

Solano County Workshop — May 4, 2011

Plan Bay Area Participant Comment Sheet

Step 1: County Growth and Place Types

(A.) Thoughts and comments about **place types** in area closest to where you live or work

MEETING	COMMENT
Solano	Transit town center
Solano	Looking at #3 seems more like a suburban center vs. transit town center
Solano	Photos on 'place types' do not represent Solano Co. well
Solano	Not all cookie-cutter condos; allow for choice
Solano	Real estate is inexpensive which attracts growth
Solano	The city is (Vallejo) bankrupt but is seeking to become solvent
Solano	The school system (Vallejo) is depressed but it is laboring to improve
Solano	If the above components of Vallejo find a positive end then Vallejo will improve dynamically
Solano	Would like to see more residential growth in the Suisun City waterfront area
Solano	Planned office and suburban residential
Solano	Fairfield-Vacaville train station — transit town center title sounds appropriate but description didn't seem to capture the reality of placing higher density residential near major transit facilities. It focused mostly on commercial, retail, and job centers.
Solano	Lack of residential density
Solano	Characteristics of neighborhoods/branded identity where appropriate
Solano	Too suburban. Not close to goods and services. Bifurcated by large roads cutting through districts. Want downtown good future focus on [not legible] and diverse work/live/play.
Solano	Suisun City is only four square miles. Residents can drive to the train/bus location for easy transfer to public transportation to go to other work places.
Solano	Area 8 — better characterized as suburban center now with potential to be transit neighborhood mixed with rural town center
Solano	Area 7 — important to make transit a priority to make it work
Solano	Area 9 — keep people close to homes, jobs in Solano County
Solano	In Vacaville, section #8 is more similar to section #7
Solano	Vacaville PDAs show unrealistic densities!!
Solano	Vacaville PDA #8 should be suburban center NOT transit town center
Solano	Vacaville PDA #7 → rural town center?
Solano	Benicia — downtown does seem to be a transit neighborhood. Better citywide public transportation could/would increase chance to transition to a transit town center.
Solano	Suisun City (downtown) transit town center and transit neighborhood
Solano	Fairfield downtown: suburban center
Solano	Fairfield-Vacaville train station: should be a 'transit neighborhood' — density too low
Solano	#6 — Suisun City = transit town center/transit neighborhood (downtown)
Solano	#2 — Fairfield downtown = suburban center
Solano	#3 — Fairfield-Vacaville train station = transit neighborhood
Solano	Observation: place types are too skewed to major urban centers
Solano	Voter's main focus is more jobs in Solano; that says it all.
Solano	Most type places shown were more urban than Solano County, which is defined by a mix of urban, suburban and RURAL!
Solano	FF-VV train station should be ??
Solano	Push high density variation for each option
Solano	Fairfield North Texas and West Texas Corridor: the wording mixed use corridor describes current status. There are few residential spots on both corridors. Wide dense residential infill, both areas could be stretched to become more of an urban neighborhood.
Solano	A-ok
Solano	Fairfield train station: should be Transit Neighborhood; toll roads or taxes
Solano	Transit Town Center is appropriate (#6). Adjacent PDA (#2) also could be Transit Town Center adjacent to train station.
Solano	Area 7 — Suburban Center — will not work with the existing transportation or expanded services. Hwy 80 will not be able to sustain this type of growth.
Solano	Preference keep as is or (farm land) or continue to infill

Solano County Workshop — May 4, 2011

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Solano	1 — transit neighborhood — fine, more modes of retail would be better; 1 — urban neighborhood — like this better, move economically optimistic future
Solano	10 — there is no "there there". I did see it as a suburban center. Development should be focused "downtown" Benicia and Industrial or arsenal area
Solano	I think we should be an urban neighborhood, not a transit neighborhood. We should be encouraging retail in the downtown area as well as housing.
Solano	Benicia #10 — development in Benicia should be focused in the existing areas where Benicia is already developed. Should become urban neighborhood is ever can get a major transit station here
Solano	#10 — Benicia/Northern Gateway — adjacent to refinery. Hard to imagine suburban center, but transit hub on 780, yes.
Solano	Job opportunities in industrial park, (E) housing, nearly all large suburban houses → could use smaller homes, more density.
Solano	Entertainment?
Solano	Benicia — in agreement as employment center
Solano	I want to keep as much agricultural & open space lands. We have a finite amount of earth. Once it's built on, it will likely never revert to its natural state. Even people who live in densely populated areas go to open spaces/ parks to enjoy nature
Solano	Vacaville Area 7 — slated for suburban center — totally disagree. This will be another series of Vacaville subdivisions with and on I-80, for services that the city is finding more and more difficult to provide.
Solano	The city must work on infill and suburban development by encouraging more development of homeowner owned apartments where there are abandoned strip malls & open spaces within the city limits

