

## **SECTION 2: PROJECT DESCRIPTION**

Below is a summary of the project description. The complete project description is contained within the Draft Specific Plan (Plan) dated November 9, 2012.

### **2.1 - Vision Plan Process/Project Background**

The Solano County Fairgrounds (Fairgrounds) is owned by the County of Solano (County) 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 (City), and the former Vallejo Redevelopment Agency (RDA) completed a comprehensive visioning process for redevelopment of the Fairgrounds, a summary of which is contained in the Solano360 Vision Report.

The County and the City both serve as project participants under a Memorandum of Understanding originally adopted by the agencies on February 24, 2009, and subsequently amended and restated on February 9, 2010, and amended again on February 1, 2011. The County and the City wished to proceed with more detailed planning and environmental analysis. Accordingly, the County commissioned the preparation of a Specific Plan and this EIR, which provide detailed planning for the project site and environmental analysis of the proposed Plan.

Through the visioning process, and as articulated in the approved Solano360 Vision Report, the County and City determined that Solano360 will be a project that is unique to Solano County and outlying areas, and is intended to be a regional destination for entertainment, with supporting retail, hotel, office, 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 Plan was 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 Plan was formulated in accordance with environmental constraints that were identified through the environmental analysis process that was started during the planning process and prior to commencement of preparation of this Draft EIR.

The Solano360 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 market study indicated that it would be challenging for the amount and type of retail, office and hotel uses previously proposed in the Solano360 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 would build on the presence of the existing Six Flags Discovery Kingdom facility and

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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. In addition, office uses may be considered for portions of the site.

Solano County Fair representatives have provided input 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. Themed entertainment uses, industry standards, and a wide range of comparable projects, including Family Entertainment Centers (FECs) and major theme parks have been researched. This research included analysis of parcel sizes, site configurations, amount and relationships to parking, and relationships to commercial facilities. The Plan and project description are responsive to that research.

This Draft EIR is a project-level environmental document that analyzes all phases of the proposed entertainment area and all phases of the proposed fairgrounds improvements at a project level. The County of Solano has commissioned the preparation of this Draft EIR to disclose any potential environmental effects that may result from the construction and operation of the project in accordance with the requirements of CEQA.

This section provides background and setting information for the proposed project, describes the proposed project and its related components, and lists the government actions required for completion and approval of the project.

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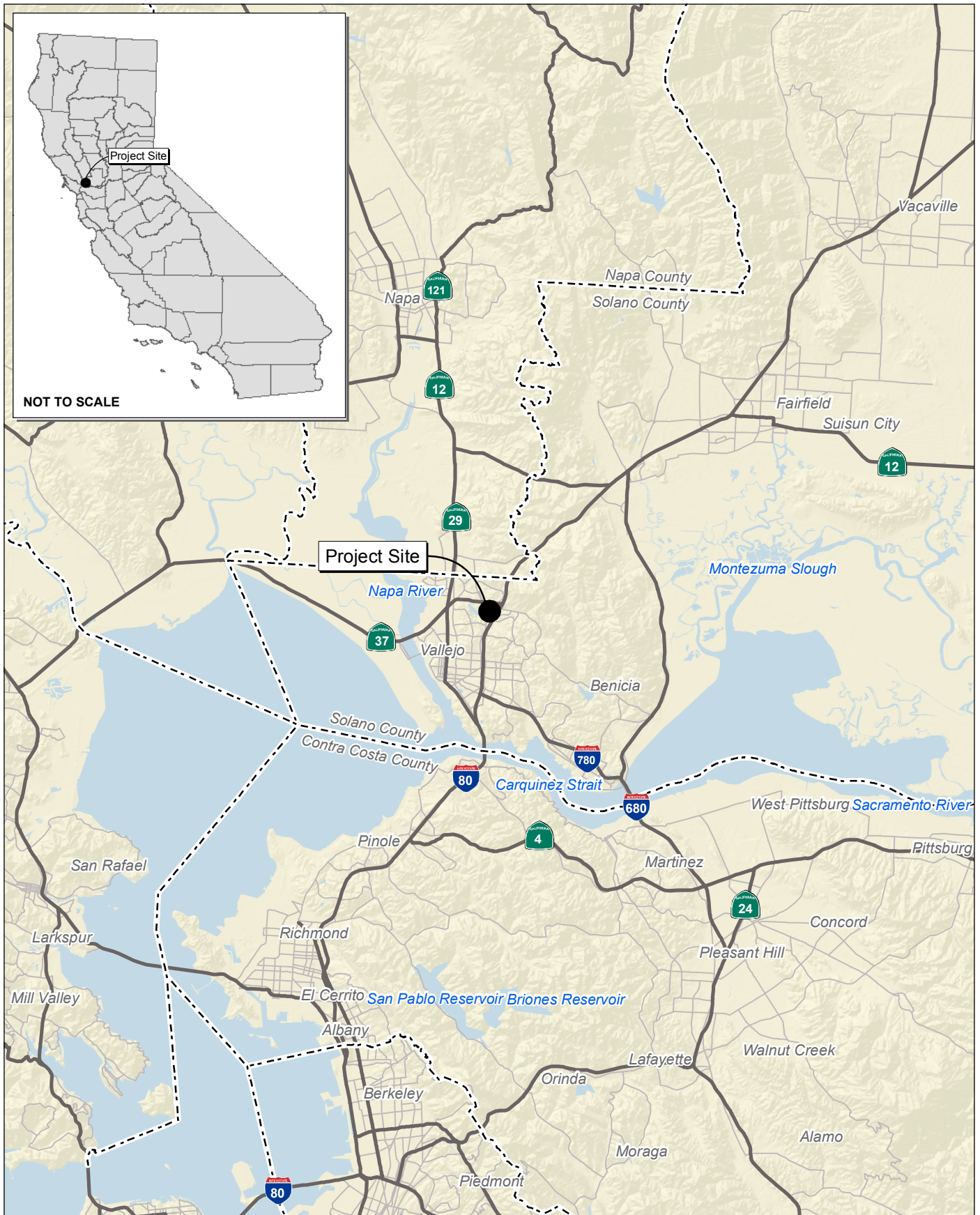
## **2.2 - Project Location and Setting**

