



SOLANO 360 COMMITTEE MEETING AGENDA

John F. Kennedy Library, Joseph Room, 505 Santa Clara Street, Vallejo, California

Thursday, July 28, 2011 4:30 PM

ITEM

I. CALL TO ORDER (Mayor Davis)

II. INTRODUCTIONS (Mayor Davis)

III. REGULAR CALENDAR

1. Proposed preliminary Project Description to initiate the environmental review of a Specific Plan for the Solano 360 Vision (Project Team)

Discussion regarding the environmental review process (Chafin)

(Action Item: Discuss City Council and Solano County Fair Association input; approve Project Description for recommendation to the Solano County Board of Supervisors to adopt the Project Description)

2. Status Reports on ongoing topics

Update on Solano 360 website and public outreach (Grassi)
(Discussion only)

Sub-committee meetings with Six Flags Discovery Kingdom (Spering, Gomes, Fallati)
(Discussion only)

3. Discussion of Future Items/Next Steps: (Sinclair)

Solano 360 Committee Regular Meeting – September 22, 2011 – Solano County Government Center

(Discussion only)

IV. COMMUNITY FORUM

Anyone wishing to address the Solano 360 Committee on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Committee to resolve, is requested to submit a completed speaker card to staff. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes.

V. ADJOURN

If you wish to attend this meeting and will require assistance in order to participate, please call the Solano County Administrator's Office at 707-784-6100 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting. Non-confidential materials related to an item on this Agenda submitted to this Committee after distribution of the agenda packet are available for public inspection at the Solano County Government Center, 6th Floor Receptionist's Desk, 675 Texas Street, Fairfield, CA and the Economic Development Department, City of Vallejo, 555 Santa Clara Street, Vallejo, CA during normal business hours.

MEMORANDUM

TO: Solano 360 Committee
FROM: Solano 360 Project Team
DATE: July 28, 2011
SUBJECT: Presentation of Initial Project Description

With the Solano 360 Guiding Principles and Project Vision established and approved by County of Solano and the City of Vallejo, and endorsed by the Solano County Fair Association, creation of an Initial Project Description is the next important step in the land planning and environmental review processes. The Draft Initial Project Description, if approved, would serve as the foundation for preparation of a draft Specific Plan and will be the object of analysis in the Environmental Impact Report ("EIR").

The Draft Initial Project Description (attached) proposes a brief narrative and a land use table. It would constitute the framework upon which additional project information will ultimately be added for inclusion in the Specific Plan and the EIR.

The Draft Initial Project Description has been prepared to be consistent with the Solano 360 Guiding Principles, and is responsive to the recommendations contained in the market study prepared by Gruen Gruen + Associates. The proposed land uses contained in the Draft Initial Project Description focus on three major general land use categories, including the Fairgrounds, Major Theme Entertainment Venues, and Entertainment Park uses (which could include supporting retail commercial uses and a hotel), with flexibility to allow for a wide range of acceptable uses within these categories.

The Draft Initial Project Description has been prepared for consideration by the Solano 360 Committee at its July 28, 2011 meeting. It will then be presented, as modified by the Solano 360 Committee, with comments and recommendations to the Board of Supervisors at its August 9, 2011 meeting for approval, as the lead agency under the California Environmental Quality Act ("CEQA"). City of Vallejo and Solano County Fair Board representatives will determine their respective agencies' consideration of the Draft Initial Project Description.

Once approved by the Board of Supervisors, the Initial Project Description will be incorporated into the Notice of Preparation, as required by CEQA, and used to solicit comments from the public and affected public agencies, including the City of Vallejo as a responsible agency, on potential environmental issues associated with the site and proposed project.

Attachment: Draft Initial Project Description, July 28, 2011

SOLANO 360 PROJECT
DRAFT INITIAL PROJECT DESCRIPTION
JULY 28, 2011

1.0 Project Site Location and Description

The 149-acre Solano County Fairgrounds site is located immediately southwest of the Interstate 80 and State Route 37 interchange in the City of Vallejo, adjacent to the Six Flags Discovery Kingdom theme park and Lake Chabot.

With excellent freeway visibility, approximately 200,000 cars passing by each day, and easy access to both the San Francisco Bay Area and Sacramento Valley region, the Solano County Fairgrounds enjoys a central accessible location within the region. The presence of Six Flags Discovery Kingdom, the Solano County Fair and hotel uses have already established this site as a venue for entertainment and special events.

2.0 Project Background

The Solano County Fairgrounds is owned by the County of Solano and is used as a Fairgrounds and events site by the Solano County Fair Association, and as overflow parking for the adjacent Six Flags Discovery Kingdom.

