

Agenda Item # 20
13-0156
Feb. 26, 2013



Solano 360 Fairgrounds Development Project

Specific Plan
Final Environmental Impact Report

February 26, 2013

Recommendations

- Conduct public hearing to:
 - Consider adoption of resolution certifying the Final Environmental Impact Report,
 - Making Findings of Fact,
 - Adopting Statement of Overriding Considerations, and
 - Adopting Mitigation Monitoring and Reporting Program for Solano360 Specific Plan
- Approve Solano360 Specific Plan (Project) to serve as master plan for long-term redevelopment of Solano County Fairgrounds
- Authorize County Administrator to:
 - Proceed with submittal of Certified Final Environmental Impact Report and Adopted Specific Plan to City of Vallejo
 - Make application to City of Vallejo for Development Agreement and Tentative Map for Solano360 Project

Phase 1 – Visioning Phase

On February 24, 2009, the Board of Supervisors adopted the following Guiding Principles and approved a Memorandum of Understanding (2009 MOU) with the City of Vallejo to guide the development of the Solano360 Project Vision:

- Generate revenues for Solano County and the City of Vallejo, create jobs and ensure long-term economic sustainability
- Establish a unique place with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering place
- Explore a mix of complementary land uses, including retail, commercial, hospitality, recreational, residential, family and youth oriented, educational and civic uses that seamlessly integrate with the “Fair of the Future”
- Explore increased physical connectivity and synergy with Six Flags Discovery Kingdom, downtown Vallejo, the waterfront and other existing commercial operations
- Provide pedestrian, bicycle, vehicular and transit facilities that foster access to, from and within the site
- Incorporate sustainable and green principles in all aspects of the development



Solano360 Vision (Adopted 2009)

Generate revenues for Solano County and the City of Vallejo, create jobs and ensure long-term economic sustainability

Establish a **unique place** with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering place.

Explore a **mix of complementary land uses**, including retail, commercial, hospitality, recreational, residential, family and youth oriented, educational and civic uses that seamlessly integrate with the "Fair of the Future".

Explore increased **physical connectivity and synergy** with Six Flags Discovery Kingdom, downtown Vallejo, the waterfront and other existing commercial operations.

Provide pedestrian, bicycle, vehicular and transit facilities that **foster access** to, from and within the site.

Incorporate **sustainable and green principles** in all aspects of the development.

Phase 2 – Entitlement Phase

- Three-party coordinated effort between
 - Solano County
 - City of Vallejo
 - Solano County Fair Board
- Phase 2 includes
 - Development of the Specific Plan (Master Plan)
 - Preparation of the Environmental Impact Report (EIR)

Solano 360 Specific Plan

- Describes the Solano360 vision and how it will be achieved
- Serves as a Master Plan for the Fairgrounds and as a comprehensive land use plan for the private purpose areas
- Contains land use policies, standards and design guidelines
- Addresses transportation and other public infrastructure
- Sets forth an implementation plan, including the development review process and a framework for streamlined reviews for proposals that meet standards and guidelines
- Further articulates how the plan will be carried out by the City, County and Fair

Specific Plan – Design Guidelines

- Guidelines established to provide clarity of expectations for future development in the Solano360 area
- Intended to facilitate projects of quality design consistent with the Solano360 Vision
- More detailed Guidelines created for the private purpose areas
- Goal is to provide clear guidance to allow expedited review of proposal deemed consistent with the guidelines and other development standards in the Specific Plan
- Specific areas addressed by the Guidelines include building form, rooflines, entries, quality building materials, proper use of awnings, signage, etc.
- Do not dictate a specific style, but require consistency with general site planning and building visions shown in the Specific Plan
- Guidelines provide a valuable tool in the early planning of projects in the Plan area

