano County in production of goods or services supplying the New Community, and (ii) the job pays a wage, salary, profit share, or other compensation (but not counting benefits) that is at least 125% of the annualized amount of average weekly wage in Solano County (based on US Bureau of Labor Statistics data).
  - b. The Development Agreement shall require that once the population of the New Community reaches 50,000 residents, no additional new homes may be constructed unless an independent audit firm of national standing confirms that the New Community has supported the creation of at least 15,000 good paying local jobs. The Development Agreement shall include reporting provisions that permit an independent auditor to compute the number of such “good paying local jobs.”
  - c. If home construction is suspended because insufficient good paying local jobs have been created in the New Community as reported by the independent auditor, then construction of additional homes may start again only after the independent auditor has determined that 15,000 good paying local jobs have been created as of the year preceding the audit.
4. Enforce the \$70 million **Solano Scholarships**, on terms specified in Section 1.B.5 and Section 1.B.13.a of this Initiative.
  5. Enforce the \$30 million **Green Solano**, on terms specified in Section 1.B.8.c and Section 1.B.13.a of this Initiative.
  6. Enforce the **Water Guarantee**, on terms specified in Section 1.B.10 of this Initiative.
  7. Enforce the **Transportation Guarantee**, on terms specified in Section 1.B.11 of this Initiative.
  8. Enforce the **Schools Guarantee**, on terms specified in Section 1.B.12 of this Initiative.
  9. Enforce the **Smart Growth Guarantee**, on terms specified in Section 1.B.13 of this Initiative.
  10. Enforce the **Solano Taxpayer Guarantee**, on terms specified in Section 1.B.16 of this Initiative.
- B. It is the voters’ intent that the Development Agreement require the Applicant to fund its community benefit and commercial investments under the Solano Homes for All, Solano Scholarships, Green Solano, and Solano Downtowns programs pursuant to Section 1.B.13, with the following further terms:
1. two-thirds of the funding shall be linked to completion of residential units and one-third to completion of commercial development (based ratably on population buildout estimates evaluated for the New Community in the EIR);
  2. by March 30 of every year for the term of the Development Agreement (and the one year thereafter), the Applicant shall fund the proportional amount towards these commitments based ratably on the certificates of occupancy for new residential and commercial structures issued by the County in the New Community during the previous calendar year, as reported to the County in the annual public report required by Development Agreement law; and

3. by way of example, if in a given year, 10% of the housing units and 10% of the commercial space necessary to support a population of 50,000 residents is completed, then by March 30 of the following year, the Applicant shall be obligated to fund \$50 million towards the community benefit programs and \$20 million towards the Solano Downtowns program.
- C. It is the voters' intent that the Development Agreement contains a provision that requires the Applicant to fund its community benefit commitments (Solano Homes for All, Solano Scholarships, Green Solano) and commercial investments (Solano Downtowns) in a way that ensures residents of each city and each community in Solano County receive their fair share of these programs, in proportion to the population of their city or community as a share of Solano County's overall population.
- D. It is the voters' intent that these Voter Guarantees be timely achieved, that authorization to construct the New Community be vested to the full extent allowed under Development Agreement law for buildout of the New Community, and that the County undertake all actions required to complete the New Community and infrastructure within or providing service to the New Community as approved by this Initiative, including, by way of example, County approval of subdivision maps, infrastructure, public services, and public finance formation and funding actions, including implementation of the Public Facilities and Public Financing Plan of the Specific Plan (included as an amendment to the Solano County Code in Section 6 of this Initiative), and further for the County to cooperate with and advocate for approvals and authorizations required from other public agencies for the New Community and infrastructure, as are or may become required for construction of the New Community. It is the voters' intent that the Development Agreement shall require that the County's reasonable staff time spent on the review, approval, inspection, and enforcement of all such approvals shall be paid for by the Applicant at no cost to the residents or businesses of Solano County located outside the New Community.
- E. It is the voters' intent that the Development Agreement require the Applicant to work closely with Travis AFB and community stakeholders to consider public-private partnerships and other contractual and funding alignments that support and increase the resiliency of Travis AFB, consistent with the Travis Regional Resilience Study and Report, through collaboration on common infrastructure investments and investments into improving the quality of life for Travis AFB personnel, including, in particular, agreeing to consult with Travis AFB and, where timely accepted by Travis AFB, to work with Travis AFB on:
1. Designing the New Community with consideration for the needs of Travis AFB personnel, from the youngest members of the force, to those with children and families, to members who are about to retire or have recently retired; and
  2. Designing the New Community's infrastructure so that Travis AFB has the option to use, on the same terms as residents and businesses in the New Community, the New Community's systems for renewable energy generation and storage, transportation, water, and wastewater to provide emergency backup services for the Travis AFB systems; and
  3. Improving immediate access to Travis AFB by expanding base access via South Gate, North Gate, and potentially adding a new eastern gate to Travis AFB via Creed Road to create an alternative access point to Travis AFB via Highway 113 and Creed Rd; and
  4. Improving regional access to Travis AFB through Applicant's commitments to improving capacity of Highway 12 and Highway 113.

- F. It is the voters' intent that the Development Agreement require that the Applicant conduct an ongoing community outreach and consultation process with the Solano County community as the project evolves, which shall require that the Applicant publishes, no later than April 30 of each year during the term of the Development Agreement, a report describing the progress of the project in the past calendar year and outlining phases of the development being planned in the next three years. Thereafter, the Applicant shall create a process by which Solano County residents can ask questions and provide feedback on the planned developments.
- G. It is the voters' intent that the Development Agreement include (1) a 40-year vesting term, and (2) a force majeure provision which suspends this 40-year vesting term due to delays caused by acts beyond the control of County or Applicant, such as acts of God, floods, fires, earthquakes, acts of war, litigation, economic recessions and depressions, national and regional emergencies, and epidemics and pandemics.
- H. It is the voters' intent that the Development Agreement shall be binding on successors and assigns of the Applicant, so that if the Applicant were to sell any of the land to third parties, those third parties would remain bound by the terms of the Development Agreement, including but not limited to obligations to comply with the Voter Guarantees and provide a pro-rated share of funding for Voter Guarantees. It is also the voters' intent that, if the Board of Supervisors approves, the Development Agreement shall include provisions assuring that the County shall retain the power to enforce the Development Agreement (including all Voter Guarantees) for the full term of the Development Agreement, whether as a party to such agreement or as an express third-party beneficiary of such agreement.

**Section 5: Amendment of Solano County General Plan**

Chapters 1, 2, 3, 4, 6 and 7 of the General Plan are hereby amended to authorize and allow for implementation of the New Community, for creation of the Travis Security Zone (by almost doubling the size of the Travis Reserve Area designated in the General Plan from 7,971 acres to 14,900 acres), and for creation of the Rio Vista Parkland, as follows:

**General Plan Chapter 1:**

- Chapter 1 of the General Plan is hereby amended to add the following summary of this Initiative immediately after that chapter's existing summary of Measure A, which summary includes placeholders for the presently unknowable letter or number officially assigned to this Initiative for purposes of its designation on the official ballot, as well as a designated placeholder for the presently unknowable date upon which this Initiative shall have been adopted by the electorate, which placeholders may be replaced by the County with the actual measure letter or number officially assigned to this Initiative and the actual voter adoption date of this Initiative, provided that the full text of the following summary is otherwise inserted into Chapter 1 without alteration:

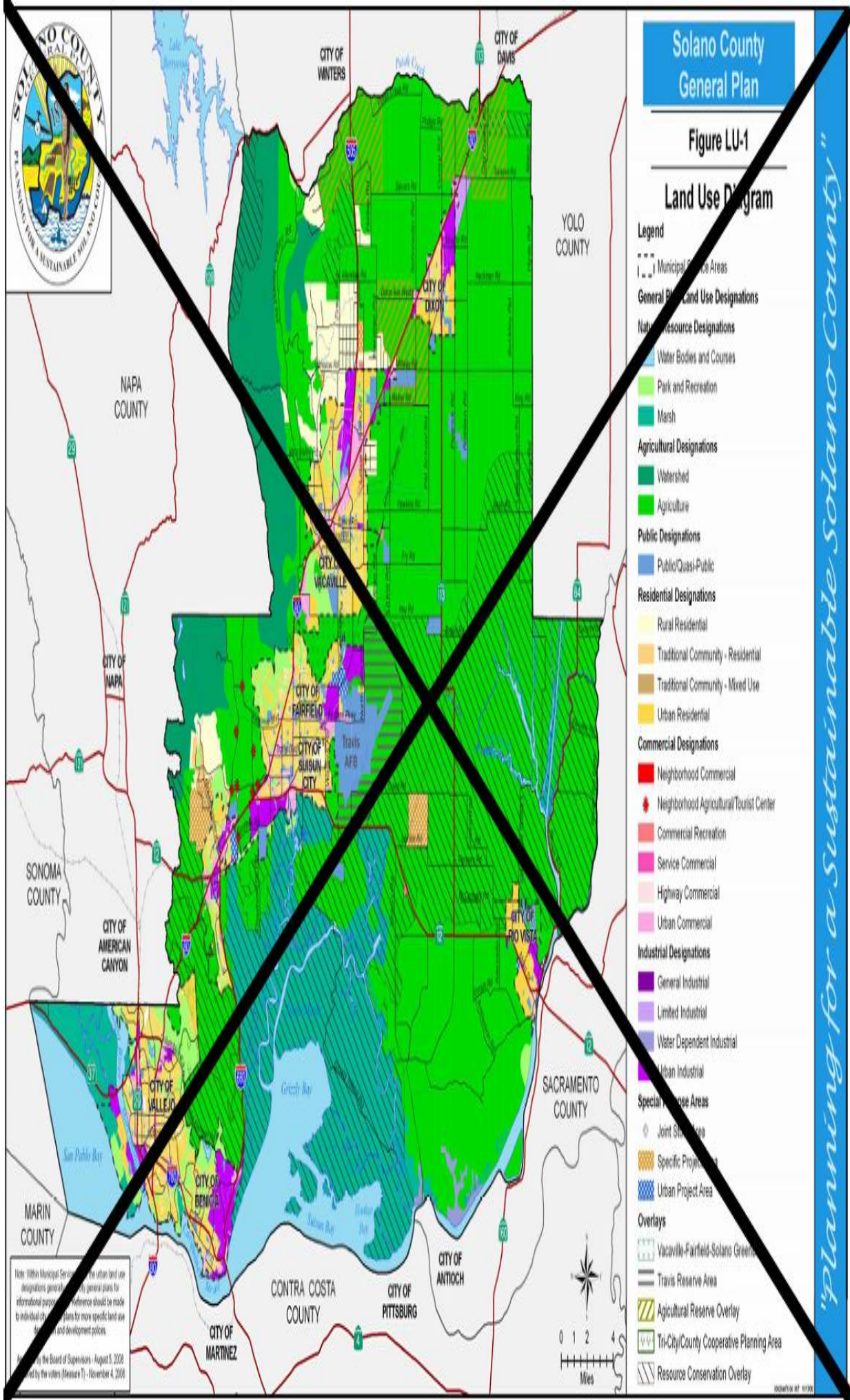
**Measure [INSERT OFFICIAL MEASURE LETTER/NUMBER HERE]**

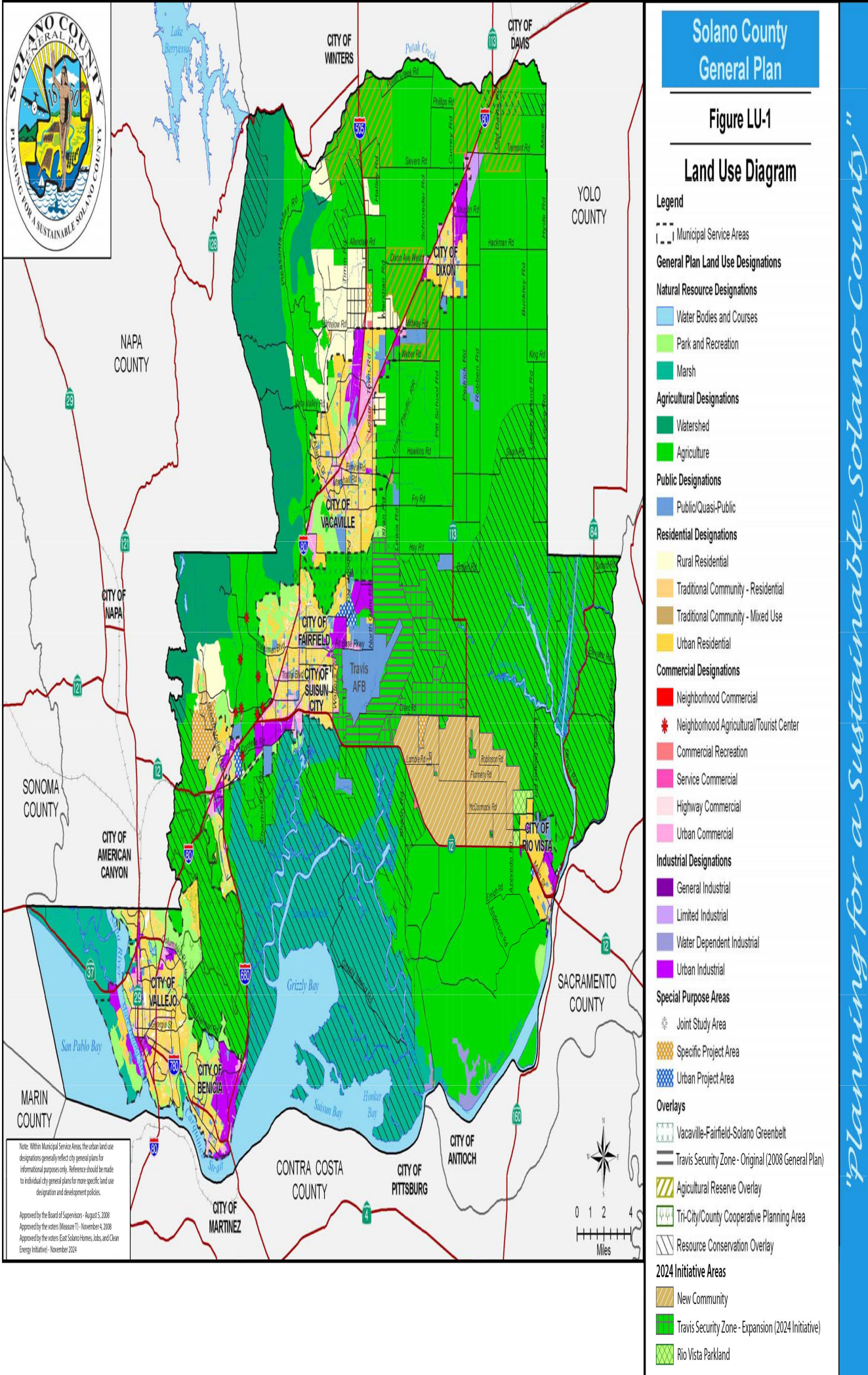
On [INSERT INITIATIVE ADOPTION DATE HERE], the voters of Solano County approved Measure [INSERT OFFICIAL MEASURE LETTER/NUMBER HERE], the East Solano Homes, Jobs, and Clean Energy Initiative. The measure established new policies and zoning regulations for the purpose of creating a New Community designed to be one of the most walkable and sustainable communities in the United States by approving amendments to the General Plan and County Code to authorize and allow for

implementation of the New Community, for creation of the Travis Security Zone, and for creation of the Rio Vista Parkland.

**General Plan Chapter 2:**

- Figure LU-1, the Land Use Diagram, of Chapter 1 is hereby amended by deleting the current Figure LU-1 and replacing it with the new Figure LU-1 as set forth immediately below, to create the New Community designation and add such designation to Special Purpose Areas – SP (Specific Project Area), to create the Travis Security Zone (consisting of the 7,971 acres designated as Travis Reserve Area in the General Plan, less the 268 acres that were excluded from the Travis Reserve Area Zoning Overlay by Ordinance 2023-1849, plus 7,197 new acres added, for a total size of 14,900 acres), to create the Rio Vista Parkland area designation, and to add the following text to the “Note” within the land use diagram immediately below the last line of the existing “Note” as follows “Approved by the voters (East Solano Homes, Jobs, and Clean Energy Initiative) – November 2024” (for informational purposes only, the General Plan Figure LU-1 hereby deleted is also shown below with a black “X” overlaid thereupon):





- The “Development Capacity” section of Chapter 2 is amended to modify the last sentence appearing immediately prior to existing Table LU-3, as follows: “Table LU-3 summarizes the General Plan’s development capacity within the unincorporated county areas prior to the enactment of the East Solano Homes, Jobs, and Clean Energy Initiative.”
- The following text is hereby added immediately following existing Table LU-3: “The New Community authorizes creation of a new community, which is estimated to be constructed over many decades. The New Community is designated as a Special Purpose Area – SP Specific Project Area in the General Plan, for which the type, location, and density of development in these areas is prescribed in a specific plan.”
- The following sentences are hereby added immediately following the last sentence of the existing Chapter 2 section titled “Municipal Service Areas”: “The New Community is a new community located within the unincorporated County area east of Travis Security Zone, north of Highway 12, and west of Rio Vista Parkland. The New Community is required to provide all municipal services, is not required to obtain municipal services from any existing service provider, and is not subject to the MSA provisions of the General Plan.”
- Existing Table LU-4 is hereby amended by adding the following text to the title: “General Plan 2030 Land Use Designations in Unincorporated County and Unincorporated Municipal Service Areas prior to the East Solano Homes, Jobs, and Clean Energy Initiative.”
- The following sentences are hereby added immediately following existing Table LU-4: “Following enactment of the East Solano Homes, Jobs, and Clean Energy Initiative, approximately 17,500 acres of land previously under “Agricultural Designations” and “Special Purpose Area” have been re-designated to “New Community.” Additionally, 712 acres of land previously designated under “Agricultural Designations” have been re-designated to “Rio Vista Parkland.”
- Table LU-5 is hereby amended as follows:

“RV-PL Rio Vista Parkland” is added to the list of “Natural Resources Designations” immediately following the “M Marsh” row, thereby creating a new row labeled “RV-PL Rio Vista Parkland,” with the following description added at the intersection of the existing “Description” column and the new “RV-PL Rio Vista Parkland” row:

Provides for open space, public parks, and recreation as well as compatible uses between the New Community and the City of Rio Vista.

“New Community” is added to the list of Special Purpose Areas – SP Specific Project Area immediately following the “UPA Urban Project Area” row, thereby creating a new row labeled “New Community,” with the following description added at the intersection of the existing “Description” column and the new “New Community” row:

New Community allows for the creation of a new community with residential, commercial, industrial, agricultural, renewable energy solar generation and storage uses, other institutional, park, medical uses, and uses similar to these uses. Specific plan required.

Delete the words “TRA Travis Reserve Area” from the list of Overlays immediately following “VFS Vacaville-Fairfield-Solano Greenbelt Overlay” in the “Designation and Density or Intensity” column and replace with “TSZ Travis Security Zone (formerly known as “TRA Travis Reserve Area”).” The description

of the “TSZ Travis Security Zone”, as set forth at the intersection of the existing “Description” column and the updated “TSZ Travis Security Zone” row, is hereby amended as follows:

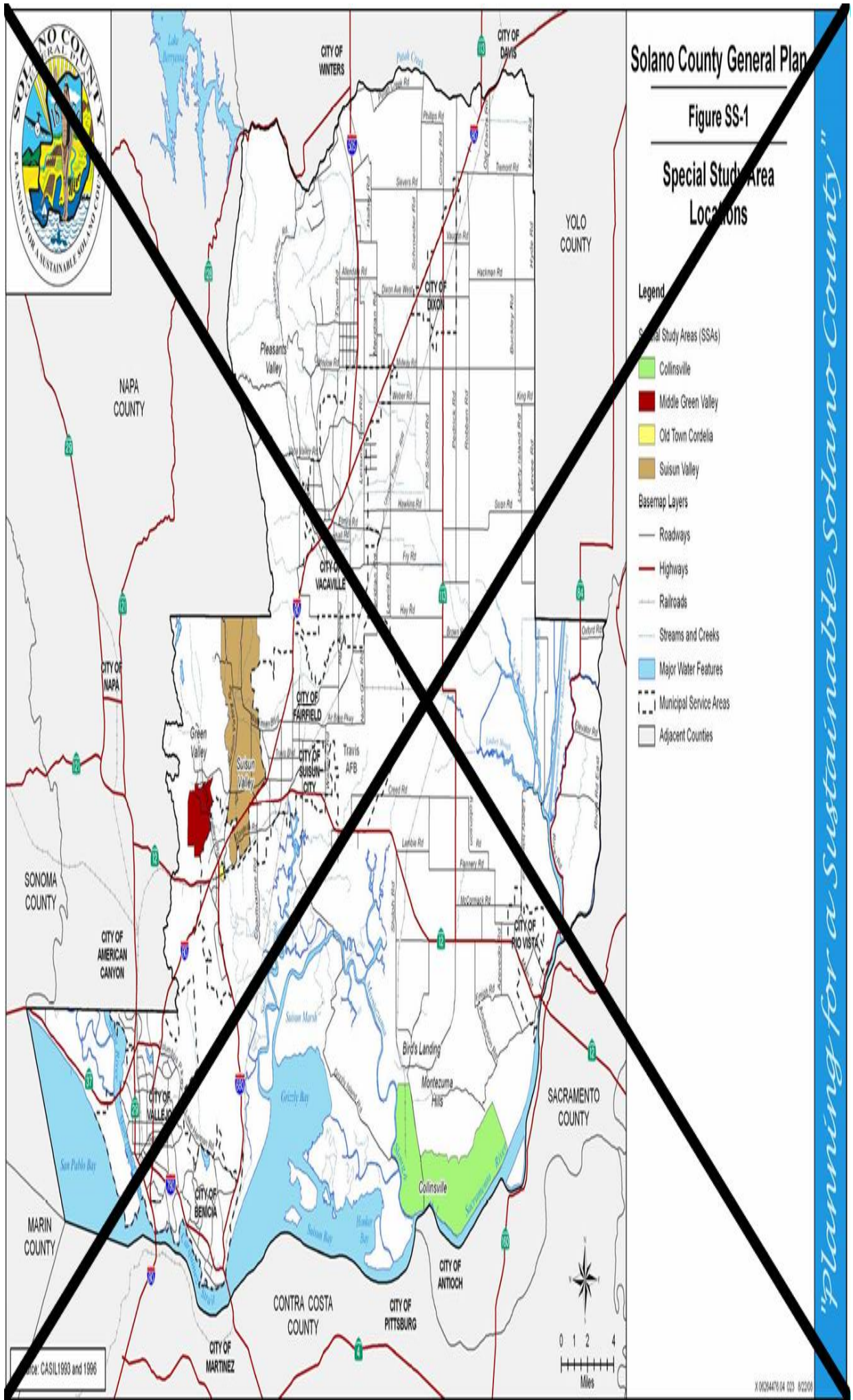
Protects the land within the overlay to continue to support the Travis Air Force Base. Land may be used for continued agriculture, grazing, solar farms (provided that the solar technology is acceptable to Travis Air Force Base), and non-avian habitat uses until a military or airport use is proposed. No residential uses will be permitted. Provides for future expansion of Travis Air Force Base and support facilities for the base. If the status of the base changes, the construction of nonmilitary airport and support uses may be permitted. All references to the Travis Reserve Area (TRA) shall hereafter refer to the Travis Security Zone (TSZ).

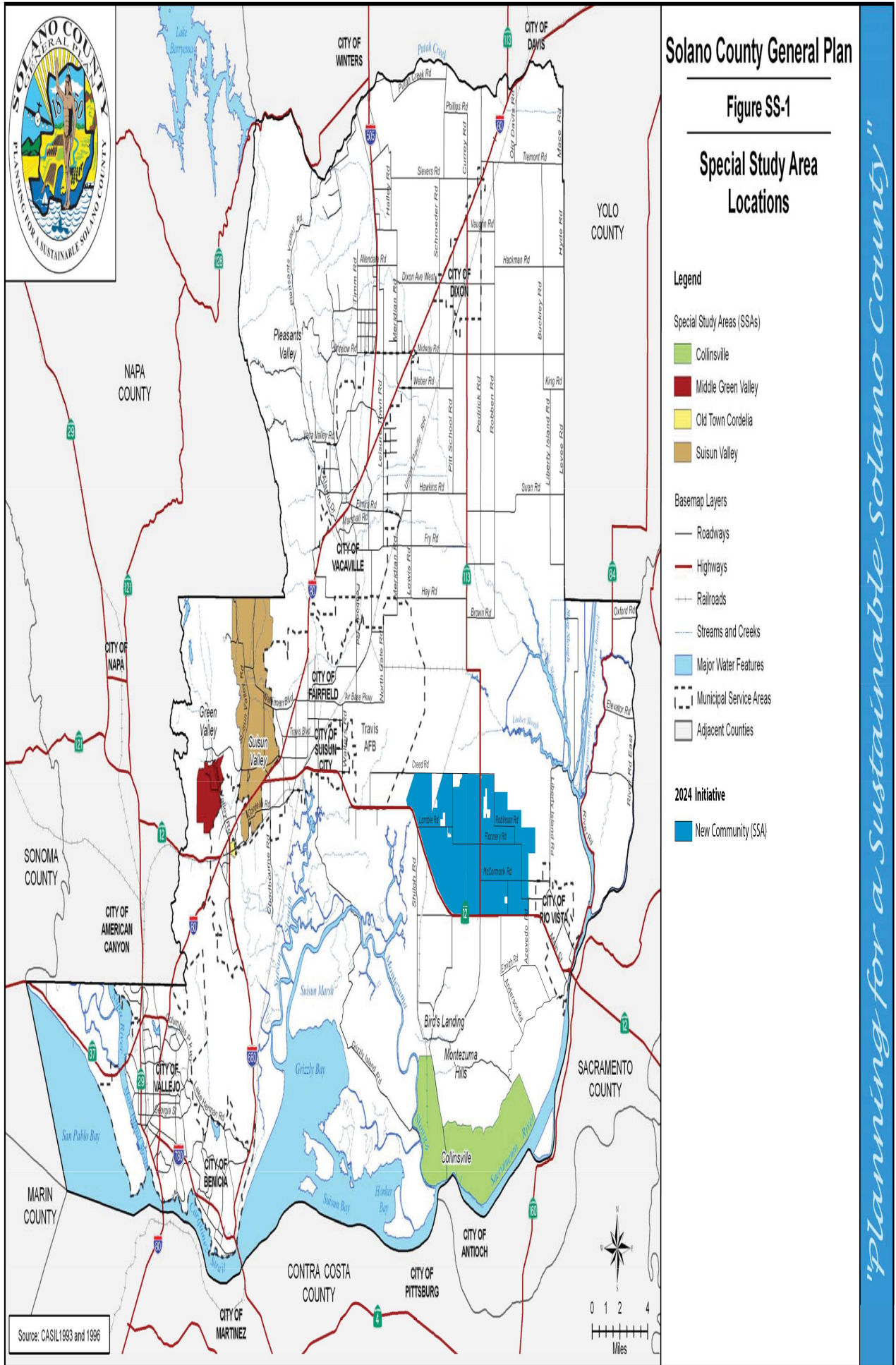
- Table LU-6 is hereby amended by adding the following text to the title: “Specific Project Areas prior to the East Solano Homes, Jobs, and Clean Energy Initiative.”
- The following text is hereby added immediately following Table LU-6: “Following enactment of the East Solano Homes, Jobs, and Clean Energy Initiative, the New Community has been added as a Specific Project Area, consisting of approximately 17,500 acres with an anticipated development capacity of 40,000 to 160,000 dwelling units, 100,000 to 400,000 residents, and 25,000,000 to 90,000,000 square feet of nonresidential development. The New Community shall not be allowed to continue residential development beyond 50,000 residents unless and until the New Community has supported the creation of a sufficient number of “good paying local jobs,” as described in the Solano Jobs Guarantee defined in the voter-approved East Solano Homes, Jobs, and Clean Energy Initiative.”
- Land Use Goal LU.G-2 is hereby amended by adding the following sentence immediately after the first sentence of the existing Land Use Goal LU.G-2 as follows: “Interpret and apply the General Plan to implement voter-approved initiative measures, including but not limited to supporting the construction of new infrastructure, community development, and job creation approved by the voters in the East Solano Homes, Jobs, and Clean Energy Initiative to create the New Community.”
- Land Use Policy LU.P-2 is hereby amended by revising the first sentence of existing Land Use Policy LU.P-2 as follows: “A cornerstone principle of this General Plan is the direction of new urban development and growth toward existing cities and to the voter-approved New Community. ~~Toward municipal areas.~~”
- Land Use Policy LU.P-3 is hereby amended by adding the following two new sentences immediately after the last sentence of the second paragraph of Land Use Policy LU.P-3: “Voter approval of the East Solano Homes, Jobs, and Clean Energy Initiative complies with and implements the planning principles of the Orderly Growth Initiative by obtaining voter approval for the establishment of a new community, requiring such community to be walkable and sustainable, in a location that preserves the distinct identity of cities surrounded by agricultural and open space, and requiring municipal services to be provided without imposing financial costs on taxpayers outside of the New Community or new municipal service mandates on existing cities or municipal service providers.”
- Land Use Policy LU.P-31 is hereby amended by adding the following sentence immediately following the last sentence of the existing Land Use Policy LU.P-31: “~~The New Community is intended to be compatible with the Travis Air Force Base Land Use Compatibility Plan because the New Community is not located~~protects the mission and operation of Travis AFB: (a) because it prohibits



any residential, commercial, recreational, or other development in the approximately 4,200-acre Travis Compatible Infrastructure area in the New Community except: (i) infrastructure including for example solar farms, energy storage, water, stormwater, wastewater, solid waste, information communications technology, and transportation infrastructure utilizing location, technology, and design acceptable to Travis AFB as applicable, and (ii) agricultural and habitat uses authorized in ~~any portion of~~ the “Travis Security Zone.”; and (b) because ~~the~~ voter-approved East Solano Homes, Jobs, and Clean Energy Initiative imposes additional land use and development restrictions within the New Community to comply with the Travis Air Force Base Land Use Compatibility Plan in effect as of January 15, 2024. However, nothing in LU.P-31 shall be construed: (a) to in any way modify or limit the authority of the applicable Airport Land Use Commission (ALUC) to make consistency determinations regarding the Airport Land Use Compatibility Plan in effect at the time of such consistency determination pursuant to Public Utilities Code section 21676, or to amend such Airport Land Use Compatibility Plan, (b) to limit the authority of the ALUC to condition consistency determinations including for example requiring exterior lighting designs that minimize nighttime lighting and glare, and requiring disclosure and acceptance of Travis AFB operations by residents and businesses in the New Community (e.g., through deed notices and disclosures regarding noise and flight operations), or (c) to in any way modify or limit the discretion of the County Board of Supervisors to make decisions regarding any adverse consistency determination pursuant to Public Utilities Code section 21676.”

- The list of “Natural Resource Designations” as set forth in Table LU-7 is hereby amended by adding “Rio Vista Parkland” as a new “Natural Resource Designation” immediately following the existing “Marsh” designation, thereby creating a new row labeled “Rio Vista Parkland,” and the “New District” column of such table is hereby amended by adding “RV-PL – Rio Vista Parkland” to such column’s list of zoning districts immediately following the existing “CR” zoning district designation, thereby creating a new column labeled “RB-GB – Rio Vista Parkland,” and an “X” is hereby added at the intersection of the new “Rio Vista Parkland” row and the new “RV-PL – Rio Vista Parkland” column of such table.
- The existing Figure SS-1, Special Study Area Locations, of Chapter 1 is hereby amended by deleting in its entirety the current Figure SS-1 and replacing it with new Figure SS-1 as set forth immediately below (for informational purposes only, the General Plan Figure SS-1 hereby deleted is also shown below with a black “X” overlaid thereupon):





- The following new Special Study Area subsection text and accompanying new Figure SS-7 are hereby added immediately following the last sentence of Chapter 2:

**New Community**

The New Community was approved by the voters in the East Solano Homes, Jobs, and Clean Energy Initiative, to re-designate non-prime agricultural land for new community development with a vote of the people consistent with the Orderly Growth Initiative. The East Solano Homes, Jobs, and Clean Energy Initiative authorized the construction of a new community.



