



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: November 3, 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 October 2012.

Solano360 Committee Meeting; Solano360 Draft Specific Plan Documents

The Solano360 Committee, consisting of representatives from the Solano County Board of Supervisors, Vallejo City Council and Solano County Fair Board will meet on Thursday, November 15, 2012 to receive a Draft Solano360 Specific Plan, Draft Environmental Impact Report, Draft Fiscal Impact Analysis and Draft Public Facilities Financing Plan. The meeting will be held in the “County Building” at the Solano County Fairgrounds in Vallejo, at 5:30 pm.

The Draft Specific Plan prepared by SWA Group describes the proposed plan for phased development of the Fairgrounds site, based on the land plan that the Solano360 Committee confirmed as the basis for preparing the Draft Specific Plan. 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.

All four documents are expected to be released for public review on Friday, November 9, 2012. They will be posted on the link on the County's main website (www.solanocounty.com) to the Solano360 project (Solano360: Building the Solano County Fair of the Future).

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 the supporting documents. The Solano County Board of Supervisors, Solano Fair Board, Vallejo Planning Commission and Vallejo City Council will all conduct public meetings to consider the documents.

The Draft Environmental Impact Report will identify ways in which comments may be submitted regarding the environmental review throughout a public comment period, which will extend to January 10, 2013.

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.

Public Outreach

As mentioned above, the County has created a link on its main website (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.