Solano 360

Public Draft Specific Plan

Vallejo, California



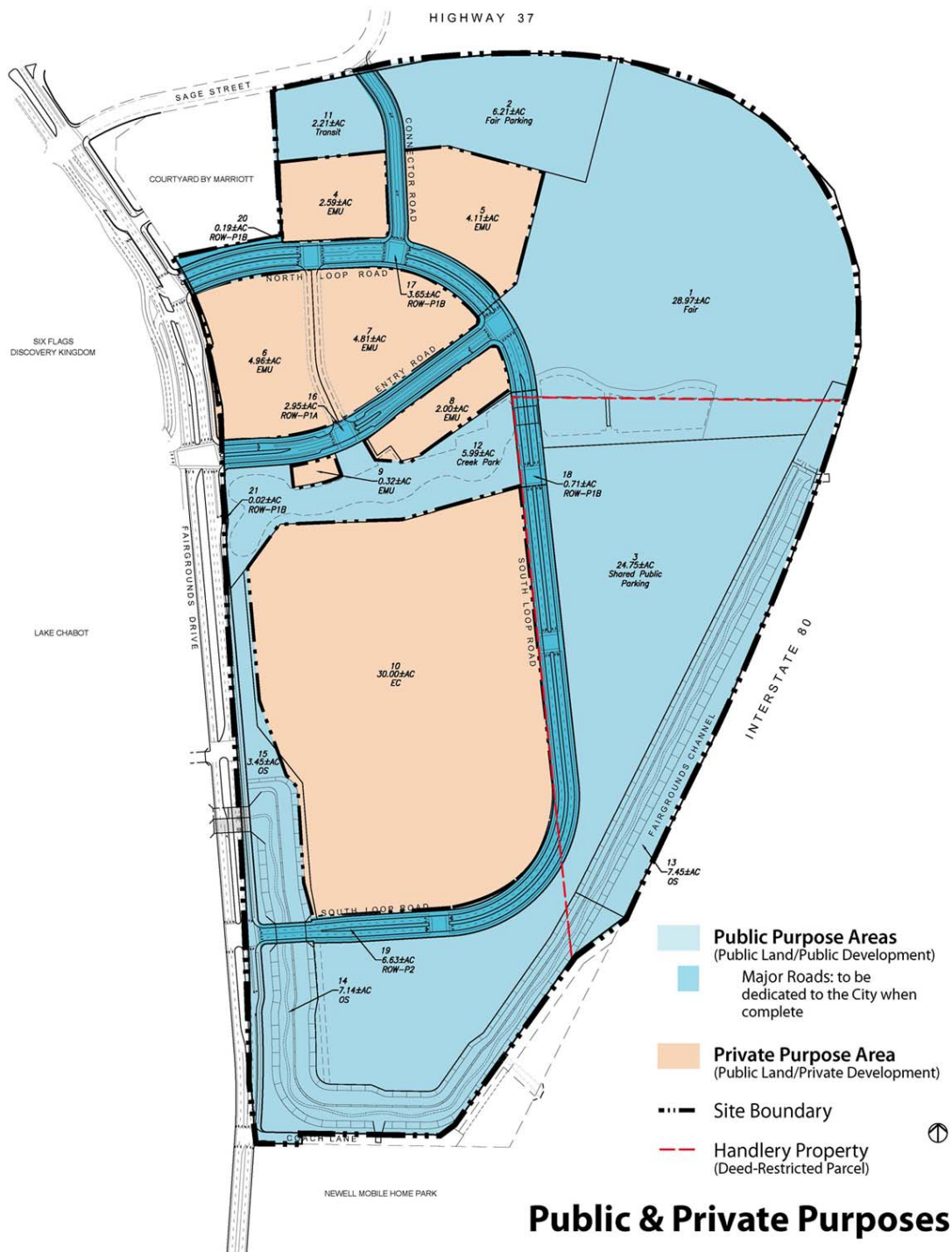
Prepared for:
County of Solano
City of Vallejo
Solano County Fair Association
November 9, 2012

The Plan:

- Serves as a flexible guide for land use and infrastructure improvements, public and private investments, and long-term phasing, based on Vision principles
- Ensures consistency with the City of Vallejo General Plan.
- Provides the basis for environmental review and subsequent entitlements.

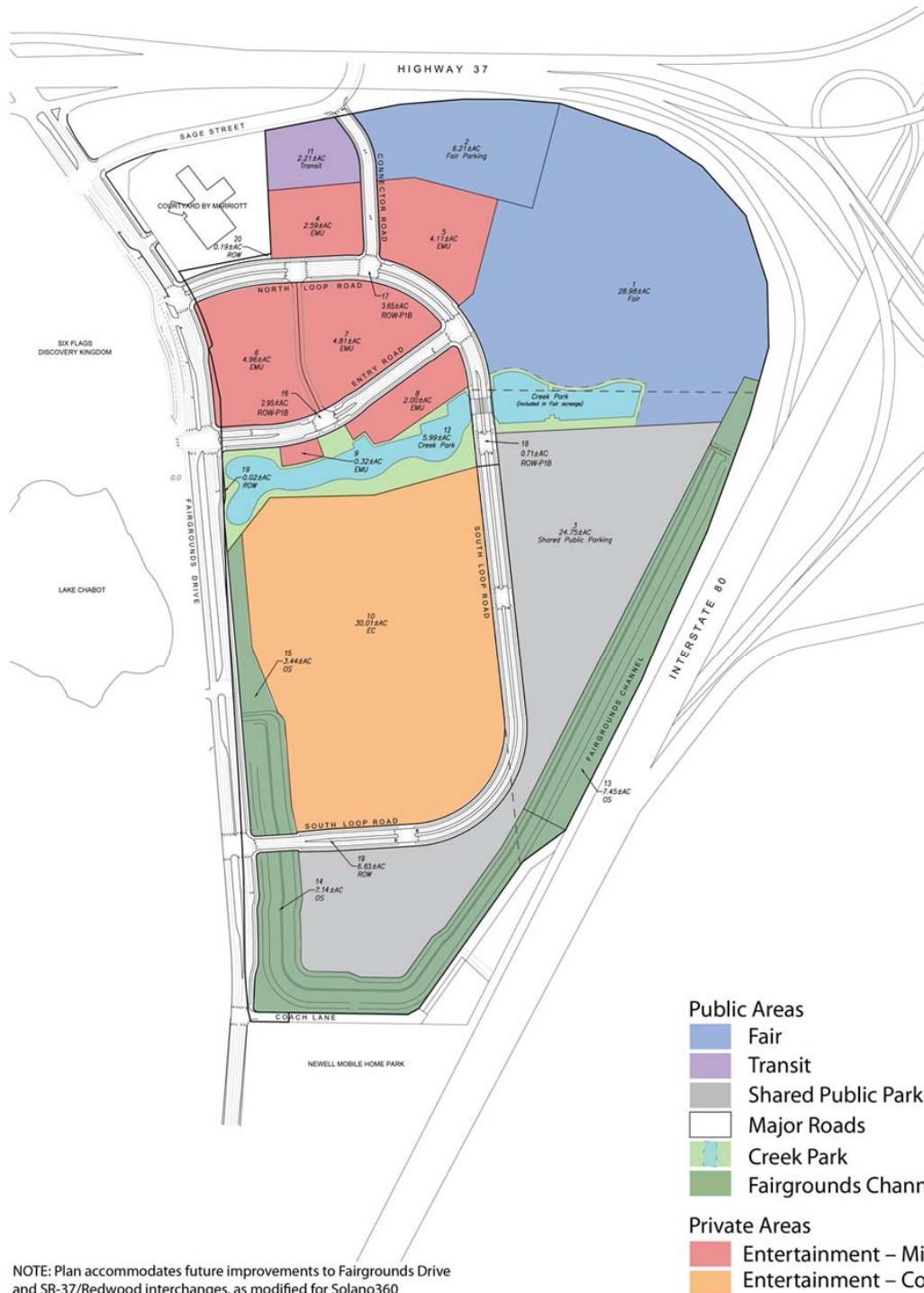
Contents:

