



## MEMORANDUM

TO: Birgitta Corsello, Solano County Administrator  
Daniel Keen, Vallejo City Manager  
Michael Paluszak, Solano County Fairgrounds General Manager

FROM: Tom Sinclair, Municipal Resource Group  
Elizabeth Shreeve, SWA Group  
Jason Brandman, Michael Brandman Associates

DATE: December 4, 2012

SUBJECT: Solano360 Fairgrounds Project Management Status Report

Municipal Resource Group (project manager), SWA Group (project land planner) and Michael Brandman Associates (environmental consultant) provide monthly status reports on the Solano360 Fairgrounds project. This Memorandum provides a status report for the month of November 2012.

### Solano360 Draft Documents Released for Public Review

On November 9, 2012, the draft documents for the Solano360 project were released for public review. The documents include the Draft Solano360 Specific Plan, Draft Environmental Impact Report, Draft Fiscal Impact Analysis and Draft Public Facilities Financing Plan.

The Solano360 Committee, consisting of representatives from the Solano County Board of Supervisors, Vallejo City Council and Solano County Fair Board met on Thursday, November 15, 2012 to receive the documents and take public comments.

The Draft Specific Plan prepared by SWA Group describes the proposed plan for phased development of the Fairgrounds site. The Draft Specific Plan incorporates the Guiding Principles approved by the agencies and supports the goal of establishing Solano360 as a unique place that serves as a destination for visitors and as a pedestrian-friendly community gathering place.

The Draft Environmental Impact Report prepared by Michael Brandman Associates identifies any potential environmental impacts and proposes mitigations for such impacts.

The Draft Fiscal Impact Report prepared by Goodwin Consulting Group describes the annual revenue, operating costs and public services costs that the County, City and Fair may expect as a result of the phased development of the project.

The Draft Public Facilities Financing Plan prepared by Goodwin Consulting Group proposes methods to finance the Fair improvements, infrastructure and mitigations related to the proposed project.

#### Future Schedule and Review of the Solano360 Draft Specific Plan Documents

There will be several opportunities for public review and comment on the Solano360 Draft Specific Plan and supporting documents.

The Solano County Board of Supervisors and the Solano County Fair Board will hold a joint meeting to take comments on the Solano360 project and documents on December 11, 2012. The meeting will be held at 5:30 pm in the Solano County Events Center, located at 601 Texas Street in Fairfield.

It is tentatively planned for the Board of Supervisors to consider approval of the Specific Plan and certification of the Environmental Impact Report on February 26, 2013.

Vallejo City Council and Vallejo Planning Commission meeting dates will be announced in future monthly status reports.

The documents have been posted on the County's main website ([www.solanocounty.com](http://www.solanocounty.com)) with a link to the Solano360 project (Solano360: Building the Solano County Fair of the Future).

The Draft Environmental Impact Report may be also be reviewed at the Solano County Planning Services Division (675 Texas Street, Suite 5500, Fairfield), the Vallejo Economic Development Department (555 Santa Clara Street, Vallejo) and the Vallejo Library (505 Santa Clara Street, Vallejo).

Comments on the Draft Environmental Impact Report can be submitted through an extended comment period, which ends on January 10, 2013. Comments should be addressed to:

Michelle Heffner, Legislative, Intergovernmental and Public Affairs Officer  
County of Solano  
Solano County Government Center  
675 Texas Street  
Fairfield, CA 94533

Future monthly status reports will provide updates on the progress of public review of the Draft Specific Plan and other documents, and the dates, times and locations of public meetings.

#### Additional Next Steps

The Draft Specific Plan proposes that the County and City will also negotiate and consider approval of two additional agreements. The first is a “Revenue and Cost Sharing Agreement” which is intended to identify the parties’ respective responsibilities for funding of project infrastructure, improvements, mitigations and public services. The second is a “Development Agreement/Implementation MOU”, which is intended to address the planning, design, installation and maintenance of public facilities, the public and private development process, execution of deeds, vesting of development rights and other matters pertaining to the development and financing of the project. It is intended that the draft agreements will be developed in the next two months, to be considered for approval along with the other Specific Plan documents.

#### Public Outreach

As mentioned above, the County has created a link on its main website ([www.solanocounty.com](http://www.solanocounty.com)) to the Solano360 project (Solano360: Building the Solano County Fair of the Future). The link provides access to Solano360 Committee agendas, reports and other materials. In addition, County staff coordinates the distribution of notices of meetings by email to anyone who has requested notification.