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The 149.11-acre Solano County Fairgrounds site is located at 900 Fairgrounds Drive within the City of Vallejo immediately southwest of the Interstate 80 and State Route 37 interchange in the City of Vallejo, California, near the Six Flags Discovery Kingdom theme park and Lake Chabot (Exhibit 2-1 and Exhibit 2-2). The plan area includes four parcels, all of which are owned by Solano County.

With excellent freeway visibility 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 has already established this site as a venue for entertainment and special events.

The proposed entertainment area is bounded on the north, east, and south sides by the existing fairgrounds, and on the west by Fairgrounds Drive and a Courtyard by Marriott hotel. The fairgrounds portion of the site is bounded on the north side by State Route (SR-37), on the east by Interstate 80 (I-80), on the south by a mobile home park, and on the west by the Fairgrounds Drive.

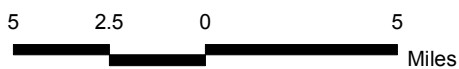


Source: Census 2000 Data, The CaSIL, MBA GIS 2011.



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## Exhibit 2-1 Regional Location Map

COUNTY OF SOLANO • SOLANO360 SPECIFIC PLAN  
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Source: Solano County NAIP, 2009.



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## Exhibit 2-2 Local Vicinity Map Aerial Base



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## 2.3 - Existing Site Conditions

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Existing site conditions, including physical conditions, General Plan designations, and zoning designations, for both the entertainment area and fairgrounds site are described below. Existing land uses are illustrated in Exhibit 2-2.

### 2.3.1 - Entertainment Area and Fairgrounds Site

#### Physical Conditions

The plan area has elevations ranging between 83 to 106 feet above mean sea level and slopes gently towards the southwest. The project site consists of the existing Solano County fairgrounds, which includes administration and exposition buildings, a horse track, grandstands, equestrian buildings, horse barns, and several parking areas. Existing fair facilities include 134,200 square feet of building area, 28,000 square feet of shaded plaza area, 45,000 square feet of paved venue area, 110,300 square feet of lawn venue area, 26,000 square feet of other open space (arena), 105,000 square feet of carnival/midway area, and 83,300 square feet of concourse space. The entertainment area contains large existing parking areas as well. Areas of the vacant land are used for informal parking by Six Flags Discovery Kingdom. Four existing creeks—including North, Center, and South Rindler Creeks and Blue Rock Springs—have been diverted into a combination of underground pipes and open channels at the site. Refer to Exhibits 3.1-1 through Exhibit 3.1-5 in Section 3.1, Aesthetics of this Draft EIR for site photographs.

#### General Plan Designations

As shown in Exhibit 2-3, the project site is currently designated Community Park in Vallejo's General Plan.

#### Zoning

The project site is currently designated Public Facilities under Vallejo's Zoning Ordinance, as shown in Exhibit 2-4.

### 2.3.2 - Surrounding Land Use

As mentioned above, refer to Section 3.1, Aesthetics—Exhibits 3.1-1 through Exhibit 3.1-5 of this Draft EIR—for site photographs.