The County of Solano, the City of Vallejo, and the Vallejo Redevelopment Agency completed a comprehensive visioning process for redevelopment of the Fairgrounds, a summary of which is contained in the Solano 360 Vision Report.

The County of Solano (“County”) and the City of Vallejo (“City”) both serve as project proponents under a Memorandum of Understanding adopted by the agencies. The County and the City now wish to proceed with more detailed planning and environmental analysis. Accordingly, the County has commissioned the preparation of a Specific Plan and EIR, which will provide detailed planning for portions of the project site and conceptual planning for the balance of the site.

Through the visioning process, and as articulated in the approved Solano 360 Vision Report, the County and City have determined that Solano 360 will be a “super-regional” project. That is, it will be unique to Solano County and outlying areas, and is intended to be a regional destination for entertainment, with supporting retail, hotel and other uses. The proposed land uses are intended to be compatible with, and complement, surrounding land uses, such as the adjacent Six Flags Discovery Kingdom. The Specific Plan will be formulated in accordance with the conceptual plan that grew from the visioning process and the various environmental and infrastructure studies that were prepared to guide the plan. In addition, the Specific Plan will be formulated in accordance with environmental constraints that may be identified through the environmental analysis process.

The Solano 360 Vision Report set forth a conceptual program of entertainment, commercial and mixed-use development. This conceptual program established a starting point for planning, in accordance with the Guiding Principles for the project. As part of the Specific Plan and EIR process, a recent market study indicated that it would be challenging for the amount and type of retail, office and hotel uses previously proposed in the Solano 360 Vision Report to be feasibly supported in the foreseeable future, and that an opportunity may exist to create an agglomeration of regional-serving

entertainment and amusement attractions, along with complementary restaurant, retail and hospitality uses, that build on the existing Six Flags Discovery Kingdom facility and Solano County Fairgrounds. Themed entertainment uses are particularly well-suited to this particular site, given its excellent freeway visibility and access, relatively limited local and neighborhood access, large single ownership pattern, and adjacency to Six Flags Discovery Kingdom. In the mid-term and long-term, themed entertainment uses will likely generate demand for support uses such as restaurants, retail stores, and hotels.

The Solano 360 project team met with Solano County Fair representatives regarding near-term and mid-term plans to upgrade the Fairgrounds in its current location, and long-term efforts to expand the Fairgrounds southward as an integral part of the overall site development. Also, to better understand the issues associated with themed entertainment uses, the Solano 360 project team researched industry standards and evaluated a wide range of comparable projects, including Family Entertainment Centers (FECs) and major theme parks. This research includes analysis of parcel sizes, site configurations, amount and relationships to parking, and relationships to commercial facilities. This Initial Project Description is responsive to that research.

3.0 Project Overview

The Specific Plan will provide a flexible land plan that accommodates a range of themed entertainment options and support uses, in a way that supports the heritage of the Fair and creates synergy with the adjacent Six Flags Discovery Kingdom. The goal is to create an entertainment site with multiple attractions, resulting in a varied set of destinations for family activities, a robust year-round program of activities and facilities for the Fair of the Future, and a pedestrian-oriented core that encourages social gathering and fosters a strong sense of place.

The Specific Plan will also include a land use diagram and land use policies; design and development standards; infrastructure plan and policies; a program of implementation measures for capital improvements; public facility financing; phasing and subsequent entitlements; economic and financial criteria for commercial recreation uses; and analysis of consistency with the City of Vallejo General Plan and other relevant policy documents.

The intent of the proposed Specific Plan is to establish an adaptable framework for long-term, incremental phased build out, and also provide adequate detail and information for the environmental review process.

4.0 Project Components

The Land Use Summary Table (below) embodies the input the Solano 360 project team received from discussions with the Solano County Fair General Manager regarding the future development of the Fairgrounds, and from representatives of various entertainment venues and industry experts regarding physical site and business operation requirements for entertainment uses. The land use concept is intended to facilitate upgrading and expansion of the Fairgrounds, development of “Entertainment Park” venues and facilities that may be feasible in the near term, and creation of a larger parcel for a future “Major Entertainment” use as a new, major anchor or entertainment “gate”. The land use concept envisions a flexible framework for parcelization, so that the project can accommodate a variety of end users with various needs for parcel size and configurations. It will include adequate parking to maintain a successful entertainment district.

The land use concept envisions a central water feature as a focal gathering point to help create a strong sense of place, and a thematic “Main Street” spine anchored on both ends with open space,

including an appealing entry landscape at the western end and a new “Festival Park” at the eastern end. Main Street focuses on a proposed Exhibition Hall building within the Fairgrounds and offers a pedestrian-friendly frontage for restaurants, shops and gathering areas, with parking. There is also an opportunity for spillover uses with the Fair as a year-round activity zone.