Solano County Workshop — May 4, 2011

Plan Bay Area Participant Comment Sheet

Step 1: County Growth and Place Types

(B.) Priorities for conserving land in the county/region

MEETING	COMMENT
Solano	2 — should plan open space into general plan. It is a piece of quality of life.
Solano	Keep green/agriculture areas
Solano	Prevent cities in Solano County from spreading any more — use up all vacant spaces available — 'fill-in'
Solano	High (priority for conserving land); too many people is the issue
Solano	Environmental [not legible], quality of living
Solano	Keep good agriculture land and hillsides as they are
Solano	Prevent Travis Air Force Base encroachment
Solano	Save open space
Solano	Solano Land Trust & urban limit lines — have it planned and center continue with existing plan and policies
Solano	Preserve open spaces along with agriculture uses
Solano	Estimate separators/integrate into development if possible
Solano	Define edge development conditions
Solano	Urban growth/agricultural preservation boundaries
Solano	Densification of existing infrastructure
Solano	Focusing housing in cities!
Solano	Farmland; green spaces between cities
Solano	Where is the Vacaville/Dixon greenbelt?
Solano	Air quality & population needs
Solano	Vacaville-Dixon greenbelt
Solano	Vacaville-Fairfield greenbelt
Solano	Keep agricultural land
Solano	Retain open space and viable agriculture
Solano	High density & infill where possible
Solano	Concentrated development = conserve open space! Solano County is defined by its rural character. It is our highest and best quality
Solano	Preserve open space at all costs
Solano	Open space
Solano	Higher density around urban areas and new train stations
Solano	Infill
Solano	Maintain orderly growth initiative
Solano	Maintain agriculture space and scenic open space; keep visual separation between cities and urban areas
Solano	Preservation & promotion of agriculture in the region.
Solano	City limits/buffers/greenbelts
Solano	Solano County has an excellent growth initiative
Solano	Denser development, preservation of agriculture and open lands, locating jobs w/existing housing
Solano	Density infill; low cost affordable housing urban.
Solano	High (priority). Infill, using, infrastructure. Land is precious for sustainability, food production, energy projection.
Solano	High priority (for conserving land). Develop within cities first. Do infill development, utilize land that is not being used. Build high density housing, mixed use buildings. We may need farm land close to us in the future. We still do need open space for parks and community gardens in the cities.
Solano	Infill/density
Solano	Lifecycle cost analysis
Solano	Highest priority
Solano	Creation of regional park district
Solano	To conserve as much as possible
Solano	Stop the land grab by cities — a moratorium of moving city limits
Solano	Identify farm land and historical sites that will be set aside and preserved
Solano	More cooperation/discussion between the county and cities

Solano County Workshop — May 4, 2011

Plan Bay Area Participant Comment Sheet

Step 1: County Growth and Place Types

(C.) What resources do you think would be needed to support growth and high-quality development in your community?

