

Answers to Questions from 10/27/2025 Town Hall

This document primarily includes answers from Suisun City. For some questions that were directed at California Forever, the City has requested California Forever provide an answer. Those answers are included at the end under a separate heading.

ANSWERS PROVIDED BY SUISUN CITY

Where will the project get its water from?

Suisun City water is not being used. The project will rely on a combination of existing ground and surface water rights that California Forever holds in Solano County, additional surface water acquired from outside the county and recycled water for outdoor irrigation. The Specific Plan's Infrastructure Chapter provides extensive details on these water sources.

Will the project be a "gated city"?

The project will not be a gated city; it will be just like every other city in Solano County: open and welcoming to everyone.

Will California Forever pay 100% of everything, or will we be on the hook for this project.

The Expansion Plan must fund its costs without imposing any new taxes on existing Suisun City residents or on the rest of Solano County. The project will not be approved unless it meets this requirement.

Has this already been approved? What's the process ahead?

The plan is currently undergoing a very intensive review process. The next step is environmental scoping, scheduled for later this year. In 2026, the City will publish the Draft Environmental Impact Report (Draft EIR), a comprehensive document covering all relevant issues, including water, transportation, public services, the environment and more. The Draft EIR will be publicly available, and both the public and other agencies will have the opportunity to submit comments. The City will then address these comments in the revised Final EIR.

Later, if all requirements are met, the plan will be presented to the City Council for review and consideration.

How will you take into account environmental conservation?

Currently, 86% of Solano County is open space. Even if the Suisun Expansion Plan were fully developed, which would not happen until the 2070s, Solano County would still be 84% open space. According to the [county's own maps](#), the land being proposed for Suisun Expansion is both the least ecologically diverse and the least agriculturally productive land in Solano County, leading to the belief that this is exactly where we should be building.

Over the past 40 years, Fairfield and Vacaville have each annexed tens of thousands of acres of land, much of it prime farmland, while Suisun has not had the same opportunities.

The Environmental Impact Review process ensures that everyone can examine the data and analysis and provide comments.

Finally, the project has very big environmental ambitions: the goal is to be the most sustainable community in the world. That's measured by walking, biking and transit use; by water conservation; and by clean energy. As the City evaluates the project, these goals need to be rigorously evaluated on a continuous basis.

Will Downtown Suisun City remain historic or will you continue to try to add density now that you are pursuing the expansion plan?

Suisun City will remain historic, but with the addition of strategically designed 3-6 story buildings built primarily on vacant lots, with architecture that reflects the character and waterfront tradition of Suisun City. This will yield more customers to support small businesses in downtown Suisun City. We believe it is important to pursue both infill development in Suisun City and the expansion plan. Broadly speaking, we want to elevate the historic parts of Suisun while also creating space for growth in the potential expansion area.

Will the new buildings in the Foundry be permitted one-by-one or will they be permitted as a master plan?

Many of California's most beloved and successful communities were built using a master plan, which sets clear rules and guidelines for building neighborhoods. The intent for the Suisun Expansion and Solano Foundry is to use a master plan so that any project that complies with the rules can move forward smoothly and with predictability.

Having the Solano Foundry permitted as a master plan solves the complicated and unpredictable permitting process that can take decades, and is one of the main reasons that companies struggle to do business in California.

The goal is to make Suisun City one of the most competitive locations in the region for attracting major employers that bring thousands of good-paying jobs. By pre-approving development

plans, Suisun City can give companies a clear path to “yes” — allowing them to start building quickly, similar to what’s possible in many other U.S. states that have successfully drawn new onshoring investments.

The master plan will include clear rules and regulations that every company must follow to build in the Foundry. All projects will still need to meet California’s strict building, safety, environmental and permitting standards, including those for clean air, water and other public protections.

How will you protect small businesses in Suisun City from displacement or competition with the Expansion?

The most urgent need for small businesses in Suisun City is more customers. The combination of incremental development downtown and the expansion will significantly increase business for our local companies, from bars and restaurants to general contractors. We plan to explore local hiring and small business preferences as part of the negotiation with California Forever.

How could the Suisun Expansion Plan impact our quality of life in Suisun City?

The Suisun Expansion Plan could bring thousands of good-paying jobs along with the necessary training, significant new tax revenues for public safety and open spaces and more customers for Suisun City’s existing businesses.

