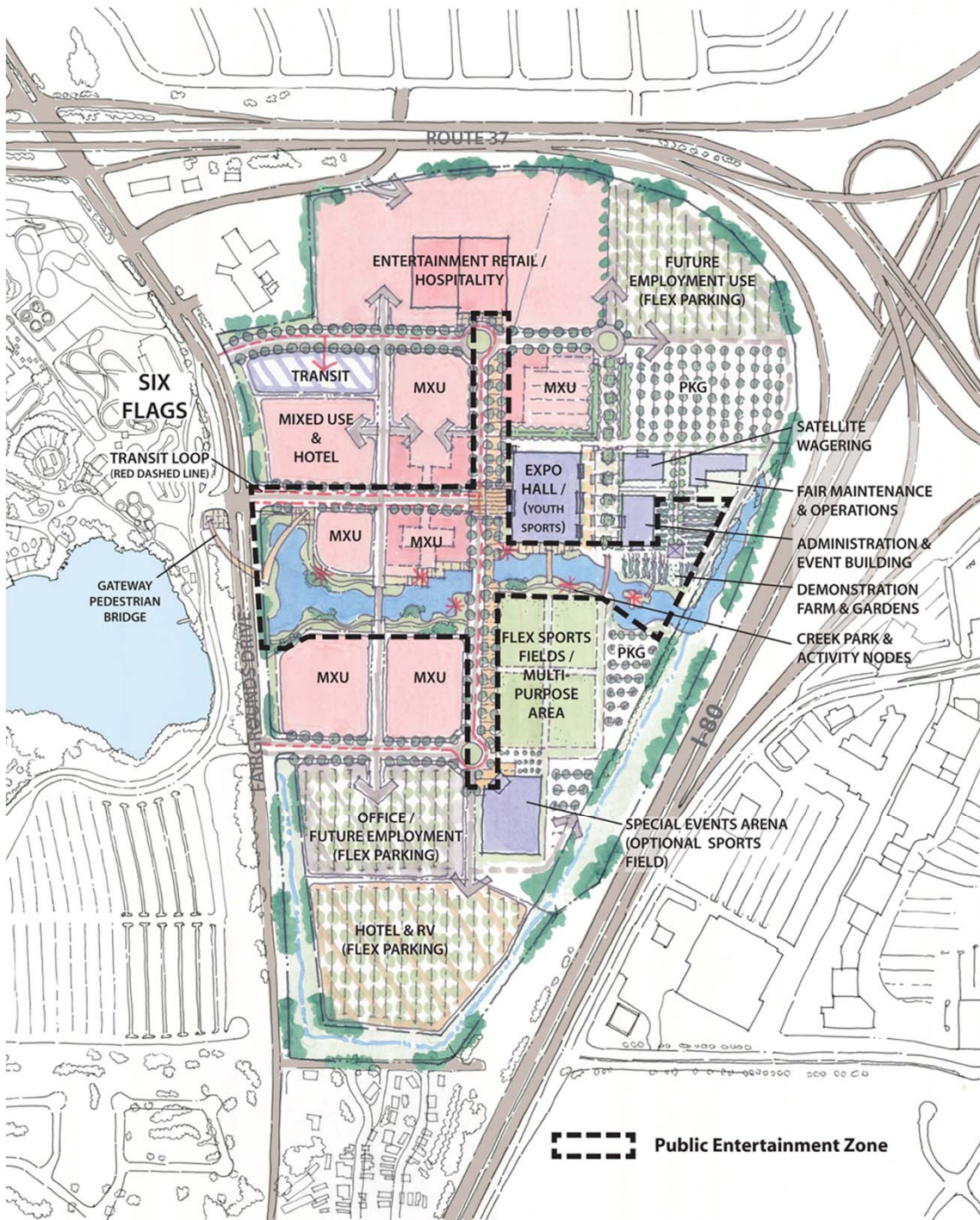


# Solano360

## 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

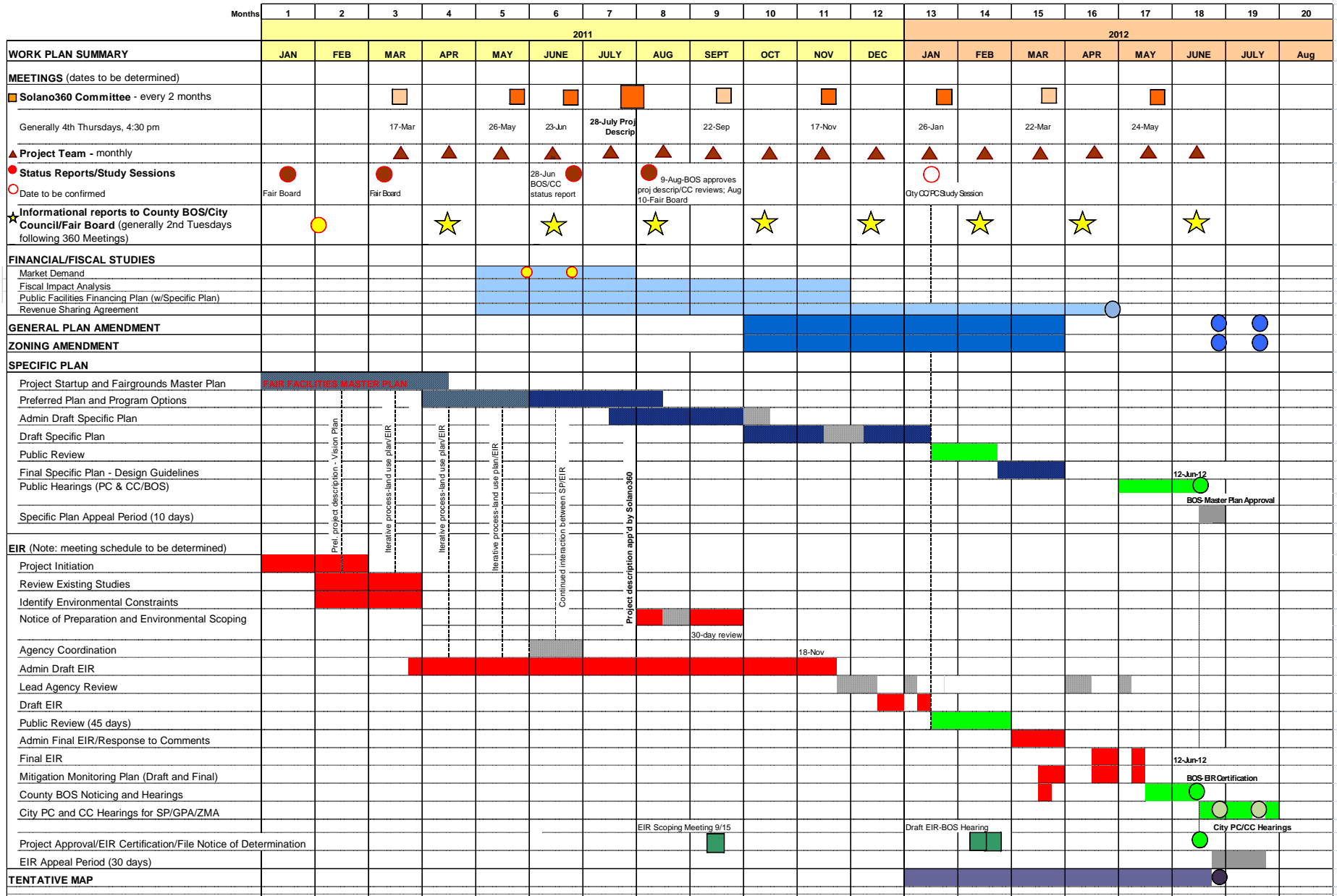
USE	VISION PLAN		PROJECT DESCRIPTION <sup>6</sup>	
	ACRES	Subtotals	ACRES	Subtotals
<b>PRIVATE PURPOSES-Vision Plan</b>				
Entertainment Commercial	14.2			
Entertainment/Mixed Use	4.8			
Mixed Use Commercial/Hospitality	25.4			
Office/Flex Parking	16.0			
Hotel (250 room)	10.9			
Open Space/Drainage/Wetlands	19.7			
Subtotal		91.0		
<b>PRIVATE PURPOSES-Project Description</b>				
Entertainment Park <sup>1,2</sup>			20.0	
Major Entertainment <sup>2,3</sup>			31.0	
Urban "Festival Park"			3.0	
Parking <sup>3,4</sup>			20.0	
Open Space/Drainage/Wetlands			20.0	
Subtotal				94.0
<b>PUBLIC PURPOSES</b>				
Fairgrounds	44.9		40.0	
Open Space/Drainage/Wetlands			5.0	
Transit/Multi-modal Center <sup>5</sup>	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



**TIMELINE FOR CONCURRENT SPECIFIC PLAN & EIR PROCESS**



# Recommended Action:

1. 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
2. Consider alternatives in the Environmental Impact Report which coincide with the Solano360 Vision Report (Such as Office)