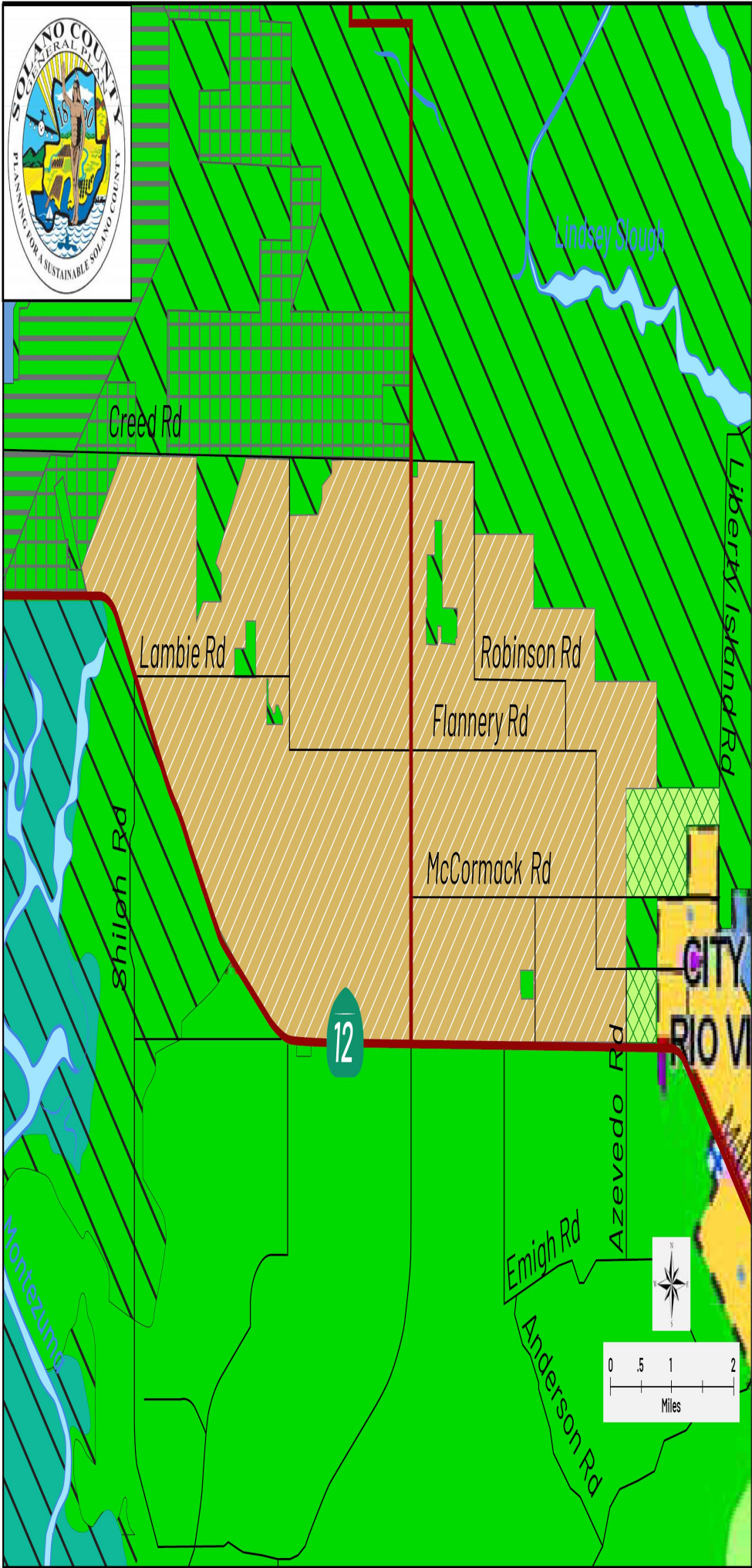
# Solano County General Plan

Figure SS-7

## New Community

## Land Use Diagram

- Legend**
- Municipal Service Areas
  - General Plan Land Use Designations**
  - Natural Resource Designations**
    - Water Bodies and Courses
    - Park and Recreation
    - Marsh
  - Agricultural Designations**
    - Watershed
    - Agriculture
  - Public Designations**
    - Public/Quasi-Public
  - Residential Designations**
    - Rural Residential
    - Traditional Community - Residential
    - Traditional Community - Mixed Use
    - Urban Residential
  - Commercial Designations**
    - Neighborhood Commercial
    - Neighborhood Agricultural/Tourist Center
    - Commercial Recreation
    - Service Commercial
    - Highway Commercial
    - Urban Commercial
  - Industrial Designations**
    - General Industrial
    - Limited Industrial
    - Water Dependent Industrial
    - Urban Industrial
  - Special Purpose Areas**
    - Joint Study Area
    - Specific Project Area
    - Urban Project Area
  - Overlays**
    - Vacaville-Fairfield-Solano Greenbelt
    - Travis Security Zone - Original (2008 General Plan)
    - Agricultural Reserve Overlay
    - Tri-City/County Cooperative Planning Area
    - Resource Conservation Overlay
  - 2024 Initiative Areas**
    - New Community
    - Travis Security Zone - Expansion (2024 Initiative)
    - Rio Vista Parkland



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## **Goals and Policies**

### **Goals:**

SS.G-5 Create a compact, walkable, sustainable, and environmentally resilient community with homes in safe, walkable neighborhoods, where for-sale and for-rent homes at different price points are integrated in the same neighborhoods, with good paying local jobs for Solano County residents, with schools, workplaces, shops, restaurants, and parks, and build and operate new infrastructure and public services to serve the community at no cost to Solano County taxpayers living outside the New Community.

### **Policies:**

SS.P-33 Achieve walkability, by ensuring that all residents are located within walking distance of schools, shops, parks, and transit.

SS.P-34 Integrate parks and recreation areas across all parts of the community.

SS.P-35 Provide a mix of housing types that accommodates people of every income level, every life stage, and every household size.

SS.P-36 Offer a full menu of transportation options that make it easy and enjoyable to get around by walking, biking, transit, or driving.

SS.P-37 Establish local shopping streets that provide a wide range of groceries and other everyday retail goods, services, and amenities within every neighborhood.

SS.P-38 Provide space for major employers engaged in manufacturing, production, technology, industrial, research, and other uses (including clinics and hospitals).

SS.P-39 Enable and support small businesses across all sectors, ideally where business owners and employees can live in the community (such as through providing live-work housing types).

SS.P-40 Offer education and training facilities, including daycare, pre-schools, K-12 schools, and vocational training.

SS.P-41 Establish quality public services and institutions, including fire and law enforcement facilities, library and community facilities, and places of worship, all interwoven into neighborhoods.

SS.P-42 Integrate sustainable infrastructure that greatly reduces operational greenhouse gas emissions, relies on renewable energy, maximizes the reuse of water, and enables reduction of waste.

## **Implementation Programs**

### **Regulations:**

SS.I-19 Adopt a specific plan to implement these policies for the New Community. The boundaries of the New Community shall not be expanded beyond those identified in the East Solano Homes, Jobs, and Clean Energy Initiative without prior approval of the voters. The specific plan should specify:

- The area covered by the plan. For the avoidance of doubt, the following parcels identified by Assessor Parcel Numbers are within the general depicted boundary of the New Community but are excluded from the New Community Specific Plan Zoning District, and their zoning shall remain

unchanged by the Initiative: 0042-110-250, 0042-110-270, 0048-010-180, 0048-020-140, 0048-020-180. In addition, for the avoidance of doubt, the following parcels identified by Assessor Parcel Numbers are proximate to the inner or outer boundary of the New Community but are excluded from the New Community Specific Plan Zoning District, and their general plan designation and zoning shall remain unchanged by the Initiative: 0042-100-350, 0042-100-360, 0042-100-370, 0042-100-380, 0042-100-390, 0042-100-400, 0042-110-150, 0042-110-200, 0042-110-380, 0042-170-310, 0042-170-320, 0048-010-340, 0048-010-370, 0048-010-480, 0048-020-150, 0048-090-330, 0048-090-340, 0048-090-360, 0048-100-650, 0048-100-660.

- Techniques to ensure development is consistent with the Goal and Policies, including development standards.
- Development standards to create walkability within the New Community, and that incentivize transit for commuters coming to jobs in the New Community or departing for jobs outside the New Community.
- An infrastructure plan for all water systems (water, recycled water, stormwater, wastewater), transportation, telecommunications, energy, and solid waste.
- A public finance plan to ensure that infrastructure and public services (including schools, parks, law enforcement, fire, library, and other municipal services) are funded at no cost to taxpayers living outside the New Community.

Related Policies: SS.P-33, SS.P-34, SS.P-35, SS.P-36, SS.P-37, SS.P-38, SS.P-39, SS.P-40, SS.P-41, SS.P-42.

Agency/Department: Department of Resource Management

Funding Source: Specific Plan Applicant

Funding, Physical Improvements, and Capital Projects

Time Frame: Initiate environmental impact report (“EIR”) and development agreement (“DA”) preparation and approval process in January 2025, with target completion date for certification of the EIR and approval of DA in the first quarter of 2026

SS.I-20 Approve formation of a Community Facilities District, and other financing programs, to implement the public finance plan included in the Specific Plan.

Related Policies: SS.P-33, SS.P-34, SS.P-35, SS.P-36, SS.P-37, SS.P-38, SS.P-39, SS.P-40, SS.P-41, SS.P-42.

Agency/Department: Department of Resource Management

Funding Source: Specific Plan Applicant

Time Frame: Initiate EIR and DA preparation and approval process in January 2025, with target completion date for certification of the EIR and approval of DA in the first quarter of 2026

SS.I-21 To the fullest extent permitted by law, upon application to and approval by the Board of Supervisors, execute a development agreement to facilitate the specific plan on terms substantially consistent with Section 4 of the East Solano Homes, Jobs, and Clean Energy Initiative. The Board may modify the development agreement objectives specified in Section 4 of the East Solano Homes, Jobs, and Clean Energy Initiative as necessary to further the purposes of the East Solano Homes, Jobs, and Clean Energy

Initiative, as specified in Section 1 thereof; provided however that, to the maximum extent permitted by the law, the Board shall neither reduce nor increase the aggregate financial obligations of any applicant for such development agreement described in Section 4 of the East Solano Homes, Jobs, and Clean Energy Initiative, nor reduce such applicant's obligations under any Voter Guarantee described in such initiative, in both cases without prior approval of the voters of Solano County. The ten (10) Voter Guarantees are:

- Solano Jobs Guarantee
- Solano Homes for All
- Solano Scholarships
- Green Solano
- Solano Downtowns
- Water Guarantee
- Transportation Guarantee
- Schools Guarantee
- Smart Growth Guarantee
- Solano Taxpayer Guarantee

The provisions of Part B of Section 1 and the provisions of Section 4 of the East Solano Homes, Jobs, and Clean Energy Initiative detailing these Voter Guarantees are hereby incorporated by reference.

Related Policies: SS.P-33, SS.P-34, SS.P-35, SS.P-36, SS.P-37, SS.P-38, SS.P-39, SS.P-40, SS.P-41, SS.P-42.

Agency/Department: Department of Resource Management

Funding Source: Specific Plan Applicant

Time Frame: Initiate EIR and DA preparation and approval process in January 2025, with target completion date for certification of the EIR and approval of DA in the first quarter of 2026.

### **General Plan Chapter 3:**

- Figure AG-1 is hereby amended by adding the following text to the title: “Solano County General Plan Figure AG-1 Important Farmland prior to the East Solano Homes, Jobs, and Clean Energy Initiative.”
- Figure AG-4 is hereby amended by adding the following text to the title: “Solano County General Plan Figure AG-4 Agricultural Regions prior to the East Solano Homes, Jobs, and Clean Energy Initiative.”
- The paragraph immediately following Figure AG-4 is hereby amended as follows: “The following section contains descriptions of 10 proposed agricultural regions and policies that are unique to an individual region or group of regions. The minimum lot sizes and general uses presented in Table AG-3 should be used in conjunction with the agricultural land use description from the Land Use chapter to define the General Plan land use description for agricultural lands in the county’s 10 agricultural regions. Following the enactment of the East Solano Homes, Jobs, and Clean Energy Initiative, none of the following 10 proposed agricultural regions apply to the New Community or to the Rio Vista Parkland.”
- Agricultural Land Use Policy AG.P-28 is hereby amended by adding the following paragraph immediately following the last sentence of the existing Agricultural Land Use Policy AG.P-28: “Ongoing and innovative agricultural uses are allowed

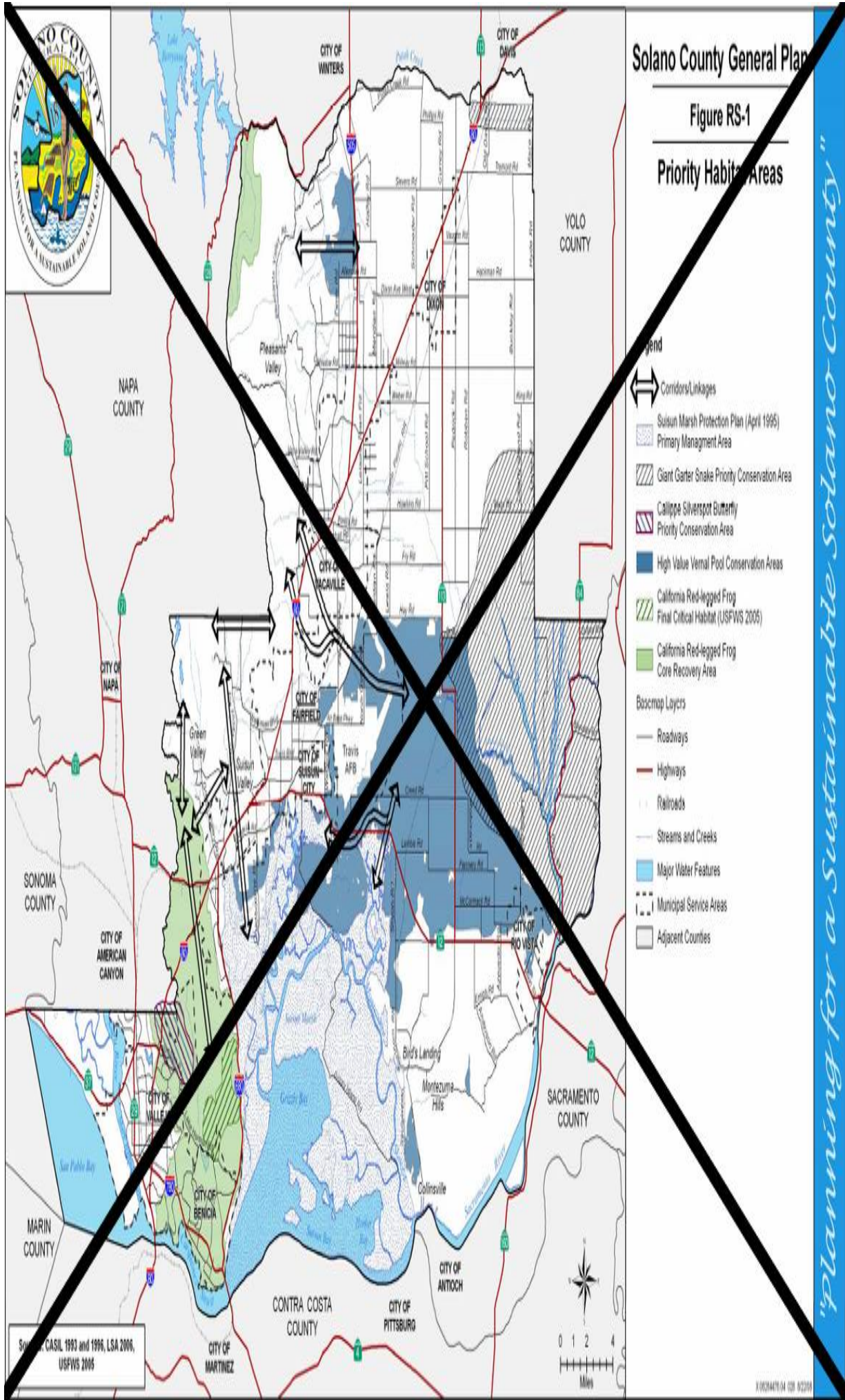


within the New Community, both on an interim basis prior to the execution of any development agreement and as community construction occurs over a period of decades, and as an ongoing permissible use in portions of the New Community. Innovative agricultural land management uses include agrisolar (where, for example, sheep and goats can graze, and/or crops are cultivated, beneath and between utility-scale solar panels, with associated solar energy storage and transmission facilities), as well as other solar and renewable energy generation and storage uses (except wind). Sustainable water management of stormwater and seasonal use of playfields and other open space to support groundwater recharge and other water management practices are also allowed and support sustainable agricultural and community water supplies and use.”

- Agricultural Land Use Policy AG.P-34 is hereby amended as follows: “Lands within the Agriculture designations may be redesignated to (1) Park & Recreation only for public recreation and public open space uses and only if the uses permitted by the new designation will not interfere with or be in conflict with agricultural operations or (2) Rio Vista Parkland for uses consistent with its intended purpose of providing an open space buffer and recreational amenities.”

#### **General Plan Chapter 4:**

- Figure RS-1, Priority Habitat Areas, of Chapter 4 is hereby amended by deleting the current Figure RS-1 and replacing it with new Figure RS-1 as set forth immediately below (for informational purposes only, the General Plan Figure RS-1 hereby deleted is also shown below with a black “X” overlaid thereupon):



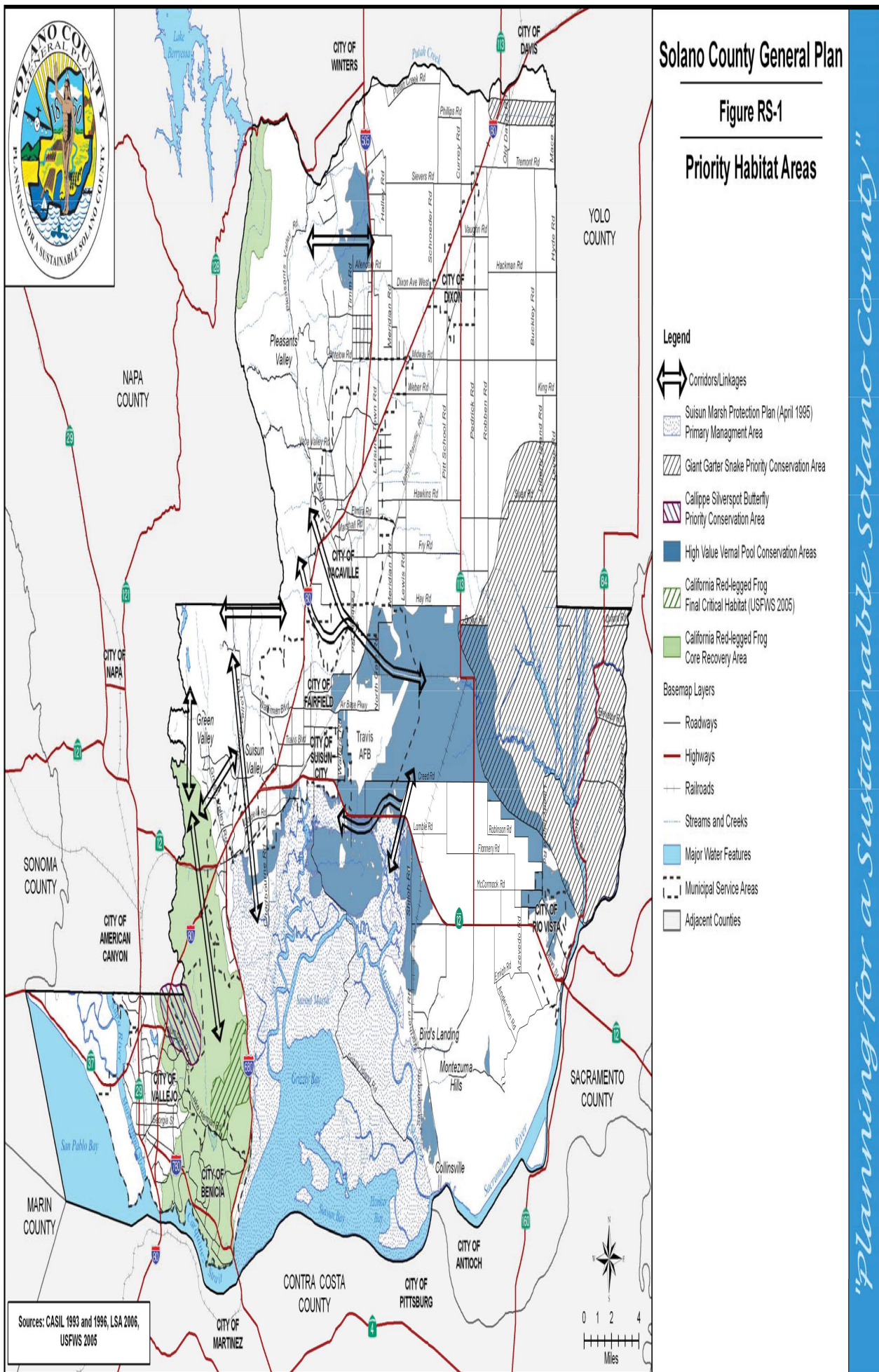
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# Solano County General Plan

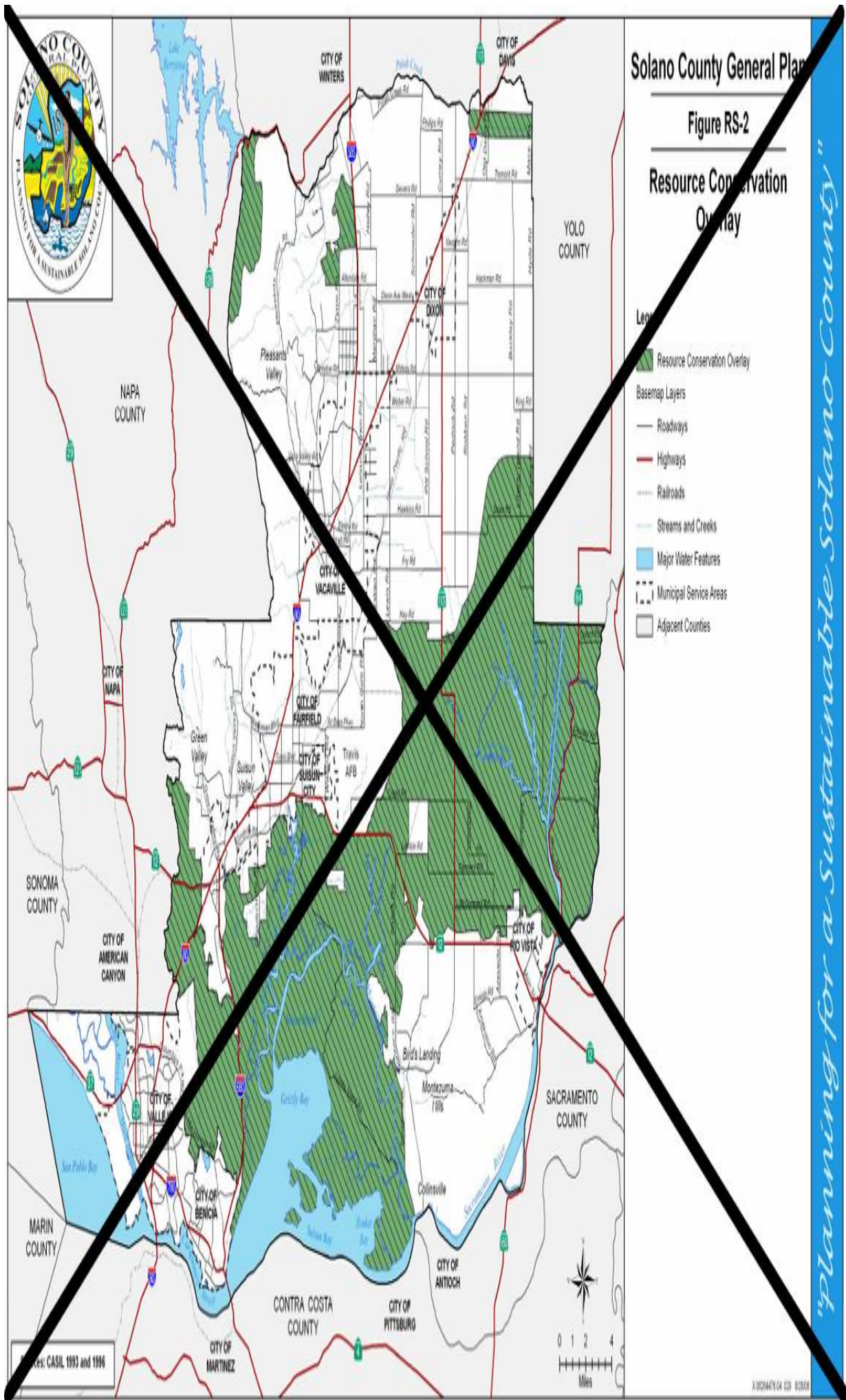
Figure RS-1

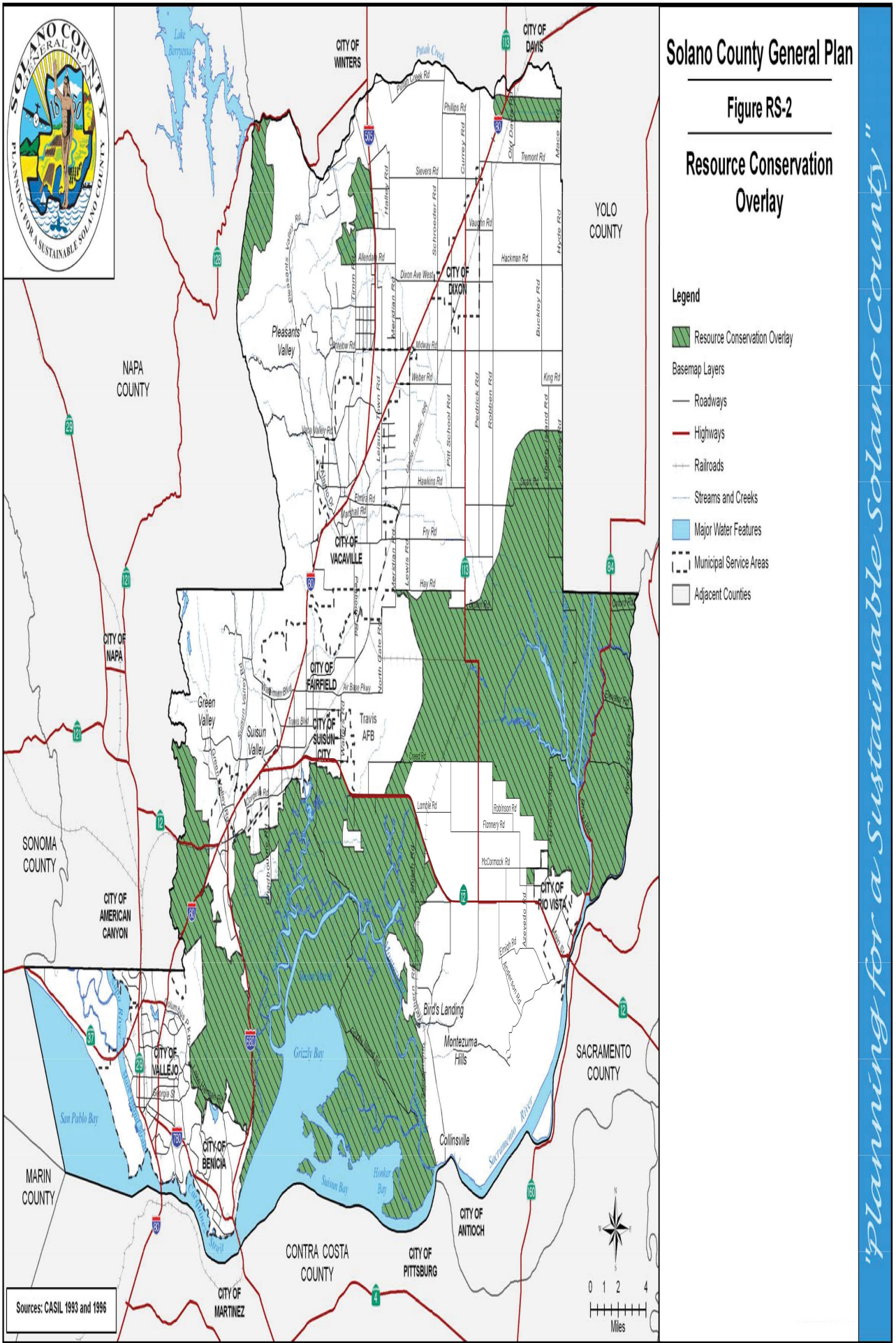
## Priority Habitat Areas



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- Figure RS-2, Resource Conservation Overlay, of Chapter 4 is hereby amended by deleting the current Figure RS-2 and replacing it with new Figure RS-2 as set forth immediately below (for informational purposes only, the General Plan Figure RS-2 hereby deleted is also shown below with a black “X” overlaid thereupon):





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- Resource Policy RS.P-33 is hereby amended as follows: “The County shall preserve, for future use, areas outside of the New Community with important mineral resources by preventing residential, commercial, and industrial development that would be incompatible with mining practices to the extent feasible.”
- Resource Implementation RS.I-16 is hereby amended as follows: “Designate land uses in mineral areas outside of the New Community appropriately to ensure compatibility between mineral extraction and surrounding uses.”
- Resource Policy RS.P-37 is hereby amended as follows: “Policy RS.P-37: Protect the visual character of designated scenic roadways unless roadway modifications are appropriate for safety improvements, or for expansion to serve existing and anticipated transportation uses.”
- Resource Implementation RS.I-21 is hereby amended as follows: “Preserve the visual character of scenic roadways as shown in Figure RS-5 outside of the New Community through design review, designating alternate routes for faster traffic, regulating off-site advertising, limiting grading in the view corridor through the grading ordinance, limiting travel speeds, and providing pullover areas with trash and recycling receptacles.”

