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November 9, 2012

NOTICE OF COMPLETION, AVAILABILITY, AND PUBLIC HEARING

Pursuant to the California Environmental Quality Act, as amended

**SOLANO360 SPECIFIC PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that the County of Solano, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed Solano360 Specific Plan (Project). Solano County, in conjunction with the Solano County Fair Association and City of Vallejo, has proposed the Project, which would be located on the 149.11-acre Solano County Fairgrounds site. The Project requires adoption of the Specific Plan by the City of Vallejo, a City of Vallejo General Plan amendment from Community Park to Commercial Recreation and text amendments addressing policies related to the Solano360 Specific Plan, and a rezoning from Public Facilities to Mixed Use Planned Development.

The Draft EIR analyzes the environmental effects of the Solano360 Specific Plan. This Draft EIR is a project-level environmental document that analyzes all phases of the proposed entertainment area and all phases of the proposed fairgrounds improvements at a project level.

For the purposes of environmental review in this Draft EIR, the areas designated for public development, specifically the Fairgrounds parcels, are referred to as Fairgrounds throughout the document. The areas designated for private development, specifically the Entertainment Mixed Use (EMU) and Entertainment Commercial (EC) parcels, are referred to as the Entertainment Area throughout the document.

General Plan Amendments and Zone Change

The following is a summary of the General Plan Amendments required for Solano360 Specific Plan approval by the City of Vallejo. The complete version of the text amendments is in Appendix D of the Draft Specific Plan.

- Amendment to the General Plan Land Use Element and Land Use Map establishing a new Commercial Recreation land use designation for the site to replace the Community Park designation.
- Amendments to the summary section of the General Plan text pertinent to the Solano360 Specific Plan.

- Amendments to various elements of the General Plan text establishing new goals and policies specific to the Solano360 Specific Plan Area for Urban Design, Commercial Development, Transit, Non-Motorized Transportation, and Economic Development.

This Specific Plan would change the existing City of Vallejo zoning designation for the Solano County Fairgrounds property from Public Facilities (PF) to Mixed-Use Planned Development (MUPD).

Entertainment Area

The land use concept in the Draft Specific Plan is intended to facilitate upgrading and expansion of the Fairgrounds, development of “Entertainment- Mixed Use” venues and facilities that may be feasible in the near term, and creation of a larger parcel for a future “Entertainment-Commercial” use as a new, major anchor or entertainment “gate.” The entertainment project area would authorize up to 327,571 square feet of retail, commercial, entertainment, and office space (as a substitute for other EMU uses) on 48.8 acres at the time of full buildout. Within that 48.8 acres, the EC area would include 30 acres of theme park-type uses. Three parking structures would also be constructed at the site.

Fairgrounds

The fairgrounds portion of the site would include up to 149,500 square feet of new building space at the time of full buildout, including a new exposition hall and new concert arena/grandstand cover. All existing fair facilities would be demolished with the exception of Gibson Hall, McCormack Hall, the trash shed, the maintenance shed, the livestock building, sheep barn, and associated landscape, circulation, and loading areas.

The 149.11-acre Solano County Fairgrounds site is located immediately southwest of the Interstate 80 (I-80) and State Route 37 (SR-37) interchange in the City of Vallejo, California, adjacent to the Six Flags Discovery Kingdom theme park and Lake Chabot.

The Draft EIR examines the significant environmental effects of the Solano360 Specific Plan as well as alternatives and/or mitigation measures to reduce or avoid any significant impacts identified. For the Project, the Draft EIR concludes that there could be significant adverse environmental effects in the areas of air quality, biological resources, cultural resources, geology and soils, hazardous materials, hydrology and water quality, noise, public services, transportation and Utilities and Service Systems. Mitigation measures are identified to reduce these impacts to a less-than-significant level, except for certain impacts related to air quality and transportation, for which there is no effective mitigation.

EIR Process and Comment Period

The Draft EIR is being published for a minimum 45-day public review and comment period that ends on January 10, 2013. Solano County will prepare a Final EIR to respond to comments received during the review period and will present it at a date to be determined. The Solano County Board of Supervisors must certify the EIR as a complete, accurate, and objective analysis prior to taking action on the proposed development and improvement plans for the proposed fair facilities.

We welcome your views on the adequacy and completeness of the Draft EIR. If you represent a public agency, please provide information that is germane to your statutory responsibilities as they may be affected by this Project. Responsible and trustee agencies will need to use the EIR prepared by the County when considering approvals they may grant related to the Project. If you decide to challenge the action of the County in court, you may be limited to raising only those issues you or someone else raised at or prior to the final public hearing on the Project.

Due to the time limits mandated by State law, your comments must be received by the County prior to the close of the minimum 45-day review period at **5:00 p.m. on January 10, 2013**. The Solano County Board of Supervisors and Solano County Fair Association Board of Directors will conduct a joint public hearing to review the Draft EIR and receive public comments at **5:30 p.m. on Tuesday, December 11, 2012**, at the Solano County Events Center, 601 Texas Street, Suite 5500, Fairfield, California.

Please submit any requests for a copy of the Draft EIR, indicating preference for paper or CD copy (dependent on availability), and your written comments to:

Ms. Michelle Heppner
Solano County Government Center
675 Texas Street, Suite 6500
Fairfield, CA 94533
mheppner@solanocounty.com
(707) 784-3002

Please include your name, address, and telephone number with comments and requests for copies.

Copies of the Draft EIR can be reviewed and obtained at the Department of Resource Management, 675 Texas Street, Suite 5500, Fairfield and City of Vallejo Economic Development Department Planning Division City Hall – Second Floor, 555 Santa Clara Street, Vallejo. The digital version of the Draft EIR is available online at: www.solanocounty.com/solano360/. The paper version is available for review at the following local library:

John F. Kennedy Library, 505 Santa Clara Street, Vallejo

Daily Republic – legal ad/one time – Thursday, November 15, 2012

Vallejo Times Herald – legal ad/one time – Friday, November 16, 2012