- Executive Summary
- Introduction
- Site and Context
- Land Use & Phasing
- Urban Design & Guidelines
- Transportation
- Public Infrastructure & Services
- Implementation & Administration
- Appendices for Technical Studies



The Plan supports future actions by the County and City as follows:

- **County of Solano** - serves as a master plan for development of Public Purpose Areas consisting of the “Fair of the Future” and associated open space, parking, transit, and roadways. Public Purpose Areas will be exempt from the City’s land use authority.
- **City of Vallejo** – serves as a Specific Plan and Master Plan under the Vallejo Municipal Code (VMC), Title 16. It provides planning and design provisions for private, revenue-generating mixed-use development, subject to the City’s land use authority, consistent with jointly adopted plan. Private Purpose Areas require General Plan Amendment and Zoning Map Amendment, processed concurrently with the Plan.
- Land remains within County ownership



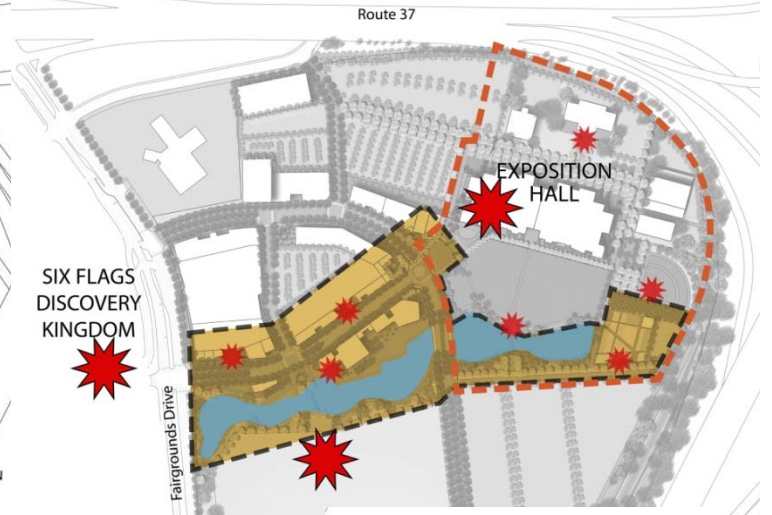
NOTE: Plan accommodates future improvements to Fairgrounds Drive and SR-37/Redwood interchanges, as modified for Solano360




LAND USE	Acres at Buildout	Subtotals
Public Areas		
Fairgrounds (Facilities, Waterway, Parking)	35.2	
Creek Park	6.0	
Open Space/Channel	17.9	
Transit/North Parking Center	2.2	
Shared Public Parking	24.7	
Major Roads	14.3	
	<i>Subtotal</i>	
	<i>Public</i>	
	<i>Areas</i>	100.3
Private Development Areas		
Entertainment-Mixed Use (EMU)	18.8	
Entertainment-Commercial (EC)	30.0	
	<i>Subtotal</i>	
	<i>Private</i>	
	<i>Areas</i>	48.8
TOTAL	149.1	149.1

LAND USE PROGRAM	Acres	Building and Parking Structure Square Feet	Housing Units	Parking Stalls
Public Development Areas				
Fairgrounds	35.2	149,500		775
Transit/North Parking Center Bus Docking	1.1			
Transit/North Parking Center Parking Structure	1.1	121,600		380
Shared Public Parking Structure	5.0	800,000		2,500
Shared Public Surface Parking	19.7			1,980
Creek Park (w/water feature)	6.0			
Fairgrounds Channel (peripheral drainage)	17.9			
Major Roads	14.3			73
<i>SUBTOTAL FOR PUBLIC DEVELOPMENT AREAS</i>	100.3	1,071,100		5,708
Entertainment Mixed Use (EMU)	18.8	327,571		804
EMU Parking Structure (included in EMU area)		320,000		1,000
Residential (included in EMU area) ¹			50	
Entertainment Commercial (EC) ²	30.0	n/a		750
<i>SUBTOTAL FOR PRIVATE DEVELOPMENT AREAS</i>	48.8	647,571	50	2,554
TOTALS	149.1	1,718,671.2	50	8,262.0