The proposed preliminary major use zones and acreages are described in Table 1.

Table 1: Conceptual Land Use Summary Table

Land Use	Total Parcel (Acres)
Fairgrounds	40
Entertainment Park	20
Major Entertainment	31
Open Space - Parks	3
Open Space - wetlands/waterways	25
Dedicated Parking	20
Roads and Infrastructure	10
Total	149

Notes:

1. Entertainment Park areas will allow for retail and hospitality uses.
2. Land Use acreages assume surface parking lots for each parcel and a dedicated 20-acre parking area.
3. Parking is assumed at 125 cars/acre.

Issues to be further developed include:

- Maximizing beneficial locations and relationships of parcels, open space and water features, access points and connections, visibility for key entertainment uses, and relationships to parking.
- Evaluation of traffic flow, ingress/egress, and congestion during peak periods.
- Incorporation of a transit center providing parking for commuters, with possible shared use of the parking structure for Fairgrounds and entertainment weekend events.
- Infrastructure and surface hydrology studies to address storm drainage, grading, service provisions, alignment of Rindler Creek, and size, function and permitting for any internal waterways.

4.1 Land Use

To preserve maximum flexibility, the entire site may be designated for a single land use such as Commercial Recreation or Planned Development (PD). The Specific Plan will provide standards and policies for development types, building coverage and placement, parking, economic and financial criteria for considering specific commercial recreation development proposals and other issues.

Examples of acceptable uses may include:

- Fairgrounds and related/support facilities.
- Expansion of Six Flags Discovery Kingdom.
- Other theme park and entertainment uses, including enclosed and open space venues.
- Commercial recreation and sports facilities.
- Restaurants, retail shops (including themed outlet retail).
- Hotels and hospitality uses.
- Recreational vehicle park.
- Open space such as onsite waterbodies, trails, and gathering areas.
- Wetlands, drainageways, and open space buffer areas.
- Roadways and other infrastructure to serve development areas.

The Specific Plan will include a land use plan to define best relationships, sizes and configurations for the following sub-areas and proposed uses.

4.1.1 Fairgrounds

The Solano County Fair will remain generally in its existing location, allowing for cost-effective, incremental and phased improvements over time. These include a new, up to 50,000 square foot Exhibition Hall that would replace the existing building; improvements to the grounds including reconfiguration of carnival space and other outdoor venues adjacent to the Exhibition Hall; dedicated parking with a new main gate; relocation of some buildings such as a satellite wagering building; phased upgrading and modification of certain buildings; and replacement of buildings that are no longer usable in their current physical condition.

4.1.2 Entertainment Park

This land use consists of “Family Entertainment Centers”, or FECs, that offer near-term development potential. Such uses may require parcels of one to five acres, including surface parking provided within each parcel; some parking lots could be designed for joint use.

The proposed land use concept clusters the Entertainment Park parcels in the northern portion of the site along an onsite water feature and a thematic “Main Street” that connects to the entry/main gate and Six Flags Discovery Kingdom. A “festival park” could anchor the east end of the street with access and connectivity to the Fair of the Future and the new Exhibition Hall. Parcelization and configuration will be flexible in order to respond to requirements of future users.

This land use will allow for support retail and hospitality uses including restaurants, retail activities, indoor and outdoor music venues, hotels and other supporting facilities.

4.1.3 Major Theme Entertainment

The Major Theme Entertainment land use provides for a major entertainment anchor that requires a site of approximately 30 acres in size, including area for surface parking. Surface parking may, in the

build-out phase, be replaced by structured parking to allow for expansion. The proposed land use concept locates this parcel near the main gate. This provides the opportunity for Six Flags Discovery Kingdom or another entity to create a future entertainment venue with a common entry or identity, with expanded and coordinated parking. The concept provides sufficient acreage for one large venue or multiple smaller venues to develop facilities over time.

4.1.4 Open Space - Parks

In addition to open recreational areas within the Fairgrounds and entertainment venues, the land use concept allocates three acres for park open space; this is anticipated to consist of a “Festival Park” that forms the eastern terminus of “Main Street”.

4.1.5 Open Space – Wetlands/Waterways/Water Feature

The Specific Plan will explore options for an on-site water feature as a visual and recreational amenity for the project. In addition to providing a focus and gathering areas, this water feature may also serve to receive and treat on-site storm drainage and, if feasible, divert peak storm flows through the site and into Lake Chabot (see discussion of issues, below). Improvements to Rindler Creek and other surface hydrology issues are being studied and will be addressed further in the Specific Plan.