MEETING	COMMENT
Solano	Economic development is the key to a communities survival
Solano	A lot depends on the housing market coming back up. Unfortunately the tax revenue being lost during this housing slump keeps communities from having resources they had in the past.
Solano	Planning, but with choices
Solano	Community representation & involvement
Solano	Better schools, rid city of bankruptcy
Solano	A lot more funds for schools
Solano	I live in Suisun and it is already land locked because of Travis AFB and the marshes; we do not have much to develop — so we must decide wisely i.e. higher paying jobs
Solano	More resources to maintain existing road infrastructure — need to save what we have before building more.
Solano	Support smart growth policies — encourage growth in cities, but address impacts to county areas
Solano	Regional highway and bridge and improvement with integrated transit improvement
Solano	Solano is commuter flexible with bus, bus to BART, boat/ferry to bay wide shores
Solano	Consistent and increased transportation funding
Solano	Various levels of transportation/pedestrian and bike friendly circulation
Solano	Discussed tax/funding base. Infrastructure improvement transportation options that facilitate easy multi-modal movement
Solano	Lots of federal and state grants; more redevelopment projects
Solano	Incentives for job creation in county
Solano	Incentives for density
Solano	Means to overcome economic of single family houses vs. more high density development
Solano	Efficient transit
Solano	Keep redevelopment
Solano	State/federal funding
Solano	Improvement of transit
Solano	Jobs and businesses
Solano	Adequate state and federal grants to support development
Solano	Funding for infrastructure
Solano	Job growth → economic development
Solano	Funding for affordable, high density housing
Solano	\$\$ for planning employment centers to complement existing housing and create a better jobs/housing balance
Solano	Solano has homes; develop job centers to reduce commute and VMT
Solano	Land & home values do not support higher density development (i.e. homes are still too cheap). Values don't support structural parking needed for higher density. Therefore: must keep PDAs in place to help fund projects! (Redevelopment Agencies); cut regulations that make job generating projects too difficult.
Solano	Do not eliminate redevelopment
Solano	Balance regulatory (state/federal) environment
Solano	Jobs! (economic development strategy)
Solano	Jobs — that simple.
Solano	Jobs, transportation, planning policy.
Solano	Jobs to keep the commuting to a minimum
Solano	Transportation, to provide alternatives to 1 person, 1 car commutes and trips
Solano	Planning policy to continue to keep development and the natural world in balance
Solano	Gas tax increase
Solano	Incentive for high density (re) development in existing urban limit lines
Solano	\$ for infrastructure, incentives for job creation, technical assistance for PDA development
Solano	Funding for ag preservation (subsidies), job center growth incentives
Solano	Financial incentives & funding sources, but not on the back of housing
Solano	Community involved in planning process and vote
Solano	More jobs to our area

Solano County Workshop — May 4, 2011**Plan Bay Area Participant Comment Sheet***Step 1: County Growth and Place Types*

(C.) What resources do you think would be needed to support growth and high-quality development in your community?

MEETING COMMENT

Solano	Do not build bedroom community
Solano	Federal funding
Solano	Net zero CO2
Solano	A reconsideration of what does/will drive our economy. Keeping jobs local.
Solano	Long term thinking — building for the long term
Solano	A level playing field — citizen involvement vs. developers, financial speculators
Solano	Public transportation is sorely lacking. We need more employment in Benicia
Solano	Human Resources — getting people involved/aware
Solano	Transit connections
Solano	Leadership!
Solano	Elect responsible people to city councils, who recognize the deficits of urban sprawl
Solano	Continue to bring "clean" industries to Vacaville
Solano	Encourage housing that consolidates peoples activities to a small area
Solano	Improve public transportation for people who commute within the county