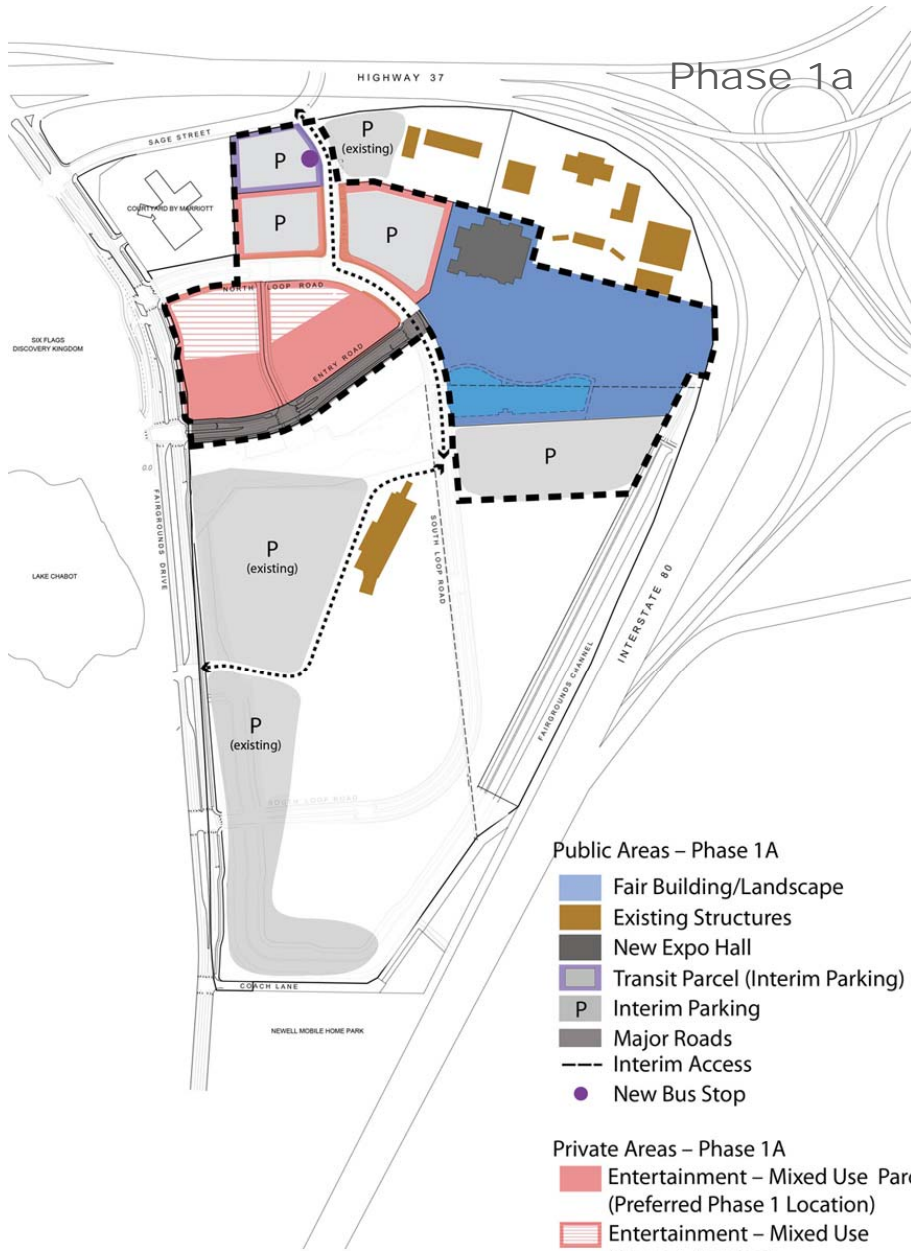
Table Notes:

1. Housing is allowed within EC or EMU as a Conditional Use Permit from the City of Vallejo (see land use policies).
2. Square foot totals do not include Entertainment Commercial uses, which may include both outdoor venues and buildings. EC parking assumes 750 onsite surface spaces and 1,250 Shared Public Parking spaces at build-out (see parking program).
3. Shared Public Parking serves the Fair and other entertainment venues; includes 19.7 acres of surface parking and a 5-acre (2,500 car) parking structure (see parking program).