Along the eastern, southern, and western boundaries of the site, the land use plan will set aside acreage for the Rindler Creek drainage and adjacent buffer zone. The extent of this area will depend on the overall storm drainage strategy to be determined as part of Specific Plan studies.

4.1.6 Dedicated Parking

The land use program allocates 20 acres for dedicated parking for approximately 2,500 cars to support the functioning and viability of the larger entertainment district. The Specific Plan process will determine optimal location and configuration of this use.

4.1.7 Roads and Infrastructure

The proposed land use concept includes roadways for access to all parcels and parking areas, including service to the Fairgrounds per the existing condition.

4.2 Transportation

4.2.1 Vehicular and Pedestrian Circulation

The Specific Plan will formulate a comprehensive vehicular and pedestrian circulation system including vehicular entries, backbone roadways, minor roadways, and pedestrian connections.

4.2.2 Parking

All proposed use areas include surface parking within the boundaries of each parcel. As described above, the plan also provides a designated 20-acre parcel in the southern portion of the site, with the intent of maintaining adequate parking and viable entertainment uses for both Six Flags Discovery Kingdom and the proposed new development. In the final build-out phase, this parcel may be developed with a parking structure to allow more extensive development of the Fairgrounds property. In addition, there may be the possibility of a structured parking facility at a commuter transit center; this parking could be shared for weekend events at the Fairgrounds or other event centers.

Based on discussions with entertainment company representatives, the proposed plan does not anticipate extensive amounts of common or shared parking between uses; in some cases this has

been an obstacle to successful operation of entertainment venues. However, a parking management plan for the overall site could provide a mechanism for coordinating events, facilitate some joint-use or shared parking, and address offset of scheduling to make full and efficient use of the planned on-site parking facilities.

4.2.3 Public Transit

The Solano 360 Vision Report included a 2.5-acre transit/multi-modal station that incorporated a structured parking facility. The possibility of this use will be evaluated as part of the Specific Plan.

4.3 Public Infrastructure

4.3.1 Water

Potable water will be obtained from the City of Vallejo, and recycled water from Lake Chabot will be used for irrigation and filling and replenishment of the on-site water feature.

The Specific Plan will contain information describing water demand for both potable and irrigation needs, as well as a comprehensive plan for water supply.

4.3.2 Wastewater

Wastewater will be conveyed to Vallejo Sanitary and Flood Control District facilities for treatment and disposal. The Specific Plan will contain information describing wastewater generation associated with proposed land uses, as well as a comprehensive plan for wastewater disposal.

4.3.3 Utilities

PG&E and AT&T will provide electric, natural gas, and telecommunications services to the project site from existing facilities in Fairgrounds Drive.

4.4 Storm Drainage and Surface Hydrology

Vallejo Sanitary and Flood Control District will provide stormwater drainage services to the project site.

The Specific Plan will maintain the Rindler Creek peripheral drainage and will contain a comprehensive plan for conveyance of stormwater drainage. Issues to be further studied include:

- Site areas currently subject to flooding and possibilities for 1) removing them from the floodplain by increasing capacity within existing drainageways and/or diverting peak flows, and 2) using flood-prone areas for parking and/or open space uses.
- Configuration and capacities of onsite drainages including Rindler Creek.
- Existing flooding problems of off-site areas to the south.
- Opportunities for improvement to onsite water quality.

The Solano 360 Vision Report included a concept for diverting peak flows into a waterway that crosses the site and drains into Lake Chabot. This will be evaluated in relationship to the Specific Plan land use approach. Issues include:

- Resource agency jurisdiction of the "high flow bypass" through the proposed waterway.
- Agency-required setback restrictions on development.
- Determination of specific storm event that could trigger the need for agency-required development setbacks

5.0 Phasing

The Specific Plan will establish a preliminary project phasing plan to allow for prioritization of Fairgrounds facilities, logical construction and extension of infrastructure, and flexibility to respond to market conditions and development opportunities that may arise over the build-out of the site. Preliminary general phasing is contemplated as follows.

Phase 1 will include:

- Improvements to the Fairgrounds, including replacement of the existing Exhibition Hall with a new facility of approximately 50,000 square feet, and improvement of adjacent open space venues for turf and hard surfaces.
- Development of areas adjacent to the Fairgrounds including Entertainment Park parcels, water feature, Main Street, and associated infrastructure.
- Flex surface parking within the Major Entertainment Zone.
- Dedicated parking in the southern portion of the site.

Phase 2 will include:

- Development of the Major Entertainment Zone's north area.
- Flex surface parking in the southern portion of the Major Entertainment Zone.

Phase 3 will include:

- Construction of structured parking to replace or supplement dedicated surface parking.
- Expansion of the Major Entertainment Zone into the flex parking area.