

County of Solano
675 Texas Street
Fairfield, CA 94533
Attn: Board of Supervisors
Bill Emlen, County Administrator
Bernadette Curry, County Counsel

June 24, 2024

Dear Board of Supervisors, Mr. Emlen, Ms. Curry,

We believe the East Solano Plan will benefit the entire county and want to work with the Board of Supervisors and Solano County staff to make it a reality. Thank you for scheduling the discussion of the East Solano Plan on Tuesday, June 25th.

As you know, the East Solano Plan represents an unprecedented private investment of tens of billions of dollars to build a new community, generate tens of thousands of jobs, provide a range of homes that improve affordability, bring new entertainment options, build a solar farm to provide over 2 gigawatts of clean power to the region, and generate a tax surplus for Solano's general fund.

We are writing today to:

- (1) Communicate the broad and fast-growing support for the East Solano Plan.
- (2) Summarize our progress on creating opportunities for all in Solano County.
- (3) Respectfully agree with your staff's recommendation to order an impact report on the East Solano Plan at tomorrow's meeting.

Strong and growing support for the East Solano Plan

Over **20,000** Solano voters want the people of Solano to vote on the East Solano Plan in November. That's 7,000 more signatures than the 13,000 signatures that were required to place this initiative on the ballot. [Hundreds of Solano County residents](#) and [77 Solano County businesses](#) have now publicly endorsed the East Solano Plan.

At the regional level, **California YIMBY** (Yes In My Backyard), a key housing advocacy group in California, [endorsed the plan](#) last week. This was their first-ever endorsement for a greenfield project, [based on recognizing the unique combination](#) of:

1. walkable, sustainable plan designed by a world-class team of planners, urban designers, engineers, water experts, transportation specialists, environmental scientists, sustainability specialists, and other experts deeply committed to California.

2. unparalleled commitment to job creation, including the Solano Jobs Guarantee of creating at least 15,000 jobs paying 125% of Solano's average wage within the first 50,000 residents.
3. the right location for development – the California YIMBY statement confirmed that the new community is entirely outside of prime farmlands, fire risk areas, flood risk/sea level rise areas, ecological habitat, and wetlands.
4. unprecedented community benefits for downpayment assistance, scholarships, small business grants, habitat conservation, family farms, and more of \$500 million by 50,000 residents, and \$4 billion by full-build out, and
5. unique commitment to invest \$200 million into Solano's downtowns by 50,000 residents, and \$800 million by full build-out.

Creating opportunity for all in Solano County

We are committed to creating opportunities for all in Solano County. In just **just 5 months** since submitting the first version of the East Solano Plan on January 17th, we have:

- **Protecting Travis Air Force Base** - On February 15th, Travis AFB released a [statement](#) regarding the East Solano Plan where they confirmed that Travis AFB can continue to fly its full mission even at full build out of the East Solano Plan. Travis AFB also recognized the plan's potential to improve the wellbeing of our airmen and their families.
- **Bringing new private employers** - On May 16th, we announced the [first 12 employers](#) who want to bring jobs to Solano County should the East Solano Plan move forward. These companies are excited to plan their growth based on the 40-year plan for East Solano. Some of them have already started negotiating terms to acquire space.
- **Creating 1,400 new jobs and \$281 million in annual economic activity to Solano County by building a new solar farm** – On May 16th, we published an independent [economic impact report](#) that showed that building the solar farm we proposed would bring almost 1,400 full-time jobs to Solano County, and \$281 million in annual economic activity to Solano's businesses, during the 10 year build out. Thereafter, the solar farm would support almost 300 new permanent jobs.
- **Supporting Solano non-profits with \$500,000 in grants** - On May 21st, we announced the first round of [community funding grants](#). \$500,000 was distributed to 45 local organizations that work on important causes across the county.
- **Launching a career training partnership** – On May 29th, a [partnership](#) between California Forever and Merit America was announced. Merit America is a nonprofit organization that helps train lower-wage workers to move into higher-paying careers – such as Kalen Hammond, a Fairfield resident, who already went through the program. Solano County residents are encouraged to [apply](#) for Merit America's inaugural Solano

County class, with California Forever covering over 70% of the cost. This program is an early pilot for the \$70 million Solano Scholarships guarantee in the East Solano Plan.