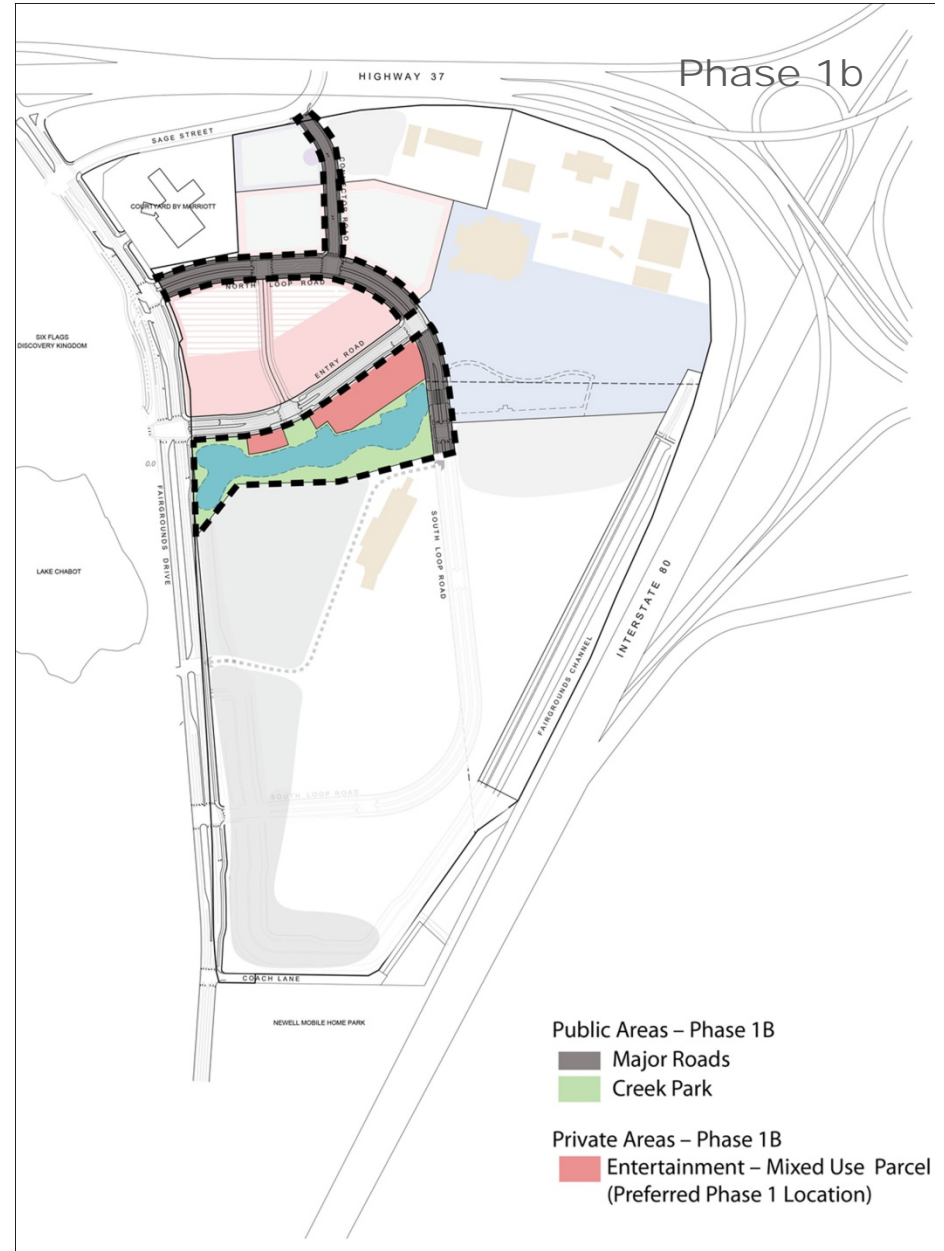
-  Public Entertainment Core
-  "Fair of the Future"
-  Major Destination



