



## 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: April 19, 2013

SUBJECT: Solano360 Fairgrounds Project Management Status Report

This monthly status report on the Solano360 Fairgrounds project is provided by Municipal Resource Group (project manager), SWA Group (project land planner) and Michael Brandman Associates (environmental consultant).

### Solano County Board of Supervisors Approves the Solano360 Specific Plan

On Tuesday, February 26, 2013, the Solano County Board of Supervisors conducted a public hearing and approved the Solano360 Specific Plan, certified the Final Environmental Impact Report, made Findings of Fact, adopted a Statement of Overriding Considerations and adopted a Mitigation Monitoring and Reporting Program for the project.

### City of Vallejo Planning Commission Meeting

The next step in this process is a public hearing to be conducted by the Vallejo Planning Commission on April 29, 2013, to consider approval of the Solano360 Specific Plan, a General Plan Amendment and Zoning Amendments and recommend forwarding these documents to the Vallejo City Council for adoption; to consider approval of a Development Agreement between the County of Solano and City of Vallejo for the Solano360 Project and recommend forwarding the Development Agreement to the Vallejo City Council for adoption; and approval of a Solano360 Tentative Map, subject to the conditions of approval.

For the City of Vallejo, the Specific Plan would serve as a Specific Plan/Master Plan for development of the Private Purpose Areas. For the County, as now adopted by the Board of

Supervisors, the Specific Plan serves as a master plan for the “Fair of the Future” for new fairground facilities and the Public Purpose Area improvements.

Amendments to the General Plan are proposed in conjunction with the Specific Plan to ensure consistency. The amendments consist of the incorporation of the Plan through a new land use designation, “Commercial Recreation”, and the change of the Plan Area from “Open Space-Community Park” to that designation.

Concurrent with the General Plan Amendment, amendments to the VMC Zoning Ordinance and Zoning Map are also necessary. Similar to other areas of the City that are regulated by a specific plan, the proposal is to rezone the property as Mixed Use Planned Development (MUPD) from Public/Quasi-Public Facilities (PF).

The County has submitted an application for a Vesting Tentative Map to subdivide the Plan Area into twenty three parcels to accommodate public and private uses in addition to the transit center, open space areas and street right-of-way.

The primary elements of the Development Agreement (DA) are as follows:

- The DA vests the County’s rights to uses, densities and intensities, and maximum height and size of buildings, and other development and design standards as described in the Plan, and clarifies that the Public Purpose Areas are exempt from City land use authority.
- The DA contractually obligates the County to develop the Plan during the term of the Agreement, which is 50 years, and establishes a schedule for commencement of construction of infrastructure improvements.
- The DA establishes the Solano360 Implementation Committee, comprised of two City Council members and two members of the Board of Supervisors to provide policy oversight and dispute resolution to the respective staff throughout the implementation of the Project.
- The City agrees to work with the County to clear title to the property of the City’s reversionary interest. In the event that there is no building permit issued on any portion of the Project within 15 years from the date the City executes a quit claim deed for this reversionary interest, the County agrees to grant to City its reversionary interest.

- The DA establishes a revenue sharing agreement between the City and the County, whereby the City agrees to share a portion of its revenues from the project area in order to contribute to the costs of on-site and off-site infrastructure improvements to the Project and to reimburse the County for a portion of the costs incurred since 2008 for the preparation of the Project Vision and the Plan.
- The intent of the DA is to ensure that the City's costs of providing services to the Project be covered and that the City contributes only a portion of its net revenues from the Project.
- The DA requires the County to indemnify the City for any claims and/or litigation arising out of the Project, existing and future Projects approvals, or related decisions, including the processing and adoption of the EIR, which relate to the approvals.
- During the life of the DA, the City will be obligated to process development applications and charge fees in accordance with the City's development-related requirements (e.g., laws related to permitted uses, density or intensity of use, the maximum height and size of buildings, impact fees, exactions) that exist as of the date the DA goes into effect, with limited exceptions.
- The DA reserves the City's right to modify and apply: 1) regulations governing construction standards, including building codes, plumbing codes, mechanical codes, electrical codes, fire codes, grading codes and other uniform construction codes applicable at the time of permit application; 2) any procedural rules that are uniformly applied on a City-wide basis to all substantially similar types of development projects and properties; 3) new City laws necessary to protect persons or property from dangerous or hazardous conditions.
- Finally, the DA provides for an annual review of the Project.

The Planning Commission meeting will begin at 7:00 p.m. on April 29, 2013, in the City Council chambers, located at 555 Santa Clara Street, Vallejo.

#### Public Outreach

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.

The Planning Commission staff report and proposed documents can be viewed on the City's website: [www.ci.vallejo.ca.us](http://www.ci.vallejo.ca.us)