Solano County Workshop — May 4, 2011

Plan Bay Area Participant Comment Sheet

Step 2: Transportation Investment Strategies

Comments about top transportation investment strategies

MEETING	COMMENT
Solano	We are located between two major metro cities of Sac. And SF. Solano should focus transportation plan to improve connectivity along the corridor as its passes through Solano
Solano	Connectivity should apply to inter/intra city mobility for cars, bicycles, pedestrians ...
Solano	Pot holes not so bad on I-80 now, but city and county roads in Solano County are still bad
Solano	Focus on incentives, not penalties
Solano	Our local roads are in slow motion; Failure modes need to preserve our existing system
Solano	Maintain [not legible] bridges
Solano	Integration of transit: one pass, one system
Solano	Need funding for existing facilities to preserve what we have already invested in
Solano	Public private partnerships
Solano	Local jobs priority
	Emphasis on local transportation connections. Keeping jobs close to housing.
Solano	Jobs!
Solano	Transportation needs to be linked to jobs!
Solano	For almost 30 years, Solano has been "told" by ABAG through their policies to build housing — in a much greater % proportion than other bay area counties. We directed our policies to do so & planned & financed infrastructure that still has to be paid off. Now we are seeing ABAG tell us to turn around abruptly & almost halt growth. We need incentives to build jobs that balance jobs/housing and decrease transit trips.
Solano	New jobs existing near existing homes is just as important for GHG/VMT as new homes near jobs. Both need transportation infrastructure & investment.
Solano	The strategies do not include incentives for job creation. A balance of jobs and housing is essential
Solano	The plan for higher density must consider economics of these projects
Solano	Lack of job creation strategies in higher housing areas to address impacts/burdens on transportation system
Solano	In Solano County, consider public-military-private airport sharing (more cargo to Travis AFB/people in Bay Area airports)
Solano	I spoke with thousands of Fairfield voters when running for Fairfield City Council. Almost everyone would want more jobs vs. commuting
Solano	Public transportation is overly expensive
Solano	Need more support for safe routes to school
Solano	Need to decrease vehicle trips & VMT to take children to/from school — when we need to encourage them to walk & bike to school; 20% of morning vehicle trips are vehicle commutes to/from school.
Solano	MTC should be able to invest in job creation strategies, either directly or via pass through to local governments
Solano	I am really concerned at the lack of inclusion of economic development in general. Questions seemed leading.
Solano	There should be a balance of funding incentives for both housing and jobs
Solano	More mass transit — long term
Solano	Again, this is pretty 'forced choice'; the wild card was useful, but still limiting
Solano	What about the agriculture society and their expectations and need? (and challenges, and the poor)
Solano	Planners must anticipate the major changes/transitions occurring in our economy & environment. It seems to me that what is being planned for us really "business as usual" i.e. California is a service economy, small industry, agricultural. Transportation must map to our economic and environmental future
Solano	Need to get off of fossil fuels → they are killing us. This can be by improving mass transit, making it more convenient. We should also promote electric cars
Solano	We need more frequent transit so waits aren't as long. We also need longer routes. Every time you can eliminate a transfer it helps. There should be a BART extension to connect w/ Capitol corridor train and also up through Crockett, Vallejo, American Canyon and Napa.
Solano	Shifting perceptions on bus waits, cost of gas, and community
Solano	It seems that cities with higher density get the \$\$; however, they commute through our county. So it seems there needs to revenue sharing using other factors, like who gets the commuters.
Solano	Less \$\$ for widening freeways & more money to encourage people to buy fuel efficient or electric vehicles
Solano	\$\$/incentives for the development of other than "oil" fuels

Solano County Workshop — May 4, 2011

Plan Bay Area Participant Comment Sheet

Step 3: Policy Initiatives

Comments about top policy initiatives

MEETING	COMMENT
Solano	Consider looking at other states transportation systems that are working and use them as a model
Solano	Not all policy should be focused on transportation; what about quality of life?
Solano	We are dealing now with 50 years of selfish job-hogging behavior by the City of San Francisco. Make new job development in San Francisco pay a BIG fee to subsidize good transit
Solano	Informed choices, not forced urbanism and cookie-cutter designs
Solano	We need to come up with a new way of funding transportation — gas tax will not work in the future as we move to electric/hybrid vehicles
Solano	No integrated economic development and GHG reduction
Solano	I'm (into) solar roof, but no incentive to R&D, manufacturing, & distribution of new panels or technology
Solano	No suburban strategy, only infill & urban shown on places type
Solano	Instead of 'requirements' for employers, consider it as strategies for employers.
Solano	Include incentives and educate employers of economic benefits (to them and the community) to be flexible with their workforce
Solano	Combine #4 and #6 - incentives & pay your way <i>options</i>
Solano	Incentive based policy. Don't impose more restrictions and cumbersome policy without reciprocal incentives to counteract burden
Solano	Job creation locally — VMT reduction
Solano	Job creation incentives
Solano	Policies that give preference to jobs
	Tax incentives for counties that provide housing for other counties
Solano	This policy (i.e. 1 to1 ratio) will require local bay area to develop housing. Suburban areas must develop j obs
Solano	From city & state: tax \$\$ incentives from businesses to employee; more [not legible] to start new business
Solano	Develop incentives for housing rich areas to create job centers nearby
Solano	Job-housing balance required for each county (1:1 ratio). This policy will require cord Bay Area to develop housing. Suburban areas must develop jobs.
Solano	Most people, if financially able, would most likely want to live close to their job. The plan must recognize this in policy directions. The Bay Area needs affordable housing and suburban areas need more jobs. A 1 to 1 ratio of jobs to housing should be implemented as a guiding principle for the plan!
Solano	Need to support job creation!
Solano	Use education to change behavior or incentives vs. mandates (like #1, #2 and #3 above)
Solano	Good planning should incorporate housing for all price points, public services, jobs, and transportation
Solano	We need to break down bedroom communities to become more complete and more dimensional communities
Solano	Again — need policies supportive of safe routes to schools
Solano	Raise gas tax — incentives for fuel efficiency; incentivize less miles travelled
Solano	Policies should favor increasing density as opposed to expanding footprint, incentivize local jobs/housing balance
Solano	Initiative for alternative short-term
Solano	Gas should not be subsidized
Solano	Alternative renewable energy must be supported
Solano	For GHG emissions, we recognize that we need a quicker technological fix, long term mass transit will get more economical & feasible as we develop transit cities, urban cities, and transit corridors
Solano	Need to move to a green economy and fund it with a carbon tax
Solano	Legislation that will force local communities to follow guidelines that impact open space, ag land, transportation
Solano	Somehow attract a broader base of participation in these meetings