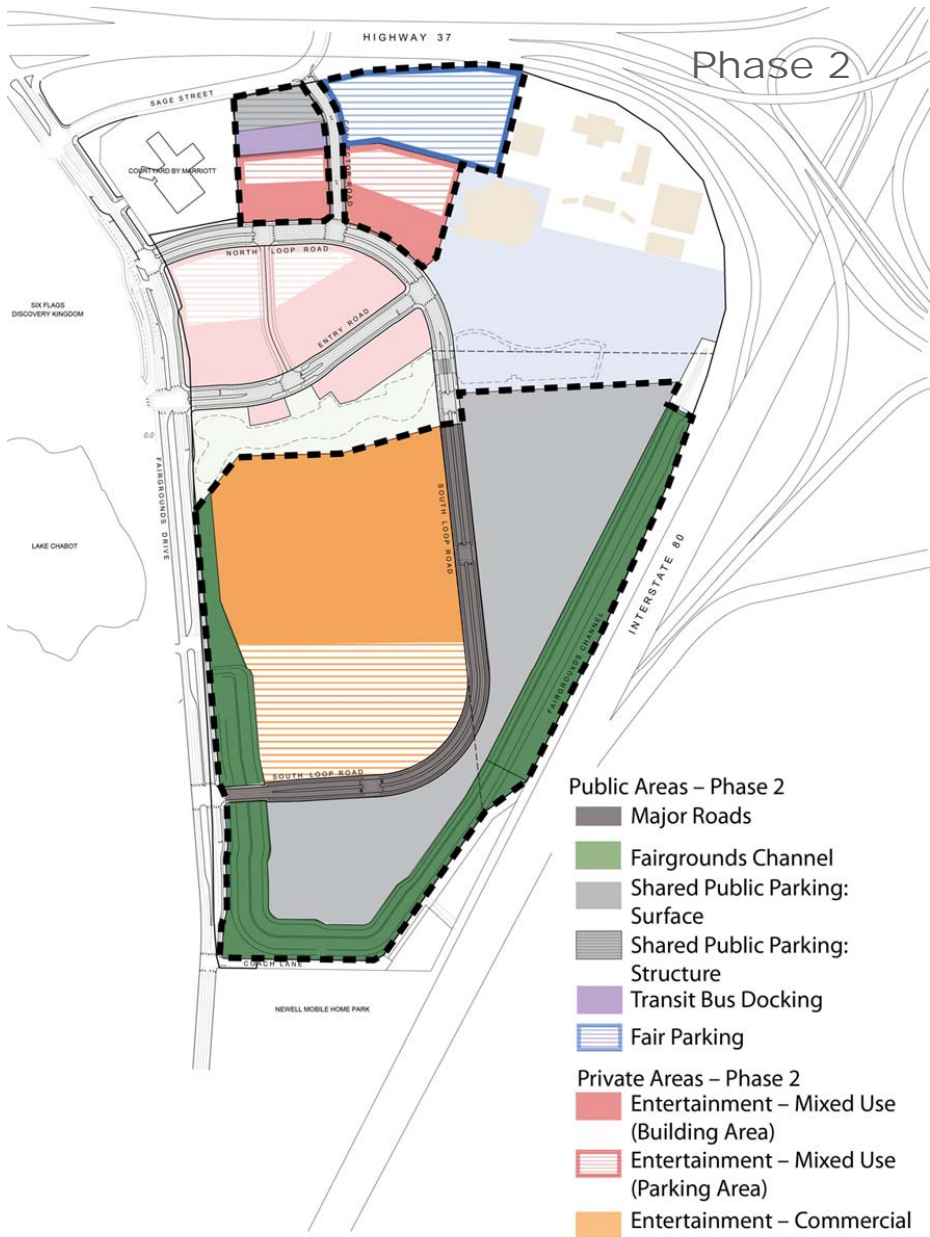


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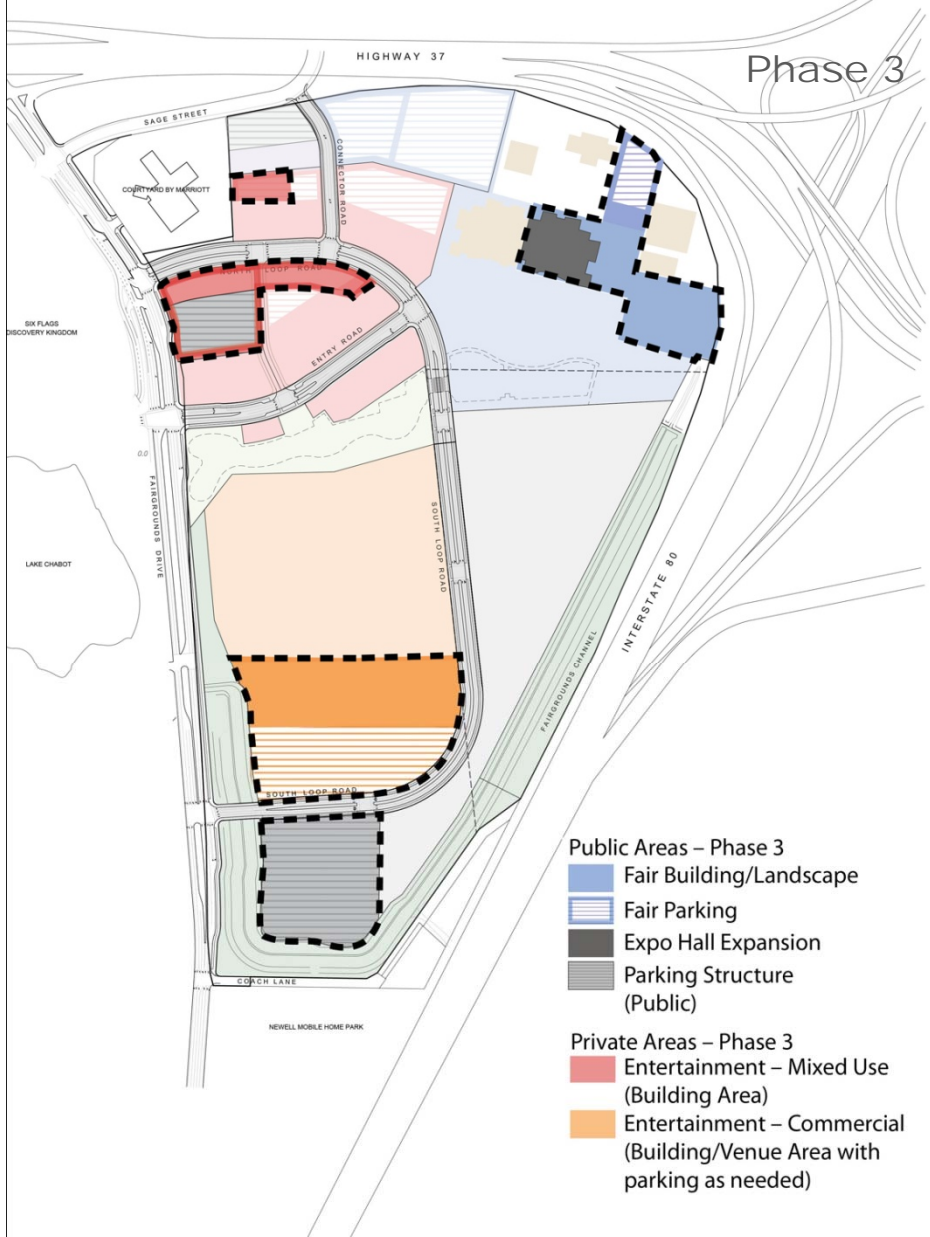
County Administrator's Office



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- Public Areas – Phase 2**
- Major Roads
 - Fairgrounds Channel
 - Shared Public Parking: Surface
 - Shared Public Parking: Structure
 - Transit Bus Docking
 - Fair Parking
- Private Areas – Phase 2**
- Entertainment – Mixed Use (Building Area)
 - Entertainment – Mixed Use (Parking Area)
 - Entertainment – Commercial (Building/Venue Area)
 - Entertainment – Commercial (Surface Lots)



- Public Areas – Phase 3**
- Fair Building/Landscape
 - Fair Parking
 - Expo Hall Expansion
 - Parking Structure (Public)
- Private Areas – Phase 3**
- Entertainment – Mixed Use (Building Area)
 - Entertainment – Commercial (Building/Venue Area with parking as needed)