#### **General Plan Chapter 6:**

- The paragraph describing the “Lambie Road Area” set forth in the Chapter 6 subsection titled “Opportunity Sites” is hereby deleted in its entirety and replaced as shown immediately below:

#### **Lambie Road Area**

~~The Lambie Road area comprises approximately 1,525 acres. This area has long been designated for industrial use. As described in the Land Use chapter, this area is designated as a Special Project Area, requiring preparation of a specific plan describing a comprehensive approach to development, environmental, and infrastructure issues (roadway access in particular) before any development could occur in this area. However, the Lambie Road area has the potential to accommodate industrial uses that are not appropriate to place near residential areas.~~

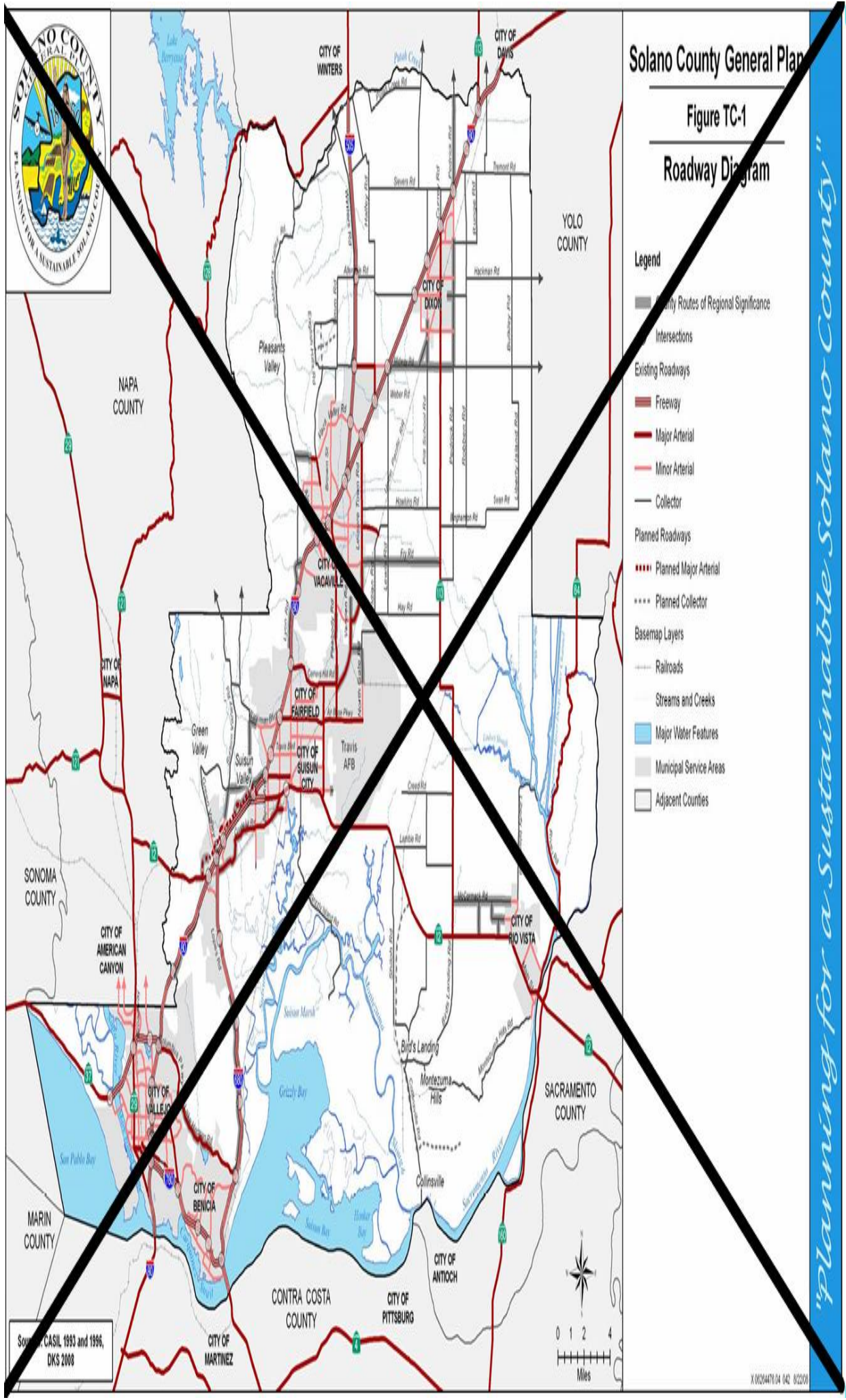
The New Community includes most of the Lambie Road Area Opportunity Site. The voter-approved East Solano Homes, Jobs, and Clean Energy Initiative approved the New Community as a new community that would create substantial tax revenues, new homes, training facilities and schools, and good paying local jobs in development, production, manufacturing, logistics, research, and other employment uses in a wide range of enterprises such as advanced manufacturing, defense, aerospace, technology, energy, healthcare, agriculture, and other innovative sectors. Most of the Lambie Road Opportunity Site within the New Community is designated for Industrial and Technology uses in the New Community Specific Plan approved by the voters in the East Solano Homes, Jobs, and Clean Energy Initiative. Infrastructure and municipal services for the portion of Lambie Road Opportunity Site in the New Community would be provided as part of the Specific Plan, which would facilitate the long-delayed creation of job-creating employment opportunities in this portion of the Opportunity Site at no cost to taxpayers living outside the New Community. The remainder of the Lambie Road Area remains designated as a Special Project Area, requiring the preparation of a separate specific plan describing a comprehensive approach to development, environmental, and infrastructure uses (roadway access in

particular) before any development could occur in the portions of the Lambie Road Area outside of the New Community.

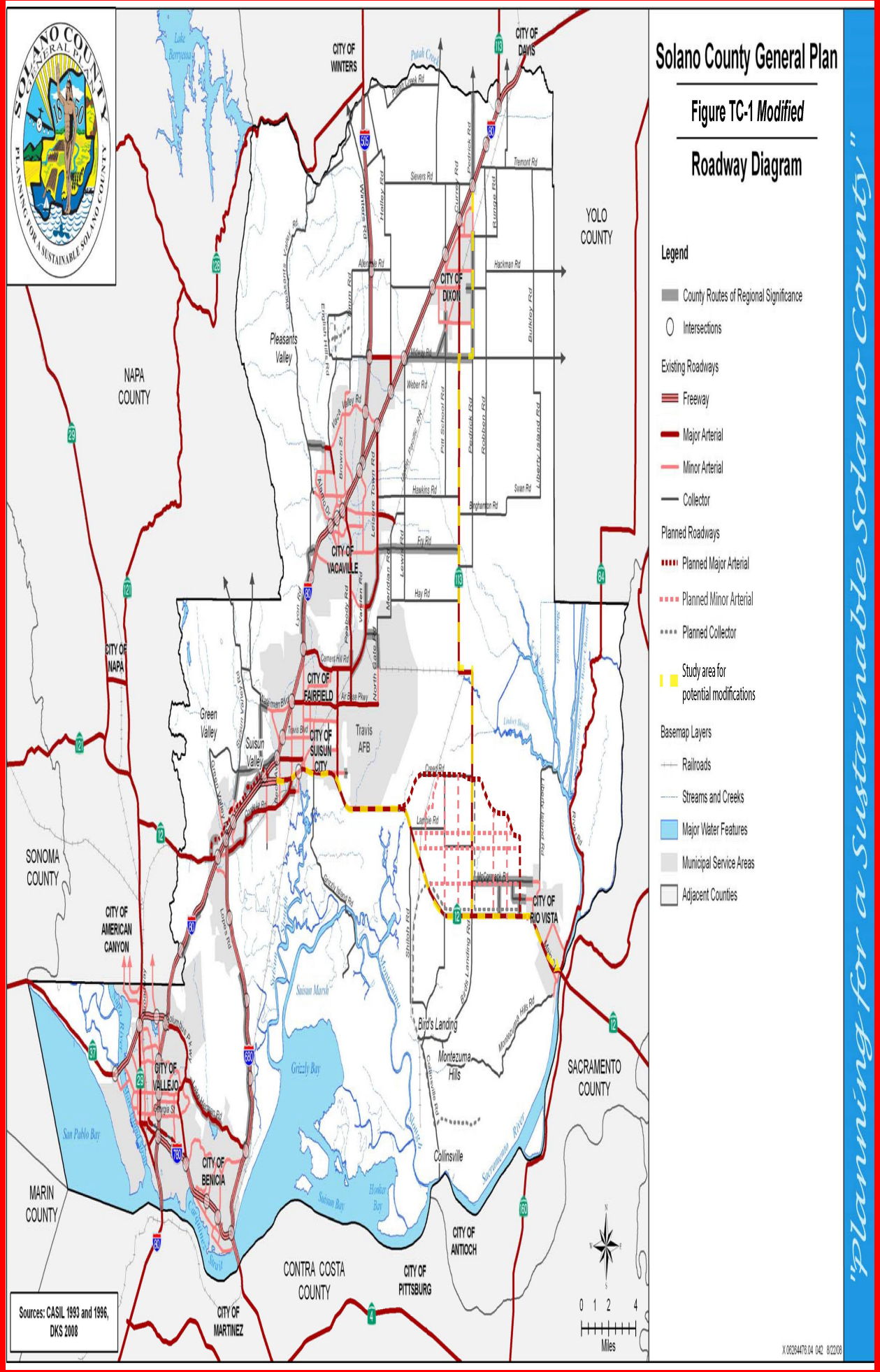
#### **General Plan Chapter 7:**

- New Goal TC.G-6 is hereby added following existing Goal TC.G-5 as follows: “Goal TC.G-6: Taxpayers in the New Community shall fund a transit management association to provide funding for transportation, including roadway improvements and measures to facilitate a reduction of the use of passenger cars on local roadways and highways, including but not limited to providing or funding (a) shuttle, bus, or on-demand ride service to train stations, transit hubs, other cities within the County, and destinations outside the County, (b) scheduled and on-demand rideshare and carpool matching, (c) pedestrian and micro-mobility infrastructure (e.g., bikes and scooters), (d) high speed internet to encourage home-based, hybrid, and remote work, (e) car share programs and parking management to reduce reliance on car ownership and use, and (f) other transportation management tools to reduce vehicle miles traveled by future residents.”
- New Goal TC.G-7 is hereby added following the text of new Goal TC.G-6 as follows: “Goal TC.G-7: The County shall explore the following long-term improvements to its transportation network, and require the Applicant for the New Community to fund studies of: (a) the rerouting and expansion of Highway 12 between Suisun City and the Rio Vista Bridge, generally along the northern boundary of the New Community, including (if supported by the City of Rio Vista) the potential rerouting of Highway 12 outside of downtown Rio Vista and replacement of the Rio Vista Bridge; (b) the potential renovation and completion of a rail connection between the New Community and the [Fairfield-Vacaville Amtrak Station and/or the Suisun City Amtrak Station](#) (including but not limited to by improving the former Sacramento Northern rail alignment for use by passenger or freight traffic); and (c) the potential for improvements to Highway 113 and (if supported by city of Dixon) rerouting the same outside of downtown Dixon. The Applicant for the New Community shall work with Solano Transportation Authority, California Department of Transportation, Solano County, Solano County cities, and other jurisdictions to prioritize and advocate for the approval and funding of the foregoing.”
- Figure TC-1, Roadway Diagram, of Chapter 7 is hereby amended by deleting the current Figure TC-1 and replacing it with the new Figure TC-1 as set forth immediately below:



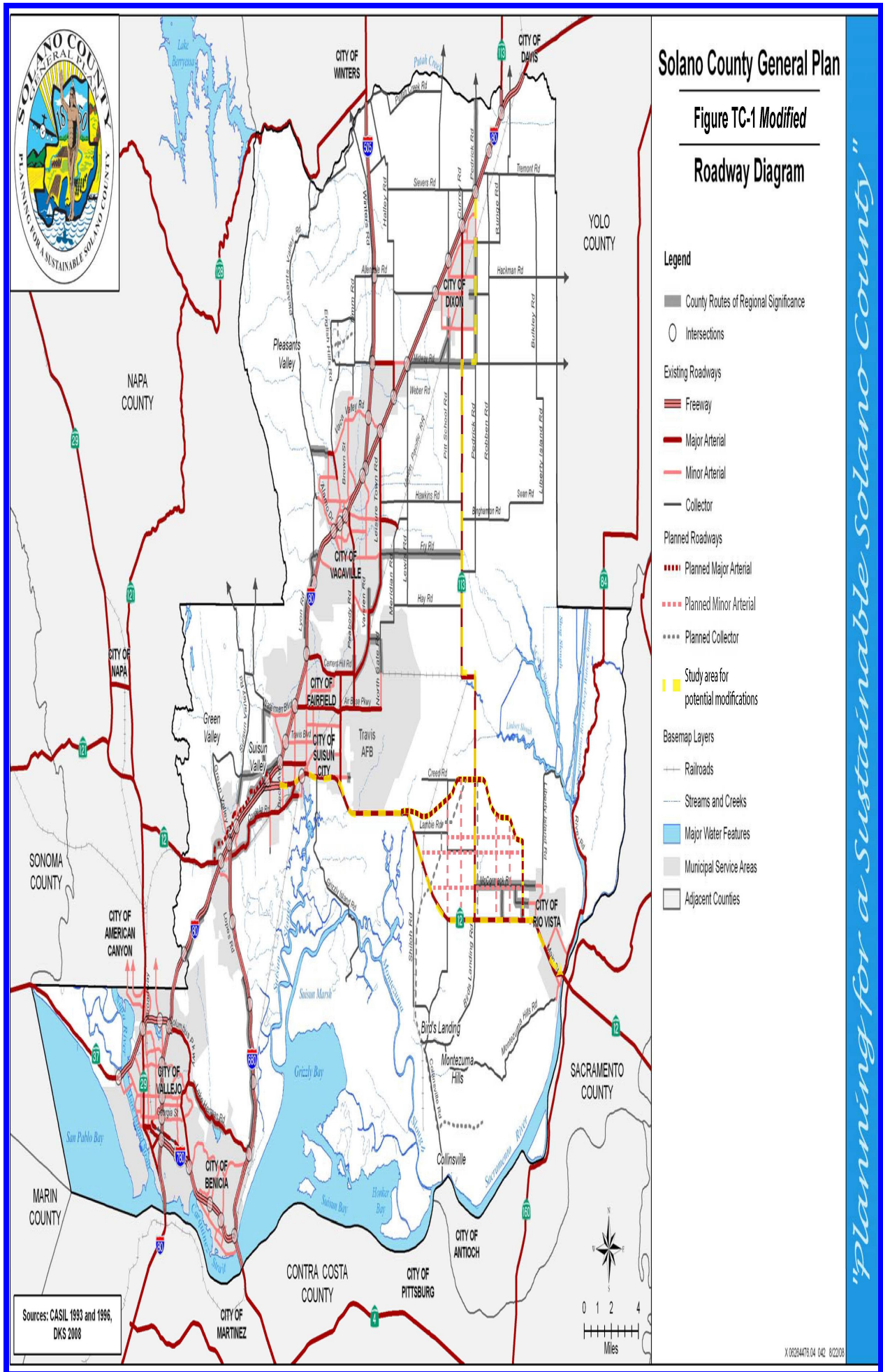






Sources: CASIL 1993 and 1996, DKS 2008

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- Policy TC.P-6 is hereby amended as follows: “Participate in transportation programs that promote technical solutions resulting in more efficient use of energy, reduced greenhouse gas emissions and noise levels, and improved air quality. Support new development that integrates transportation programs fully into the design of the community and new buildings. In the New Community, authorize neighborhood-scale public streets (local roads and collector roads) to be privately-maintained “slow” streets with 10-20 mph speed limits and accessible sidewalks that are designed to be safe for walking by unaccompanied school-age children, the elderly, and bicyclists of all ages and skills; authorize privately-maintained alleys to residential and other structures for access for service and other vehicles to encourage pedestrian interactions and mobility on the streets and sidewalks; incentivize transit, walking, and biking; provide shared public parking structures within one-half mile or closer to each residence to optimize car access while managing the impacts of parking. It is the intention of the New Community to provide attractive options for residents to use walking, biking, and transit when this makes sense, but be able to continue to use private cars if they so desire or if they need to (such as those with disabilities or mobility impairments).”

## **Section 6: Amendment to Solano County Code**

Chapter 28 of the Solano County Code is amended as follows:

- Section 28.11 of the Solano County Code is amended by amending Zoning Maps Nos. 7-S, 8-S, 13-N, 14-N, 14-S, 15-N, and 15-S as illustrated in Figures SP-1 and SP-2, incorporated by reference, to add the “New Community Specific Plan”, to add the “Travis Security Zone Zoning Overlay”, and to add the “Rio Vista Parkland” to the various properties shown on those maps.
- Section 28.13 of Chapter 28 of the Solano County Code, relating to the designation and establishment of the County’s zoning and overlay districts, is hereby amended to expand the existing list of “Specialty and Overlay Districts” by adding the new phrase “New Community Specific Plan Zoning District” immediately following the existing phrase “MIDDLE GREEN VALLEY ZONING DISTRICTS.” In addition, a new Footnote 2 is hereby added immediately following the existing Footnote 1 of Section 28.13 of the Solano County Code as follows: “2. See Section 28.62 New Community Specific Plan for Zoning Regulations within the New Community.”
- Section 28.13 of Chapter 28 of the Solano County Code, relating to the designation and establishment of the County’s zoning and overlays districts, is hereby amended to expand the existing list of “Specialty and Overlay Districts” by adding the new phrase “RV-PL District RIO VISTA PARKLAND” immediately following the existing phrase “P Districts PARK DISTRICT”.
- New Section 28.62 is hereby added to Chapter 28 of the Solano County Code immediately following the existing Section 28.61 of Chapter 28 of the Solano County Code, inclusive of new text (in the interest of legibility, this new text is shown without a double underline), new tables (i.e., Tables 28.62A to 28.62E), and new figures (i.e., Figures SP-1 through SP-~~18~~19), as follows:

### **28.62 New Community Specific Plan Zoning District.**

#### Subsections

- 28.62.10 New Community Specific Plan Zoning District
- 28.62.11 Purpose
- 28.62.12 Permitted Uses
- 28.62.13 Development and Design Review Standards
- 28.62.14 Parks and Recreation

- 28.62.15 Sustainable Infrastructure
- 28.62.16 Transportation and Circulation
- 28.62.17 Public Facilities and Finance Plan
- 28.62.18 Implementing Regulations
- 28.62.19 Interpretation of Terms and Definitions

**28.62.10 New Community Specific Plan Zoning District**

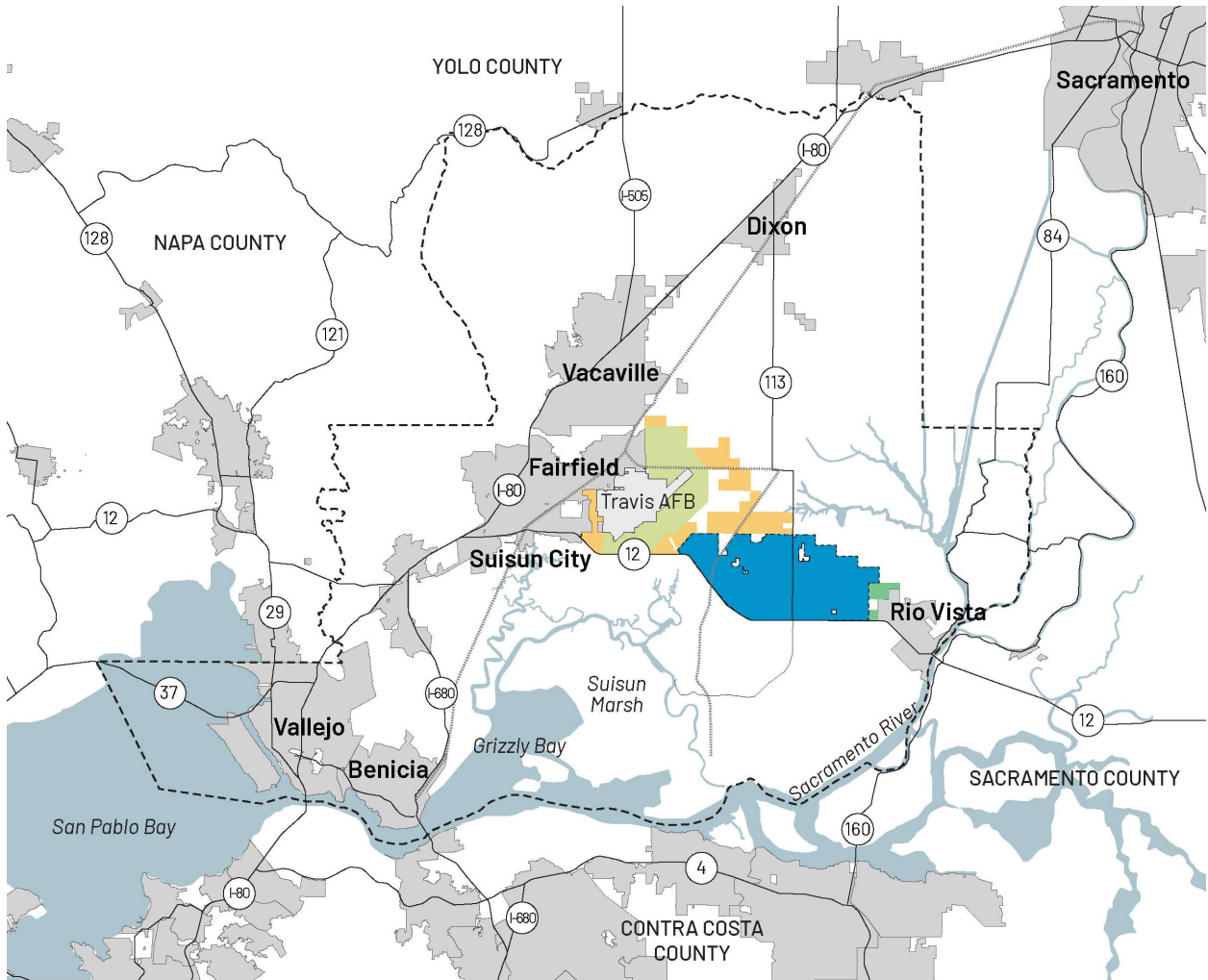
**28.62.11 Purpose**

The New Community Specific Plan Zoning District includes the Specific Plan and the implementing zoning regulations for an approximately 17,500-acre area east of Travis Security Zone, north of Highway 12, and west of Rio Vista Parkland, as depicted in Figures SP-1 (Regional Context Map) and SP-2 (New Community Specific Plan Boundary).

For the avoidance of doubt, the following parcels identified by Assessor Parcel Numbers are within the general depicted boundary of the New Community but are excluded from the New Community Specific Plan Zoning District, and their zoning shall remain unchanged by the Initiative: 0042-110-250, 0042-110-270, 0048-010-180, 0048-020-140, 0048-020-180.

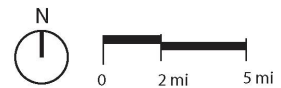
In addition, for the avoidance of doubt, the following parcels identified by Assessor Parcel Numbers are proximate to the inner or outer boundary of the New Community but are excluded from the New Community Specific Plan Zoning District, and their zoning shall remain unchanged by the Initiative: 0042-100-350, 0042-100-360, 0042-100-370, 0042-100-380, 0042-100-390, 0042-100-400, 0042-110-150, 0042-110-200, 0042-110-380, 0042-170-310, 0042-170-320, 0048-010-340, 0048-010-370, 0048-010-480, 0048-020-150, 0048-090-330, 0048-090-340, 0048-090-360, 0048-100-650, 0048-100-660.

**Figure SP-1: Regional Context Map**

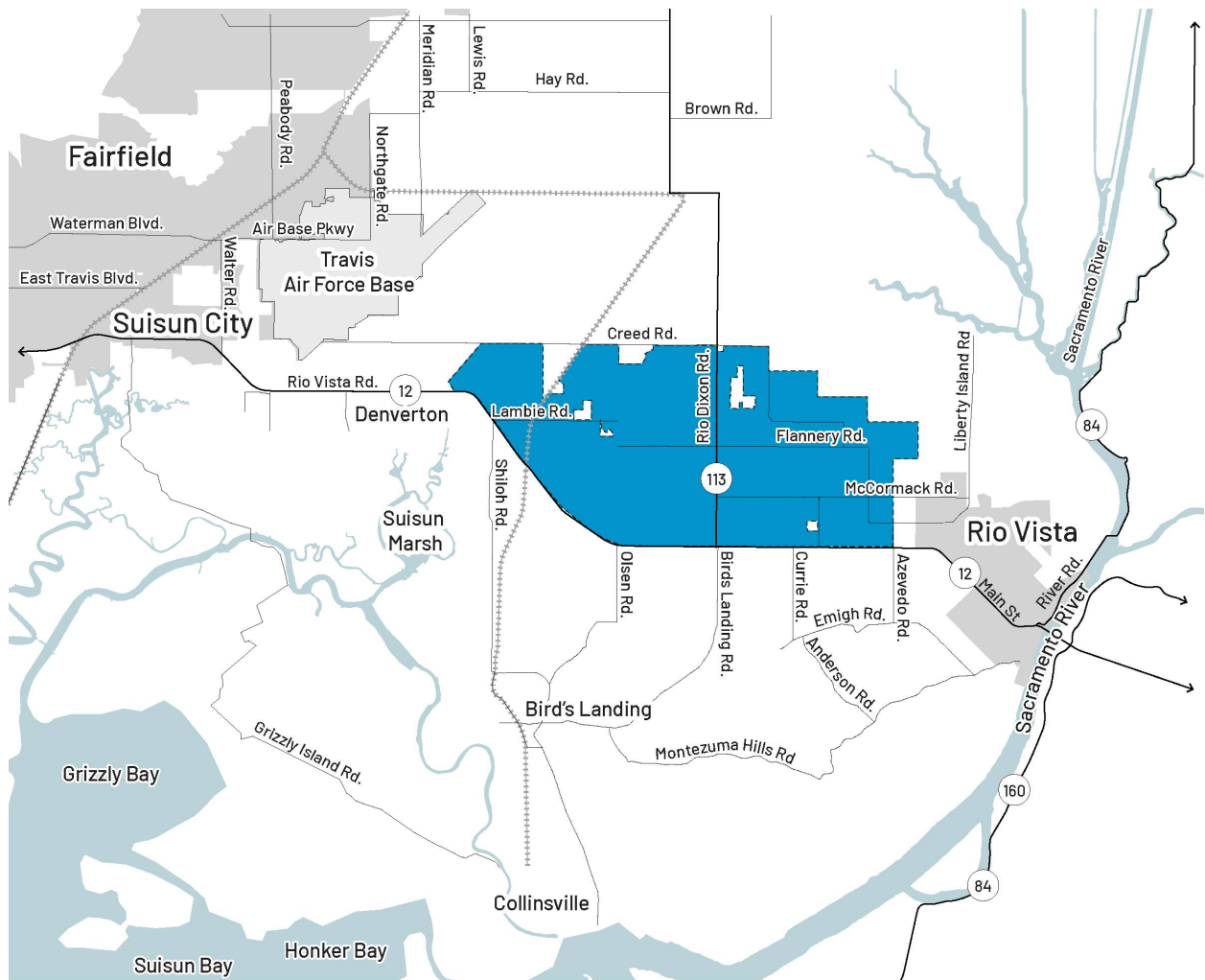


**Legend**

- New Community
- Existing Highway
- Solano County Boundary
- Travis Air Force Base
- Existing Cities
- Travis Security Zone - Original (2008 General Plan)
- Travis Security Zone - Expansion (2024 Initiative)
- Rio Vista Parkland

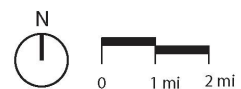


**Figure SP-2: New Community Specific Plan Boundary**



**Legend**

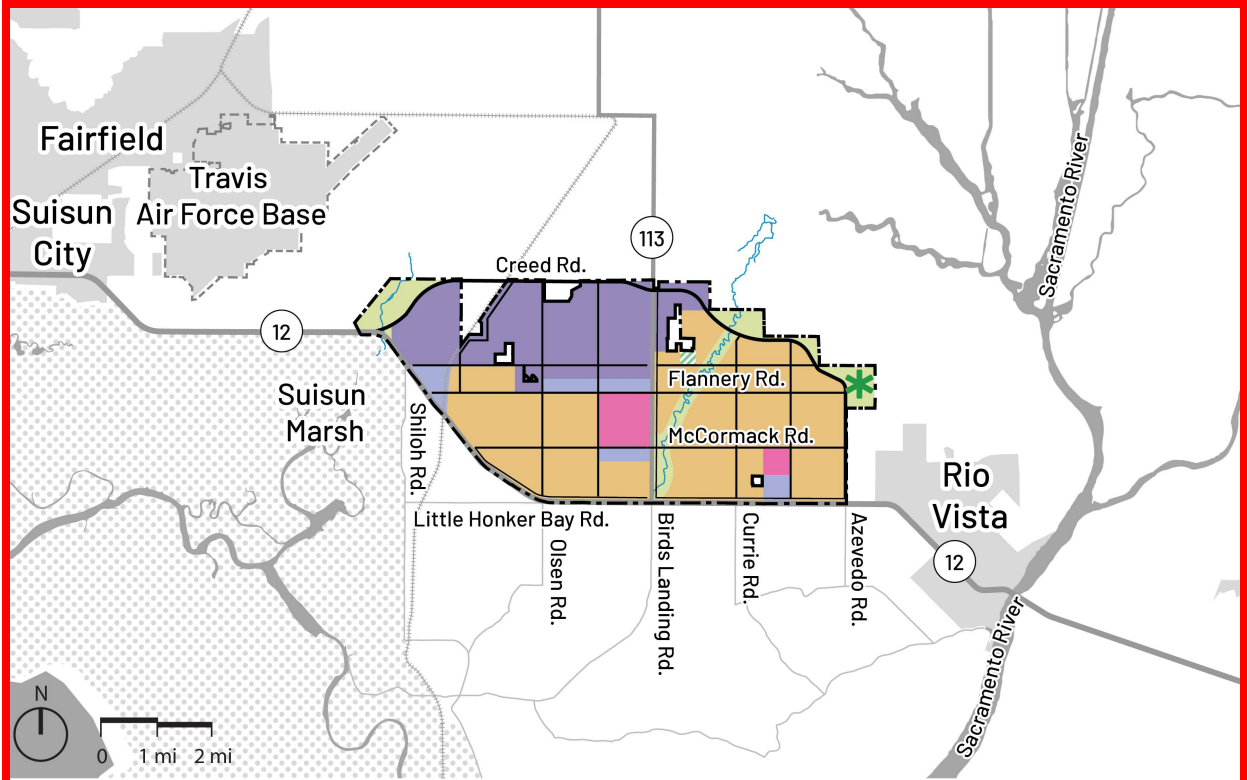
- New Community
- Existing Highway
- Existing Road
- Travis Air Force Base
- Existing Cities



This Section 28.62 includes the zoning regulations and other required content of a specific plan as required by Government Code sections 65450-65457 for the New Community, as approved by the voters in the East Solano Homes, Jobs, and Clean Energy Initiative (November 2024). The New Community establishes **fivesix** new zoning districts, as depicted in Figure SP-3.



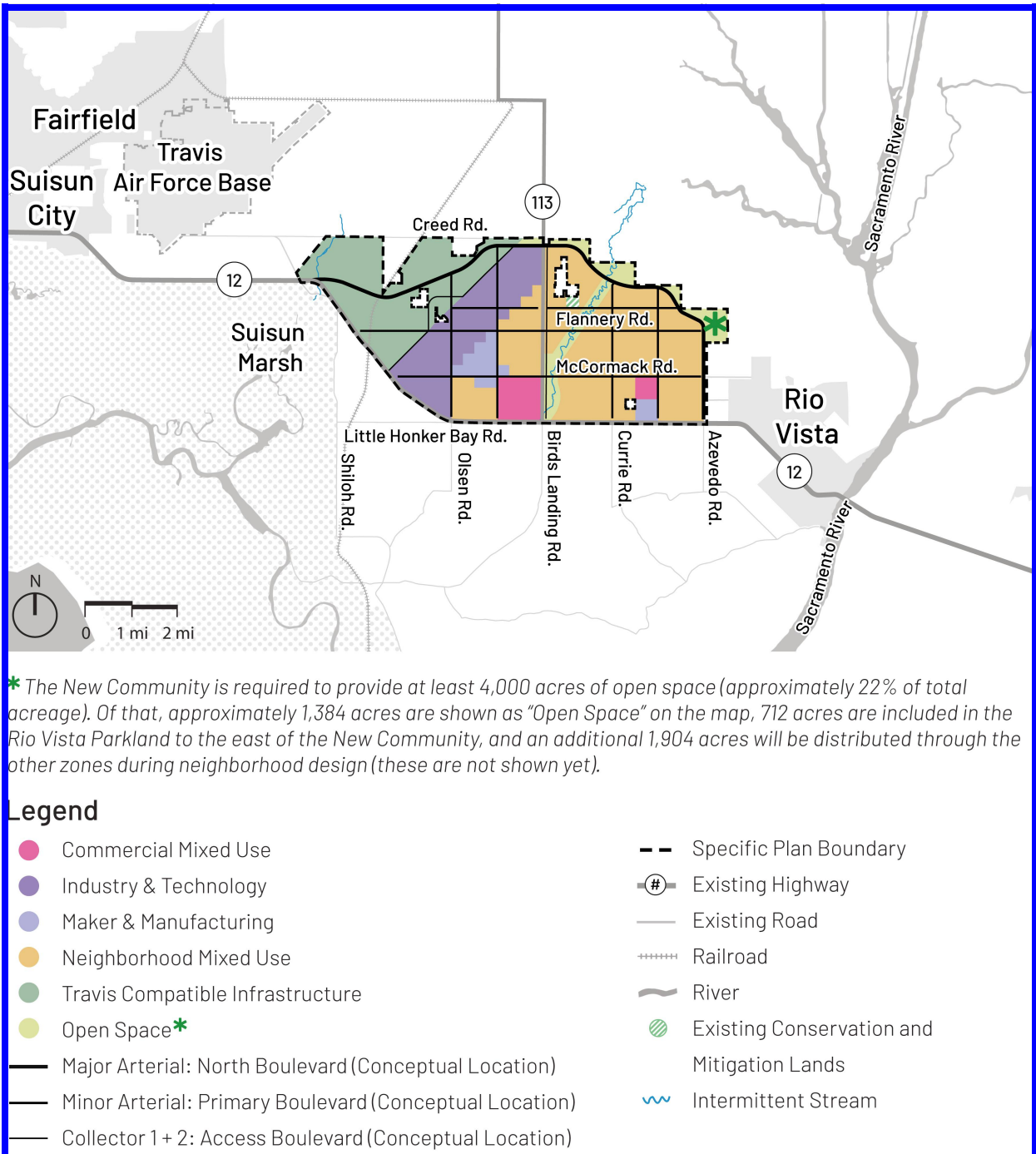
**Figure SP-3: New Community Specific Plan Zoning Districts**



\* The New Community is required to provide at least 4,000 acres of open space (approximately 20% of total acreage). Of that, approximately 1,737 acres are shown as "Open Space" on the map, 712 acres are included in the Rio Vista Parkland to the east of the New Community, and an additional 1,551 acres will be distributed through the other zones during neighborhood design (these are not shown yet).