Solano County Workshop — May 4, 2011

Plan Bay Area Participant Comment Sheet

WILD CARDS

Step 2: Transportation Investment Strategies

Step 3: Policy Initiatives

MEETING	WILD CARD — Investment Strategies	WILD CARD — Policy Initiatives
Solano	Preventative maintenance funding	Extra \$10 added to vehicle registration to help pay for roads
Solano	Incentives policies for job center <i>locations</i>	Research & implement alternative fuels, other than gas or electric
Solano	Funding for infrastructure to allow more density downtown	Vehicle registration fees to help transit
Solano	Transportation funds for cities that build job centers	Reuse of grey water
Solano	Fund investments for all types of housing/jobs by transit centers	Develop alternative fuels for vehicles
Solano	Jobs	EV/alternative fuel support for infrastructure without vehicle tax subsidies
Solano	Jobs to the population centers	New options for employees: don't make them requirements
Solano	Better local jobs need to be attracted	Jobs incentives over housing
Solano	Job growth incentives	Incentives for public transit or car/van pools
Solano	Job creation (change RDA allocation)	Incentives to employers for vanpools & flex work weeks to get trips in off-peak hours
Solano	Incentives for job creation	Incentives for job centers
Solano	Incentives for jobs/housing balance; wage/housing balance	Jobs-housing balance required for each county (i.e. 1 to 1 ratio)
Solano	Incentivize job creation	Cut regulations to job generation projects
Solano	Jobs/housing balance	Majority to increase \$\$
Solano	Build bicycle path and lanes	Require all counties to have job/housing balance
Solano	Support public/private partnerships with political will and policy changes	Alternative energy
Solano	Zip cars at transit hubs	Cut employment regulations
Solano	Funding for preventative maintenance on freeways and local roads	Price vehicle registration & licensing fees to real social costs
Solano	Funding for industrial and other jobs producing infrastructure to bet jobs where people live	Jobs in residential communities
Solano	Incentives to integrate regional transit single passes — for busses, ferry and rail	Raise gas tax
Solano	Incentives & policies for local job creation/location	Gas tax
Solano	Provide or offer more transportation funds that build diverse array of housing & jobs by transit centers (not just affordable!)	Raise gas tax; telecommuting
Solano	Transportation funds for cities that build job centers	Jobs/housing balance
Solano	Funding for infrastructure improvements to allow more density in existing downtowns and centers	
Solano	Attract (good) higher paying jobs close to housing	
Solano	Job centers vs. housing centers	Transition economy greener jobs, new energy technologies services
Solano	Offer more transportation funds to cities to develop jobs thus lessening commutes	Energy generation
Solano	Bicycle lane & service	Life long educational options
Solano	Create financial incentives for developing clean fuel for transportation	New vehicles
Solano		Implement new green jobs program (retro fitting and new renewable energy) and pay for it with a carbon tax
Solano		Real-time energy usage [not legible] to help drivers

