



**SOLANO
COUNTY**

Solano360 Implementation Committee

MEMBERS

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County, District 1*

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*Supervisor, Solano
County, District 3*

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*Councilmember,
City of Vallejo*

Jess Malgapo
*Councilmember,
City of Vallejo*

Meeting of August 6, 2015 – 1:00 p.m.

County Government Center

675 Texas Street, Fairfield, CA 94533

Conference Room 6003

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please call the Office of the Clerk of the Board of Supervisors at 707-784-6100 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

1. Public Comment
This is the opportunity for members of the public to address the committee on matters not listed on the Agenda.
2. Status of Completed Environmental Impact Report (EIR) for Redwood Overpass/Fairgrounds Widening/Highway 37 (Daryl Halls)
3. Status of Developer Exclusive Right to Negotiate (ERN) (Tom Sinclair)
4. Discuss Solano 360 Project Status (James Bezek)
5. Adjourn to Thursday, September 3, 2015 @ 1:00 pm

August 6, 2015

Solano 360 Implementation Committee

Project Status Update –Updates in **Bold**, items in italics remain unchanged from last meeting

1. *Master Plan Update*
 - a. *This task item is substantially complete. The Storm and Sewer Master Plans were submitted to Vallejo Sanitation & Flood Control District (VSFCD) for review. VSFCD performed a cursory review and acknowledged that the correct hydrology and design criteria were used. VSFCD will provide a more comprehensive review when the final design plans (i.e. construction documents) are submitted at a future date.*
2. *Preliminary Engineering*
 - a. *On-Hold pending reviews/permitting.*
 - b. *After Jurisdictional clearances are obtained, authorization of sub-consultants to begin landscape/streetscape, traffic signal and water feature designs.*
3. *Environmental Regulatory Compliance*
 - a. *On-going with coordination between Civil Engineering and Environmental consultants. During the April 24 site visit with the USACE discussions were had regarding future permitting of this project. This project will require an Individual Permit from the USACE. As part of that permit, the project is required to demonstrate that the Project Alternative is the least environmentally damaging project alternative (as part of the 404 B(1) alternatives analysis). This will require evidence that the project cannot be designed in a way to avoid impacts to the jurisdictional features both on-site and in other areas within the watershed/region. Additionally, project design to include alternatives to reduce impacts to jurisdictional features, to avoid them all together, and to enhance them when feasible.*
 - b. *The County will need to determine if they would like to proceed with a Preliminary Jurisdictional Determination (concede that all features are potentially jurisdictional) or apply for an Approved Jurisdictional Determination (each feature is assessed for jurisdiction; this process requires the SF District, Headquarters, and EPA to review the document). FCS will prepare a regulatory strategy memorandum, which will outline potential permitting scenarios for the project and assisting the County in determining how they would like to proceed.*
4. *USFWS received Environmental surveys and studies. Awaiting determination from USACE before start of Section 7 consultation. USACE will seek concurrence with USFWS to confirm/define any mitigation requirements. 135 day process from start of Section 7 to response from Authorities. Federal Emergency Management Agency (FEMA) Conditional Letter of Map Revision (CLOMR)*
 - a. *Completed. FEMA issued the CLOMR. Following completion of the actual site grading as-built survey, data will be submitted to FEMA to complete the Letter of Map Revision process in order to remove the Phase 1 work of the site from the flood plain*

5. USACE Delineation Report Review

- a. *FCS (Owen) and County (Bezek) met with USACE representatives at the project site on April 24. The site was walked and discussions took place regarding jurisdictional features, procedures and future permitting of the project. Feature D1 will require further information on pump design and date of construction.*
- b. *USACE has requested additional information regarding D-1. Based on the May 12, 2015 kick off meeting with the County and Development Team, further input is needed as it relates to phasing and project components prior to moving forward with permitting. Upon receipt, FCS will work collaboratively with the County and Development Team to identify a permitting strategy that best suits the planned development. FCS has provided an update to USACE as to the current status.*

6. Permitting Strategy

- a. *Staff met via conference call with environmental and engineering consultants to further discuss project permitting strategy based upon latest information from USACE and Developer meeting.*

Two key items require further information based upon upcoming follow-up discussions with Developer:

1. *Whether to pursue Preliminary Jurisdictional Determination (P-JD) or Approved Jurisdictional Determination (A-JD)*
 - a. *P-JD appears to be the most straight forward and time-effective method of meeting jurisdictional requirements. It provides a clear definition of items requiring response/mitigation and would streamline the permitting between the USACE and Resource Water Quality Control Board.*
2. *Project Permitting by Phase vs. Permitting Entire Site*
 - a. *Permitting by Phase is the preferred method because the project can focus remediation in the area of improvements planned as part of Phase 1 and not deal with areas that are scheduled for a later Phase which require significant remediation requirements. Additionally, permit is valid for 5 years. Any work not completed within that period would need to be re-permitted.*
- b. **Staff and Engineering Consultants met with Solano Community Development, LLC on July 20th for second working session. Developer indicated interest in pursuing Permitting Entire Site. Developer will provide an update at end of August working session which will be used in the development of the proposed permitting strategy.**

7. Parking Lot Improvements

- a. *The large overflow parking lot resurfacing began on 6/25/15 and is scheduled to be slurry sealed the week of 6/29 – July 3*
- b. *The expansion lot was paved on 6/23 and striping is pending approved change order and could begin as early as 6/30/15*

- c. The lots will be available for use by the Fair and Six Flags/Discovery Kingdom starting in July 2015*
 - d. **Parking lots were available June 30th and were used during the 2015 Solano County Fair***
- 8. Current Fair Building Structures Improvement and Demolition**
- a. Requirements in Solano 360 EIR for Demolition of Structures*
 - b. Fair Efforts on Improvements to McCormack Hall*
 - c. **The Fair is working with a consultant to provide a Needs Assessment and Design Services Proposal for McCormack Hall***