

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA County of Solano

I am a citizen of the United States and a resident of Solano County. I am over the age of eighteen years and not a party to, or interested in, this Legal or Public Notice matter. I am the principal Legal Advertising Clerk for the

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I certify under penalty of perjury that the attached Legal or Public Notice has been published in each regular and entire issue of the Daily Republic, and not in any supplement, on the following date(s):

March 6

In the year: 2024

By: [Signature]

Connie Stinson, Legal Advertising Clerk /

Date: March 6, 2024

Notice of Intention to Circulate Petition

Notice is hereby given by the persons whose names appear hereon of their intention to circulate a petition within the County of Solano for an initiative measure to amend the County General Plan and the County Code, and to comply with the County's requirement for voter approval of certain changes to the County General Plan (Measure T). A statement of the reasons for the proposed action as contemplated in the petition is as follows:

To build a better Solano County, with more middle-class homes, more good paying jobs, and cleaner energy, the people of the County of Solano hereby desire to:

1) Authorize construction of a new community that provides middle class homes and good paying jobs on lands in east Solano County with a total size of approximately 17,500 acres (about the same or smaller in acreage than each of Fairfield, Vacaville, and Vallejo), including a requirement that construction may not begin until (a) an environmental impact report under the California Environmental Quality Act has been completed for the new community, and (b) the applicant, or its successors or assignees, seeking to build the new community has complied with General Plan Policy SS I-21 (as proposed in the initiative measure) by applying for and entering into a legally binding statutory development agreement with the County, which specifies the ten (10) Voter Guarantees identified in the initiative measure and other public benefits to be provided concurrently with development of the new community consistent with Section 4 of the initiative measure and in compliance with Section 5 of the initiative measure. The boundaries of the new community, development restrictions in the Travis Compatible Infrastructure zone of the new community, and the Voter Guarantees in General Plan Policy SS.I-21, cannot be modified without a vote of the people of Solano County.

2) Create the Travis Security Zone to protect Travis Air Force Base ("Travis AFB") by almost doubling the size of the current Travis Reserve Area from 7,971 acres in the 2008 General Plan to approximately 14,900 acres, 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).

3) Create 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.

/s/ Jan Sramek _____

Jan Sramek

5030 Business Center Dr #245
Fairfield, CA 94534

The county counsel has prepared the following title and summary of the chief purpose and points of the proposed measure:

REZONING OF 17,500 ACRES OF LAND IN EAST SOLANO COUNTY TO ALLOW THE DEVELOPMENT OF A NEW COMMUNITY

This proposed measure ("Measure") would result in various land use changes for ±25,200 acres (just over 39 square miles) of land under common ownership located in the eastern unincorporated area of Solano County, north of Highway 12, south of Creed Road, and west of the City of Rio Vista. It excludes five parcels under different ownership that are surrounded by the "New Community". In accordance with the County's current Orderly Growth Initiative, voter approval of the General Plan amendment and rezoning is required.

The Measure would change the County's long-term development strategy of directing growth into the existing seven cities by amending the Solano County General Plan to change the land use of ±17,500 acres from "Agriculture" to "New Community" Special Purpose Area to allow development of a new community with capacity for 40,000 to 160,000 residential units, 100,000 to 400,000 residents, and 25,000,000 to 90,000,000 square feet of nonresidential development east of Travis Air Force Base (TAFB). The Measure includes an additional ±7,000 acres to buffer TAFB and 712 acres to create an open space buffer between Rio Vista and the New Community; however, the full impacts to TAFB are not yet known.

This Measure would amend the County's Zoning Code to add Section 28.62 - "New Community Specific Plan Zoning District" and modify applicable Zoning Maps. These proposed amendments are intended to satisfy state law requirements for a specific plan, though the exact phasing, standards, and criteria by which development would proceed are not included in the Measure. Once adopted, the Measure limits the scope of public review of individual development proposals.

The Measure envisions all municipal services would be provided within the New Community's boundaries. The Measure applies only to Solano County and its Board of Supervisors. It does not apply to other public agencies with jurisdiction within the New Community boundaries. The New Community would require new utilities, services, and infrastructure including energy, water, sewer, schools, police and fire, and roads. Water supply would come from an unspecified source, and a Water Supply Assessment would be included as part of a required future environmental impact report (EIR).

The Measure identifies ten "voter guarantees", which include general financial and environmental commitments, that the New Community proponents would be obligated to provide once residential and commercial development begins.

The environmental impacts and financial feasibility of the New Community have not yet been fully analyzed and would not be known until after the Measure has been approved by the voters. Rights to develop the New Community and obligations for voter guarantees would not vest until a Development Agreement is executed between the project applicant and the County. The long-term enforceability of the obligations to be established in any approved Development Agreement would be limited by state law if the New Community incorporates as a new city. Any substantive modification to the voter guarantees or the boundaries of the New Community would require voter approval.

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