Solano County Workshop — May 4, 2011

Plan Bay Area Participant Comment Sheet

WILD CARDS

Step 2: Transportation Investment Strategies

Step 3: Policy Initiatives

MEETING	WILD CARD — Investment Strategies	WILD CARD — Policy Initiatives
Solano		To research and implement alternative fuels, other than gas or electric
Solano		Education (not regulation) regarding wasted water, plus allowance for grey water re-use
Solano		(5) — Change toll on new express lanes. No to miles you drive per year
Solano		Tax car registration to support regional transit
		Extra \$10 added to vehicle registrations to help pay for roads
Solano		Increase gas taxes by \$1-\$2/gal to fund road quality and transit options
Solano		Clean fuel — build infrastructure but don't give car tax breaks
Solano		New options for employees
Solano		New options for employers
Solano		Clean fuel
Solano		Build infrastructure but don't give tax breaks
Solano		New options for employers and employees beneficial for both
Solano		Develop alternative fuels for vehicles
Solano		Fund economic development in suburban area to get jobs where people live
Solano		Provide needed CEQA for experimental research zone - wind, solar and vehicle
Solano		Buying cooperative for adoption of new technology - hybrid vehicles, solar and wind
Solano		Policies incentives that prefer job's over housing
Solano		Require all Bay Area counties to have job/housing balance (SF = export jobs/Solano = import jobs)
Solano		Incentivize job creation
Solano		Promote alternative energy
Solano		Incentives for employers to have vanpools & flexible work week schedules (trips to off-peak hours)
Solano		Employment regulations
Solano		Need \$\$; reduce tax/fee increases to simple majority
Solano		Cut regulations for job generating projects
Solano		Create policies to encourage each county to have a balance of jobs & housing (1 to 1 ratio)
Solano		Incentives for people to use public transit or car pool/van pool
Solano		Auto licensing policies reflective of the WHOLE SOCIETAL COST of care ownership and operation (don't unconsciously subsidize the automobile)
Solano		More jobs to the people, rather than people to the jobs
Solano		New car energy usage monitoring real time feedback for fuel efficiency
Solano		Transition economy
Solano		Green jobs
Solano		New energy technologies and services
Solano		Energy production

Solano County Workshop — May 4, 2011

Plan Bay Area Participant Comment Sheet

WILD CARDS

Step 2: Transportation Investment Strategies

Step 3: Policy Initiatives

MEETING	WILD CARD — Investment Strategies	WILD CARD — Policy Initiatives
Solano		Life long education options
Solano		New transportation options e.g. golf cart type vehicles, new roads to accommodate
Solano		Implement new green jobs program. Do massive energy retrofit programs & renewable energy. Pay for it with a carbon tax.

Solano County Workshop -- May 4, 2011			
Plan Bay Area Participant Comment Sheet			
Count for top four choices made in Step 2: Transportation Investment Strategies			
Count for top three choices made in Step 3: Policy Initiatives			
Step 2: Transportation Investment Strategies			Count
A. Increase funding for most effective transit services	23		
B. Increase funding to fix potholed on freeways and local roads	12		
C. Increase funding to repair or purchase new buses, train cars, tracks, etc.	5		
D. Make freeways more efficient through ramp meters and other technologies	9		
E. Widen freeways and local roadways	2		
F. Expand express bus and local bus services	14		
G. Expand commuter rail services	19		
H. Improve bicycle and pedestrian routes	12		
I. Offer more transportation funds to cities that build new housing -- including affordable housing -- near transit in walkable neighborhoods that offer residents a range of amenities	18		
J. Offer financial incentives to cities that preserve agricultural lands and open space	20		
Wild Cards	19		
Step 3: Policy Initiatives			
1. New requirements for employers	21		
2. Changing driving habits to conserve fuel & reduce harmful emissions	6		
3. Electric vehicles	20		
4. Pricing parking	5		
5. Other pricing strategies	8		
6. Economic development	26		
7. Wild Cards	35		
Step 3: Policy Initiatives			