#### North

A Courtyard by Marriott hotel and SR-37 lie to the north of the project site. The Country Club Crest residential subdivision is located beyond the hotel and SR-37.

#### East

East of the project lies I-80. A retail center is located beyond I-80. Views of the retail buildings can be seen from the project site.

**Project Description**

**South**

The proposed development is bordered on the south by Newell Mobile Homes, a mobile home park, beyond which a motel is located. The nearest mobile home is approximately 85 feet from the project site.

**West**

Fairgrounds Drive is located to the west of the project site. West of Fairgrounds Drive lies Six Flags Discovery Kingdom, Lake Chabot and a Six Flags parking lot. Dan Foley Park is located to the north of the Six Flags parking lot.

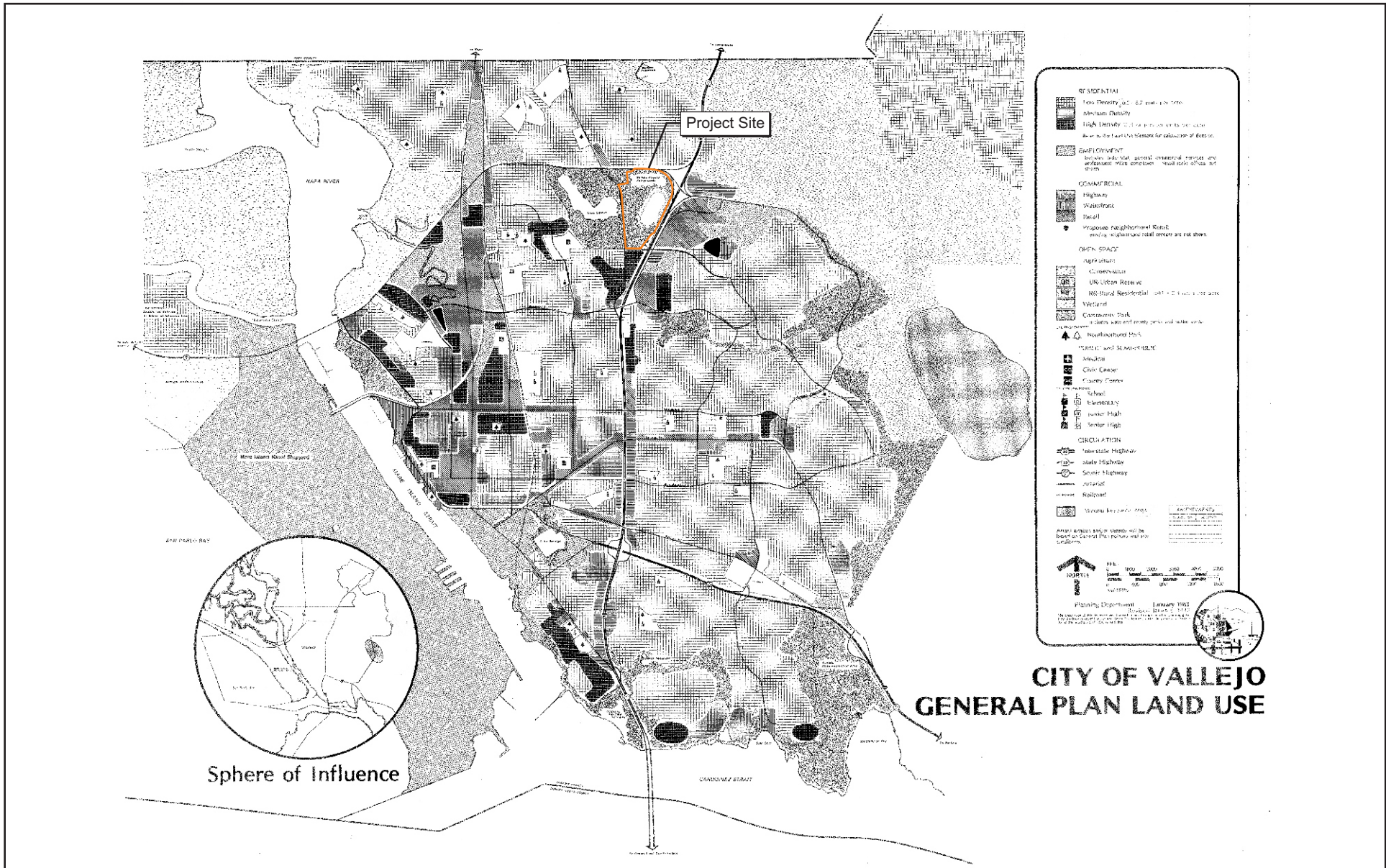
**2.4 - Project Components**

Key project components including the proposed land use plan, transportation and circulation, public infrastructure and service, and proposed phasing plan are outlined below based upon details provided within the Plan. Additional details are contained within the Plan dated November 9, 2012. Areas proposed for public and private development are illustrated in Exhibit 2-5. Exhibit 2-6 illustrates the proposed land use plan for the project site. An overall illustrative site plan is shown in Exhibit 2-7. Table 2-1 provides an overall summary of acreages. A detailed land use program is contained within the Plan.