NOTE: Plan accommodates future improvements to Fairgrounds Drive and SR-37/Redwood interchanges, as modified for Solano360

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Fairgrounds

Goals

- Attract new visitors
- Space for new, large events
- Program 7 days per week throughout the year

Criteria

- Visibility from highways
- Sufficient parking
- Flexible/expandable event space
- Easy way-finding
- Security without 'barriers'

Issues

- Exhibition Hall integration
- Circulation
- Parking proximity
- Temporary Fencing





STATE ROUTE 37

Phase 1

BUS STOP

SAGE ST

NORTH FAIR PARKING

TRANSIT / NORTH PARKING CENTER

HOTEL

NORTH INTERIM PARKING

FAIR

NORTH GATE

EXPO HALL

EXISTING AMPHITHEATER

LOOP ROAD

ARRIVAL PLAZA

MAIN GATE

MIDWAY / EVENT LAWN

FLEX SPACE

ENTERTAINMENT MIXED USE

ENTRY ROAD

CREEK PARK

FARM GATE

DEMONSTRATION FARM

FAIRGROUNDS D

INTERIM SHARED PARKING

SOUTH GATE

SOUTH FAIR INTERIM PARKING

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INTERSTATE 80



Phase 2

ADMINISTRATION PORTABLE

FLEX SPACE

DEMONSTRATION FARM

STATE ROUTE 37

Phase 3/Buildout



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SHARED PUBLIC PARKING
POSSIBLE SOLAR FIELD

18

80





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20

Exposition Hall

Goals

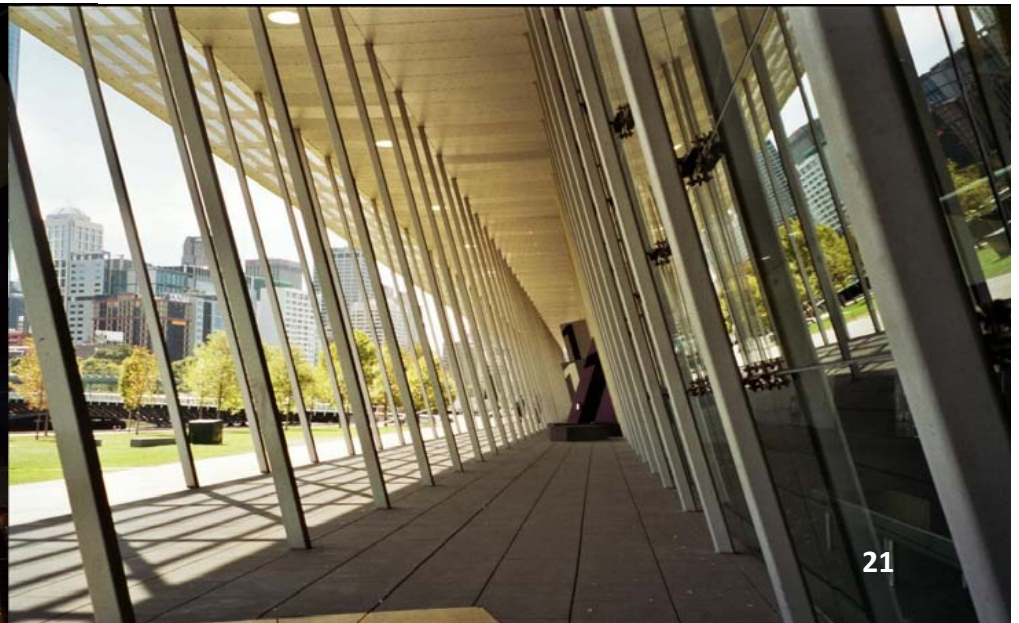
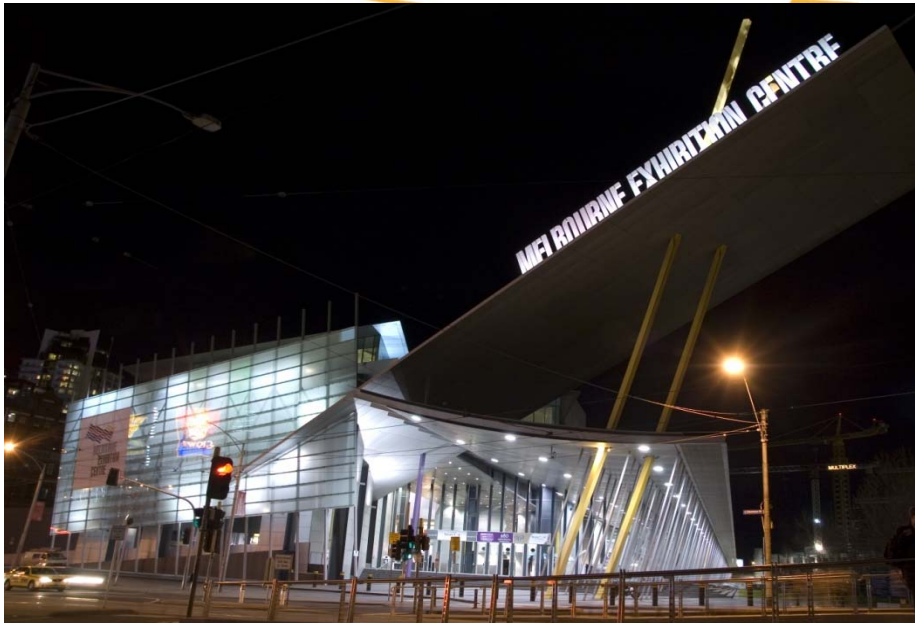
- Large, flexible, space
- Easy pedestrian flow to outdoor space
- High visibility from highway

