

Keeping the Community Informed About California Forever, Flannery Associates and their proposed City

Hello Neighbor,

There has been much discussion in the news about Flannery Associates, LLC., which is owned by California Forever, and their proposed new city. Flannery (California Forever) is a group of Silicon Valley investors who have been buying land to build a new city on farmland, historically used for grazing cattle and sheep, in eastern Solano County. The land lies between the cities of Rio Vista and Suisun City off Highway 12 and State Route 113. Moreover, they have purchased land boarding Travis Air Force Base (AFB), the City of Rio Vista, near power grids, and in the Montezuma Hills.

I remain very concerned about the need for a buffer zone to prevent possible encroachment on Travis AFB as well as to preserve its base operations and protect national security. Since my election in November of 2022, Flannery (California Forever) has purchased 90 additional parcels. To date, the total number of parcels purchased is 325. This equals 52,000 acres of land primarily located in Supervisor Mitch Mashburn's District Five and a few parcels in District Three, which I represent.

In January, following my visit to Travis AFB and a discussion with base command, I started communications with Congressman John Garamendi's office to inquire about any information that his office had about Flannery (California Forever) and expressed concerns about potential impacts on Travis AFB, local farmers and Solano County residents. I was advised by the Congressman that the U.S. Department of Defense began looking into the issue in late Fall of 2022. I continued to stay in communication with Congressman Garamendi's office to see if there had been any updates regarding Flannery (California Forever). Once the Flannery group identified themselves and met with our local congressional members, Rep. Mike Thompson and Rep. John Garamendi, I contacted Rep. Garamendi's office to request

a briefing, and I invited the surrounding mayors and Supervisor Mashburn to this critical meeting. I have also in communication with State Senator Bill Dodd and his staff regarding Flannery (California Forever).

As your Supervisor, I must remain neutral. The Board of Supervisors may have to hold hearings on the project, conduct investigations and make critical decisions. At the same time, I share my constituents concerns regarding the preservation and security of Travis AFB, the protection of habitat in the area that depends on vernal pools and endangered species that live in the area, and the conservation of our open space and our agricultural community.

Like you, I have many questions such as: How can the proposed city be sustainable? Who will pay for the infrastructure of this new city? How will it impact surrounding cities? How will traffic congestion be mitigated on Highway 12 and State Route 113? Will the homes built be affordable for Solano County residents? Who will pay for additional public transportation? Where will children who reside in the new city attend school?

Sincerely,



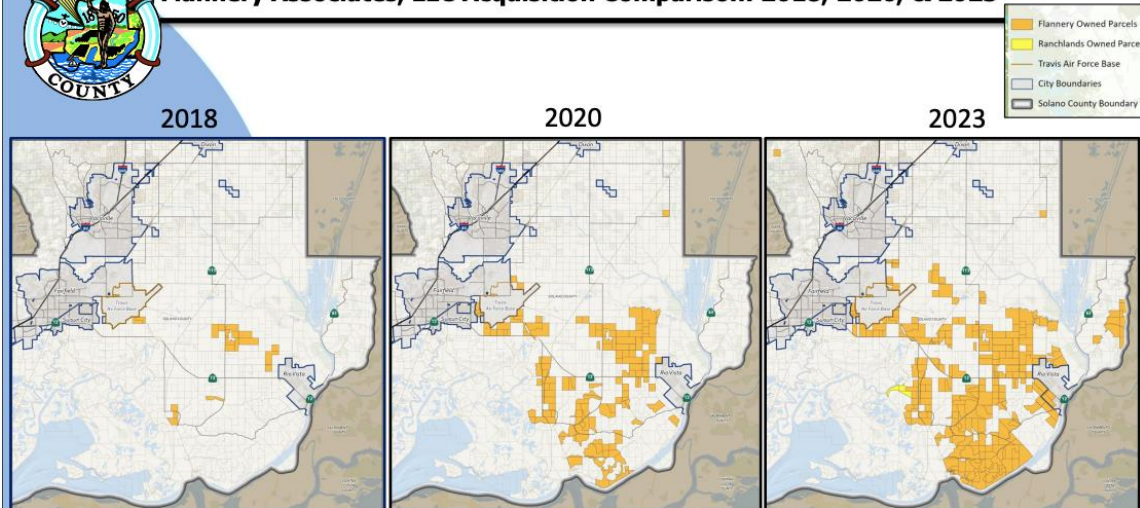
Supervisor Wanda Williams

Flannery Associates' land acquisitions in Solano County: 2018, 2020 and 2023

The maps below show a comparison of Flannery Associates' (California Forever) land acquisitions in Solano County in the years 2018, 2020 and 2023. The majority of the property acquisitions were in lands situated in the County - Jepson Prairie and the Montezuma Hills. Property was also acquired adjacent and surrounding Travis Airforce Base, and a few parcels are within the urban limit lines of Suisun City, Fairfield and Rio Vista. Flannery/California Forever has purchased more than 50,000 acres of land in eastern Solano County as of the publication of this newsletter.



