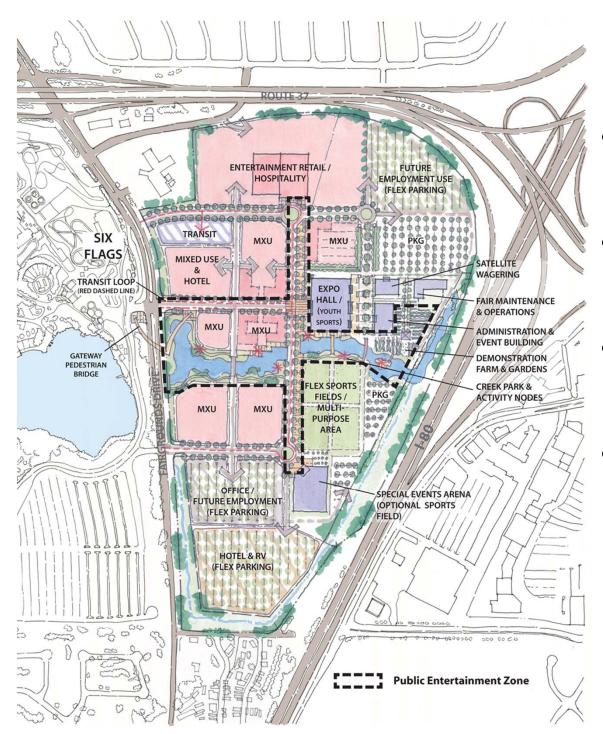
Solano360 Initial Project Description and Notice to Proceed with EIR

August 9, 2011



VISION CONCEPT PLAN

- Long term vision for County property
- Mix of public and private uses
- Seamless integration with the Fair of the Future
- Flexibility for expansion,
 phasing and shared
 parking

Comparison of Solano360 Vision Plan and Initial Project Description

Solano360 Project	August 9, 2011								
		VISION							
		PLAN		PROJECT DESCRIPTION ⁶					
USE		ACRES	Subtotals	ACRES	Subtotals				
PRIVATE PURPOSES-Vision	Plan								
Entertainment Commercial		14.2							
Entertainment/Mixed Use		4.8							
Mixed Use Commercial/Hospita	25.4								
Office/Flex Parking		16.0							
Hotel (250 room)		10.9							
Open Space/Drainage/Wetland	ls	19.7							
Subtotal			91.0						
PRIVATE PURPOSES-Project	Description								
Entertainment Park ^{1,2}				20.0					
Major Entertainment ^{2,3}				31.0					
Urban "Festival Park"				3.0					
Parking ^{3,4}				20.0					
Open Space/Drainage/Wetland	ls			20.0					
Subtotal					94.0				
PUBLIC PURPOSES									
Fairgrounds		44.9		40.0					
Open Space/Drainage/Wetland	ls			5.0					
Transit/Multi-modal Center ⁵		2.5		0.0					
Roads		10.7		10.0					
			58.1		55.0				
Totals			149.1		149.0				

NOTES (for Project Description)

- 1. Entertainment Park areas will allow for retail and hospitality uses.
- 2. Land Use acreages assume surface parking lots in the early phases; later phases could include a consolidated parking approach involving structured parking
- 3. Surface parking assumed at 125 cars/acre.
- 4. Later phases could include structured parking.
- 5. Project description may be modified to include transit center
- 6. Acreages subject to change based on development of land plan

SOLANO 360 - REVISED May 26, 2011





TIMELINE FOR CONCURRENT SPECIFIC PLAN & EIR PROCESS

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Months	1	2	3	4	5			8	9	10	11	12	13	14	15	•	•	18	19	20
		<u> </u>	1				011 		<u> </u>			<u> </u>				1	2012			
WORK PLAN SUMMARY	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	Aug
MEETINGS (dates to be determined)																				
Solano360 Committee - every 2 months								_]						
Generally 4th Thursdays, 4:30 pm			17-Mar		26-May	23-Jun	28-July Proj Descrip	Ī	22-Sep		17-Nov		26-Jan		22-Mar		24-May			
Project Team - monthly																				
Status Reports/Study Sessions						28-Jun)	0.04	BOS approves				0							
ODate to be confirmed	Fair Board		Fair Board			BOS/CC status report		proj descrip/O 10-Fair Board	C reviews; Aug				Oty CO/PC St	udy Session						
Informational reports to County BOS/City Council/Fair Board (generally 2nd Tuesdays following 360 Meetings)		0		☆		☆				☆		☆		☆		☆		☆		
FINANCIAL/FISCAL STUDIES																				
Market Demand						0														
Fiscal Impact Analysis Public Facilities Financing Plan (w/Specific Plan) Revenue Sharing Agreement														_		C				
GENERAL PLAN AMENDMENT																	/			
																		č	ŏ	
SPECIFIC PLAN																				
Project Startup and Fairgrounds Master Plan																				
Project Startup and Pairgrounds Master Plan Preferred Plan and Program Options	FAIRFACI	LITIES MAS	IER PLAN	· · · · · · · · · · · · · · · · · · ·			I.													
Admin Draft Specific Plan			+ -				<u> </u>													
Draft Specific Plan																				
Public Review		uoisi,	plan/	plan/																
Final Specific Plan - Design Guidelines			es	es	plan/	<u>~</u>	<u> </u>		······					1				12-Jun <u>-12</u>		
Public Hearings (PC & CC/BOS)		escriptic	ss-land	ss-land	and use	n SP/EI	lano360												Plan Approval	
Specific Plan Appeal Period (10 days)		project d	ve proce	ve proce	ocess-la	1 betwee	d by So							_						
EIR (Note: meeting schedule to be determined)		Prel. p	terati	terati	ve pr	actio	dde													
Project Initiation			-	-	terati	inter	ption													
Review Existing Studies		·				nued	scri													
Identify Environmental Constraints						Conti	g of the second													
Notice of Preparation and Environmental Scoping							Proje													
A second sectors									30-day review											
Agency Coordination				i i	i						18-Nov									
Admin Draft EIR												1]						
Lead Agency Review Draft EIR														1						
Public Review (45 days)		+	+				<u> </u>		······									<u> </u>		
Admin Final EIR/Response to Comments	<u> </u>	+	+				<u> </u>		<u> </u>			<u> </u>	-							L
Final EIR	<u> </u>	+	+				<u> </u>		<u> </u>			<u> </u>						12-Jun-12		
Mitigation Monitoring Plan (Draft and Final)	l		+	··· ··		··· ···	<u> </u>		<u> </u>			<u> </u>						BOS-BRCa	tification	
County BOS Noticing and Hearings	† · · · ·	-	1									1		-					uncation	
City PC and CC Hearings for SP/GPA/ZMA		1	-											-				ĬĊ		
								EIR Scoping N	Aeeting 9/15				Draft EIR-B	OS Hearing					PC/CC Hearin	ngs
Project Approval/EIR Certification/File Notice of Det	ermination																			
EIR Appeal Period (30 days)																				
TENTATIVE MAP)	
											1									

Recommended Action:

- The County Administrator's office recommends that the Board consider approval of the Initial Project Description for the Solano360 project located at the Solano County Fairgrounds property in the City of Vallejo and
- Consider alternatives in the Environmental Impact Report which coincide with the Solano360 Vision Report (Such as Office)

