

THE SOLSTRA PROMISE

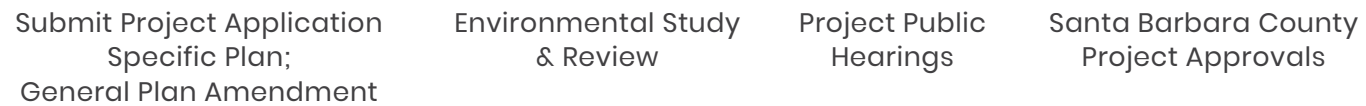
We are committed to creating a sustainable, thriving, and diverse community for North County residents that incorporates innovative environmental and technological practices which result in a resilient, socially connected community. Our design approach will bring social, economic and environmental benefits through thoughtful reuse of industrial land.

Permitting and Public Review Timeline

PRE-APPLICATION & GENERAL PLAN INITIATION (2022-2023)



APPLICATION | ENVIRONMENTAL REVIEW | APPROVAL (2023-2025)



Solstra Communities California

- Property owner and project applicant Solstra Communities California, LLC is a U.S.-based company backed by private investors dedicated to creating sustainable, thoughtful, resilient communities through the repurposing and revitalization of unique properties.
- Solstra purchased Pacific Coast Energy Company (PCEC) and its assets in 2019. The acquisition included the 1,903-acre Solomon Hills area in northern Santa Barbara County.

**SBCAG Regional Growth Forecast 2050: North County population to grow by 51,000 residents and add 22,000 jobs by 2050.*



CREATING A SUSTAINABLE & THRIVING COMMUNITY TO SUPPORT FUTURE SANTA BARBARA COUNTY HOUSING NEEDS

SANTA BARBARA COUNTY'S FUTURE NEEDS

By 2050, 75% of Santa Barbara County's population increase and 40% of its job growth is forecast to be in North County.* To meet this future need we are asking the County to begin the study of our Solomon Hills proposal for a new sustainable community of homes.

Once the County agrees to formally study the project, Solstra will then work with the community to design a detailed plan that would be subject to rigorous environmental and public review.

CREATE A SUSTAINABLE COMMUNITY

Plan for a Net Zero Carbon community that is resilient, diverse, and connected.

MEET HOUSING NEEDS

Determine where Santa Barbara County will meet future community housing needs with a variety of housing types.

REUSE INDUSTRIAL PROPERTY

Transform a century-old industrial site into a distinct, vibrant, and sustainable community.

