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Planning Services Division

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October 13, 2016

MTC

375 Beale Street, Ste. 800

San Francisco, CA 94105

Re: Comments on Plan Bay Area 2040, Draft Preferred Land Use Scenario

To Whom it May Concern,

This letter is in response to MTC's request for comments by October 14, 2016 on the Draft Preferred Land Use Scenario for Plan Bay Area 2040. Solano County appreciates this opportunity to comment.

The Draft Preferred Scenario, Attachment A shows the anticipated Household Forecast in 2040 for Solano County (unincorporated) to be 14,700. This represents an approximately 112% increase in households from the 2010 figure of 6,900. All other jurisdictions in Solano County, except Rio Vista, have an increase between 2% and 18%, even those that contain at least one PDA. Solano County does not contain any PDAs.

Solano County is primarily rural and agricultural in nature, with a General Plan that contains multiple policies, including a voter approved initiative that requires any land in the County designated Agriculture in the General Plan to remain Agriculture, unless a vote of the people authorizes such a change. Relating to this, the County does not contain urban services, such as water and sewer connections, which would be needed to serve urban or suburban style development. The majority of land in the County utilizes onsite wells and septic systems.

While we do not know what assumptions MTC is making that could produce such an excessive projection in households for the County, two possibilities have been discussed between County and MTC staff:

1. MTC may be under the assumption that the Fairfield Train Station Project, a PDA, is located in the County and not the City of Fairfield and therefore its projected growth is being attributed to the County. Please note that the Train Station PDA is currently located in the City of Fairfield.
2. MTC may be attributing future development in the Sphere of Influence (SOI) to the County. Much of the land in the SOI is designated to match the ultimate land uses of the respective city, based on each city's General Plan. The County's General Plan acknowledges this and stipulates that these lands can only be developed upon annexation to a city. As such, any development that MTC credits to the SOI areas should be attributed to the respective city.

We request that MTC look into this anomaly and provide feedback to County staff and to make any adjustments to the projections necessary to make them a more accurate reflection of the County's anticipated future growth.

Again, Solano County appreciates the opportunity to respond to the draft data. Should you have any questions or comments regarding the content of this letter, do not hesitate to contact me at (707) 784-6765.

Sincerely,

A handwritten signature in black ink that reads "Matt Walsh".

Matt Walsh

Principal Planner

Cc: [info@mtc.ca.gov](mailto:info@mtc.ca.gov)