**Legend**

- - - Specific Plan Boundary
- Commercial Mixed Use
- Industry & Technology
- Maker & Manufacturing
- Neighborhood Mixed Use
- Open Space\*
- Major Arterial: North Boulevard (Conceptual Location)
- Minor Arterial: Primary Boulevard (Conceptual Location)
- Collector: Access Boulevard (Conceptual Location)
- ⊕ Existing Highway
- Existing Road
- ++++ Railroad
- ~ River
- ▨ Existing Conservation and Mitigation Lands
- ▤ Suisun Marsh
- ~ Intermittent Stream



The core planning principles and policies of this Specific Plan include:

- Achieve walkability, by ensuring that all residents are located within walking distance of schools, shops, parks, and transit.
- Integrate parks and recreation areas across all parts of the New Community.
- Provide a mix of housing types that accommodates people of every income level, every life stage, and every household size.
- Offer a full menu of transportation options that make it easy and enjoyable to get around without driving.
- Establish local shopping streets that provide a wide range of everyday retail goods, services, and amenities within every neighborhood.
- Provide space for major employers engaged in manufacturing, production, technology, industrial, research, and other uses (including clinics and hospitals).

- Enable and support small businesses across all sectors, ideally where business owners and employees can live in the New Community (such as through providing live-work housing types).
- Offer education and training facilities, including daycare, pre-schools, K-12 schools, and vocational training.
- Provide quality public services and institutions, including fire and sheriff facilities, library and community facilities, and places of worship, all interwoven into neighborhoods.
- Integrate sustainable infrastructure that greatly reduces operational greenhouse gas (“GHG”) emissions, relies on renewable energy, maximizes the reuse of water, and enables reduction of waste.

To achieve these goals, this Specific Plan establishes [fivesix](#) land use designations. Each of these zones includes a mix of parks and recreation areas.

### **Commercial Mixed Use (CMU)**

Commercial Mixed Use (“CMU”) includes the areas with the highest intensity of uses within the New Community to support the needs of the New Community and of nearby cities. This zone is a place for large offices, higher density housing, major cultural and civic uses, hotels, hospitals, larger footprint retail uses with a larger catchment area to serve multiple neighborhoods, restaurants, performance venues, and nightlife, in addition to other compatible uses.

This zone allows for large format retail stores (see 28.62.13.C.3: Allowable Retail Sizes and Table 28.62C: Enclosed Retail Size Permitted by Zone below for more detail).

Building structures are located within 0 to 5 feet from the edge of rights of way to create compact street experiences that are friendly to pedestrians, bicyclists, and people with disabilities or mobility impairments. CMU development standards include a diversity of building types up to 8 stories and provide for rich architectural variety in the building fabric. Employers, residential, and visitor uses in this zone are located within one-half mile (approximately 10-minute walk) to transit, retail stores and services, parks and recreation uses, and parking.

Industrial, production, manufacturing, and other uses requiring the routine transportation of large amounts of materials transported by large trucks are not permitted.

This zone includes transit hubs and other high quality transit facilities, including connections to external destinations in surrounding communities, regional transit hubs, and other destinations.

Residential uses within CMU prioritize higher density homes to meet a minimum density of 30 dwelling units per acre averaged across all residential development sites, as calculated by dividing the total number of dwelling units by the gross acreage of residential development sites.

Relative to other zones, CMU sets a higher “build-to” line requirement to create a stronger and consistent streetwall with a cohesive experience along streets and open spaces evoking the sense of “outdoor rooms,” consistently framed by the buildings around them.

## **Industry & Technology (IT)**

Land uses in this zone accommodate a wide variety of commercial, research, production, distribution, repair, manufacturing, processing, logistics, infrastructure, and training uses.

This zone does not permit residential uses. Residential uses are buffered from this zone through a range of design features such as streets and/or open spaces.

Large-footprint buildings are permitted within this zone as needed to meet the demands of anticipated uses. This zone anticipates more vehicular and truck movement, which is intentionally located away from zones that allow residential uses.

Building heights are permitted up to 8 stories.

Large format retail stores (sometimes called “big box” stores) are allowed in this zone (see 28.62.13.C.3: Allowable Retail Sizes and Table 28.62C: Enclosed Retail Size Permitted by Zone below for more detail).

Infrastructure uses listed in Table 28.62A: Table of Permitted Uses permit uses such as potential central thermal plants, water resource recovery facilities, materials recovery facilities, data centers, and transportation yards.

While this zone is located to have adequate truck access, it is also served by the New Community transit and transportation programs and is integrated into the community’s street network, so that residents who live elsewhere in the New Community and wish to get to work without driving have the option to do so.

## **Maker & Manufacturing (MM)**

This district is inspired by historic “warehouse” precincts found in many older cities around the world. These generally once started as warehouses, but over time evolved into an eclectic mix of uses and support creative making, manufacturing, and entertainment. This district is intended to support those same uses.

Land uses in this designation benefit from proximity to either or both Industry & Technology and Commercial Mixed Use zones to create a unique mix of uses including light industrial, entertainment, arts, and culture uses interwoven with residential and commercial uses.

This zone draws from the intensity of uses in the Commercial Mixed Use zone, and permits nighttime entertainment uses. Residential uses are allowed in this zone. This zone is also designed to attract and support small businesses, including individuals starting a business for the first time, by enabling and encouraging diverse types of commercial space suitable to many types of small businesses.

This zone serves as a creative hub with diverse building types and architectural styles. Building heights are permitted up to 8 stories.

Maker & Manufacturing allows for large format retail stores (see 28.62.13.C.3: Allowable Retail Sizes and Table 28.62C: Enclosed Retail Size Permitted by Zone below for more detail).

## **Neighborhood Mixed Use (NMU)**

Neighborhood Mixed Use (“NMU”) is a predominantly residential zone that also includes smaller-scale workplaces and amenities for daily life, where residents are no more than one-half mile from transit, schools, retail, professional and personal services, places of worship, civic services, open space and recreation, and shared community parking. The goal of the NMU is to allow residents and workers to easily meet day-to-day needs on foot, in a setting that is slow, comfortable, safe, sociable, and familiar.

All neighborhoods consist of multiple blocks organized on a tight grid of streets that embrace slow, human-centered space. Low-speed interior streets are intended to be free of most automobile through-traffic, have generous pedestrian paths and green space, and are inviting for people of all ages, including children and those with limited mobility.

Retail is allowed throughout the NMU zone (see 28.62.13.C.3: Allowable Retail Sizes and Table 28.62C: Enclosed Retail Size Permitted by Zone below for more detail). NMU is designed to encourage and support many smaller, locally owned shops, restaurants, cafes, bars, and other businesses by (a) locating these uses in walkable neighborhoods with many residents (i.e., potential customers) living within a short walk or bike ride, (b) providing storefronts suitable for many different types of shops and businesses, (c) except for grocery stores, limiting store sizes to prevent big box retailers from creating a monoculture of big box retail, and (d) providing that, where commercially possible, retail buildings provide live-work units, making it possible for small business owners to operate the shops and live near their place of business.

Building frontage setbacks allow for up to 12 feet of setback from the rights of way. A “build-to” line requirement creates a cohesive experience along streets and open spaces evoking the sense of “outdoor rooms,” consistently framed by the buildings around them. Similarly, secondary structures in the rear of lots (such as carriage houses) have a limited setback to hold the edges of narrower street types, such as alleys.

Buildings in NMU may be up to 4 stories tall on streets narrower than 60 feet and up to 5 stories on streets wider than or equal to 60 feet. These structures can be configured as one or more residential units, while also allowing small retail, office, medical, and services uses. Each row house lot is scaled to have a rowhouse with a private backyard, and also allows for a carriage house at the back of the lot that can serve as an accessory dwelling unit (residential), an office, a workshop, a garage, or another similar use. This supports multi-generational households and creates economic opportunities (by enabling residents to rent out the unit or work from home).

Where consistent with the Travis AFB Land Use Compatibility Plan, NMU allows for a range of housing types resulting in a minimum density of 20 dwelling units per acre averaged across all residential development sites, as calculated by dividing the total number of dwelling units by the gross acreage of residential development sites.

Infrastructure uses listed in Table 28.62A: Table of Permitted Uses permit uses such as distributed neighborhood-scale facilities providing water recycling, energy, and thermal assets.

### **[Travis Compatible Infrastructure \(TCI\)](#)**

[Travis Compatible Infrastructure \(“TCI”\) is intended to further protect the mission and operations of Travis AFB by prohibiting any residential, commercial, recreational, or other development in the approximately 4,200-acre Travis Compatible Infrastructure zone in the New Community except: \(a\) infrastructure including for example solar farms, energy storage, water, stormwater,](#)

wastewater, solid waste, information communications technology, and transportation infrastructure utilizing location, technology, and design acceptable to Travis AFB as applicable in Section 28.62.12, and (b) agricultural and habitat uses authorized in the Travis Security Zone. Certain infrastructure uses are permitted only when using technology, location, and design acceptable to Travis AFB. Applications for these uses are not complete and shall not be processed without a letter from Travis AFB confirming acceptance of such technology, location, and design.

Prohibited uses in this district include all occupied buildings which have as a principal use residential, commercial, recreational, school, institutional, public assembly, schools, day care, libraries, hospitals, and nursing homes.

### **Open Space (EOS)**

Open Space (“EOS”) includes a range of recreational, open space, and agricultural uses, along with ancillary retail and visitor-serving facilities, but excludes most traditional urban uses such as residential, school, industrial, and manufacturing uses.

Open Space uses include commercial recreational uses such as water parks, amphitheaters, and sports fields facilities that are expected to serve both the local community and attract outside visitors, as well as passive parks with trails and trail-related amenities that prioritize natural resource protection.

Retail and visitor-serving facilities that enhance the enjoyment of the uses listed above are permitted in this zone as accessory uses, including cafes, food trucks, restaurants, and other similar uses.

Community agriculture and community-serving infrastructure such as electrical substations, groundwater wells, infiltration wells, groundwater recharge facilities, and stormwater management facilities are permitted uses in this zone.

For further requirements on permitted and non-permitted uses, refer to Table 28.62A: Table of Permitted Uses.

Ecologically sensitive areas in this zone allow passive uses, such as trails, and may include restricted access during ecologically sensitive periods of the year.

### **Schools and Educational Facilities**

The Specific Plan provides for educational facilities of all levels, including daycare and pre-kindergarten, K-12 schools, vocational training, and trade schools.

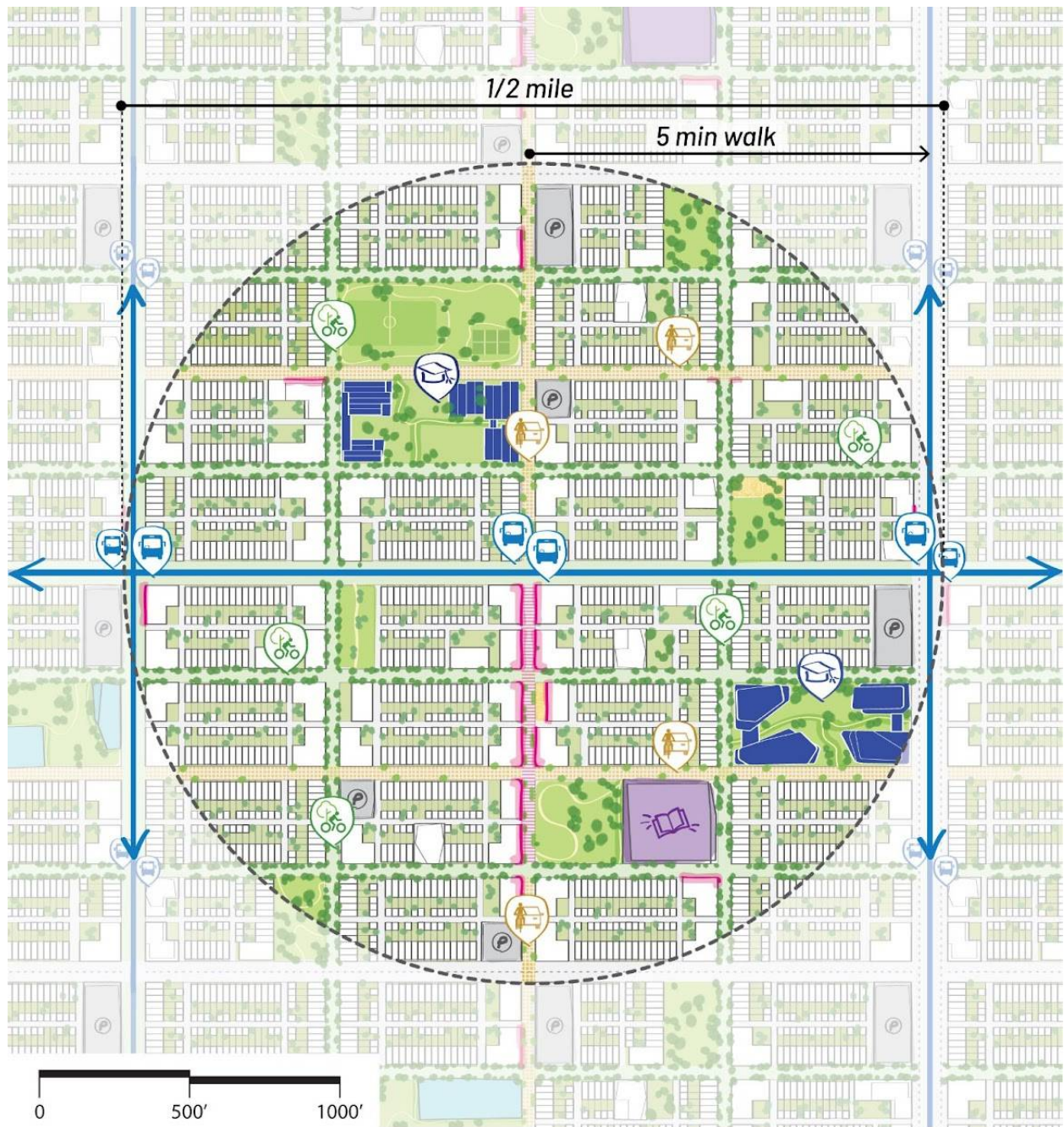
The Specific Plan includes school sites to accommodate students from pre-kindergarten to 12<sup>th</sup> grade. The exact sizing and number of schools will be developed with the applicable school district(s) and California Department of Education, consistent with the commitments of the East Solano Homes, Jobs, and Clean Energy Initiative. To the extent permitted by the Travis AFB Land Use Compatibility Plan, all residential uses are located within one-half mile (approximately 10-minute walk) to a K-12 school site.

A neighborhood conceptual plan and concept view in the NMU zone are included as Figures SP-4 and SP-5 to show the location of residential development relative to school and park uses. To create enhanced walk and bike connectivity, a range of slow “Community Streets” are provided between Local Streets that provide robust transit and vehicular connectivity. Community Streets include: (a) greenways with generous tree-lined multi-use pathways for pedestrians and bicyclists; (b) slow streets which are designed to put people first and provide limited access for cars at lower speed limit; and (c) alleys which provide access

to private or shared parking and/or open spaces including backyards. Schools are generally located in proximity to neighborhood parks, and accessible by safe bikeways and walkways along greenways and slow streets. To maintain the walkable, compact design of the community, sports and recreational facilities such as sports fields and swimming pools are to be collaboratively shared between school and community uses.

The precise boundaries of land use designations may be subject to minor adjustment and refinement prior to development, or upon request of an affected landowner, provided such refinements reflect the overall boundaries indicated in Figure SP-3 and are consistent with all other provisions of Section 28.62.

**Figure SP-4: Conceptual Plan in Neighborhood Mixed Use Zone**  
*(provided for illustrative purposes only)*

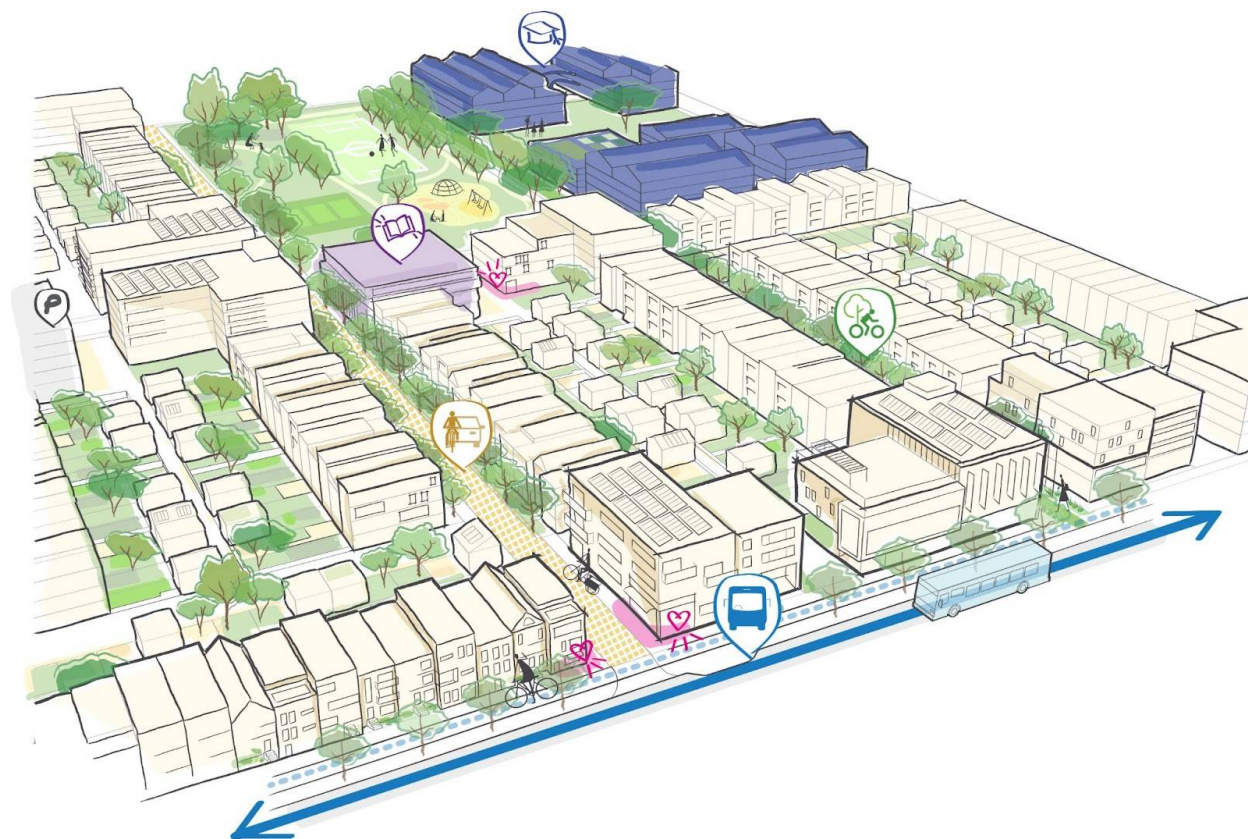


**Legend**











- |                                  |                                     |
|----------------------------------|-------------------------------------|
| School                           | Slow Street                         |
| Cultural/Institutional Center    | Greenway                            |
| Shops and Neighborhood Amenities | Local Street (Bike + Car)           |
| Parking Garage                   | Local Street (Bike + Transit)       |
|                                  | Local Street (Bike + Transit + Car) |
|                                  | Transit Stop                        |



**Figure SP-5: Conceptual View in Neighborhood Mixed Use Zone**  
*(provided for illustrative purposes only)*



**Legend**

-  School
-  Cultural/Institutional Center
-  Shops and Neighborhood Amenities
-  Parking Garage
-  Slow Street
-  Greenway
-  Local Street (Bike + Car)
-  Local Street (Bike + Transit)
-  Local Street (Bike + Transit + Car)
-  Transit Stop

**28.62.12 Permitted Uses**

**Table 28.62A: Table of Permitted Uses**

A = Allowed by right, --- = Prohibited						
ALLOWED USES**	Permit Requirements					
**See Section 28.62.19 Interpretation of Terms and Definitions	CMU	IT	MM	NMU	<u>OSTCI</u>	<u>OS</u>
Residences	A	---	A	A	---	---
Residential facilities and services	A	---	A	A	---	---
Home based occupation	A	---	A	A	---	---
Farm equipment uses	---	A	---	---	<del>A</del>	---
Commercial agriculture	---	A	---	---	<del>A</del>	---
Pastured livestock and poultry	---	A	---	---	<del>A</del>	---

A = Allowed by right, --- = Prohibited						
ALLOWED USES**	Permit Requirements					
	CMU	IT	MM	NMU	OSTCI	OS
**See Section 28.62.19 Interpretation of Terms and Definitions						
Animal facilities and operations	---	A	---	---	<del>A</del>	<u>---</u>
Nurseries	---	A	A	A	A	<u>A</u>
Commercial greenhouses	---	A	A	A	---	<u>---</u>
Agricultural processing facility	---	A	---	---	---	<u>---</u>
Agricultural accessory buildings	---	A	---	---	<del>A</del>	<u>---</u>
Agriculture-related housing	---	A	---	A	---	<u>---</u>
Community garden	A	A	A	A	<del>A</del>	<u>A</u>
Civic uses and services	A	A	A	A	---	<u>---</u>
Healthcare facilities	A	A	A	A	---	<u>---</u>
Arts and culture	A	A	A	A	<del>A</del>	<u>A</u>
Places of worship	A	A	A	A	---	<u>---</u>
Education	A	A	A	A	---	<u>---</u>
Large-scale public assembly	A	A	A	A	---	<u>---</u>
Large-scale commercial recreation	A	A	A	---	<del>A</del>	<u>A</u>
Professional services	A	A	A	A	---	<u>---</u>
Retail and personal services	A	A	A	A	---	<u>---</u>
Lodging services	A	---	A	A	---	<u>---</u>
Automobile sales	A	A	A	A	---	<u>---</u>
Automobile services	---	A	A	A	---	<u>---</u>
Nighttime entertainment	A	A	A	A	---	<u>---</u>
General entertainment	A	A	A	A	---	<u>---</u>
Cemeteries	---	---	---	---	<del>A</del>	<u>A</u>
Mortuaries and crematoriums	---	A	---	---	---	<u>---</u>
Parks and plazas, including associated amenities, facilities, and buildings	A	A	A	A	<del>A</del>	<u>A</u>
Outdoor performance center	A	A	A	A	<del>A</del>	<u>A</u>
Arboretums and horticultural gardens (within parks)	A	---	---	A	<del>A</del>	<u>A</u>
Historical, cultural, interpretive sites	A	A	A	A	<del>A</del>	<u>A</u>
Engineered ponds and lakes	A	A	A	A	<del>A</del>	<u>A</u>
Pedestrian, bicycle, and multiuse trails	A	A	A	A	A	<u>A</u>
Equestrian trails and stables	---	---	---	---	<del>A</del>	<u>A</u>
Community-serving athletic facilities, field sports, court sports, aquatic/swimming facilities	A	A	A	A	<del>A</del>	<u>A</u>
Natural conservation areas, buffers, wildlife corridors, and greenways	A	A	A	A	A	<u>A</u>
General industrial	---	A	A	---	---	<u>---</u>
Outdoor storage and activities	---	A	---	---	---	<u>---</u>
Industrial serving activities	---	A	---	---	---	<u>---</u>
Volatile materials storage	---	A	---	---	---	<u>---</u>

A = Allowed by right, --- = Prohibited						
ALLOWED USES**	Permit Requirements					
**See Section 28.62.19 Interpretation of Terms and Definitions	CMU	IT	MM	NMU	OSTCI	OS
Laboratories, testing, and research	A	A	A	---	---	---
Limited industrial	---	A	A	---	---	---
Maker manufacturing (< 15,000 sf)	A	A	A	A	---	---
Maker manufacturing (≥ 15,000 sf)	A	A	A	---	---	---
Solar farms	---	A	A	---	---A*	---
Energy storage systems	---	A	A	---	---A*	---
Electrical substations	A	A	A	A	A*	A
Central thermal plant	---	A	A	---	---A*	---
Community thermal	A	A	A	A	---A*	---
Infiltration wells / groundwater recharge facilities	---	A	A	A	A*	A
Stormwater management facilities	A	A	A	A	A*	A
Groundwater wells	---	A	A	A	A	A
Water treatment plant	---	A	A	A	---A*	A
Water storage	---	A	A	A	A*	A
Water resource recovery facility	---	A	---	---	---A*	---
District-scale wastewater recycling	A	A	A	A	---	---
Sanitary sewer pump stations	A	A	A	A	---A*	---
Community waste transfer station	A	A	A	A	---	---
Materials recovery facilities	---	A	---	---	---A*	---
Anaerobic digester	---	A	---	---	---A*	---
Commercial compost facilities	---	A	---	---	A*	A
Internet exchange	A	A	A	A	---A*	---
Edge data centers	A	A	A	A	---	---
Data centers	---	A	A	---	---A*	---
Linear and network infrastructure	A	A	A	A	A	A
Fueling or charging stations	---	A	A	A	---	---
Transportation yards	---	A	---	---	---A*	---
Public transportation facilities	A	A	A	A	---	---
Parking facilities	A	A	A	A	A---	A
Air quality sampling stations	A	A	A	A	A	A
Electric generation and storage including, but not limited to, fuel cells, batteries, and photovoltaics scaled to the uses for which they are sited and in accordance with Uniform Building Code standards	A	A	A	A	A*	A
Freestanding kiosks, stands, and structures	A	A	A	A	A---	A

A = Allowed by right, --- = Prohibited						
ALLOWED USES**	Permit Requirements					
**See Section 28.62.19 Interpretation of Terms and Definitions	CMU	IT	MM	NMU	<del>OSTCI</del>	<u>OS</u>
Other accessory uses and structures when customarily associated with, and subordinate to, a permitted use on the same site.	A	A	A	A	A	<u>A</u>
Self-service storage facility when in conjunction with apartments	A	A	A	A	---	---
Tram, trolley, or bus stop	A	A	A	A	<del>A---</del>	<u>A</u>
Special events, temporary	A	A	A	A	<del>A---</del>	<u>A</u>
Motion picture sets, temporary	A	A	A	A	<del>A---</del>	<u>A</u>

\* [Allowed as of right when utilizing location, technology, and design acceptable to Travis AFB.](#)

### A. Substantially Similar Uses

A use that is substantially similar to a use included in Table 28.62A, which results in no new or worse significant impacts to the physical environment or public health, is allowed in the same land use designations as the similar listed land use. By way of example, a retail store that is selling a consumer product that is not specifically listed is permitted if it is substantially similar to and has no new or worse impacts than the retail sale of other consumer products (such as occurred when telecommunications companies began to sell cellular phones).

### B. Interim Permitted Uses

The New Community currently supports some agricultural uses including grazing and dryland farming. ~~Until such time as land within~~ [Within the Travis Compatible Infrastructure zone at all times, and in the remainder of the New Community until such time as land](#) is converted to community development and open space uses: (1) uses allowed prior to the approval of the East Solano Homes, Jobs, and Clean Energy Initiative shall remain authorized uses, and (2) subject to issuance of a County discretionary conditional use permit and compliance with CEQA, and provided that any solar farms shall use technology acceptable to Travis AFB, development and operation of solar farms (including commercial solar energy facilities, agrisolar, and energy storage facilities) shall be a permitted use.

**28.62.13 Development and Design Review Standards**

**A. Standards Applicable to All Land Use Designations**

All buildings, infrastructure, public facilities, and other authorized uses within a land use designation are required to comply with all applicable state and federal environmental, land use, public health, worker protection, and other laws and regulations. These include, by way of example, compliance with State Building Code requirements (as they may be amended from time to time) such as those adopted to protect structures and people from seismic, wildfire, flood, and other risks, and California Green Building Standards Code—Part 11, Title 24, California Code of Regulations (“CALGreen”), compliance with laws and regulations to reduce and recycle water and waste, compliance with laws and regulations to protect the environment and address climate change, and compliance with public health and safety laws and regulations to assure that the operation of facilities do not create a public health or safety hazard or nuisance condition.

**B. Standards Applicable to All Land Use Designations that Allow Residential Uses**

Subdivision maps shall comply with the community walkability standard and site all residential units within one-half mile (approximately 10 minute walk) to a parks and recreation use, and two or more of the following amenities: a school, a shopping street (retail with neighborhood serving uses), a transit street (with regularly-scheduled and/or on-demand transit), or a community service location such as healthcare, daycare, library, or after-school care.

**C. Applicable Development Standards by Land Use Designation**

**1. General Site and Building Standards**

New land uses, and alterations to existing land uses and buildings shall be designed, constructed, and/or established in compliance with the applicable development standards delineated or referenced in Table 28.62B.

**Table 28.62B: Development Standards for Each Zone**

					eSTCI	OS
<b>Minimum Average Residential Density<sup>1</sup></b>	30 DU/AC	N/A	N/A	20 DU/AC <sup>5</sup>	N/A	<a href="#">N/A</a>
<b>Setbacks</b>	Front: Up to 5 feet	Front: Up to 20 feet	Front: Up to 5 feet	Front: Up to 12 feet	N/A	<a href="#">N/A</a>
	Side <sup>2</sup> : Up to 5 feet	Side <sup>2</sup> : Up to 20 feet	Side <sup>2</sup> : Up to 5 feet	Side <sup>2</sup> : Up to 5 feet		
	Back: Up to 5 feet for accessory structures <sup>3</sup>	Back: Up to 20 feet for accessory structures <sup>3</sup>	Back: Up to 20 feet for accessory structures <sup>3</sup>	Back: Up to 5 feet for accessory structures <sup>3</sup>		
<b>Height</b>	Up to 8 stories	Up to 8 stories	Up to 8 stories	On streets > 60' in ROW width: up to 5 stories	<a href="#">Up to 2 stories</a>	Up to 2 stories for accessory structures <sup>3</sup>
				For streets ≤ 60' in ROW width, up to 4 stories		
				Max 2 stories		

				for accessory structures <sup>3</sup>		
<b>Build-to line percentage</b> <sup>4</sup>	Minimum 80% of a building frontage along rights of way	N/A	Minimum 60% of a building frontage along rights of way	Minimum 60% of a building frontage along rights of way	N/A	<a href="#">N/A</a>

1 Expressed in dwelling units per acre (“DU/AC”) as calculated by dividing the total number of dwelling units on all residential development sites by the gross acreage of all residential development sites.

2 Side setbacks: Buildings built all the way to the lot line on both sides are encouraged. Side setback allowance of up to five feet exists to enable lightwells and other amenities. In IT, larger side setbacks allow for parking and loading. Standards below provide additional detail.

3 Accessory structures are not the primary structure on the site for the site’s intended use. Accessory structures may be used for secondary dwelling [where residential uses are permitted](#), commercial, parking, or any other permitted uses.

4 Build-to line refers to the location that the building facade must be built parallel to its front lot line as measured from said lot line. The percentage determines the required length of the build-to line to be held by the occupiable building. The build-to line is intended to hold a streetwall along a frontage. Access points, emergency vehicle access areas, open spaces such as plazas and courtyards, and required buffer areas are excluded from the calculation.

5 Applicable where consistent with the Travis AFB Land Use Compatibility Plan.

Public and Semipublic Uses (as described in the Table 28.62A: Table of Permitted Uses) are exempt from the setback and build-to-line standards in Table 28.62B.