**Table 2-1: Land Use Program Summary**

Land Use	Acres at Buildout	Building Square Footage
<b>Public Areas</b>		
Fairgrounds	35.18	149,500
Creek Park	5.99	
Fairgrounds Channel	18.04	
Transit/North Parking Center	2.21	
Shared Public Parking	24.75	
Major Roads	14.15	
<i>Subtotal Public Areas</i>	<i>100.32</i>	149,500
<b>Private Development Areas</b>		
Entertainment Mixed Use (EMU)	18.79	327,571
Entertainment Commercial (EC)	30.0	—
<i>Subtotal Private Areas</i>	<i>48.79</i>	327,571
<b>Total</b>	<b>149.11</b>	<b>477,071</b>
Source: SWA Group, 2012.		





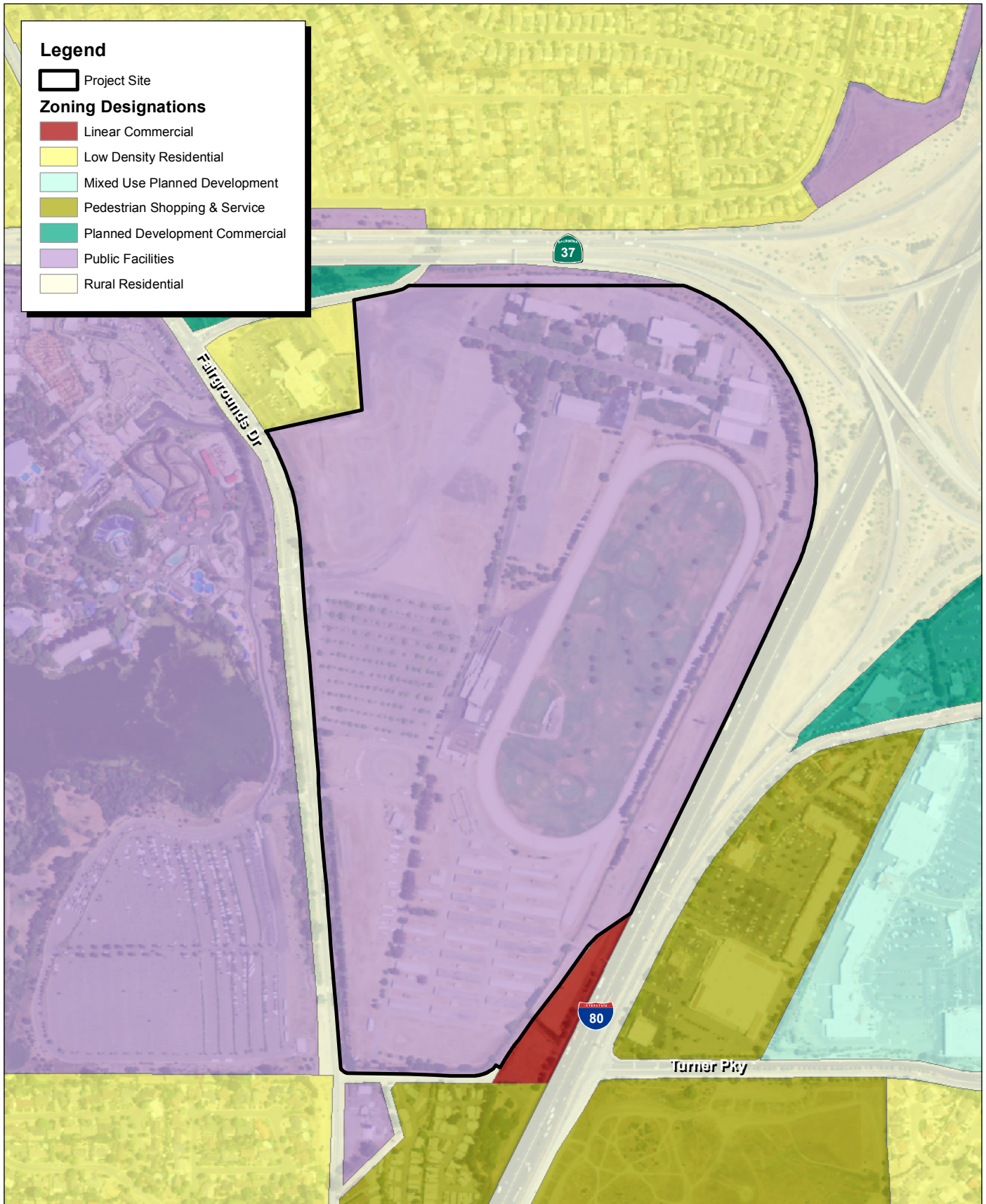
Source: City of Vallejo.