Criteria

- 50,000 net sf of exposition space, expandable to 100,000 net sf
- Single span structure
- High ceilings
- Standard booth layouts
- Easy loading
- Flexible utility layout

Issues

- Access
- Loading
- Maintenance





Expo Hall – West Elevation (toward Entertainment Mixed Use)



County Administrator's Office
Expo Hall – East Elevation (toward Amphitheater)



View at Main Gate/
Arrival Plaza



View at Midway/
South Edge

Environmental Impact Report (EIR)

CEQA Basics

California Environmental Quality Act (CEQA) requires lead agencies to identify, evaluate, disclose to the public, and mitigate to the extent feasible the environmental impacts of proposed land use activities

County of Solano is the lead agency for the Solano360 Environmental Impact Report (EIR)

City of Vallejo will serve as a responsible agency pursuant to CEQA Guidelines Section 15381 because the project site is located within the City of Vallejo

Environmental Impact Report (EIR)

CEQA Milestones

- Notice of Preparation issuance – Sept. 9, 2011
- Notice of Preparation re-issued – Oct. 10-26, 2011
- Scoping Meeting – Sept. 22, 2011
- Draft EIR Release – Nov. 9, 2012
- Draft EIR Comment Session and Joint Meeting of Board of Supervisors & SCFA Board – Dec. 11, 2012
- End of Draft EIR Review Period – Jan. 10, 2013
- Final EIR Release – Feb. 18, 2013

Environmental Impact Report (EIR)

Draft EIR Summary: The Draft EIR consists of

- Project Description
- 12 topical sections (e.g., Aesthetics; Air Quality; Noise; Public Services, Transportation)
- Alternatives Analysis (three alternatives were evaluated)
- Cumulative Effects
- Technical Appendices

Environmental Impact Report (EIR)

Draft EIR Conclusions - The Draft found that:

- Project would not have a significant effect on biological resources.
- Nearby sensitive receptors would not be exposed to unhealthy levels of air pollution from project.
- The project would not degrade water quality in downstream water bodies.
- Adequate public services and utilities exist to serve project.

Environmental Impact Report (EIR)

Draft EIR Conclusions (cont.) - The Draft found that:

- All impacts can be mitigated to a level of less than significant, with the exception of the following:
 - Operational Regional Air Quality Emissions
 - Freeway Traffic and Cumulative Freeway Traffic
 - Intersection Operations and Cumulative Intersection Operations

Environmental Impact Report (EIR)

Key Mitigation Measures

- Payment of fees for traffic improvements
- Construction air pollution control measures
- Avoidance and protection measures for special-status fish and wildlife species
- Water pollution control measures
- Construction noise abatement measures
- Climate Action Plan Consistency measures

Environmental Impact Report (EIR)

Public Review of Draft EIR

- Draft EIR circulated for public review between Nov. 9, 2012 and Jan. 10, 2013
- Received 13 written comments (3 agency and 10 private parties)

Environmental Impact Report (EIR)

Comments on Draft EIR: Summary of comments

- Water Quality
- Noise
- Traffic
- Biological Resources
- Alternatives Analysis

Environmental Impact Report (EIR)

Response to Comments – released Feb. 15, 2013

- Responses were provided to all written and oral comments in Final EIR as of Jan. 10, 2013
- None of the comments included in the Final EIR resulted in material revisions to the Draft EIR
 - Several minor changes were made to the Draft EIR text to make changes requested by public agencies or to correct errors
 - Additional minor changes were made to the water supply assessment based on staff recommendations

Environmental Impact Report (EIR)

Mitigation Monitoring

- Mitigation measures will be implemented via the Mitigation Monitoring and Reporting Program (MMRP)
- MMRP contains final text of all mitigation measures
- County staff will verify project compliance with the mitigation measures at various milestones

Environmental Impact Report (EIR)

Conclusion

- EIR evaluated the proposed project in detail and identified feasible mitigation measures
- County is legally obligated to verify implementation of all mitigation measures (provided that the project is approved)
- County of Solano has satisfied all requirements of CEQA in processing the EIR in accordance with State law

Public Outreach, Review & Input

- 226 people subscribed to updates from www.solanocounty.com/Solano360, the project site for posting of all documents, agendas, minutes and notifications
- 18 public meetings and 3 workshops held by Solano360 Committee
- 13 times before the Board of Supervisors on various project-related issues
- 1 joint meeting of the Board of Supervisors and the Solano County Fair Association (SCFA) Board
- 5 presentations before the Vallejo City Council
- 1 joint Vallejo City Council-Planning Commission meeting
- 1 public workshop in Vallejo on the financial aspects of the Project
- 40 SCFA Board meetings in which the Project was discussed

Next Steps

- Conduct public hearing to:
 - Consider adoption of resolution certifying the Final Environmental Impact Report,
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 - Adopting Mitigation Monitoring and Reporting Program for Solano360 Specific Plan
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Next Steps

Upon receiving Board approval today:

- Final EIR, tentative map, and Development Agreement with City of Vallejo to go before the Vallejo Planning Commission in April 2013
- Vallejo City Council approval in May 2013
- Return to Board of Supervisors in May/June 2013 with proposed Development Agreement



Questions?



Solano360
listen, inspire & make it real