Structures may exceed the maximum setback distance in Table 28.62B in order to accommodate access points including loading docks in the IT and MM zones, emergency vehicle access, open spaces such as plazas and courtyards, required buffer areas, and surface parking lots or outdoor storage in the IT and MM zones.

## 2. Required Buffer Areas

**Agricultural Uses and the New Community:** To successfully preserve agricultural uses outside of but adjacent to the New Community, it is essential to ensure compatibility between uses. To ensure a compatible interface, a buffer shall be maintained between urban and agricultural uses.

New land uses, and alterations to existing land uses and buildings shall be designed, constructed, and/or established to provide a 200-foot buffer from the boundary of the New Community where the New Community boundary is adjacent to parcels zoned for agricultural use. The buffer may include streets, sidewalks, linear parks, open spaces, parking facilities, stormwater management facilities, or similar features. The buffer distance shall be measured from the nearest lot line of the agriculturally zoned parcel, unless otherwise agreed to in writing by the owner of the agriculturally zoned parcel such that the buffer shall be maintained on that agriculturally zoned parcel. Such buffers may be repurposed following any rezoning of the adjacent agriculturally zoned parcel.

**Manufacturing Uses and Sensitive Receptors:** New land uses, and alterations to existing land uses and buildings, shall be designed, constructed, and/or established to provide a minimum 200 foot buffer between Manufacturing Uses as described in Table 28.62A and residential uses and other sensitive receptors (e.g., schools, daycares, senior care, etc.), or such smaller distance as may be approved as being compatible with a sensitive land use in a permit for construction or operations of a Manufacturing Use issued by the relevant air pollution control district or regional water quality control board. The buffer may include streets, sidewalks, linear parks, and open spaces, parking facilities, stormwater management facilities, or similar features. The buffer distance shall be measured from the nearest wall of an entirely enclosed Manufacturing Use,

and from the nearest lot line of the parcel used in whole or in part for an unenclosed Manufacturing Use.

### 3. Allowable Retail Sizes

Retail uses are permitted in all land use zones as further detailed in Table 28.62A: Table of Permitted Uses. The size of individual retail uses is restricted to the maximums indicated in Table 28.62B Development Standards for Each Zone.

- **Commercial Mixed Use and Maker & Manufacturing** allow bigger footprint retail uses with a larger catchment area to serve multiple neighborhoods.
- **Industry & Technology** does not restrict the size of retail uses, in order to allow larger format stores.
- **Neighborhood Mixed Use** permits smaller footprint retail on all streets, with a higher allowance for streets that are wider than 60 feet, to ensure that full-service grocery stores are allowed within neighborhoods. Where a street wider than 60 feet intersects a street narrower than 60 feet, the higher maximum size applies.
- **Open Space** allows only accessory retail uses supporting recreational uses that are permitted in the zone.

**Table 28.62C: Enclosed Retail Size Permitted by Zone**

	TCI					
Maximum size of individual retail use	Up to 60,000 sf	Up to 60,000 sf	No limit	On all streets: up to 15,000 sf  On Local Streets wider than or equal to 60 feet: up to 35,000 sf  Grocery stores are permitted up to 60,000 sf	N/A	Up to 15,000 sf for accessory uses supporting recreational uses permitted there

### 4. Consistency with the ~~Travis AFB~~ Airport Land Use Compatibility ~~Plan~~ Plans

The New Community falls within “Zone C” and “Zone D” of the Travis AFB Land Use Compatibility Plan, which establishes noise, intensity, density, and height limitations, and restricts certain uses, and portions of the New Community fall within “Zone 7” of the Rio Vista Airport Land Use Compatibility Plan. All development within the New Community is required to be consistent with the current noise, density, intensity, and height limitations, and the current use restrictions applicable within the “Airport Influence ~~Area~~ Areas” and, in particular, with such limitations and restrictions in “Zone C,” “Zone D,” and “~~Zone D7,~~” as applicable, pursuant to the Travis AFB Land Use Compatibility Plan in effect as of January 15, 2024 and the Rio Vista Airport Land Use Compatibility Plan in effect as of January 15, 2024. In the event that ~~the Travis AFB~~ either Airport Land Use Compatibility Plan is modified to allow greater density, intensity, or height, or to allow additional uses, or amended to change the boundaries of the “Airport Influence ~~Area~~ Areas,” “Zone C,” “Zone D,” or “~~Zone D7~~” such that all or a portion of the New Community is excluded, these later revisions shall control. Nothing in Section 28.62 shall be construed: (a) to in any way modify or limit the authority of the applicable Airport Land Use Commission to make consistency

determinations regarding the [relevant](#) Airport Land Use Compatibility Plan in effect at the time of such consistency determination pursuant to Public Utilities Code section 21676, or to amend such Airport Land Use Compatibility Plan, or (b) to in any way modify or limit the discretion of the County Board of Supervisors to make decisions regarding any adverse consistency determination pursuant to Public Utilities Code section 21676.

## **5. Avigation Height Limits**

To further protect the mission and operations of Travis AFB and notwithstanding any other higher height standard, structures within the New Community may not exceed one hundred (100) feet in height above ground level within (1) a one-mile radius of N38 12.32' W121 52.65' ("Tactical Waypoint Museum"), and (2) a three-mile radius of N38 14.64' W121 51.36' ("Tactical Waypoint Kreed").

### **D. School Development Standards**

Schools are sited centrally and in proximity to homes, transit, and civic amenities. Streets adjacent to schools are designed as safe environments that promote walk, bike, and transit trips and manage vehicle speeds. Schools are encouraged to consider compact building design including multi-story buildings or clustered buildings to reduce distances and increase walkability (if and when appropriate). The project shall pursue agreements for joint use of sports/recreational facilities among schools and the broader community.

### **28.62.14 Parks and Recreation**

This chapter defines the goals and principles guiding the development of a high-quality public open space and recreation network, recognizing their pivotal role in fostering vibrant, healthy communities. The New Community provides for a range of parks and open spaces at different scales and with different features that cater to both active and passive recreational uses. These may include playgrounds, plazas, smaller neighborhood-scale and large community-scale parks, swimming pools, and sports and entertainment venues in all four urban zones to ensure walkable access for all residents and visitors, anchored by regional-scale parks and open space facilities located in the Open Space zone including undeveloped natural areas, areas of ecological value, greenways and trails, active and passive recreation areas, and areas of cultural historic significance. They may be publicly owned and managed, or privately owned publicly accessible spaces.

#### **A. Amount and Distribution of Parks and Open Spaces**

The primary open space standard in the New Community is to locate every home within one-half mile of a park or recreation use within all land use designations that permit residential development.

Park and open space distribution builds from the premise that open spaces fall into two broad categories: small- to medium- scale parks and open spaces distributed throughout the community, and large-scale open spaces that structure and connect the open space network. Park and open space uses include a full range of public and commercial recreational facilities, and include accessory uses such as food, beverage, recreational rentals, other retail sales, restrooms, and other amenities.

Each neighborhood within the community includes a range of parks and public spaces as defined in Section 28.62.14.B. The final size, configuration, and location of the parks shall be determined as part of the planning and approval of each phase of construction. In addition, the open space within the Rio Vista Parkland shall be developed as a regional park that shall provide open space for



the New Community, Rio Vista, and Solano County as a whole. The minimum total amount of open space that must be provided is shown in Table 28.62D.

**Table 28.62D: Amount of Open Space to be Provided**

<b>Open Space zone</b>	<b><u>1,7371,384</u></b>
<b>Parks and open spaces within other zones</b>	<b><u>1,5511,904</u></b>
<b>SUBTOTAL: Open spaces within the New Community</b>	<b><u>3,2383,288</u></b>
<b>Rio Vista Parkland zone</b>	712
<b>TOTAL Parks and open space</b>	4,000
<b>TOTAL Land area New Community + Rio Vista Parkland</b>	18,212
<b>TOTAL Parks and open spaces as % of New Community + Rio Vista Parkland</b>	22%

The New Community is required to provide at least 4,000 acres of open space (approximately 22% of total acreage). Of that, approximately 1,7371,384 acres are shown as “Open Space” on Figure SP-3, 712 acres are included in the Rio Vista Parkland to the east of the New Community, and an additional 1,5511,904 acres will be distributed through the other zones during neighborhood design.

**1. Location and Distribution of Commercial Recreation Facilities**

These uses are allowed in all zones.

**2. Locations of Schools Near Parks, Joint Use with Schools**

Schools can be co-located with or located near parks and open space and benefit from the joint use of fields and other recreational facilities. The joint use of public-school grounds and public open spaces, such as shared playgrounds, community gardens, sport courts, and sport fields plays a vital social and recreational role for the community. Schools are also encouraged to utilize public open space for ecological education, gardening, and other recreational and extracurricular programs.

**B. Types of Uses**

**1. Active Recreation**

This Specific Plan provides spaces for community engagement in physical activity in open spaces such as playgrounds, swimming pools, playing fields, and sports facilities.

**2. Passive Recreation**

The open space network includes spaces for people to enjoy public life outdoors such as trails, picnic facilities, restrooms and water fountains, ecological interpretation sites, and scenic observation points.

**3. Ecological Benefits**

The open space network provides ecological benefits by way of green infrastructure, use of native planting, and the restoration and protection of natural areas and habitat. Open spaces are designed to include flood control such as detention areas, stormwater management, and recharge basins. Tree canopy is designed to mitigate urban heat island effects.

#### **4. Agricultural Heritage**

The open space network supports the region's agricultural heritage and enhances it with community farming and other productive uses. The open space network also identifies opportunities to offer passive recreation within natural landscapes and agricultural areas.

#### **5. Commercial Recreational Facilities**

Commercial recreation facilities are recreational enterprises, either publicly or privately owned, and can be either for-profit or nonprofit. Examples include, but are not limited to, water parks, large multi-field sports complexes, tennis and pickleball clubs, ice rinks for hockey and skating, motor sports facilities, etc. Refer to Table 28.62A: Table of Permitted Uses, for the types of commercial recreation facilities allowed in different zones.

### **C. Types and Standards of Parks and Open Spaces**

#### **1. Pocket Parks**

Pocket Parks are the smallest-size parks, generally less than 1 acre. Their size makes them easier to integrate into various contexts to provide access to parks, open space, and key activities that residents access every day. Due to their limited size, these parks often provide a focused set of use with a clear purpose and identity. This can include playgrounds, small dog runs, landscaped areas, picnic areas, appropriately scaled-sports facilities (e.g., a single basketball hoop), seating areas, and/or community gardens. Pocket Parks are generally located on the corners and edges of blocks for access and visibility.

#### **2. Neighborhood Parks**

Neighborhood Parks are medium-size parks that range from 1 to 15 acres in size depending on context. These parks are integral to providing distributed access to open space and key activities that are accessed by residents frequently. Neighborhood Parks should be easily accessible by walking, biking, and transit routes.

These spaces offer a variety of community serving activities and facilities including but not limited to playgrounds, dog walking, loop trails, pedestrian and multi-use paths and trail systems, community gardens, picnic and barbeque areas, restrooms and water fountains, fishing ponds, shade structures, pavilions, and landscaped areas.

Recreational facilities may also be provided but these tend to be smaller in scale than those provided in District and Community Parks. These may include, but are not limited to, athletic fields, swimming pools, tennis courts, sport courts, multi-purpose recreation centers, and outdoor fitness areas.

Neighborhood Parks may also feature appropriately sized natural areas which contribute to ecological functions and provide habitat benefits, as appropriate. Community/allotment gardens can also be incorporated into neighborhood parks.

Neighborhood Parks are planned to be located near other community assets such as schools and local shopping streets, to enable seamless integration of everyday activities into the residents' lives within short distances.

#### **3. District Parks**

District Parks are large parks that range from 15 to 300 acres in size. District Parks are accessible by safe walking routes, safe bike routes, and transit. District Parks are distributed to provide equitable access to larger recreational and cultural amenities throughout the New Community.

District Parks may contain facilities for specific recreational purposes, which may include, but are not limited to, athletic fields, swimming pools, tennis courts, sport courts, extreme sport amenities, recreation centers, loop trails, pedestrian and multi-use path and trail systems, picnic and barbeque areas and shelters, fishing ponds, shade structures, pavilions, playgrounds, dog parks and runs, large turfing and landscaped areas, multi-purpose recreation centers, and outdoor fitness areas.

District Parks can also accommodate multi-purpose gathering spaces, restrooms and water fountains, community centers, event spaces, water features, lighting, and landscape elements that enhance the park identity, use, or experience. District Parks may contain civic and cultural event spaces (including but not limited to stages/amphitheaters and bandshells), and public monuments and public art. In addition, these parks may include one or more revenue facilities.

District Parks should take advantage of key natural features where possible. They may also be large enough to provide natural areas, habitat, and attendant activities and features. Community/allotment gardens can also be incorporated into District Parks, as appropriate.

#### **4. Community Park**

Community Parks are large, at least 300 acres in size, and are intended to serve both residents of the New Community and attract people from the broader region. These parks should be served by the community's pedestrian and bicycle circulation network, as well as transit. As regional destinations, they should offer a diverse mix of programs and experiences.

Community Parks may contain the same facilities and buildings as District Parks, but at a large scale and quantity. However, as regional destinations, they should be large enough to provide a diverse mix of unique programs and experiences and the opportunity to spend a day in the park.

Community Parks contribute to civic identity and perform important ecological and urban biodiversity functions by providing large natural areas and access to nature. Natural features (including topography and waterways) should inform the location and design of Community Parks. Community Parks may also include programs such as natural areas, water recreation, and community/allotment gardens.

The New Community is served by a minimum of one Community Park but also may be served by more.

#### **5. Linear Parks and Buffers**

As an integral part of the activity mobility network, Linear Parks connect key open spaces and destinations within the community. Since they are defined by a linear connection between urban elements or along natural features, their size (length and width) varies. Linear parks may include a complete range of active and passive uses, including trails, picnic areas, neighborhood- and district-scale recreational programs and amenities, as well as stormwater conveyance, treatment, and detention. As biodiverse ecological corridors they also provide important habitat connections between larger open spaces.

Buffers between the New Community and adjacent agricultural areas are also provided to address the urban agricultural interface. In addition, buffers are provided at high-voltage transmission and major gas lines within the New Community. The buffers may be developed as linear parks with trails and passive recreational amenities. Refer to the Development and Design Review Standards for more information regarding standards for the urban-agricultural interface.

## **6. Plazas/Squares**

Any types of parks listed above, or portions of those parks, may take on the characteristics of plazas/squares, which are hardscaped, urban open spaces. These typically build off adjoining land uses, buildings, street frontages and overall neighborhood character. Any of the activities and uses that are found in parks may also be included within plazas/squares, and the two may be combined in any way. For example, an urban hardscaped square may consist of one half of hardscaped surface while the other half is a park consisting of grass or other vegetation.

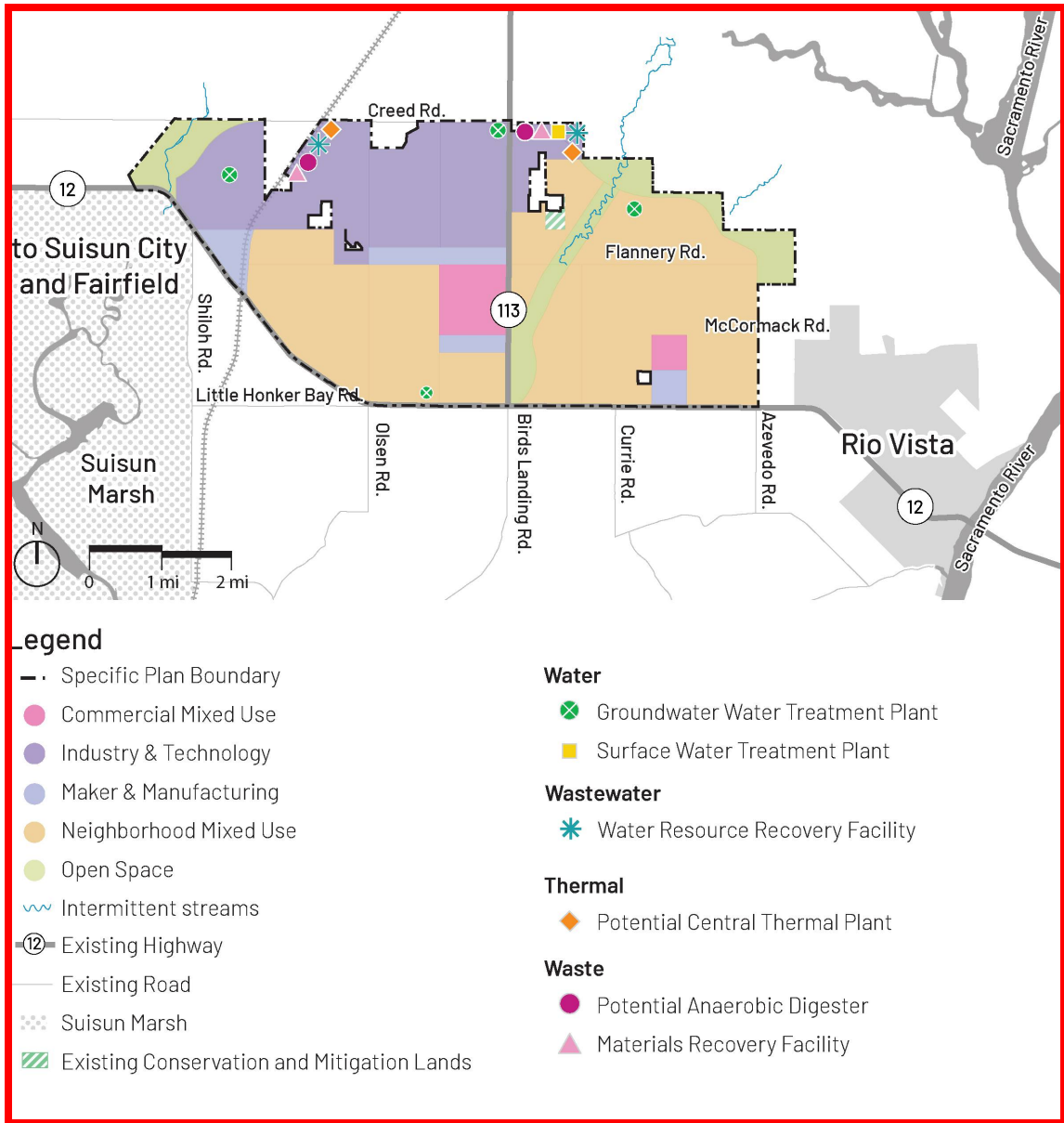
### **28.62.15 Sustainable Infrastructure**

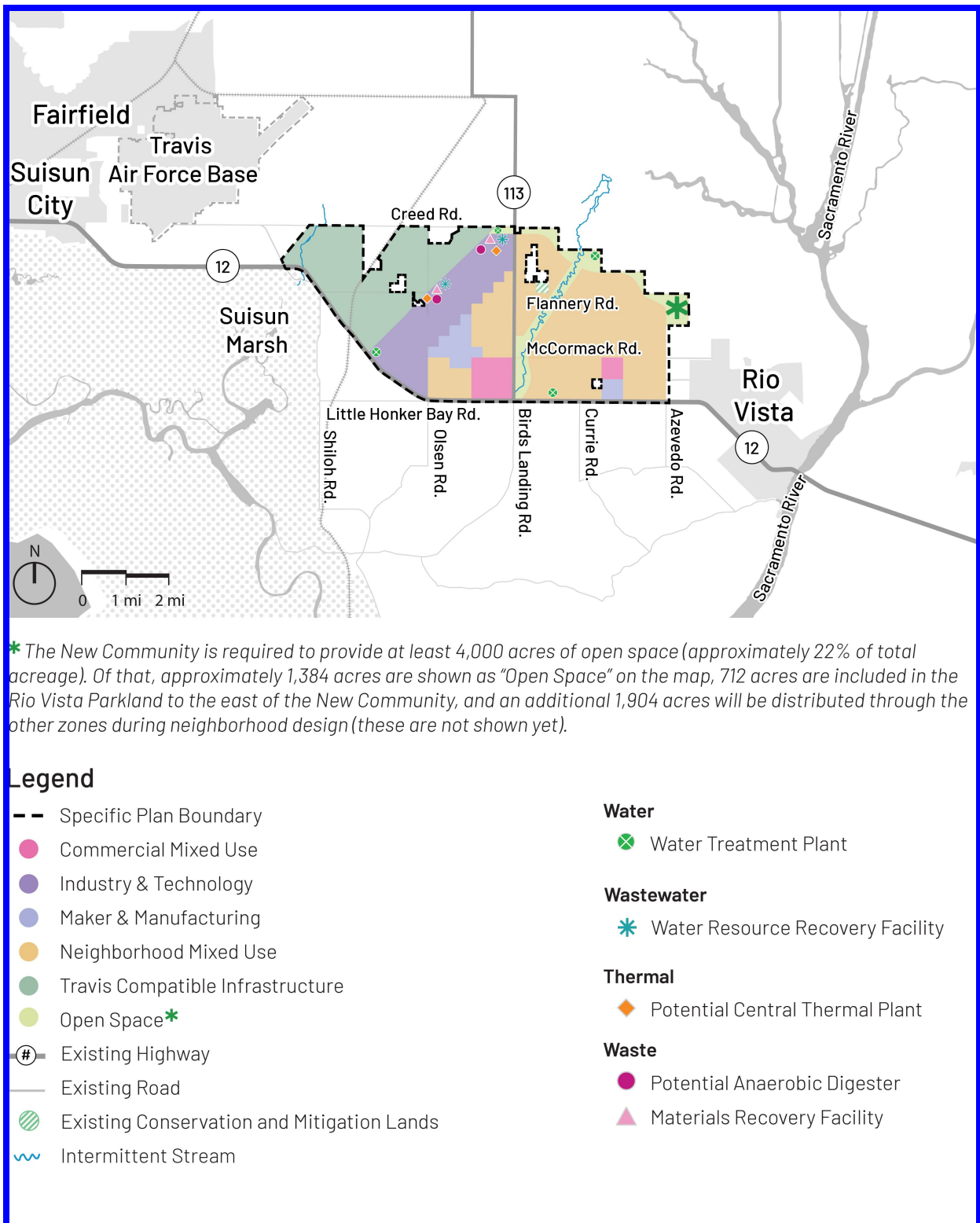
The design and construction of entirely new infrastructure in the New Community presents a unique opportunity to utilize the most advanced and effective infrastructure technologies that support the community. The Specific Plan provides a framework to eliminate waste and pollution, with the goal of becoming the most environmentally sustainable city in North America, serving as a model for the entire world. The infrastructure planning framework includes:

- Fully integrating multiple New Community infrastructure system components, including energy (renewable electricity generation and storage, thermal), water (drinking water, irrigation water, stormwater management, recycled water, wastewater, firefighting water, and groundwater recharge), circular waste (materials recovery, renewable biogas generation), and information communication technologies (fiber optics, wireless networks, data storage, and computing).
- Taking advantage of economies of scale to use infrastructure systems and technologies that cannot economically be used for smaller projects.
- Designing for adaptation over time as new technologies and practices are developed that conserve energy and water, leverage renewable resources, and demonstrate successful pathways to respond to the challenge of climate change.

Within this framework, the following infrastructure systems are intended to be implemented within the New Community. The general location of major infrastructure that serves larger regions of the New Community is depicted in Figure SP-6, with finalized locations and configurations refined as part of the subdivision mapping process and engineering design of community infrastructure. Additional infrastructure systems and components may be distributed throughout the New Community—including at Neighborhood Utility Hubs (“NUHs”) that may include solar PV and battery, thermal facilities, community waste transfer stations, district-scale wastewater recycling, and/or stormwater storage and reuse—as described in this Section.

**Figure SP-6: Indicative Locations of Major Infrastructure in the New Community Plan**





## A. Energy

The energy system is planned to be efficient, reliable, and renewable. Southeastern Solano County has a unique setting with a history of clean power generation and the resource of a proximate network of several high voltage electric transmission lines. The New Community shall harness these resources to supply clean power to meet the demands of the New Community as well as provide surplus power and additional reliability to the grid, including through the following options: (a) potential new utility-scale solar farms and rooftop solar within the New Community and (b) where permitted and possible, offsite renewable energy generation from new potential utility-scale solar farms and potentially from existing wind farms, as well as other new and existing renewable energy facilities.

Solar energy shall be generated through photovoltaic panels ("PV") mounted on fixed or dynamic racks. This system shall include inverters to convert from DC to AC and collection lines to gather the generated power. Solar farms may be placed in areas outside of the New Community (where permitting of such solar

farms shall be governed by all applicable regulations), as well as within the New Community on an interim basis prior to full build out. In both cases: (a) solar farms shall only be permitted with acceptance of the solar technology by Travis AFB, and (b) solar farms shall not be located on lands subject to conservation or mitigation easements that prohibit solar farm uses.

The collection systems may converge at local substations for transformation to transmission-level voltage for interconnection with transmission lines. Distribution substations may be spread around the periphery of the New Community so they are closer to load centers.

Energy Storage Systems (“ESS”) may be located on a standalone basis or co-located with solar facilities. ESS installations will comply with guidance from the National Fire Protection Association (“NFPA”), as well as any California Energy Commission requirements and County codes, including such details as safe distances from buildings or property lines and implementation of findings from a Hazard Mitigation Analysis.

For the avoidance of doubt, this Specific Plan does not propose any new or repowered wind turbines, and there shall be no utility-scale wind generation within the New Community. Wind generation outside of the New Community shall continue to be governed by existing Solano County regulations, including approval by the Board of Supervisors with review by the Airport Land Use Commission ~~(“ALUC”).~~

The distribution system shall include lines, switches, transformers, and meters. The local distribution cables shall be installed in conduits within underground trenches running in streets. Electric vehicle supply equipment (“EVSE”), commonly called EV charging stations, will be distributed in buildings and potentially in the public realm throughout the community. Additional solar arrays on rooftops may be implemented on buildings within the New Community.

A thermal energy system consisting of central thermal plants connected to a thermal distribution grid and community thermal assets shall provide space heating and cooling plus domestic hot water heating to buildings in the New Community. This provides greater efficiencies through centralization of mechanical equipment and sharing of thermal energy between buildings and heat recovery sources, enabling affordable electrification of thermal loads. Central thermal plants may be co-located with other municipal plants or distributed within the New Community at a neighborhood scale.

Community thermal assets further enable the system to expand neighborhood-scale plants to better meet demands in different zones, tap into renewable resources such as geothermal and waste heat resources and provide for enhanced management of variable loads through thermal energy storage (“TES”). The following is a summary of community thermal assets:

- Neighborhood thermal plants may be distributed in the New Community to improve system performance and enable a phased buildout.
- Geothermal infrastructure may connect to the system through ground source heat pumps.
- Waste heat recovery systems may capture and reuse waste heat that would otherwise be lost from assets like transformers, cogeneration heat engines, chillers, water resource recovery facilities, sewage pump stations, data centers, and industrial buildings.
- Storage of thermal energy may be provided either underground through geothermal infrastructure and/or other TES allowing thermal energy to be

stored for use some time later to balance energy demand between daytime and nighttime or seasonally, similar to how ESS stores electrical energy. TES includes storage media such as water or ice-slush tanks, masses of native earth or bedrock accessed with heat exchangers by means of boreholes, deep aquifers, shallow insulated pits, as well as eutectic solutions and phase-change materials. TES may be co-located with central thermal plants or connected directly to the thermal distribution grid.

Natural gas service may be provided to limited uses, such as life sciences, commercial kitchens, industrial, and manufacturing, but not to residential uses generally. Renewable biogas may be produced at a potential anaerobic digestion facility co-located with the New Community's water resource recovery facilities and materials recovery facilities.

## **B. Water**

The New Community's water infrastructure is designed to use a diverse portfolio of water resources, maximizing onsite water reuse opportunities. The New Community shall efficiently use, store, and conserve water, both indoors and outdoors, and optimally rely on local water supplies, combining sources from nearby surface water rights, onsite stormwater, recycled water generated by the community, and available groundwater to meet drinking water, irrigation, and public safety uses. Groundwater supplies will be developed in accordance with the Sustainable Groundwater Management Act and applicable Groundwater Sustainability Plan to protect groundwater resources over the long term and to ensure that neighboring users are protected. To the extent additional imported water is needed, it shall be sourced, conveyed, and managed in an environmentally sensitive manner, incorporating conjunctive use opportunities as available to augment groundwater replenishment.

The stormwater system shall strive to improve site runoff water quality, reduce downstream hydrology impacts, enhance wildlife habitat and recreational amenities, minimize site flooding risks, and avoid anticipated sea level rise. Specifically, the New Community is planned to provide resilience from long-range projections of sea level rise and higher intensity storm events associated with climate change.

Stormwater shall be conveyed by a system of storm drain pipelines and channels. Stormwater management facilities shall utilize green infrastructure consisting of strategically planned networks of natural areas incorporating environmental features to provide bioretention and improve surface runoff quality. These features shall be integrated into parks and open space areas throughout the New Community. Minimum flows within existing streams shall be sustained to nourish habitat and support ecologies.

Stormwater management facilities downstream of green infrastructure include detention facilities, engineered wetlands, and amenity lakes for flood control. These may be designed into the landscape to reduce the impact to water bodies downstream of the site and may be coupled with reuse storage facilities and infiltration wells to enhance groundwater aquifer recharge.

The wastewater system shall convey sewage through a network of collection pipelines (either gravity-based or pressurized) to Water Resource Recovery Facilities ("WRRF") and potentially to Neighborhood Utility Hubs ("NUH"). The use of pump stations is minimized to reduce energy and maintenance costs and is strategically limited to areas with challenging topography. The WRRFs are located within the IT Zone, near the lower elevations of the New Community.

The WRRFs and potentially NUHs shall be paired with a recycled water system that stores and distributes non-potable water for allowable outdoor uses, such as



irrigation for open space and agriculture in and outside of the New Community, and potentially for cooling tower makeup water at central thermal plants and non-potable demands in commercial buildings. In addition to offsetting potable water demand, recycled water used in irrigation of landscaping, parks, and agriculture may provide some recharge of the groundwater aquifer, and provides a beneficial use of treated sewage effluent that would otherwise be discharged into a downstream waterbody.

This recycled water system can include storage tanks, pumps, and distribution pipelines to deliver reliable and pressurized non-potable water. Indirect potable reuse may also be considered for surplus effluent by which an advanced purification process would further treat the recycled water to meet the applicable standards for groundwater replenishment. An anaerobic digester may be included to recover energy from biosolids generated at the WRRFs.

Potable water may be supplied from groundwater wells, local surface water intakes, and supplemental water sources to be acquired or developed in other parts of the state to meet anticipated demands. Raw water from these sources shall be conveyed to water treatment plants through transmission pipelines and pumps. The water treatment plants shall treat the raw water to meet state and federal drinking water standards.

The treated potable water shall be delivered to the New Community through a system of transmission and distribution pipelines, with storage tanks and pumps to provide reliable and pressurized flows. Potable water uses shall be minimized through water-saving appliances and fixtures in buildings. The potable water system shall also be designed to provide fire suppression for the New Community, allowing fire hydrants and standpipes to be tapped from the distribution mains with the required fire flow and pressures.

### **C. Solid Waste**

Solid waste management within the New Community shall strive to maximize diversion from landfills and harness reusable, recycled, and recovered materials. The waste collection system shall sort solid waste streams into at least three categories: recyclables, organics, and landfill waste. Waste may be consolidated in an onsite materials recovery facility (“MRF”) for sorting and decontamination, enhancing recycling and reuse potential.

The New Community may use a pneumatic waste collection system consisting of valve inlets located in buildings or in the public realm connected to pneumatic tubes to provide efficient underground transport to community waste transfer stations located at strategic locations along major transportation corridors throughout the New Community. This approach would reduce the cost, traffic, noise, air emissions, and nuisance of typical curbside collection by truck.

The community waste transfer stations can provide a location of consolidated pick up at multiple locations across the New Community for easy hauling to the MRF. The community waste transfer stations can also provide a drop off center for recyclables and household hazardous waste such as light bulbs, batteries, and paint. The MRF is located in the IT Zone. The MRF may have robotic sorters to reduce levels of contamination and increase recovery rates and value of recyclable materials.