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Exhibit 2-3  
 General Plan Map





**Legend**

Project Site

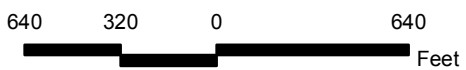
**Zoning Designations**

- Linear Commercial
- Low Density Residential
- Mixed Use Planned Development
- Pedestrian Shopping & Service
- Planned Development Commercial
- Public Facilities
- Rural Residential

Source: Solano County NAIP, 2009. City of Vallejo.

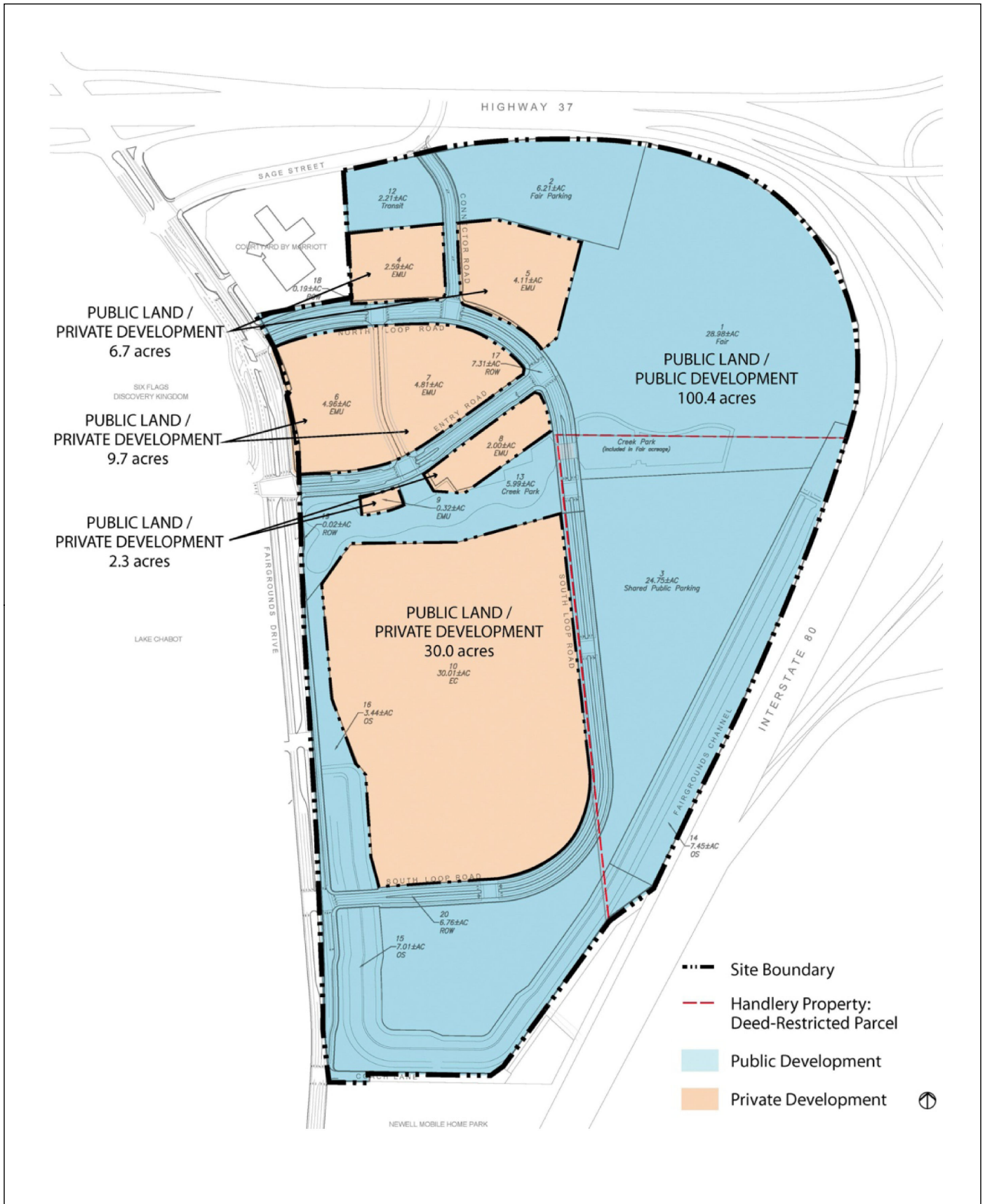


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## Exhibit 2-4 Zoning Map





Source: SWA Group, 2012.