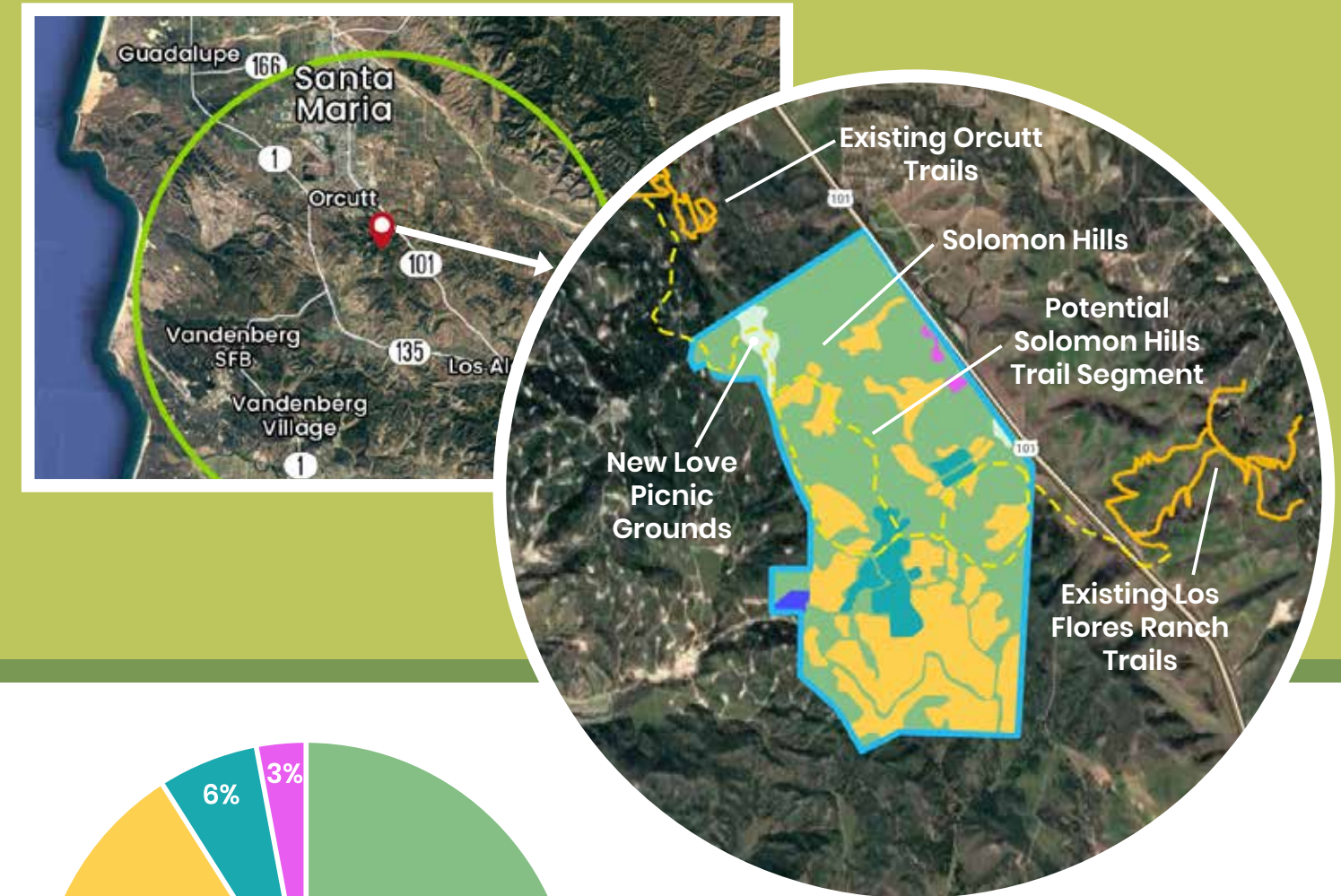
SUPPORT NORTH COUNTY JOB CREATION

Provide homes for the future workforce in North County which is expected to increase by approximately 22,000 jobs and 51,000 people by 2050.*

MAINTAIN CHARACTER & QUALITY OF LIFE

Address forecasted population growth (51,000 residents)* while maintaining North County's character and identity.

Centrally located, Solomon Hills would reuse existing industrial land to meet future housing and job demands.



Create thriving, diverse neighborhoods that provide needed homes and promote community connectivity



Apply environmentally sustainable water and energy practices and innovative technology



Design for diversity and equitable access

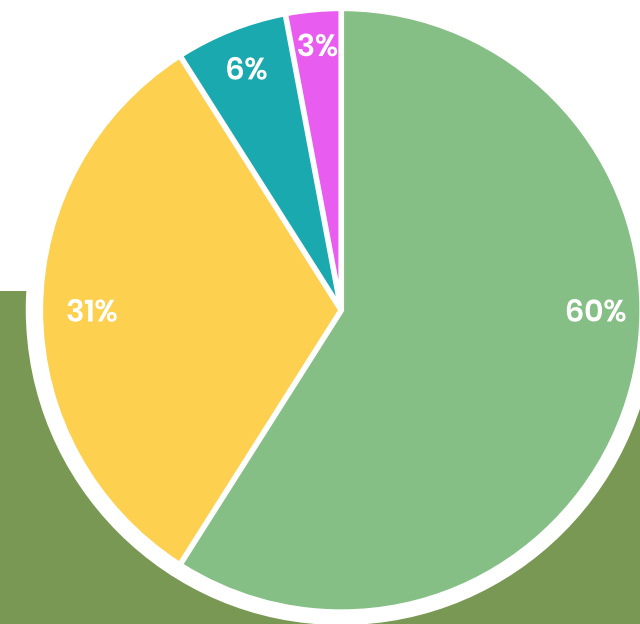


Preserve open space, create a robust public trail network and new public recreation opportunities

Solomon Hills Features

The proposal envisions:

- Reuse of 1,903-acre industrial property with a single property owner
- Small-scale villages reflecting central coast charm on 760 acres
- Over 1,100 acres of public trails, parks, open space, and conservation easements
- Variety of housing types (up to 4,000 units) to rent or own with the majority for the workforce
- Village center with neighborhood-serving commercial
- Flexible work campus for North County businesses and employees supporting up to 2,000 jobs



Estimated Land Uses

- Public Trails, Parks & Open Spaces 60%
- Residential 31%
- Essential Infrastructure 6% (School, Roads, Wastewater)
- Commercial 3%