Organics such as food waste, along with residual agricultural waste and biosolids, may be processed at an anaerobic digester to capture biogases and purify them to provide a net zero carbon fuel for onsite energy use. The renewable biogas would be derived from organics using a purpose-built facility, meeting the principles of “additionality” often used in determining sustainability benefits. Without this intervention, the organics would have otherwise

decomposed elsewhere and emitted greenhouse gasses, particularly methane, which has an outsized effect on global warming. An anaerobic digester could also produce digestate, a nutrient-rich slurry that can be applied to agricultural land as a fertilizer and/or soil amendment to improve soil health.

Additionally, commercial compost facilities may be developed to process organics, providing compost for open space landscaping needs.

#### **D. Information Communications Technologies**

Information Communications Technologies (“ICT”) systems include high-speed internet service, wireless connectivity, and community operations. The ICT network infrastructure shall include a high-speed fiber network installed throughout the New Community, an internet exchange (a hub where internet service providers and networks can directly exchange internet traffic), and wireless networks to provide broad cellular coverage and public wireless internet access in key spaces.

Data centers may be developed to provide reduced latency, improved computing speeds, data storage, and overall data services for both the New Community and neighboring areas, helping to attract businesses and support residents working remotely. Integrated high-speed networks and use of edge computing—a distributed computing paradigm that brings computation and data storage closer to the sources of data—can enable real-time controls to dynamically adjust to needs, such as traffic and energy demand.

#### **E. Phasing and Distribution of Infrastructure**

As initial phases and neighborhoods are built, initial infrastructure solutions may be deployed at the neighborhood scale. These may include Neighborhood Utility Hubs that are distributed throughout each neighborhood or district, enabling a modular approach that scales the infrastructure capacity with the pace of development using batch plants sized for the incremental population growth. Eventually, the community-wide facilities described above shall be deployed once critical community scale is reached, which shall vary based on system type. The NUHs may include district-scale facilities providing water recycling, energy and thermal assets, and waste transfer stations to create self-sustaining initial neighborhoods. Once the community-wide facilities are operational, use of certain district-scale facilities may cease where they are no longer needed.

### **28.62.16 Transportation and Circulation**

This Specific Plan is intended to offer a sustainable approach to transportation, focused on walking, biking, and transit. Key goals for the transportation planning framework of the New Community include:

- Create a highly walkable community.
- Create a community where biking is a safe, convenient, fast, and fun way to get around.
- Offer rapid, reliable, and frequent transit that makes it easy to get anywhere in the community.
- Make parking convenient while minimizing traffic and its impacts on community life.
- Design land use and parking to make external transit service convenient, attractive, competitive, and effective.
- Support external transit service for peak and off-peak trips.

- Provide community transportation information and services that reduce off-site vehicle trips through a local transportation management association.

The street network in the Industrial and Technology Zone allows for greater car and truck access to support those permitted uses and their associated larger footprints. In order to promote pedestrian and bike safety, the street network in that Zone thus relies on separated bike lanes rather than street designs in which multiple modes share space. The entire community remains well-connected by transit lines, bike networks, and continuous sidewalks.

In short, the goal is to provide a distinctive experience of community life that draws on the best traditions of building walkable, bikeable, transit-friendly communities from around the world, while also providing the option to drive for anyone who wants to or needs to (including those with disabilities and mobility impairments).

### A. Street Hierarchy

The New Community includes a range of street types with different functions and characters for different needs—all designed on a grid pattern that prioritizes walking, biking, and transit as shown in concept in Figure SP-7, to be refined and finalized in subdivision maps.

- **Community Streets (not shown on Figures SP-7 through SP-9 but conceptually illustrated below and in Figure SP-4 and accompanying text)**
  - **Slow Streets:** Streets which are designed to put people first and provide limited access for cars at lower speed limits.
  - **Greenways:** Generous tree-lined multi-use pathways for pedestrians and bicyclists.
  - **Alleys:** Narrow streets which provide rear or side access to lots to private or shared parking and/or open spaces including backyards.
- **Local Streets**
  - **Local Bike + Car:** Streets that provide vehicular connection within and between neighborhoods, and include curbside lanes for parking/loading, bike lanes, and sidewalks.
  - **Local Bike + Transit + Car:** Streets that provide transit and vehicular connectivity within and between neighborhoods, and include curbside lanes for parking/loading, bike lanes, and sidewalks.
  - **Local Bike + Transit:** Streets without vehicular lanes that prioritize transit and bike connectivity within and between neighborhoods.
- **Movement Streets**
  - **Collector 1 (Access Boulevard):** Wide streets that provide sufficient movement capacity and accommodate multiple vehicular lanes, bike lanes, and sidewalks.
  - **Collector 2 (Access Boulevard):** Streets that provide frontage lanes for vehicular access, curbside lane for parking/loading, and bike lanes along key roadways such as ~~Highway 12 and~~ Highway 113.
  - **Minor Arterial (Primary Boulevard):** Wide streets that connect across land use zones and accommodate vehicular lanes (which may include multiple lanes), transit lanes, curbside lanes for parking/loading, bike lanes, and sidewalks.
  - **Major Arterial (North Boulevard):** Wide streets that provide sufficient movement capacity and accommodate multiple vehicular lanes, ~~transit lanes,~~ bike lanes, and sidewalks.

## **1. Walking**

Walkability is at the heart of the design of this community. The compact mixed use development pattern places many needs within no more than a 10-minute walk of both residences and places of employment. This is complemented by a fine-grained network of pedestrian-friendly slow-streets, greenways, and alleys, as well as transit routes with fast and frequent service.

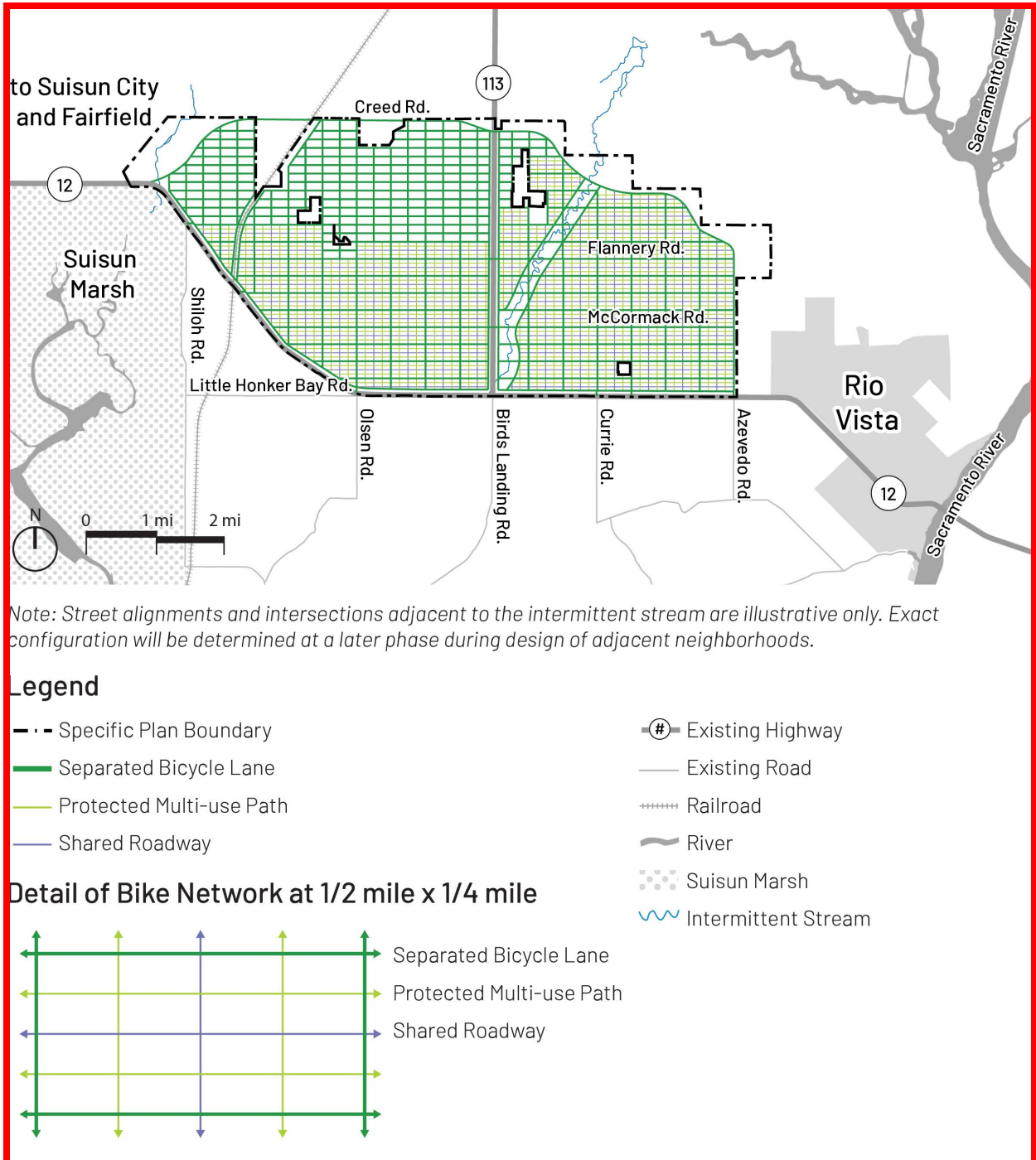
## **2. Biking**

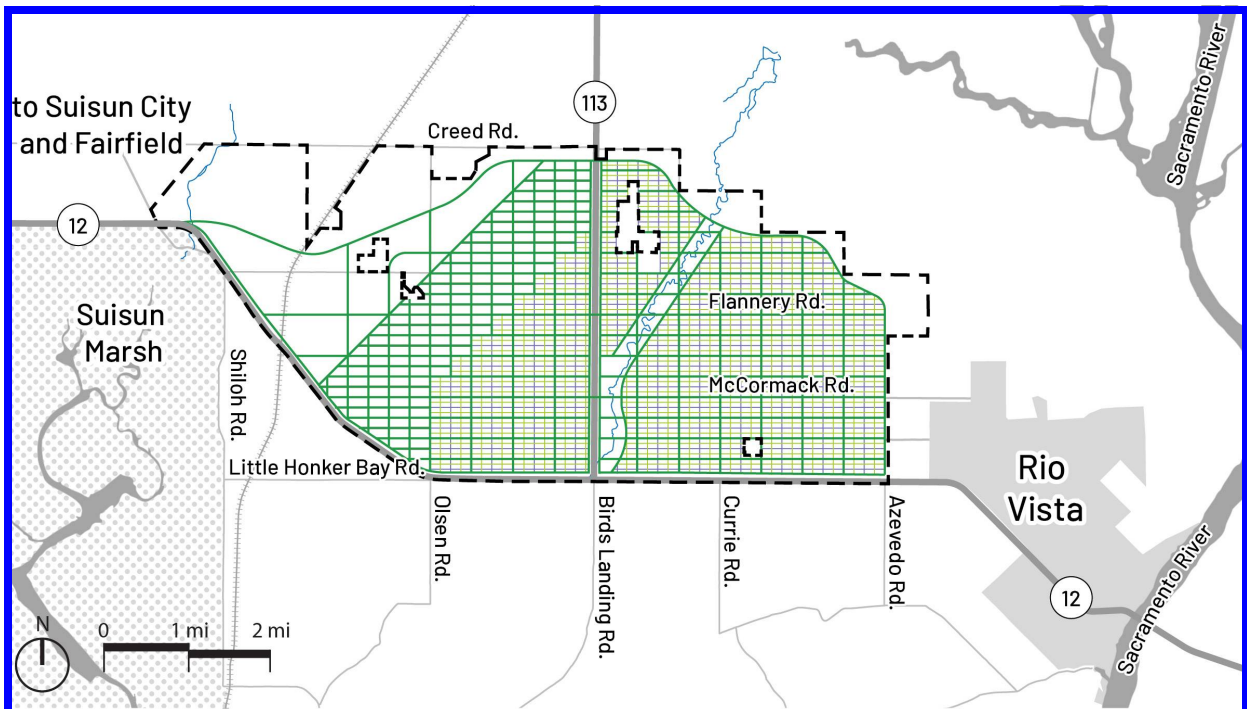
This community is designed to offer an unparalleled environment for biking with the ambitious goal of having nearly every street feel comfortable and safe for biking, regardless of ability or age. The fine-grained network of alleys and narrow slow streets is complemented by a dense network of bike paths that are physically separated from traffic and transit. Given the high levels of expected biking, the community shall build ample bike parking at residences as well as destinations, including dedicated off-street bike parking garages in the busiest commercial areas.

Three types of on-street bike facilities are provided to encourage safe biking for both novice and seasoned bicyclists, and bicyclists of all ages.

- **Separated Bicycle Lanes:** A facility for exclusive use by bicyclists that is located adjacent to the roadway and is physically separated from vehicular traffic.
- **Protected Multi-Use Path:** A protected path for shared use of pedestrians and bicyclists with no vehicular traffic.
- **Shared Roadway:** Shared use of the roadway between pedestrians, bicyclists, and slow-moving vehicles. These facilities are designed as slow streets where pedestrians and bicyclists are the prioritized mode of travel with no through traffic and slower speed limits for cars.

**Figure SP-7: Illustrative Bike Network Diagram**



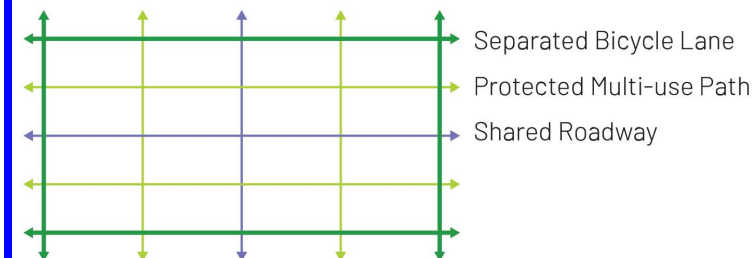


Note: Street alignments and intersections adjacent to the intermittent stream are illustrative only. Exact configuration will be determined at a later phase during design of adjacent neighborhoods.

### Legend

- Specific Plan Boundary
- Separated Bicycle Lane
- Protected Multi-use Path
- Shared Roadway
- ⊕ Existing Highway
- Existing Road
- ++++ Railroad
- River
- ~ Intermittent Stream

### Detail of Bike Network at 1/2 mile x 1/4 mile



## 3. Transit

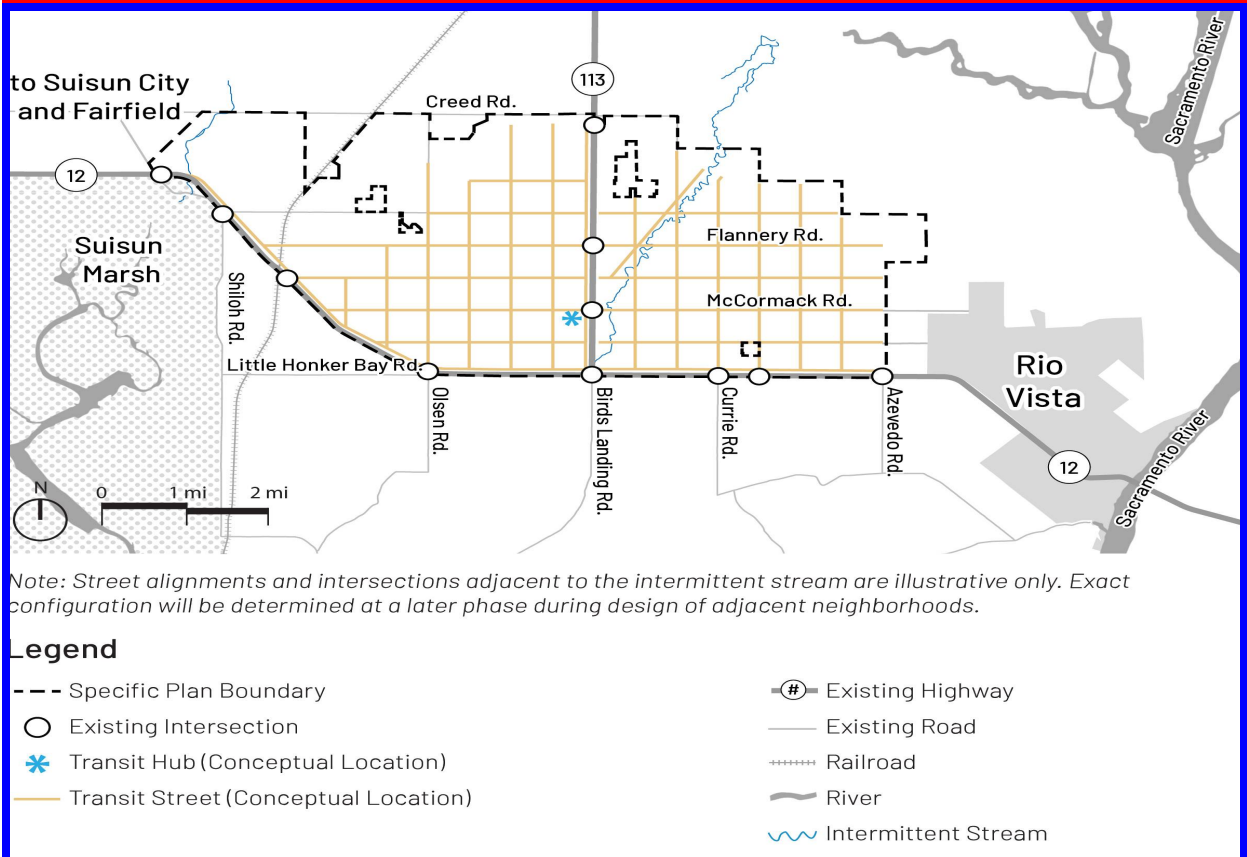
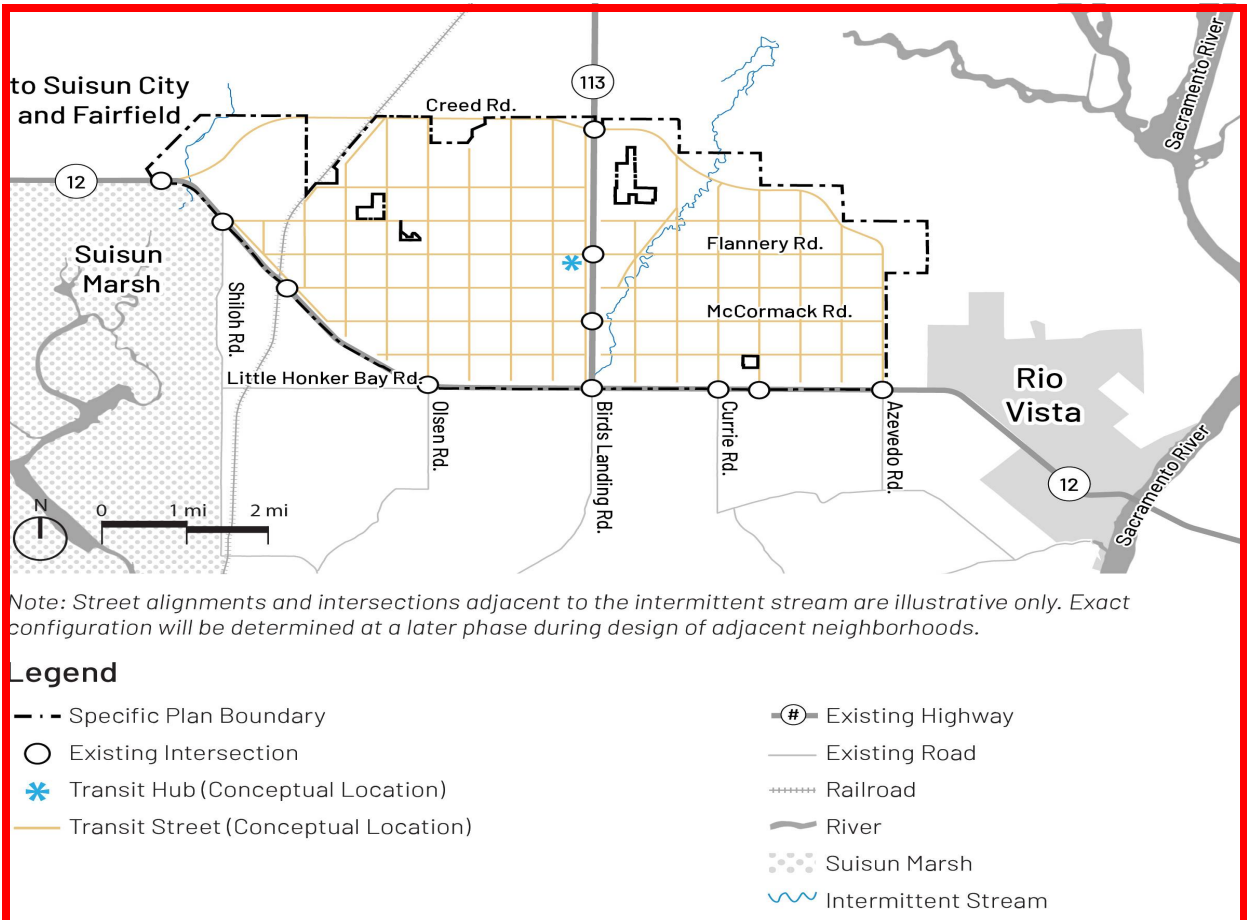
Transit trips within the New Community are a quick, simple, and convenient way to get anywhere. Within the community, the transit network is planned as a grid of lines, with routes approximately every half mile to three-quarters mile apart and always operating in a dedicated and physically separated right of way to maximize speed and reliability. Residents and visitors can access the transit network both from neighborhood stops and at strategically located transit hubs. This approach creates a system that is easy to understand and use to get almost anywhere in the community with no more than one transfer.

For external trips, the New Community is designed to incentivize both public and private transit service to major offsite destinations such as regional transit hubs and employment destinations in Solano County cities as well as employment centers in the broader region. On its way into and out of the community, external transit shall operate in dedicated and physically separated right of way. For transit operations outside the community, the applicant shall work with the Solano Transportation Authority, Caltrans, and other stakeholders to implement strategies and improvements to increase transit speed and reliability on Highway 12 and Highway 113.

By encouraging high rates of walking, biking, and transit for trips within the community, the compact land use design encourages transit for external trips, makes external transit easier to serve effectively and efficiently, and helps create a culture of transit use.

External transit services shall be combined with a range of incentives to reduce single occupancy peak hour commute trips as discussed under the transportation management below (section 28.62.16.C).

**Figure SP-8: Illustrative ~~transit network diagram~~ Transit Network Diagram**



#### **4. Parking**

The New Community is designed to provide a range of choices for parking—from a private car garage at the back of one’s rowhouse to shared parking facilities within walking distances from each home.

Parking spaces are located as part of residences and businesses, as well as in shared community parking facilities. Each residence is within one-half mile of at least one community parking facility. Other shared parking facilities are located on the periphery of the community to provide the option for residents and workers to drive to the community from the outside, park at the edge, and then transition to walking, biking, or transit. Some bike routes and transit lines start and end at shared peripheral parking facilities so that parking, biking, and transit can work together as a seamless integrated system.

Consolidating parking in shared facilities ensures that many parking spaces can be used by different people throughout the day, thereby reducing the total number of parking spaces needed. Shared facilities also reduce the overall amount of land dedicated to parking and enable narrower Community Streets that are walkable and feel safe. This also allows residents to have the option—if they wish to do so—to use the portion of their lot that would otherwise have been used for a garage to instead build an accessory dwelling unit, workshop, office, or garden. This supports multi-generational households, creates economic opportunities (by enabling residents to rent out the unit or work from home), and provides increased options for recreational benefits from having larger yards and gardens. To further reduce the number of cars that must be stored and therefore the overall demand for parking spaces, the community also has a system of shared cars so people can easily access a shared car when they need one, making it easier for households to, for example, have one car rather than two.

#### **5. External Rail Connections**

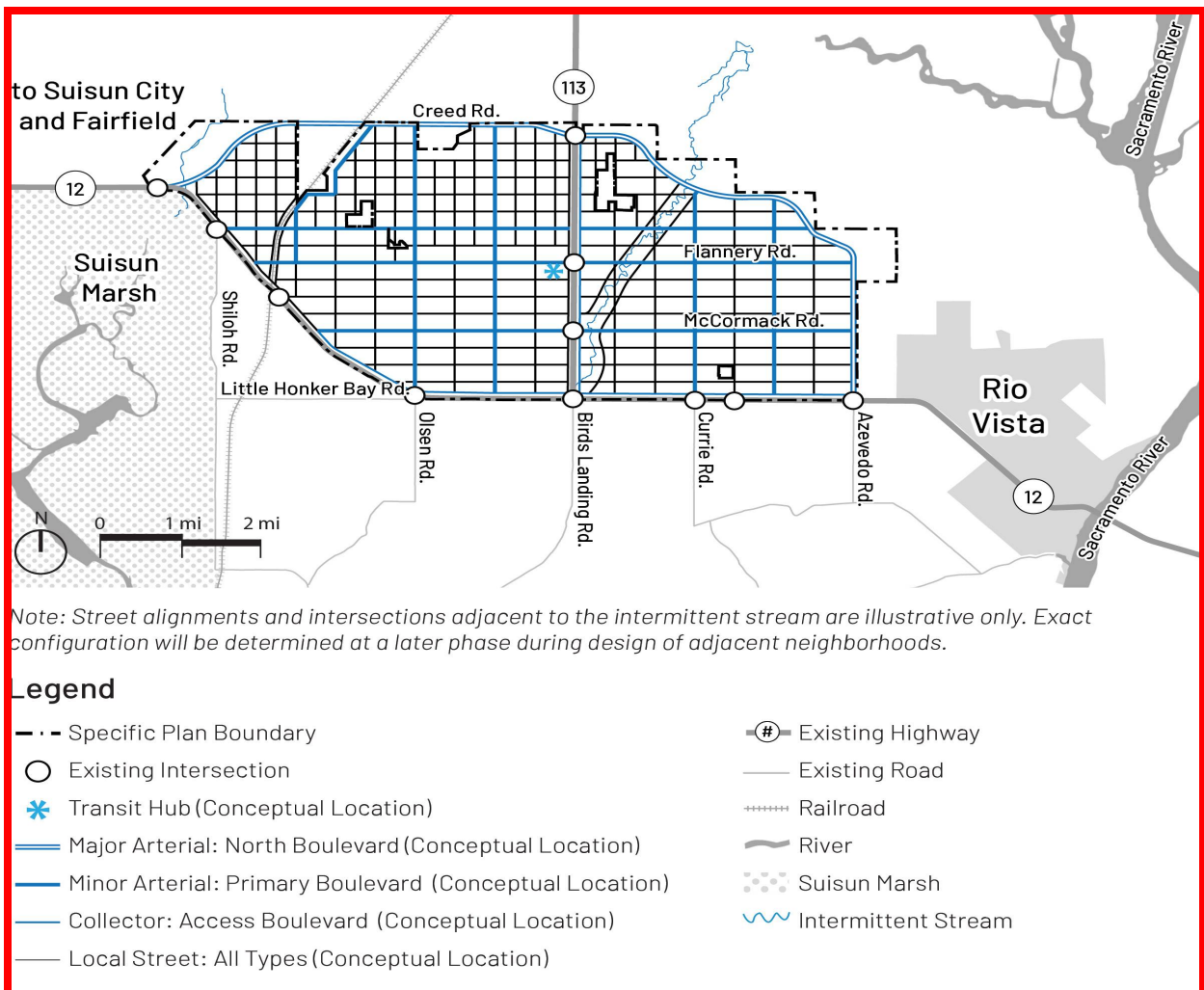
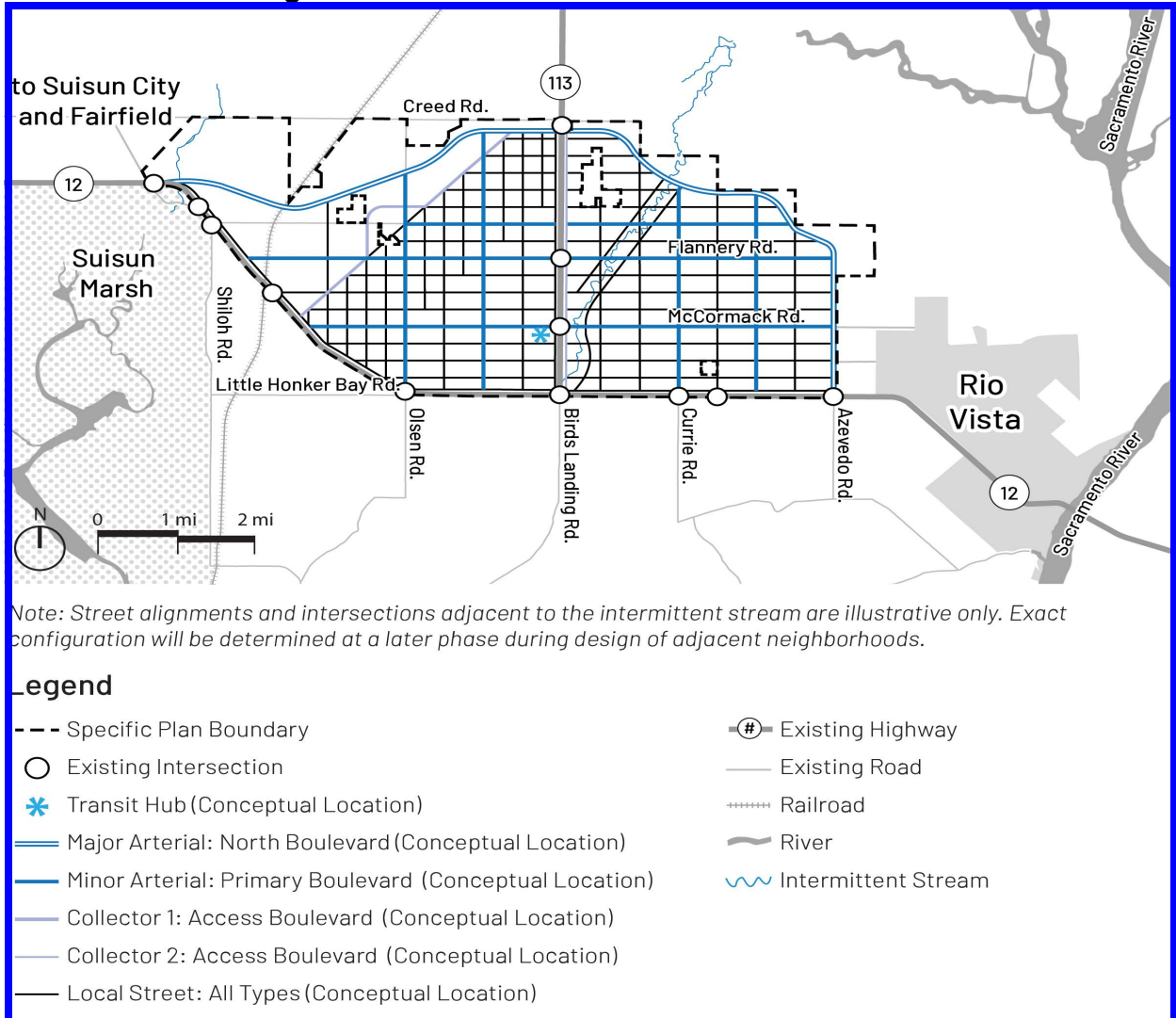
Rail connections between the New Community and the larger regional rail network shall be evaluated in coordination with the Solano Transportation Authority and other regional and state transportation agencies. The New Community shall make provisions to strongly encourage and enable such rail connections, including but not limited to setting aside areas most suitable for rail right of way and stations.

#### **6. External Roadways**

The primary roadways for vehicular trips to and from the New Community are Highways 12 and 113. Highways 12 and 113 are used primarily by vehicles, including many trucks, traveling between Interstate 80 and Interstate 5, and safety upgrades to these highways are planned that will serve both existing uses and the New Community. The New Community roadway network includes collector roads (access boulevards) [and Local Streets](#) to route project-related traffic off the highways and into the New Community to minimize impact on Highways 12 and 113. Additional improvements will also be required to provide reliable travel times for passenger and goods movement as the region and New Community project grow. Future improvements shall be developed with Solano Transportation Authority, Caltrans, and other stakeholders. The New Community shall: (a) provide right of way (to the extent it owns the applicable land) and (b) contribute more than its proportionate share of costs towards the construction costs of such future improvements.