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## Exhibit 2-5 Public-Private Areas Diagram

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Source: SWA Group, 2011.



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## Exhibit 2-6 Land Use Plan







Source: SWA Group, 2011.



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## Exhibit 2-7 Illustrative Plan



For the purposes of environmental review in this Draft EIR, the areas designated for public development, specifically the Fairgrounds parcels, are referred to as Fairgrounds throughout this document. The areas designated for private development—specifically, the EMU and EC parcels—are referred to as the Entertainment Area throughout this document.

#### **2.4.1 - General Plan Amendments and Zone Change**

The following is a summary of the General Plan Amendments required for Solano360 Specific Plan/Master Plan approval by the City of Vallejo. The complete version of the text amendments can be found in Appendix D of the Plan.

- Amendment to the General Plan Land Use Element and Land Use Map establishing a new Commercial Recreation land use designation for the site to replace the Community Park designation.
- Amendments to the summary section of the General Plan text pertinent to the Solano360 Specific Plan/Master Plan.
- Amendments to various elements of the General Plan text establishing new goals and policies specific to the Solano360 Specific Plan/Master Plan Area for Urban Design, Commercial Development, Transit, Non-Motorized Transportation, and Economic Development.

This Specific Plan would change the existing City of Vallejo zoning designation for the Solano County Fairgrounds property from Public Facilities (PF) to Mixed-Use Planned Development (MUPD).

#### **2.4.2 - Entertainment Area**

##### **Land Use**

According to the Plan, the proposed mix of development, open space, and infrastructure is intended to facilitate upgrading and expansion of the Fairgrounds, creation of Entertainment-Mixed Use (EMU) venues and facilities that may be feasible in the near term, and creation of a larger parcel for a future Entertainment-Commercial (EC) use as a new, major entertainment anchor.

The land use concept envisions a flexible framework for parcelization, so that the project can offer a variety of parcel sizes and configurations. Each phase includes adequate parking to maintain a successful entertainment district, including shared public parking. According to the Plan, three parking structures would also be constructed at the site.

The entertainment area would authorize up to 327,571 square feet of EMU development on 18.8 acres and a 30-acre parcel of EC theme-park type development at time of full buildout. EMU and EC uses shown in Exhibit 2-6 may include amusement park recreation destinations, visitor serving businesses such as movie theaters and other types of entertainment, restaurants, commercial goods and services, commercial recreation, retail stores and restaurants. This category also includes specialty retail

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commercial, themed entertainment retail, general office (as a substitute for other EMU uses) and administrative services, and photovoltaic arrays or other energy-generating facilities. Private purpose areas consist of six parcels of EMU, totaling 18.8 acres and one 30-acre EC parcel. According to the Specific Plan, EMU development is envisioned to create a walkable area of family entertainment commercial (FEC) businesses and associated restaurants and retail, with buildings oriented to the Entry Road, Creek Park, and North Loop Road. As the intensity of this area increases through Phases 2 and 3, development would include vertically mixed uses that contribute to a vibrant, pedestrian-oriented public entertainment core. EC development should result in a single destination theme park or amusement park with outdoor rides and venues visible from adjacent freeways and public roads, contributing to the visibility and identity of Solano360 as an entertainment district.

The Entertainment Area would also allow limited residential uses, as described below:

- Residential use of the project site is intended to be subordinate to, and integrated with, the principal and conditionally permitted EC and EMU uses.
- The primary objective of allowing residential dwellings is to provide for live-work and/or workforce housing for entertainment district employees.
- Dwelling units would be constructed vertically above ground-level EMU and EC uses rather than as single-use structures.
- Residential development would require Conditional Use Permit approval by City of Vallejo.
- A maximum of 50 multi-family dwelling units is anticipated.
- If more than 50 dwelling units are proposed, the additional units over 50 would displace an equivalent amount of EMU and EC square footage in terms of traffic (peak-hour trips) and water (gallons per day) demand. In other words, residential development in excess of 50 units would displace EMU and/or EC development to ensure that the traffic generation and water demands identified in the Draft EIR for EMU and EC development are not exceeded. Alternatively, residential development beyond 50 units would require additional environmental review.