Through the Environmental Review and Feasibility Studies, we will complete a detailed analysis of impacts on traffic, noise and the environment. Then we will work diligently to mitigate any issues so we can maximize the benefits of new jobs, tax revenues and customers for Suisun City’s existing businesses.

How will you train existing workers in Suisun City for these jobs if they don’t already have the skills?

Many advanced manufacturing companies in America, including those looking to come into Solano Foundry, now run their own custom training programs, where they can train people on the job. In addition, we would like to work with the community college district, as well as with labor unions, to build additional training programs. Between the construction jobs needed to build the project and the workforce demands of the companies that make Suisun their home, the number of job opportunities will be significant. Suisun City is committed to making sure local residents can benefit from these opportunities by prioritizing workforce training and skills development programs that prepare people for these new, good-paying jobs.

Will the City outline the key requirements that define what California Forever can and can’t do in the Suisun Expansion Plan?

Yes. The Specific Plan and Vesting Tentative Subdivision Map, which are available on the City's website, detail many of the rules that the master developer and builders must follow. The Environmental Impact Report will add required mitigation measures, and the Development Agreement will set further regulations. Altogether, these documents will clearly define what is and is not allowed. All of them will be publicly available before the City Council takes action on the project.

How will you protect against gentrification in Suisun City?

By significantly increasing the region's housing supply and doing so in a new community where no one is displaced, we can help address rising costs and prevent displacement elsewhere. Numerous [studies](#) show that gentrification tends to occur when cities fail to build enough housing, driving up rents and home prices. In contrast, cities that have embraced new housing construction, such as [Austin](#) and Minneapolis, have seen much lower levels of gentrification.

What are you doing to manage traffic?

Traffic is going to be a really important issue for us. We are holding California Forever accountable to develop a transportation plan that provides us with the confidence that it will deliver the capital improvements we need, while also operating a transit service that people will actually use in the day-to-day. The Draft Environmental Impact Report will include both the transportation plan and a full traffic study, which the public and all other responsible agencies will be able to review and comment on.

What is the project doing about affordable housing?

Where places like San Francisco or Oakland tend to have very expensive market-rate units, and taxpayer-funded housing for low-income populations, this project is taking a different approach. It is focused on home ownership opportunities for the middle class. The project is being designed to provide "missing middle" housing – medium density with a big range of sizes and styles. Renters and owners will live in the same neighborhoods.

Why isn't this going to a vote in Suisun City?

During 2023 and 2024, the Solano community made it clear that California Forever should stop pursuing a project in unincorporated Solano County that doesn't follow Measure T's principle that "what is urban shall be municipal." Instead, residents called for the company to work with existing cities and follow the standard City planning process.

Suisun City is following the normal process for land-use decisions, which are made by elected City Councils. From here, the project will go through three elected bodies:

- The Suisun City Council
- The Solano County Board of Supervisors (for a tax-sharing agreement)
- The Solano Local Agency Formation Commission (LAFCO)

What if this project fails and Suisun City has to figure out what to do with the land?

The Development Agreement will include multiple protections for the City that cover a wide range of situations. From this perspective, the Suisun Expansion is similar to other master-planned developments across California, which are routinely governed by the same types of entitlements we are considering here. The key is for Suisun City to avoid assuming financial risk and to ensure that the project's backers carry that risk instead. It is the responsibility of City staff and the City Council to ensure that the City secures a favorable deal.

ADDITIONAL ANSWERS PROVIDED BY CALIFORNIA FOREVER

How will you work with existing farmers on the land?

California Forever owns 68,000 acres, which are leased to dozens of ranchers and farmers. In the last few years, many of them have retired or plan to do so, and the next generation is not interested in taking over the business, so they are not renewing their leases. These non-renewals have already freed up thousands of acres of land for development, and will, in the next 20 years, free up over 20,000 acres.

The Specific Plan only covers about 15,200 acres, which will be developed gradually over 40 years. In the next 20 years, only 6,080 acres will be developed. Therefore, development lands can be entirely supported by the retirement of leases.

What is the status of California Forever's lawsuit with landowners?

The lawsuit has been settled with the vast majority of defendants. Two defendants remain. They are neither farmers/ranchers nor Solano County residents. California Forever has made them the same settlement offer as others, which remains available. For all defendants who settled, California Forever reimbursed all of their legal fees. For many of them, California Forever has since leased them additional properties and now has a productive working relationship with them.