

FEB 29 2024

Initiative Measure to be Submitted Directly to the Voters

Registrar of Voters

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

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

SUMMARY:

This proposed measure ("Measure") would result in various land use changes for $\pm 25,200$ 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 $\pm 17,500$ 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 $\pm 7,000$ 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.

Solano County

FEB 29 2024

Registrar of Voters