- **Building Solano Sports Complex with a community working group** – On June 4th, the East Solano Plan added plans to create a regional [sports complex](#) to the East Solano Plan. To start the process, a community working group composed of local parents and coaches was formed to advise on the design of the complex.
- **Securing water supplies** – On June 18th, [expert reviews determined](#) that we've already secured enough water to support the first 100,000 residents of our new community. We also confirmed that the East Solano Plan will NOT be using any water from Solano Irrigation District/Lake Berryessa.
- **Creating new paths to home ownership** - On June 20th, we shared more about new paths to homeownership for Solano residents and their children, including [details about our \\$400m down payment assistance program and showcasing early floor plans](#). We confirmed that we expect to be able to deliver starter homes in the low \$400,000s in today's dollars – significantly more affordable than new construction in Fairfield or Vacaville.
- **Building 6-10 new healthcare clinics in Solano's existing downtowns** – On June 24th, we announced that we have [partnered with NorthBay Health to open 6-10 new clinics across Solano County, starting in Rio Vista](#). Our investment will accelerate opening these 6-10 clinics by several years.

We respectfully agree with your staff's recommendation to order an impact report on the East Solano Plan at tomorrow's meeting

The County's June 20, 2024 press release about the June 25th Board of Supervisors meeting stated: *"The Board will consider one of three options pursuant to the California Elections Code section 9118: (1) adopt the initiative without alteration at the meeting or within 10 days thereafter, (2) submit the initiative without alteration to voters by adopting a resolution calling for a special election and combining it with the next regular election on November 5, 2024 or (3) order an impact report to be presented to the Board within 30 days, at which time the Board may adopt the ordinance without alteration or submit it to the voters at the November 5, 2024 general election. Because the impacts of the initiative have not yet been analyzed, staff is recommending the Board order the impact report (option 3) to be prepared and presented to them at their meeting on Tuesday, July 23, 2024."*

We are writing to respectfully agree with the recommendation of your staff.

We believe that ordering a report to explore and assess the potential impacts of the initiative is the right path forward. First and foremost, because we believe in the democratic process: this issue should be decided by the voters and they deserve to have as much information as

possible to inform their decision. And second, because we are confident the East Solano Plan will help build a stronger, brighter future for Solano County, and that the more its impacts are analyzed, the clearer it will be that this plan creates jobs, enables homeownership, and drives investment in Solano County.

We ask for a fair assessment of the impacts of the project on job creation, housing affordability, homeownership, recreation options, clean energy, and tax revenue, and that in evaluating any negative impacts, the report would also outline how those could be mitigated, including by improving regional transportation.

We also recognize that the vote in November is the start of an extensive regulatory process that must be completed before any construction can begin. This initiative would open the door for us to work with you on preparing a full Environmental Impact Report and negotiating a Development Agreement, both of which would have to address all of your questions and concerns, and both of which would include extensive opportunity for further public comment and engagement. The Environmental Impact Report and Development Agreement would also include the more detailed regulations regarding phasing, infrastructure, accountability and oversight, and additional mandatory mitigations and conditions of development, including the 10 Voter Guarantees, which the initiative requires be included in any Development Agreement.

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We believe in creating opportunities for all of Solano County, and we're excited to work with you to bring these opportunities to our county over the coming years and decades. We look forward to seeing you tomorrow.

A handwritten signature in black ink that reads "Jan Sramek".

Jan Sramek
Founder & CEO

A handwritten signature in black ink that reads "Michael Fortney".

Michael Fortney
Head of Partnerships