



**SOLANO
COUNTY**

Solano360 Implementation Committee

MEMBERS

Erin Hannigan
Chairwoman
*Supervisor, Solano
County, District 1*

Jim Spering
*Supervisor, Solano
County, District 3*

Pippin Dew
*Councilmember,
City of Vallejo*

Hermie Sunga
*Councilmember,
City of Vallejo*

**Meeting of June 3, 2019 10 a.m.
County Administration 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. Discussion of Solano360 Project Status

- a. Fairgrounds Demolition Project Update
- b. City Update on Economic Development Activities
- c. Highway 37/Fairgrounds Drive Project Update – Solano Transportation Authority
- d. Next Steps - Partnership with City of Vallejo on Site Development
 - i. Joint Effort with City to develop Letter of Interest/Request for Qualification Package and Updates to the Project Development Agreement between the City and County

3. Suggested to Adjourn to Thursday, September 5, 2019 @ 1:30 pm



EXECUTIVE SUMMARY

Purpose and Scope

This Solano360 Specific Plan (the “Plan”) is a product of a joint effort by the County of Solano (“County”), City of Vallejo (“City”), and the Solano County Fair Association (“Fair Association”) to develop a flexible, long-term framework for redevelopment of the Solano County Fairgrounds, a 149-acre County-owned property located at the crossroads of Interstate 80 (I-80) and State Route 37 (SR-37) within the City of Vallejo.

The Plan provides a flexible guide for land use and infrastructure improvements, public and private investments, and long-term, phased revitalization over the next 25 years. In addition, the Plan ensures consistency with the City of Vallejo General Plan, provides the basis for environmental review and subsequent entitlements, and supports County and City future actions as follows:

- **County of Solano** - this document serves as a master plan for development of Public Purpose Areas consisting of a new “Fair of the Future,” an iconic, landmark destination that renews the 63-year heritage of the Solano County Fair, along with associated open space, parking, transit, and roadways. The Public Purpose Areas are proposed for primarily public purposes associated with the Solano County Fair and will be exempt from the City’s land use authority.
- **City of Vallejo** – this document serves as a Specific Plan and Master Plan that satisfies requirements under the Vallejo Municipal Code (VMC), Title 16. It will provide flexible planning and design provisions for proposed mixed-use development to be undertaken for private, revenue-generating purposes, subject to the City’s land use authority. The Private Purpose Areas of the Specific Plan are proposed for private development and will require a General Plan Amendment and Zoning Map Amendment, processed concurrently with this Plan.

The Solano360 Committee, a joint County-City-Fair Association group comprised of representatives from Solano County Board of Supervisors, City of Vallejo City Council, and Solano County Fair Association Board, provided direction for community outreach, planning and design principles, and implementation. Preparation of the Plan included a market study, a Public Facilities Financing Plan, a Fiscal Impact Analysis, a City of Vallejo General Plan Amendment, and technical evaluation of the proposed water feature.

Since 1949, the Solano County Fair Association has operated the annual County Fair on the property. Year-round activities include satellite wagering and a robust and diverse calendar of public and private events. Parking utilizes significant portions of the overall site, and drainage corridors form the eastern, southern and western boundaries. The 27-acre “Handlery Parcel” is limited by deed restriction to use for Fair and public purposes. Fairgrounds Drive provides primary access. Neighboring uses include Lake Chabot, the Six Flags Discovery Kingdom theme park, the Newell Mobile Home Park, and the I-80 and SR-37 corridors.

In conformance with CEQA, the Solano360 Environmental Impact Report (EIR) evaluated impacts associated with the project. The Plan and EIR were prepared concurrently so that project design could address and mitigate environmental conditions and constraints.