### **2.4.3 - Fairgrounds**

The fairgrounds portion of the site would include up to 149,500 square feet of new building space at time of full buildout including a new exposition hall and new concert arena/grandstand cover. All existing fair facilities would be demolished with the exception of Gibson Hall, McCormack Hall, trash shed, maintenance shed, livestock building, sheep barn and associated landscape, circulation, and loading areas.

The area designated as Fair in Exhibit 2-6 would be used for fair or future fair-related uses including, but not limited to, fairgrounds and fair related uses, including thematic rides, exhibition halls,

amphitheaters, natural resource areas, water channels, preserves and protective buffer areas, public waterways and trails, public/private utility buildings, structures and facilities (as needed for infrastructure services), recreational facilities, including parks, recreation areas and buildings for recreational use, picnic facilities, playground apparatus, playing fields and courts, public transit centers, park and ride lots, and related surface or structured parking, loading and servicing for fair-related events, recreational vehicle parks and storage, reclaimed wastewater facilities (under surface parking) and other uses similar in nature as recommended by the Solano County Fair Association Board of Directors and approved by the Solano County Board of Supervisors. The parcels with a Fair designation would be limited to fair and fair related activities as defined within Section 3.5.1 of the Plan.

### **Design Guidelines**

Design Guidelines are included within the Plan that feature design provisions for the overall Specific Plan area, the Fair of the Future, other public purpose areas (public streets), Creek Park, Fairgrounds Channel, Transit/North Parking Center, and other parking, and private purpose areas. The Design Guidelines address access and circulation, landscape design, parking areas, parking structure design, signage and lighting, walls and fences, streetscape and entries, creek park and water feature, Fairgrounds Channel, Transit/North Parking Center, public parking, and electronic readerboards. Urban design guidelines are also provided for the EMU and EC areas. An illustrative plan, as included in the Specific Plan, is shown in Exhibit 2-7.

### **Transportation and Circulation**

#### **Site Access**

As shown in Figure 5.1 of the Plan, the plan area would be accessed via two primary intersections along Fairgrounds Drive (at the North and South Loop Road), a secondary access from Fairgrounds Drive at the Entry Road, and another secondary intersection on Sage Street.

#### **Onsite Circulation**

As illustrated in Figure 5.1, primary onsite vehicular circulation improvements would include an entry road, a loop road, and Sage-Loop connector street. Minor in-tract roads would include a driveway connecting the North Loop Road and Entry Road, and a perimeter road on the northern and eastern edges of the Fair.

#### **Pedestrian and Bicycle Circulation**

The Plan would provide a comprehensive network of pedestrian facilities, including sidewalks, multi-use paths, and controlled crossings to promote walking to the site and within the site. All of the primary and secondary roadways on the site would include either sidewalks or multi-use paths on both sides. According to the Plan, the proposed project would invite bicycle travel to/from and within the site by providing bike lanes or a multi-use path on all the primary roadways. Secure bicycle parking areas would be provided on the Fairgrounds site and on all Entertainment Mixed-Use parcels as they develop, and on the Entertainment Commercial site. The Transit/North Parking Center would

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also provide a secure bicycle parking area, and may include other bicycle amenities such as a bicycle repair facility.

**Transit**

The Solano360 Vision Report included a 2.2-acre transit/multi-modal station that incorporates a structured parking facility. The Specific Plan would locate this use in the northern portion of the site, with access from Sage Street and North Loop Road.

**Parking**

The Plan would provide 8,262 parking spaces at various locations throughout the site:

- Solano County Fairgrounds (North and South Fair Parking lots, plus additional parking, service and loading areas along the northern and eastern perimeter of the Fair area).
- Entertainment Mixed Use Development (parking within parcel areas).
- Entertainment Commercial Development (surface parking within the parcel for Phase 2, with shared use of a parking structure for Phase 3).
- Shared Public Parking (to be used by the Fair and others under the terms of the County's Parking Operations Management Plan and parking agreements between the County and Six Flags Discovery Kingdom. The 24.7-acre Shared Public Parking area would be developed as surface parking in Phase 2, replacing the existing golf course and Phase 1 interim parking. In Phase 3, approximately 5 acres of the surface parking lot is intended to be converted to a multi-level parking structure.).
- The Transit/North Parking Center would provide interim surface parking in Phase 1 and, in Phase 2, a parking structure.
- On-street parking would be available along both sides of the Entry Road; these parking lanes can be converted to travel lanes to accommodate heavier traffic during peak events.