**Figure SP-9: Illustrative Street Circulation Plan**



## B. Street Development Standards

Most streets in the New Community are designed to be Community Streets in which comfort, safety, and social life are prioritized, including slow streets, greenways, and alleys. These Community Streets are complemented by a network of higher capacity streets, consisting of three types of Local Streets and ~~three~~four types of Movement Streets. The vast majority of streets within the Specific Plan are designed to have only one lane of car traffic in each direction. However, certain collector, minor arterial, and major arterial streets are wider in order to carry higher volumes of car traffic.

The Specific Plan calls for slow speed limits on internal streets, with faster speed streets located at the periphery.

Standards for each category of street are provided below.

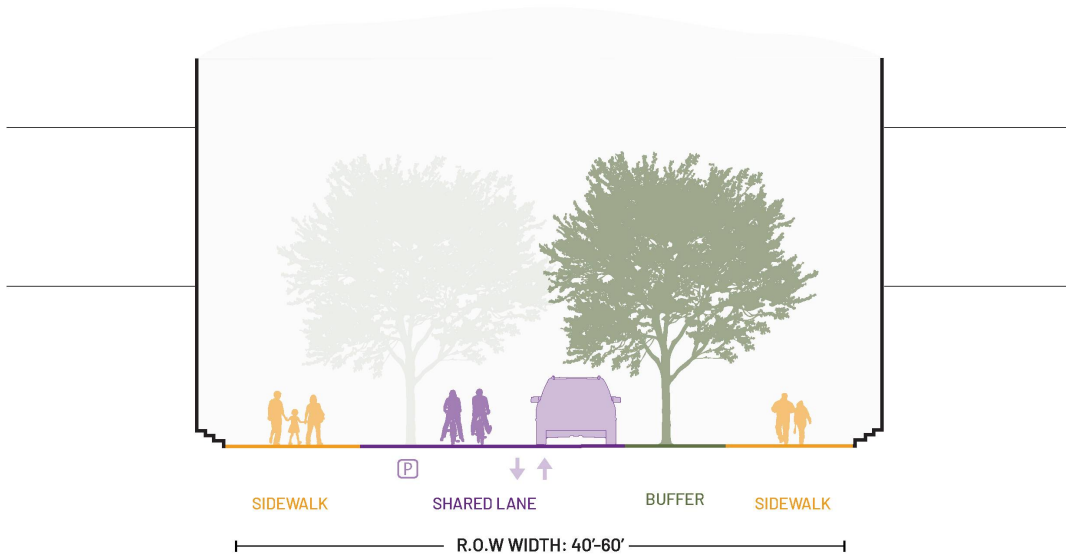
**Table 28.62E: Standards for New Community Streets**

Slow Street	40-60	10	No	Yes	No	Yes
Greenway	40-50	10	No	No	Yes	Yes
Alley	15-30	10	No	No	No	No
Local Bike + Car	80-120	20	No	Yes	Yes	Yes
Local Bike + Transit + Car	120-160	20	Yes	Yes	Yes	Yes
Local Bike + Transit	80-100	20	Yes	No	Yes	Yes
<u>Collector 1 (Access Boulevard)</u>	<u>100-130</u>	<u>45</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
Collector <u>2</u> (Access Boulevard)	70-100	20	No	Yes	Yes	Yes
Minor Arterial (Primary Boulevard)	120-190	20	Yes	Yes	Yes	Yes
Major Arterial (North Boulevard)	<del>160-190</del> <u>125-325</u>	<del>45</del> <u>55</u>	<del>Yes</del> <u>No</u>	No	Yes	Yes

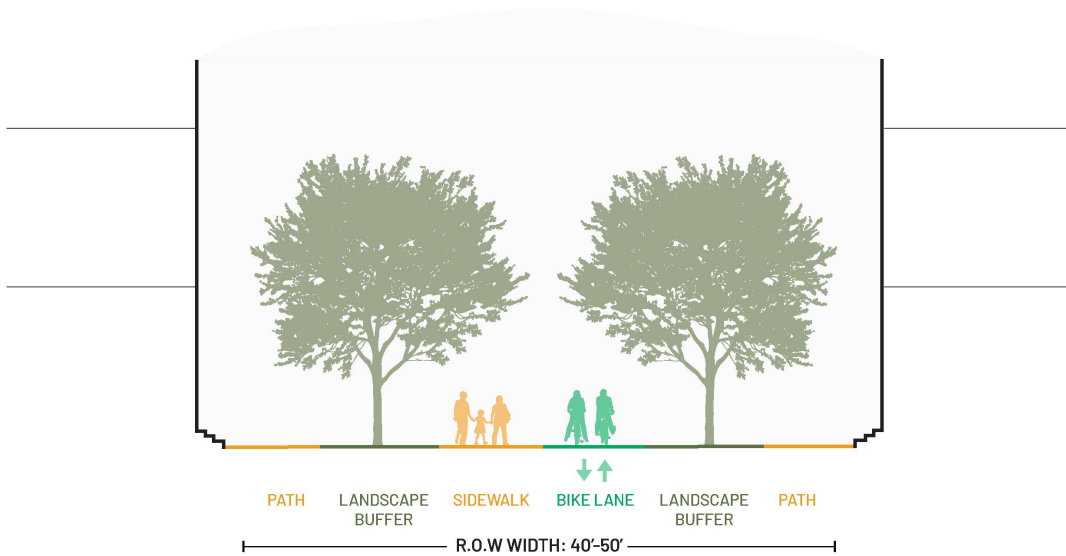
Where internal and peripheral roads access Highway 12 and Highway 113, intersections shall be modified in collaboration with Caltrans and Solano County to accommodate changes in background and project-related traffic. Modifications shall be consistent with Caltrans design standards and shall consider safety, traffic operations, and emissions reductions.

Illustrative examples follow below of street sections for each of the above street types. With regards to both the table above and cross sections below, the first three street types are Community Streets, while the remaining ~~six~~seven street types correspond to street types in the Solano County General Plan Transportation and Circulation Chapter.

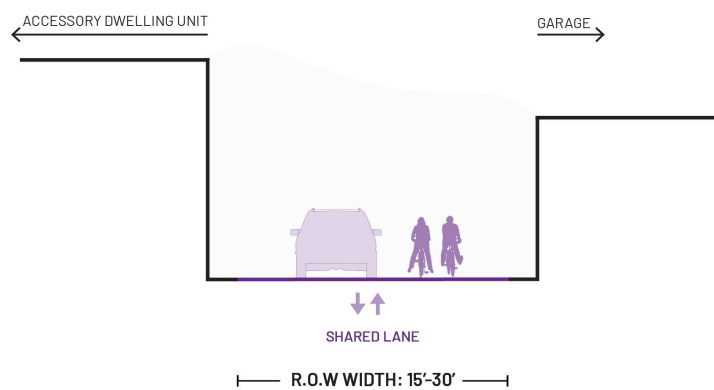
**Figure SP-10: Illustrative Cross Section for Slow Street**



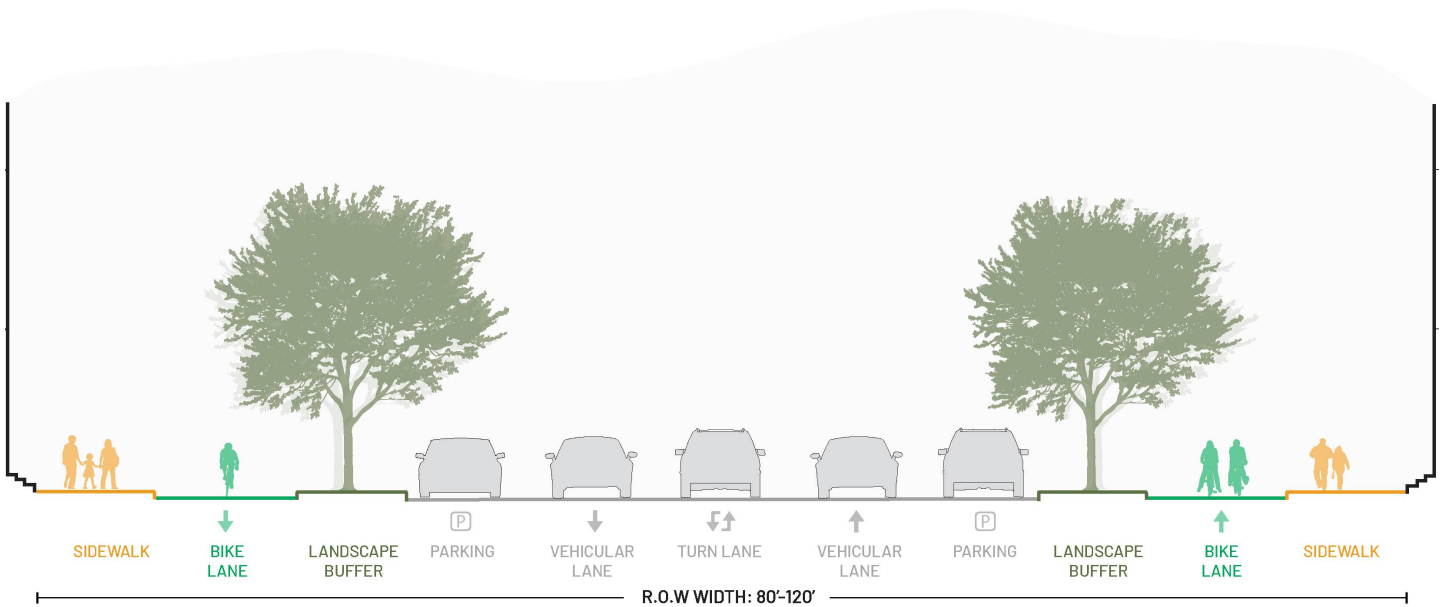
**Figure SP-11: Illustrative Cross Section for Greenway**



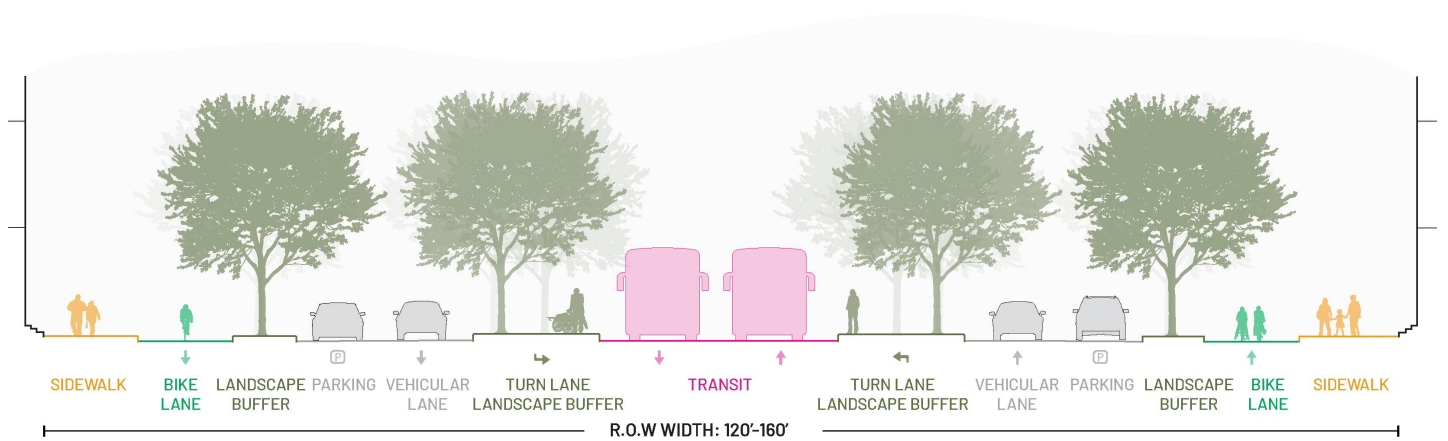
**Figure SP-12: Illustrative Cross Section for Alley**



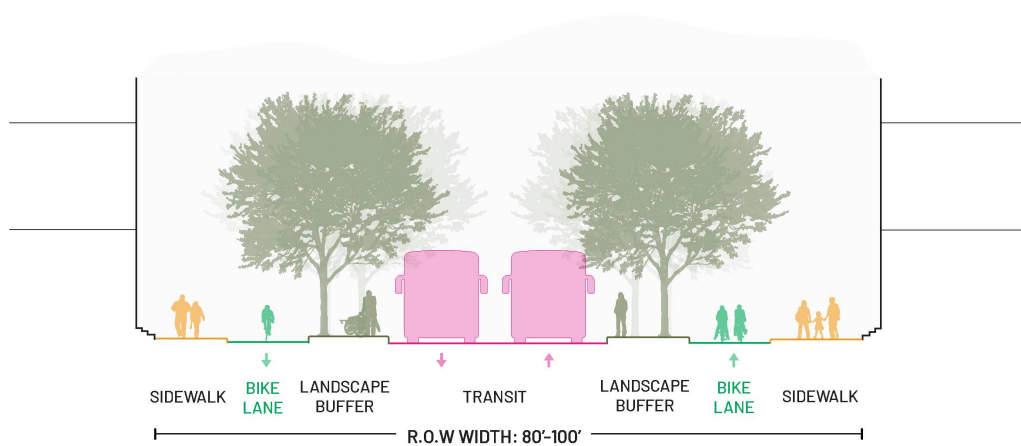
**Figure SP-13 Illustrative Cross Section for Local Bike + Car Street**



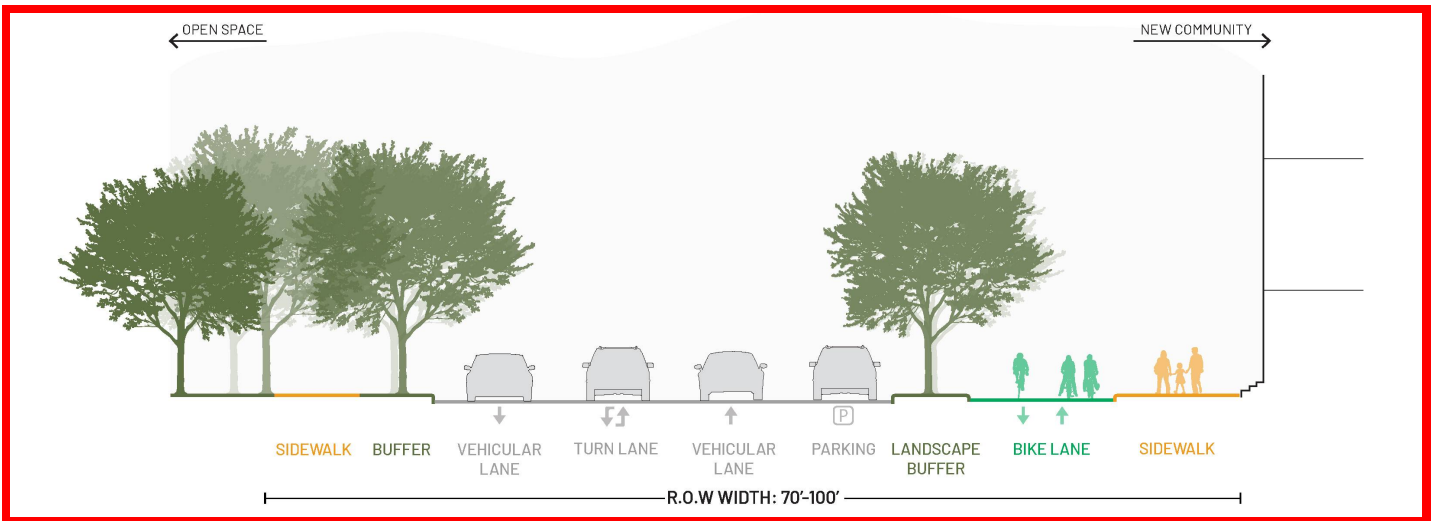
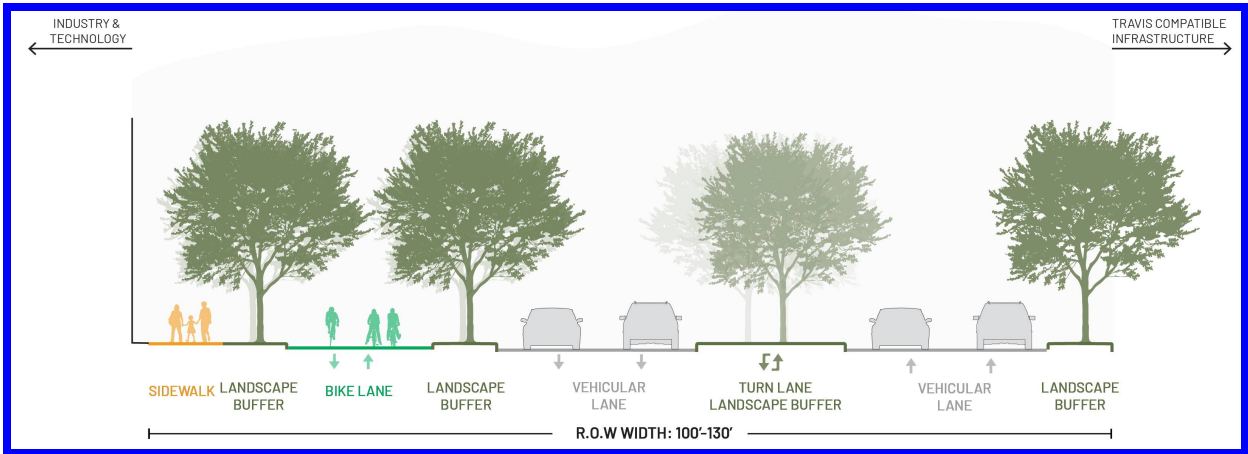
**Figure SP-14: Illustrative Cross Section for Local Bike + Transit + Car Street**



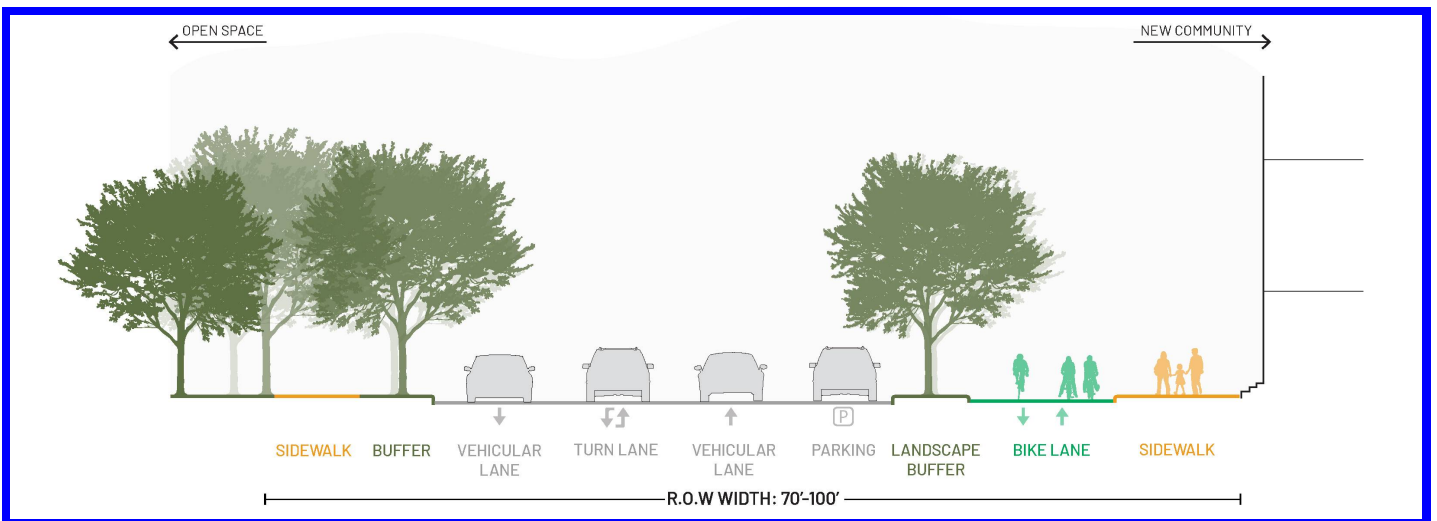
**Figure SP-15: Illustrative Cross Section for Local Bike + Transit Street**



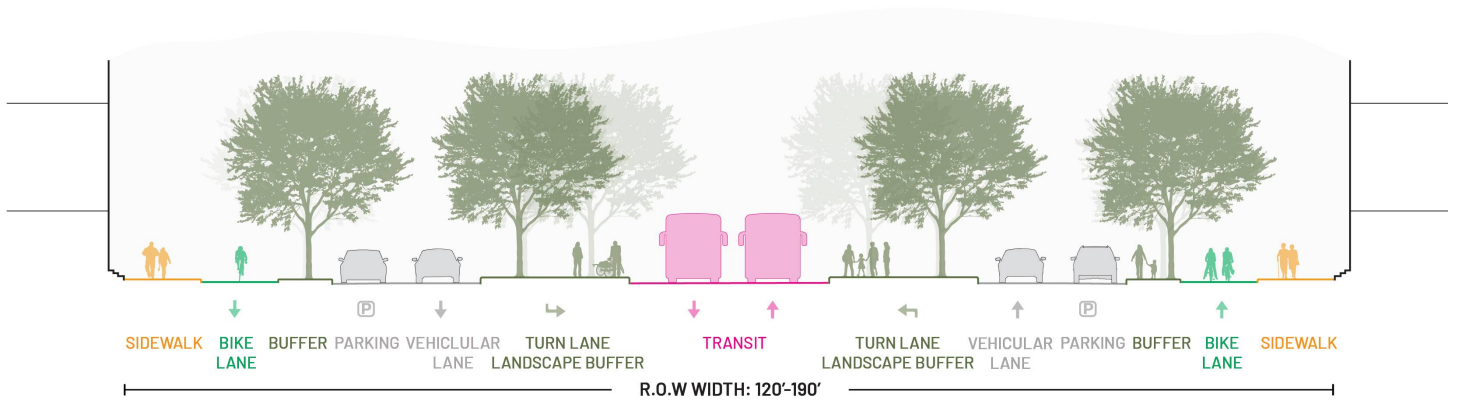
**Figure SP-16: Illustrative Cross Section for Collector 1 (Access Boulevard)**



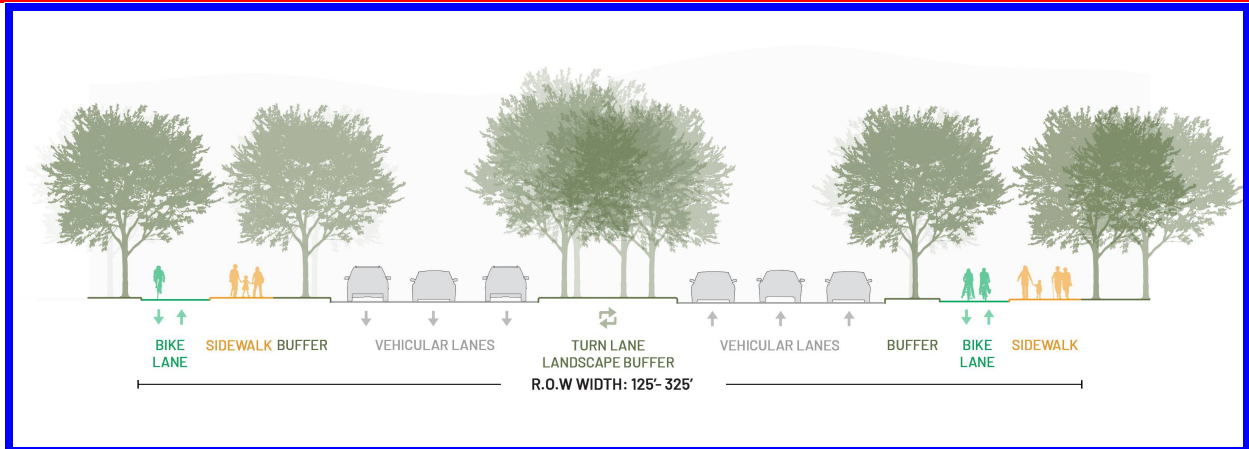
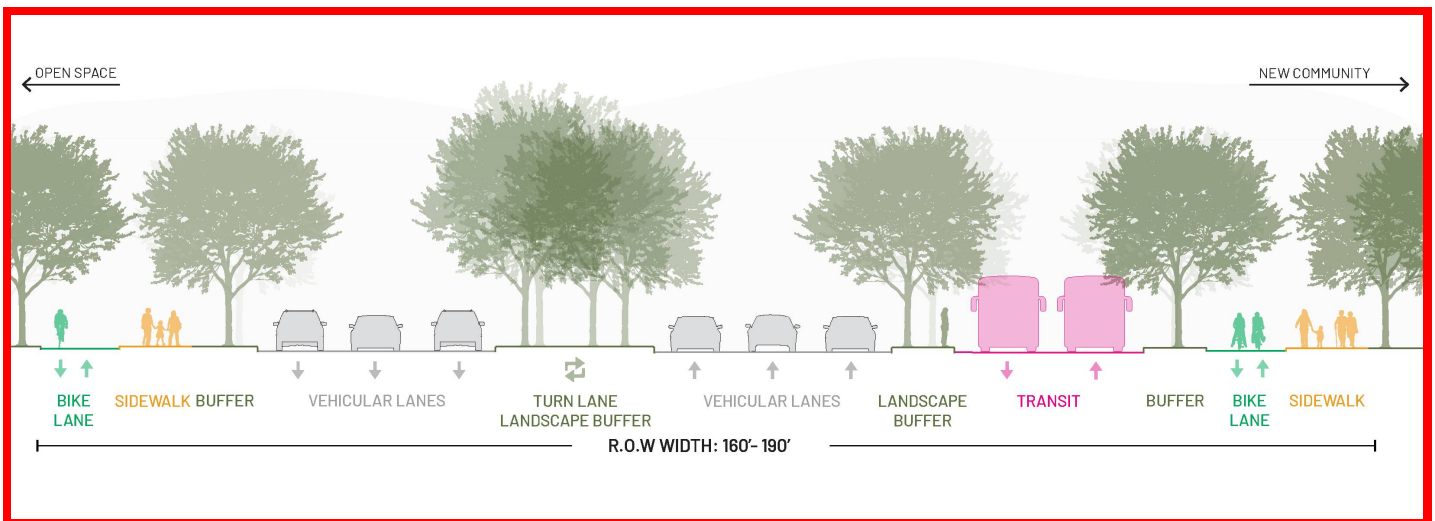
**Figure SP-17: Illustrative Cross Section for Collector 2 (Access Boulevard)**



**Figure SP-18: Illustrative Cross Section for Minor Arterial (Primary Boulevard)**



**Figure SP-4819: Illustrative Cross Section for Major Arterial (North Boulevard)**



### C. Transportation Management

To reduce the New Community’s demand on off-site roadways as well as to reduce driving, the New Community has been designed to reduce the percentage of trips that need to leave the community (i.e., to maximize trip internalization). The New Community seeks to do so by providing daily necessities within each neighborhood and the community overall, and by creating good paying local jobs for residents.

Other project design features of the community that contribute to reducing peak hour off-site travel demand in private vehicles include the following:

- Provide real-time travel time, transit vehicle location, and Highway 12 Rio Vista bridge status information throughout the project’s common and community buildings, and through mobile devices.

- Set start and stop times for project-controlled activities outside the peak hours of Highway 12 and Highway 113.
- Use incentives to encourage use of on-site shared vehicles for carpooling, and travel during off-peak hours.
- Manage parking garage entry/exit rates through off-peak discounts and time of day pricing.
- Subsidize e-bikes for residents.
- Plan and operate a community-wide transportation demand management program to provide incentives to use alternative transportation.
- Operate special transit service for some large events and destinations (e.g., a shuttle for certain major sports events).
- Provide temporary and permanent on-site housing for construction workers.
- Provide incentives via programs for carpooling and vanpooling.
- Offer individualized travel planning to all residents and employees to make sure new community members are aware of travel options and have support signing up for programs, including those with special needs such as children, seniors, and people with disabilities or mobility impairments.

#### **28.62.17 Public Facilities and Finance Plan**

Infrastructure, public facilities, and services required to serve residents and employees in the New Community shall be constructed and operated at no cost to taxpayers of the County (or any city within the County), except for the owners and future taxpayers within the New Community. Essentially, the new development in the New Community shall be required to pay its own way without any additional burden on taxpayers outside of the New Community. The New Community financing plan for infrastructure, public facilities, and services includes four main components:

- A. As land is developed within the New Community, the property tax reassessment increases the amount of property taxes owed and paid to the County, and to local schools and other agencies.
- B. Owners within the New Community pay a special property tax and/or assessment to fund a Community Facilities District (“CFD”), with various improvement areas or the ability for property to annex into the CFD, which may be formed by the County or a Joint Powers Authority (“JPA”) with Reclamation District 536 and the County, to finance the construction, operation, and maintenance of the New Community infrastructure and provide municipal services within the New Community. Proceeds of tax-exempt bonds otherwise issued by the County and/or the JPA can be used outside of the New Community in accordance with applicable law. The JPA shall have the authority to enter into contracts, acquire, construct, manage, maintain, and operate any new and existing buildings, improvements, facilities, and infrastructure and will be able to hold or dispose of property, incur debts, liabilities, and obligations.
- C. Financing mechanisms that may be used, with approval of the Board of Supervisors and provided that County or City mechanisms do not create any new tax payment obligations for taxpayers outside the New Community, include, without limitation, Enhanced Infrastructure Financing Districts (“EIFD”), Landscape Lighting and Maintenance Districts,

Assessment Districts, Geologic Hazard Abatement Districts, and Community Services Districts. The New Community may benefit from other types of infrastructure and public services financing as are or may become available under federal or state law.

- D. Infrastructure and services may also be financed by impact fees, mitigation fees, regional transportation fees, user fees, revenue bonds, and similar public financing mechanisms, provided that these do not create any new tax payment obligations for taxpayers outside the New Community.

Tax revenues and costs of infrastructure, public facilities, and community services shall be allocated amongst the above tools and mechanisms based on the following key principles:

- A. Those required to serve solely residents and workers in the New Community, such as internal streets, water, sewer, parks, wastewater, energy facilities, stormwater and flood control infrastructure, waste infrastructure, transportation, open space, parking structures, and such other similar infrastructure necessary and required to support the New Community, as well as fire, law enforcement, and other services, except for the provision of schools, shall be provided at no cost to taxpayers of the County (or any city within the County), except for the owners and future taxpayers within the New Community. Essentially, the new development in the New Community shall be required to pay its own way without any additional burden on existing taxpayers outside of the New Community.
- B. Schools shall be built and financed in compliance with the terms of the Schools Guarantee, as specified in the East Solano Homes, Jobs, and Clean Energy Initiative.
- C. With regards to the new incremental tax revenue created by the development within the New Community (through new property tax increment, business and retail uses that may pay sales taxes, employment taxes, utility users tax, and other applicable taxes and fees, and any other similar qualifying fees or taxes), it is the intent of the voters that the Board consider allocating such revenue between (1) the County's general fund and (2) as applicable, the EIFD, JPA, or the parties to a tax sharing agreement, or for use as debt service for larger infrastructure projects benefiting both the New Community and the County, such as improvements to Highway 12 and Highway 113, including rerouting the same out of Rio Vista and Dixon (if desired by those cities); with the allocation between (1) and (2) specified in the development agreement. It is also the intent of the voters that, in determining the allocation between (1) and (2) above, the Board consider similar allocations in revenue sharing arrangements of other large-scale projects approved in the last 20 years in the State of California.

Upon submission of a development agreement application to the County, the County and the Applicant shall negotiate a project-specific development agreement that outlines the responsibilities for financing and construction of backbone infrastructure and public facilities, as well as for the funding of ongoing operations and maintenance of the facilities and services in the New Community. The development agreement shall also include greater specificity regarding financing terms, including, but not limited to, value to lien ratios, escalating special tax rates, all-in maximum tax rates, joint community facilities agreements, the use of improvement areas, length of bond terms, debt service coverage ratios, and eligible facilities.