Flannery Associates, LLC Acquisition Comparison: 2018, 2020, & 2023



Flannery Associates acquisition of land by years. (Courtesy of Solano County Department of Resource Management)

Answers to some questions may be determined by whether the proposed city follows the long-range vision of ABAG and the Solano County 30-year General Plan. Below is helpful information for your reference:

ABAG's long-range vision for housing: Protection, Production & Preservation



Is California Forever's proposed city compatible with vision for Solano County? As the cost of living continues to rise and the growing demand to build more housing exist, families are increasingly concerned that they will no longer be able to afford to live in Solano County. Affordable housing continues to be an issue.

In October 2021, the Association of Bay Area Governments (ABAG) adopted a visionary long-range plan for the future of Solano County and the rest of the bay area. ABAG's plan, "Plan Bay Area 2050+" took into account the impact that the pandemic had on residents, particularly concerning affordable housing as many people found themselves to be without shelter and appropriate resources.

https://www.planbayarea.org/sites/default/files/documents/Plan_Bay_Area_2050_October_2021_rev.pdf

PROTECTION, PRODUCTION & PRESERVATION (the 3P's)

ABAG and the Metropolitan Transportation Commission (MTC) for the past two years have brought together local elected officials and industry leaders to discuss regional solutions to our current housing crisis. The effort began under the name CASA (The Committee to House the Bay Area) and evolved this year into the Housing Legislative Working Group convened by ABAG and MTC. Three elected officials from each of the Bay Area's nine counties participated in five meetings of the working group, which reviewed each of the bills on which the agencies ultimately took action.



The three key goals that emerged from the CASA process are **protection** of tenants, **production** of more housing, and **preservation** of existing affordable housing throughout the region. ABAG thus far has taken a position on 12 active bills, with each falling under at least one of these categories. For more information, follow the link:

<https://abag.ca.gov/news/protection-production-preservation-abag-takes-action-housing-bills>

The Solano County General Plan: Planning for a Sustainable Future

Is the California Forever proposal compatible with the County's General Plan?

The Solano County General Plan was adopted by the Board of Supervisors on August 5, 2008 and approved by Solano County voters on November 4, 2008. The General Plan reflects the priorities of Solano County's residents.

On August 5, 2008, the Board of Supervisors approved Ordinance 2008-01 to place an amendment to the 1994 Orderly Growth Initiative (OGI) known as Measure T on the November 2008 ballot. On November 4, 2008, the voters of Solano County approved Measure T. The measure extended the provisions of the OGI by:

- approving a new General Plan Land Use Diagram with amendments consistent with the policies of the OGI;
- readopting the OGI's policies that limit the Board of Supervisor's ability to change the designation of "Agriculture" or "Natural Resource" lands through December 31, 2028; and
- updating agricultural polices to define ten geographic agricultural regions and allowing limited processing and support services in areas designated for agriculture as described in the Agricultural Chapter; and

- updating the OGI's density standards for development of Agriculture or Natural Resource lands and extending the effect of those density standards through December 31, 2028.

For more information about the General Plan for Solano County, please visit the County's website https://www.solanocounty.com/depts/rm/planning/general_plan.asp

Helpful Information:

The acquisition of over 50,000 acres of land in Solano County, and not knowing whether the purchaser was a foreign investor, triggered action by the United States Congress. Cosponsored by congressmembers John Garamendi, 8th CD, and Mike Thompson, 4th CD, the House of Representatives passed **H.R. 3357 (Protecting America's Agricultural Land from Foreign Harm Act of 2023)**.

The bill prohibits the purchase or lease of agricultural land in the United States by persons associated with certain foreign governments, and for other purposes:

<https://www.govinfo.gov/content/pkg/BILLS-118hr3357ih/pdf/BILLS-118hr3357ih.pdf>

As reported by the media, Flannery Associates (California Forever) has filed an anti-trust lawsuit against some landowners in the United States District Court of California. The company is seeking \$510 million in damages for allegations of price fixing. It is reported that Flannery has brought or is under contract to buy about 140 properties in eastern Solano County.

<https://www.reuters.com/legal/litigation/california-landowners-are-sued-510-million-over-inflated-real-estate-prices-2023-05-19/>

For more information about California Forever and their proposed city, please visit their website: **California Forever: Solano Speaks (below)**, There you can find their report of initial polling data from Solano County resident. The company states that they surveyed over 1,400 Solano County residents. <https://californiaforever.com/>