## **28.62.18 Implementing Regulations**

### **A. Permitted Use Determination.**

Applicants seeking to build structures, infrastructure, or make other land use changes within the New Community which are permitted pursuant to Section 28.62.12 shall submit a preliminary application to County Planning Services Division setting forth the information required under Government Code section 65941.1, which shall constitute an application for a permitted use concurrence determination. Such applications are not complete, and shall not be processed, without the signature of the applicable landowner or the landowner's designee (or, if a development agreement has been executed, then such application shall not be processed without the signature of the authorized party under such development agreement). Such applications are not complete, and shall not be processed, without demonstrating compliance with the Travis AFB Land Use Compatibility Plan limitations on use type, noise, density, intensity, and height as applicable and in effect on January 15, 2024. Applications for uses requiring acceptance by Travis AFB with regard to location, technology, and/or design are not complete and shall not be processed without a letter from Travis AFB which shall be attached to the application confirming acceptance of such location, technology, and design. Within 30 days of receipt of a permitted use concurrence determination application, the County Director of Resource Management ("Director") or such Director's designee may request supplemental information from the applicant to make a permitted use concurrence determination, and the Director or such Director's designee shall thereafter issue a permitted use concurrence determination within 30 additional days following receipt of the supplemental information. The Director or such Director's designee is authorized to make a determination that a permitted use concurrence determination application is in substantial conformance with Section 28.62, and grant the application. This permitted use concurrence determination is not a discretionary approval of construction, development, or other project for purposes of the California Environmental Quality Act ("CEQA"). As described in Section 28.62.12.A, the Director or such Director's designee may deem an additional use, not specifically listed in Table 28.62A, to be a permitted use based on a finding that the additional use is similar in nature and operation to a permitted use listed in Table 28.62A.

### **B. Ministerial Permit.**

Applications to construct, modify, occupy, and operate structures, infrastructure, public facilities, or other activity for which a permitted use concurrence determination has been made pursuant to Section 28.62.18.A above are by right uses under Table 28.62A, shall require only ministerial approvals from the County, and shall not require any discretionary or conditional approvals from the County. Such ministerial permits shall authorize all required implementation actions by the County, including, without limitation, grading, building, construction, occupancy, and operation of such structures, infrastructure, public facilities, or other activities and, to the greatest extent permitted by law, no discretionary County use permits, or other permits or authorizations, shall be required. The County may not require discretionary approvals for any by right use identified in Table 28.62A, including but not limited to adding discretionary approval requirements as conditions of approval in subdivision maps, as conditions for public financing, or as mitigation measures imposed under CEQA. This subsection is not intended, and shall not be construed, to modify or limit the permitting authority of any other state or local agency.

### **C. Subdivision Maps**

Any applications for approval of tentative, vesting tentative, parcel, and final maps for subdivision of land within the New Community, and any exemptions

from the requirements therefor, must be signed by the applicable landowner or the landowner's designee and shall be processed in accordance with applicable provisions of the Subdivision Map Act (Government Code sections 66410 *et seq.*) and the Subdivision Ordinance of the County, and shall not be denied by the County if such map is in substantial conformance with the provisions of the Specific Plan and any applicable development agreement.

**D. Modification of Specific Plan.**

An applicant, with the consent of the applicable landowner, or landowner's designee, may file an application to modify Section 28.62. Minor modifications to the provisions of Section 28.62 shall be processed for approval by the Director or such Director's designee, subject to appeal by the applicant to the Board of Supervisors. Minor modifications include those for which substantial evidence shows do not result in a significant new environmental impact, or substantially worsen a previously-identified significant adverse environmental impact, from the impacts considered in the Environmental Impact Report ("EIR") to be prepared for the County's initial implementation actions, including by way of example the development agreement, subdivision map approval, formation of a community facilities district, infrastructure approvals, and other public financing plan implementation actions, following the East Solano Homes, Jobs, and Clean Energy Initiative vote. Minor modifications to the provisions of Section 28.62 can include adjustments to the boundaries of the land use designations, modifications to the circulation and transportation requirements, modifications to the infrastructure components, modifications to the development standards or allowable uses, clarifications and additions that further the purposes of the Initiative and are necessary to comply with Government Code section 65450 *et seq.*, and such other modifications that do not result in any net increase in New Community costs to the County or County taxpayers outside the New Community [and that do not modify the boundaries of the TCI district or materially amend the uses permitted therein.](#)

**E. Amendments of Specific Plan.**

Amendments of the Specific Plan that are not minor modifications under Section 28.62.18.D shall be governed by terms of Section 13 of the East Solano Homes, Jobs, and Clean Energy Initiative, including the requirements that certain changes may not be approved without a vote of the people of Solano County.

**F. Appeals.**

An applicant or landowner may file an appeal as authorized under Section 28.112 of the County Code.

**28.62.19 Interpretation of Terms and Definitions**

**A. Plain Language.**

Unless otherwise specified, the terms used in Section 28.62 are defined based on the plain language (Merriam-Webster's Dictionary or its successor) meaning of such uses. By way of example only, residences are permitted in Section 28.62.12, and the plain language of "residences" includes single family homes, townhomes, apartments, condominiums, assisted living units, dormitories, and all other types of housing that are purchased or rented by one or more occupants, and does not preclude granny flats (also called accessory dwelling units), roommate units or other co-living arrangements (where two or more unrelated occupants share a common kitchen or bathroom), or housing that is restricted by age or income level. All permitted uses are required to comply with applicable federal and state law, applicable development and design standards as prescribed herein, and obtain allowable use concurrence determinations and

ministerial permits as required herein, but within this regulatory framework permitted uses, including the definitions incorporated herein, are to be construed broadly as plain language, and not as narrowly refined into more than 100 uses as in other sections of the Solano County Code.

## **B. Definitions.**

**Accessory Uses:** A subordinate use which is customarily incidental to that of the main building or principal use of the land, and which is located on the same lot with the main building or principal use.

**Agricultural Accessory Building:** This use type includes buildings, greenhouses, or other structures that are utilized in conjunction with the use of the property for commercial crop production or grazing, including the storage of agricultural products and supplies and equipment used in agricultural operations. Buildings used for other purposes, such as dwellings or residential accessory buildings, employee homes, stables, dairies or other confined animal facilities, and agricultural processing facilities are not agricultural accessory buildings.

**Agricultural Processing Facility:** This use type includes any fixed establishment performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits, or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed, and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, slicing, juicing, or preserving fruits and vegetables; tree nut hulling and shelling; and breweries, distilleries, and alcohol fuel production. This use also includes related accessory uses such as: offices and laboratories, tasting facilities with retail sales of agricultural products processed on the premises or off site by the operator and retail sales of agriculture-related promotional and/or educational items, and facility tours.

**Agriculture-Related Homes:** This use type includes farm residences and necessary residences for farm labor homes.

**Anaerobic Digester:** This use type includes a plant that performs a natural process in which microorganisms break down organic materials, such as food scraps, biosolids, and agricultural residuals to produce biogas, a renewable energy source for producing electricity or usable heat, and digestate, a nutrient-rich slurry that can be applied to agricultural land as a fertilizer and/or soil amendment to improve soil health. Anaerobic digestion keeps organics from decaying in landfills, thereby preventing methane from being released into the air and contributing to climate change. This use type includes accessory uses such as feedstock preparation and storage facilities and biogas storage and distribution facilities.

**Animal Facilities and Operations:** This use type includes any dairy, stockyard, feedlot, or similar livestock operation for cattle, horses, sheep, or goats, where the animals are corralled, penned, tethered, or otherwise caused to remain in confinement in a restricted area for any purpose, and in which the surface of such restricted area is or becomes bare of any feed growth in the normal growing season. This use type also includes any livestock operation for insects such as apiculture operated on a commercial scale. This use type also includes any animal livestock operation for fowl or poultry where the animals are caused to remain in confinement in a restricted area for any purpose, and in which the surface of such restricted area is or becomes bare of any feed growth in the normal growing season.

**Arts and Culture:** This use type includes buildings, places, or institutions, generally of a noncommercial nature, devoted to the acquisition, conservation, study, exhibition, and educational interpretation of objects or locations having scientific, historical, literary, or artistic value. This use type includes museums, visitor centers, zoos, aquariums, eco centers, botanical gardens, or arboretums. Arts and culture uses may include the incidental retail sales of books, gifts, souvenirs, and other items only if they are related to the items being exhibited, as well as incidental retail sales of food and beverage for visitors.

**Automobile Services:** This use type includes automobile and/or small pickup truck services including but not limited to minor repairs, automobile and/or truck body repair and painting, automobile repair and parts installation incidental to the sale of new autos, auto service stations, and supply stores.

**Automobile Sales:** This use type includes automobile showrooms and similar enclosed vehicle sales locations with minimal outdoor use.

**Central thermal plant:** Utility-scale plant with heating and cooling equipment connected to a thermal distribution grid providing thermal energy to the broader community.

**Civic Uses and Services:** This use type includes public serving facilities such as city hall, libraries, fire stations, police stations, and post offices.

**Commercial Compost Facility:** This use type includes an open area where waste is mixed in a large pile, loosely layered with bulking agents to allow air to filter through the pile, speeding up the natural process of composting for use as soil amendment.

**Community Garden:** This use type includes land that is used for the cultivation of fruits, vegetables, plants, flowers, herbs, ornamental plants, and/or animal products and livestock production by one or more persons for personal consumption and/or donation.

**Community Thermal:** This use includes neighborhood thermal plants, geothermal systems, waste heat recovery systems, and thermal energy storage.

**Community Waste Transfer Station:** This use type includes waste transfer stations for neighborhood collection, recycling and household hazardous waste drop offs, and other similar use types.

**Education:** This use type includes public or private school facilities, trade schools, vocational schools, and all other types of educational institutions.

**Farm Equipment Uses:** This use type includes any retail business engaged in selling or renting new or used equipment, implements, vehicles and machinery used exclusively for agricultural planting, cultivation, maintenance, and harvesting, other than passenger vehicles or pick-up trucks rated at one ton or less hauling capacity. This use also includes any retail business engaged in fabricating and/or repairing equipment, implements, vehicles and machinery used exclusively for agricultural planting, cultivation, maintenance, and harvesting, other than passenger vehicles or pickup trucks rated at one ton or less hauling capacity.

**General Entertainment:** This use type includes movie theaters, bowling alleys, billiard parlors, dance halls, skating rinks, athletic clubs, gymnasiums, theaters, arcades, auditoriums, exhibition halls, miniature golf courses, indoor court games, drive-in theaters, courses for model airplanes, boats, cars, or trains, and similar use types.

**General Industrial:** This use type includes manufacturing, processing, assembling and disassembling, storage and distribution of products and materials, and similar use types.

**Grocery Store:** This use type includes retail and personal service uses that offer a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items, frozen foods, household products, and paper goods, which market the majority of their merchandise at retail prices.

**Healthcare Facilities:** This use type includes larger-scale healthcare facilities such as hospitals and urgent care clinics.

**Home-based Occupation:** This use type includes small home-based businesses involving the limited provision or sale of goods or services which are accessory to, and conducted primarily by, resident families entirely within a dwelling unit or an accessory structure.

**ICT Network Infrastructure:** This use type includes infrastructure for fiber networks, wireless networks, internet exchanges (a hub where internet service providers and networks can directly exchange internet traffic), Internet of Things, and other similar use types. Wireless networks could include both cellular and Wi-Fi operating on radio antennae networks (RAN).

**Industrial Serving Activities:** This use type includes service activities that support industrial uses and require large land areas and easy access to major transportation facilities.

**Large-Scale Commercial Recreation:** This use type includes campgrounds, golf courses, driving ranges, large multi-field sports complexes, sporting clubs, motor racing tracks, fishing lakes, water parks, amusement parks, fairgrounds, archery ranges, shooting ranges, and similar uses.

**Large-Scale Public Assembly:** This use type includes amphitheaters, convention centers, and similar uses.

**Limited Industrial:** This use type includes industrial operations, scientific and research institutions, warehousing and distribution, specialized light manufacturing, assembly operations, and other similar use types with few or no off-site effects.

**Lodging Services:** This use type includes buildings, portions of a building, or groups of buildings containing guest rooms designed, used, or intended to be used for transient occupancy. This use type includes hotels, motels, inns, beds and breakfasts, retreats, ranches, and other similar use types.

**Maker Manufacturing:** This use type includes fabrication or production of goods, by hand or machinery, for distribution to retailers or wholesalers for resale off the premises, primarily involving the assembly, packaging, repairing, or processing of previously prepared materials. Examples include food processing, bakeries, furniture making, leather products, printing and publications, pottery, glass blowing, and metal working.

**Materials Recovery Facility:** This use type includes a specialized plant that receives, separates, and prepares recyclable materials using mechanical equipment to obtain maximum recovery of materials that will re-enter the manufacturing process as a valuable commodity.

**Nighttime entertainment:** This use type includes night clubs, late bars, and other evening-oriented entertainment activities.

**Nursery:** This use type includes any wholesale commercial establishment engaged in the propagation and sale of horticultural and ornamental plants and related products. Products may be grown under cover or outdoors.

**Outdoor Storage and Activities:** This use type includes maintenance yards, junk yards, lumber yards, and outdoor storage and activities associated with the primary industrial use and similar use types.

**Parking Facilities:** This use type includes structured parking, surface parking lots, and other similar uses.

**Pastured Livestock and Poultry:** This use type includes any livestock grazing operation that is not a confined animal facility and also includes supplemental feeding areas, pens, working facilities, and other areas where grazing livestock may be temporarily confined incidental to grazing activities.

**Professional Services:** This use type includes premises available for the transaction of general business but excluding retail and personal service use types. This use type includes business and professional offices, administrative offices, medical offices and dental offices, banks, credit unions, finance companies, and distributor showrooms.

**Public Transportation Facility:** This use type includes passenger terminal facilities for mass transportation of one or more modes, including, but not limited to, aircraft, ferries, fixed-rail vehicles, and buses, whether public or privately owned or operated.

**Residential Facilities and Services:** This use type includes group daycare facilities, group residential care facilities, alcohol and drug recovery facilities, domestic violence shelters, residential retirement homes, and temporary real estate offices associated with model home complexes.

**Retail/Personal Services:** This use type includes premises available for the sale of merchandise, provision of personal services, and food service. This use type includes the following and other similar use types:

- Alcoholic beverages, sale of, for off-site consumption
- Alcoholic beverages, sale of, in conjunction with restaurants or permitted primary use
- Ambulance emergency services and facilities
- Animal boarding/kennels
- Animal hospital/veterinarian office
- Animal shelters
- Animal training schools without boarding
- Adult business
- Antique shops and secondhand stores
- Apparel stores
- Appliance stores, sales, renting, leasing, and minor repairs
- Art galleries
- Art, music, and photographic studios and supply stores
- Auction houses (no animals)
- Bakeries, retail
- Barber and beauty shops/salons
- Bars, taverns, and cocktail lounges, excluding cabarets
- Beer gardens
- Bicycle shops, repair and sales, non-motorized (except electric motor)
- Blueprint, photocopy, and small print shop services
- Book, gift, and stationery stores
- Butcher, meat market, excludes slaughtering

- Candy stores and confectioneries
- Car washes, self-service and full service
- Car washes, automatic drive-through in conjunction with a convenience store or automobile service station
- Carpet and flooring stores
- Catering establishments
- Childcare (>6 children)
- Cigar clubs or shops (tobacco shops)
- Cleaners, including dry cleaning with on-site cleaning machinery
- Consumer electronics, sales, and repair
- Cafes
- Day spa
- Drivers' education and training
- Drugstore
- Employment agency
- Farmers market
- Feed and tack stores
- Film processing
- Florist shops
- Furniture stores, with or without minor repair, and upholstery
- Grocery stores
- Hardware stores
- Health clubs
- Health, fitness, and wellness stores/studios
- Health food stores
- Hobby shops
- Home delivery services
- Ice cream shops
- Jewelry stores
- Retail laundry
- Self-service laundry
- Live entertainment, accessory, in a legally established bar, lounge, or restaurant having an occupant load of less than 200 people
- Locksmiths
- Mail order establishment (call center)
- Microbreweries, retail and manufacturing
- Motorcycle sales and services, including gas-powered bicycles
- Nurseries and garden supply stores (not wholesale)
- Pet and pet supply stores
- Pet grooming and boarding
- Pharmacy
- Real estate offices, sales, and associated services
- Restaurants including, but not limited to, coffee shops, delicatessens, snack bars, juice bars, and outdoor dining
- Restaurants, fast food, except drive-in or drive-through
- Restaurants, fast food, with drive-in or drive-through
- Retail establishments, general
- Secondhand stores
- Service stations, self-serve and full serve
- Shoe stores, including repair and shoeshine
- Sporting goods store, including a pro-shop
- Supermarket
- Tasting room
- Tire sales and services
- Toy store
- Travel agencies

- Variety store
- Video rental and sales
- Watch sales and repair shops
- Wineries

Solar farms: This use type includes commercial solar energy facilities, agrisolar, energy storage systems, interconnection equipment and structures, maintenance and administrative facilities, and other similar use types.

Special Events, Temporary: This use type includes carnivals and fairs, holiday and themed events, outdoor festivals, and other similar uses.

Transportation Yards: This use type includes facilities for the storage of buses, recreational vehicles, mobile homes, trailers, or boats.

Volatile Materials Storage: This use includes bulk storage of inflammable, highly combustible, or explosive materials and other similar use types.

Water Resource Recovery Facility (WRRF): This use type includes wastewater treatment facilities with the ability to produce clean water, recover nutrients (such as phosphorus and nitrogen), and reduce our dependence on fossil fuel through the production and use of renewable energy.

- New Section 28.63, Rio Vista Parkland, which is intended to provide an open space buffer between the New Community and the City of Rio Vista to provide open space and recreational amenities while preserving the identity and character of both communities, is hereby added immediately following the new Section 28.62 (as added by this Initiative) of Chapter 28 of the Solano County Code, inclusive of new text (in the interest of legibility, this new text is shown without a double underline), and new tables (i.e., Table 28.63A), as follows:

**28.63 Rio Vista Parkland**

**A. Purpose.**

The purpose of this zone is to provide an open space buffer between the New Community and the City of Rio Vista to preserve the identify and character of both communities. Areas within the Rio Vista Parkland may be improved to provide open space and recreational amenities to the New Community, Rio Vista, and the County as a whole.

**B. Applicability.**

The Rio Vista Parkland applies to the approximately 712-acre area east of the New Community and west of Rio Vista, as depicted in General Plan Figure LU-1. The boundaries of the Rio Vista Parkland area cannot be repealed or amended without prior approval of the voters of Solano County.

**C. Allowed Land Uses and Permitting Requirements**

**TABLE 28.63A: TABLE OF ALLOWED USES**

<b>UP = Use Permit</b>		
<b>ALLOWED USES*</b> <b>*See Sections 28.62.19 and 28.01 for definitions. To the extent there is a conflict, Section 28.62.19 controls</b>	<b>Permitted Uses</b>	<b>Land Use Regulations</b>
	<b>RV-PL District</b>	
<b>28.71 Agricultural</b>		
Crop Production	UP	28.71.10(A)



Grazing	UP	28.71.10(A)
Agricultural Accessory Structure	UP	28.71.10(A) & (B)(1)
Commercial Greenhouses	UP	
Nurseries	UP	
Community Garden	UP	
<b>28.73 Recreation, Education, and Public Assembly Uses</b>	<b>Permitted Uses</b>	<b>Land Use Regulations</b>
Parks and plazas, including associated amenities, facilities, and buildings	UP	
Outdoor performance center	UP	Such use may not exceed the sound level limit for Playgrounds, Parks, etc. in Table HS-5 of the General Plan by more than 5 decibels.
Arboretums and horticultural gardens (within parks)	UP	
Engineered ponds and lakes	UP	
Pedestrian, bicycle, and multiuse trails	UP	
Equestrian trails and stables	UP	
Community-serving athletic facilities, field sports, court sports, aquatic/swimming facilities	UP	
<b>28.78 Communication, Infrastructure and Service Uses</b>	<b>Permitted Uses</b>	<b>Land Use Regulations</b>
Infiltration wells, groundwater recharge facilities	UP	
Stormwater management facilities	UP	

Portions of the area designated Rio Vista Parkland fall within “Zone 4” and “Zone 6” of the Rio Vista Airport Land Use Compatibility Plan, which establishes noise, intensity, density, and height limitations, and restricts certain uses, [and portions of the area designated Rio Vista Parkland fall within “Zone D” of the Travis AFB Land Use Compatibility Plan](#). All development within Rio Vista Parkland is required to be consistent with the current noise, density, intensity, and height limitations, as well as current use restrictions applicable within the “Airport Influence ~~Area~~Areas” and, in particular with such limitations and restrictions in in “Zone 4,” ~~and~~ “Zone 6,” [and “Zone D”](#) as applicable, pursuant to the Rio Vista Airport Land Use Compatibility Plan in effect as of January 15, [2024 and the Travis AFB Land Use Compatibility Plan in effect as of January 15, 2024](#). In the event that ~~the Rio Vista~~[either](#) Airport Land Use Compatibility Plan is modified to allow greater density, intensity, or height, or allow additional uses, or amended to relocate the boundaries of the “Airport Influence ~~Area~~Areas,” “Zone 4,” [“Zone 6,”](#) or ~~“Zone 6D”~~ such that all or a portion of the area designated Rio Vista Parkland is excluded, such later revisions shall control. Nothing in Section 28.63 shall be construed: (a) to in any way modify or limit the authority of the applicable Airport Land Use Commission to make consistency determinations regarding the [relevant](#) Airport Land Use Compatibility Plan in effect at the time of such consistency determination pursuant to Public Utilities Code section 21676, or to amend such Airport Land Use Compatibility Plan, or (b) to in any way modify or limit the discretion of the County Board of Supervisors to make decisions regarding any adverse consistency determination pursuant to Public Utilities Code section 21676.

- Existing Section 28.65 of Chapter 28 the Solano County Code is hereby amended as follows:

## **28.65 Travis Security Zone Reserve Area (TSZTRA) Zoning Overlay**

### **A. Purpose.**

The Travis Security Zone Zoning Overlay, formerly known as the Travis Reserve Area Zoning Overlay, implements the Travis Security Zone (formerly known as the Travis Reserve Area), as described and shown in the General Plan, and protects land within the overlay for continued crop production, and grazing uses, solar farms using technology acceptable to Travis Air Force Base (“Travis AFB”), ~~as well as and~~ compatible nonavian habitat uses until a military use or other use clearly supporting the mission of the base is proposed for the land. By protecting existing land uses while restricting new development, the overlay zone provides for the future expansion of Travis Air Force Base and supports facilities for the base, while creating a security buffer between Travis AFB and neighboring communities of Suisun City, Fairfield, Vacaville, and the New Community. All references to the Travis Reserve Area (TRA) Zoning Overlay shall hereafter refer to the Travis Security Zone (TSZ) Zoning Overlay.

No new residential uses are permitted within the Travis Security Zone Reserve Area Zoning Overlay, and new development or expansion of existing nonresidential uses is subject to discretionary review and shall not be approved unless found to be consistent with the purpose of the Travis Security Zone Reserve Area Zoning Overlay.

For any parcels within the Travis Security Zone Zoning Overlay boundaries that were subject to a Policy Plan Overlay adopted prior to January 15, 2024, the Travis Security Zone Zoning Overlay shall become effective upon the expiration of such Policy Plan Overlay.

### **B. Allowed Land Uses and Permit Requirements.**

Crop production, grazing, and agricultural accessory structures less than 2,500 square feet in gross floor area and less than 25 feet in height are allowed.

Solar farms, including commercial solar energy facilities, agrisolar, and energy storage systems, are allowed by use permit in accordance with Section 28.106, provided that the foregoing (1) utilize siting and technology acceptable to Travis AFB (as evidenced by a letter from Travis AFB which shall be attached to the application for the use permit), and (2) are not be located on lands subject to conservation or mitigation easements that prohibit such uses.

New residential land uses are not permitted. Legal nonconforming residential land uses are subject to Section 28.114.

Conservation or mitigation banks for avian species, or which are likely to attract avian species, are not permitted.

The above allowed land uses and permit requirements supplant any conflicting provision of the underlying zoning district. All other land uses otherwise allowed within the underlying zoning district shall require approval of a minor use permit prior to development, enlargement or intensification of use, or changes of use, unless a use permit is required.

### **C. Modifications.**

The regulations and boundaries of the Travis Security Zone Zoning Overlay cannot be repealed or amended without prior approval of the voters of Solano County.

### **Section 7: Avoiding Delays**

Decades-long delays in initiating or completing construction of urgently needed new homes, offices, manufacturing facilities, and infrastructure projects have become the unacceptable “business as usual” for too many important projects across California, including many projects approved by the voters and/or the relevant government agencies.

It is the intent of the voters that the County and all other public agencies with responsibility or jurisdiction over the New Community promptly complete application processing, and promptly approve projects that implement this Initiative and that such agencies honor voter intent by allowing these projects to be promptly and fully completed without imposing new financial costs or other conditions that would compete with or otherwise undermine the community benefits included in this Initiative.

The California Environmental Quality Act (“CEQA”) plays a critical initial role in allowing all state and local agencies to process these applications, and compliance with CEQA is required prior to County approval of a development agreement for the New Community. It is the intent of the voters that an EIR be completed within statutory time limits as prescribed by Section 21151.5 of the Public Resources Code, and that the County shall use any and all tools at its disposal, including all expedited processing pathways provided in CEQA or its guidelines (as either of those may be amended from time to time), peer review of technical studies and reports, and other expedited procedures, to complete this process within this statutory EIR timeline to the greatest extent possible, provided that the Applicant shall reimburse the County for its expenses in connection therewith.

It is the intent of the voters that expedited processing, and full utilization of CEQA documentation for prior projects in the Initiative Area, also be used to the fullest extent possible to streamline the federal environmental review and application process on projects within the Initiative Area.

Prompt completion of all agency approval processes is fully consistent with, and requires full compliance with all environmental, climate, public safety, and worker protection standards imposed by statute or regulations. Nothing in this Initiative shall be construed to modify or limit the discretion of any other local, regional, state, or federal agency. While it is the voters’ intent that the Board of Supervisors take all actions necessary to implement this Initiative, nothing in this Initiative shall be construed to constrain the discretion of the Board of Supervisors otherwise provided under any state law, including but not limited to CEQA and actions thereunder to certify an EIR or make findings of fact or overriding considerations, the Subdivision Map Act, the Development Agreement Statute, or the Williamson Act. The County shall not be liable for the actions or inaction of any other local, regional, state, or federal agency concerning this Initiative. The intent of the voters is simply that the Board of Supervisors and other agencies use their discretionary authority to implement rather than undermine or delay implementation of this Initiative, and it is the intent of the voters that all expedited processing pathways be utilized to accelerate the construction of this project and the delivery of the homes, jobs, infrastructure, and community benefits provided by the New Community.

### **Section 8: Effective Date**

This initiative shall become effective as provided by Elections Code section 9122, except as provided for in Section 9.A of this Initiative. Upon the effective date of this Initiative, the County is directed to promptly take all appropriate actions needed to

implement this Initiative, including but not limited to taking any administrative steps necessary to update any and all County maps, figures, and any other documents maintained by the County so they conform to the legislative policies set forth in this Initiative.

### **Section 9: Implementation of this Initiative**

- A. Upon the effective date of this Initiative, the General Plan provisions of Section 5 of this Initiative are hereby inserted into the General Plan; except that if the four amendments of any mandatory element of the General Plan permitted by state law for any calendar year have already been utilized in the year in which this Initiative becomes effective, the General Plan amendments set forth in this Initiative shall be the first amendments inserted into the General Plan on January 1 of the next year. The County may reorganize, renumber, and/or reformat the General Plan provisions of Section 5 of this Initiative, provided that the full text is inserted into the General Plan without alteration.
- B. The General Plan in effect on the date of filing of the Notice of Intent to Circulate this Initiative ("Filing Date"), and the General Plan as amended by this Initiative, comprise an integrated, internally consistent, and compatible statement of policies for the County. To ensure that the County's General Plan remains an integrated, internally consistent, and compatible statement of policies for the County, any provision of the General Plan that is adopted between the Filing Date and the effective date of the General Plan amendments adopted by this Initiative shall, to the extent that such interim-enacted provision is inconsistent with or would diminish, render invalid, defeat, or impair the General Plan amendments adopted by this Initiative, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this Initiative and other elements of the General Plan.
- C. Upon the effective date of this Initiative, the Solano County Code provisions of Section 6 of this Initiative are hereby inserted into the Solano County Code. The County may reorganize, renumber, and/or reformat the provisions of Section 6 of this Initiative, provided that the full text is inserted into the County Code without alteration.

### **Section 10: Findings of Consistency with General Plan**

The planning and zoning provisions of the Solano County Zoning Code (as amended by this Initiative) are consistent with, and shall at all times be interpreted to be consistent with, the objectives and policies of the Solano County General Plan (as amended by this Initiative), and would affirmatively promote the objectives and policies of the General Plan (as amend by this Initiative).

### **Section 11: Severability**

If one or more than one section, subsection, paragraph, sentence, clause, term, or application of this Initiative is adjudicated to be invalid or inapplicable, that shall not cause any other part or application to be invalid or inapplicable unless the clear effect of holding that other part or application valid or applicable would be to defeat, on balance, the objectives of the Initiative. Each part of this Initiative would have been enacted as it is irrespective of the fact that one or more other parts are held invalid or inapplicable, except to the extent that enactment would have defeated, on balance, the purposes of the Initiative.

### **Section 12: Conflicting Ballot Initiatives**

If there were one or more other General Plan amendments on the same ballot as this Initiative, dealing with the same subject matter, that were approved by the voters, this Initiative shall be effective unless the other amendment or amendments received more

votes and except to the extent that they constitute a complete regulatory scheme for an area or subject covered by this Initiative or are in specific, definite, irreconcilable conflict with this Initiative. Provisions in a measure purporting to nullify provisions of this Initiative on any other basis are ineffective.

### **Section 13: Amendment**

- A. To the maximum extent permitted by law, the Voter Guarantees described in Section 4 of the East Solano Homes, Jobs, and Clean Energy Initiative shall not be increased or reduced in a way that reduces or increases the aggregate financial obligation of an applicant for a development agreement pursuant to General Plan policy SS.1-21, except by a vote of the people of Solano County.
- B. The General Plan amendments enacted by Section 5 of the East Solano Homes, Jobs, and Clean Energy Initiative establishing the boundaries of the New Community as described in the Specific Plan, [establishing the boundaries of the Travis Compatible Infrastructure zone or its material uses as described in the Specific Plan](#), establishing the boundaries of the Rio Vista Parkland as provided in section 28.63 of the County Code, and establishing the boundaries and regulations of the Travis Security Zone as provided in section 28.65 of the County Code, shall not be repealed or amended except by a vote of the people of Solano County. Nothing in this Section or the East Solano Homes, Jobs, and Clean Energy Initiative shall prohibit the County from amending the Housing Element, or any other Element of the General Plan from time-to-time in accordance with the requirements of state law.
- C. The amendment of the County Code enacted by Section 6 of the East Solano Homes, Jobs, and Clean Energy Initiative, shall not be repealed or amended except as follows: (1) the amendment is requested by an applicant landowner authorized to apply for such an amendment; and (2) the amendment furthers the purposes of the East Solano Homes, Jobs, and Clean Energy Initiative, as described in Section 1, thereof; and (3) a majority of the Board of Supervisors approves the amendment. Notwithstanding the foregoing, an amendment proposing to change the boundaries of the New Community as described in the Specific Plan, the Rio Vista Parkland, as provided in section 28.63, and/or the Travis Security Zone as it applies to parcels zoned Exclusive Agricultural, as provided in section 28.65 of the County Code, do not further the purposes of the East Solano Homes, Jobs, and Clean Energy Initiative, and may not be adopted except by a vote of the people of Solano County.

### **Section 14: Compliance with Federal and State Laws**

- A. Notwithstanding their terms or literal meaning, the provisions of this Initiative are not applicable to the extent that courts decide that if they were applied, they would violate the Federal or State Constitution or law. This explicit limitation on applicability is to make certain that the provisions of the Initiative do not violate the law in any respect, infringe any person's legal or property rights or privileges, or subject the County to legal liability.
- B. To the extent that a provision of this Initiative does not apply because of subsection (A), that provision is severed, and the County shall fully carry out the provisions and purposes of this Initiative.