**Public Infrastructure and Service**

**Storm Drainage and Grading**

The primary drainage infrastructure improvements for the project include removing the site from the flood plain. The site is in the flood plain due to high offsite flows from the east and south. The flows enter the site from Central and South Rindler Creek as well as Blue Rock Springs. The existing drainage channel on the site that connects to Lake Chabot is not sufficient to contain the offsite flows. Accordingly, in order to remove the site from the flood plain the existing Fairgrounds channel would be widened and deepened in addition to improving the existing culvert under Fairgrounds Drive. Portions of the plan area may also be removed from the flood plain by placing fill material to raise the ground elevation. The channel improvements would reduce the flooding conditions for the mobile home park. The proposed cross-section of the Fairgrounds Channel would include an 8-foot-wide,

1-foot-deep meandering low flow “notch”; a 40- to 50-foot wide, 2-foot-deep, low-flow channel section; and a 20-to 50-foot-wide, 5- to 7-foot-deep upper level bench. Side slopes are planned at a minimum of 3:1, but may be flattened to 4:1 where possible. Some slopes may be constructed at 2:1 if approved by the Vallejo Sanitation and Flood Control District (VSFCD). The overall depth of the channel varies from 5 to 15 feet. The channel ranges in overall width from 100± to 180± feet at the top of bank as shown on Figure 6.1 of the Plan. Design guidelines associated with the channel improvements are provided in Chapter 4 of the Specific Plan.

A new, multi-purpose water feature would be constructed onsite to manage and reduce peak discharges from the plan area. The water feature would connect to an existing 84-inch underground pipe near the northwest corner of the project site. This water feature within the project would be a dual use recreation amenity and onsite flood control system. According to the Plan, one primary objective of the water feature is to provide water quality benefits for the project and improve the water quality of the runoff prior to discharging into downstream facilities that lead to Lake Chabot and/or peripheral canal. Water feature characteristics would include an operating volume of 10.4 million gallons, a depth of eight feet, a perimeter of 4,500 feet, a bottom slope ratio of 4:1, a surface area of 5.4 acres, and a liner composed of soil or geomembrane. Potential shoreline options include eroded concrete, natural grass, natural shoreline, boulder shoreline, bollard shoreline, and a bulkhead shoreline. According to the Plan, recreational opportunities would include paddleboat rental in the Fairgrounds portion of Creek Park so that visitors could interact with the park on another level. Appendix F in the Plan is a technical memorandum concerning the proposed manmade water feature by PACE Engineering and provides additional design criteria addressing water balance, water quality management, creation of wetlands, shoreline conditions, and shoreline safety.

Additional onsite water quality improvements such as biotreatment facilities would be implemented throughout the area to meet NPDES permit requirements. Onsite drainage systems within the streets would be designed in accordance with City and VSFCD standards. Underground pipes would be designed to accommodate 15-year storm events. Surface flow in the streets would be designed to accommodate 100-year storm events by directing runoff toward the Fairgrounds Channel or new water feature. New stormwater pipelines would be constructed in each backbone roadway providing service to each parcel (Exhibit 2-8). Existing pipelines that traverse the project site would be relocated as necessary to avoid conflicts with development.

Preliminary geotechnical studies have determined that undocumented fills and soft compressible materials exist within the plan area. The undocumented fill will require the need for remedial grading and/or deep foundations. The undocumented fills are associated with Lake Chabot. Lake Chabot previously extended from its existing eastern bank to the west side of the existing Fairgrounds racetrack. The fill operation that took place was not documented and will require additional geotechnical studies to determine the extent and condition of the fill.

### **Potable and Non-Potable Water**

The City will provide water to the site for domestic use, fire protection, irrigation, and for the onsite water feature.

### **Wastewater**

Wastewater will be conveyed to VSFCDD facilities for treatment and disposal. New wastewater pipelines would be constructed in each backbone roadway providing service to each parcel. Existing public pipelines that traverse the site would be relocated as necessary to avoid conflicts with development.

### **Energy and Telecommunications**

AT&T and CableCom will provide telecommunications services to the project site from existing facilities in Fairgrounds Drive. Natural gas and electricity will be provided to the project site by Pacific Gas & Electric (PG&E). It is anticipated that the existing gas transmission pipe that traverses the plan area will need to be relocated.

### **Phasing Plan**

The Plan proposes three main phases for buildout of the overall project, of which Phase 1 is divided into two sub-phases (Phase 1A and Phase 1B). Phase 1A includes Exposition Hall; midway, water feature, demonstration farm and grounds at the Fair; EMU development along Entry Road; and, Entry Road. Phase 1B includes additional EMU and EMU parcel improvements, Creek Park, and the water feature at EMU, and the north portion of Loop Road and Connector Road. Phase 2 includes buildout of EC and EMU parcels with surface parking, Transit/North Parking Center, and North Fair parking, completion of Loop Road, shared public parking, and the Fairgrounds Channel. Phase 3 includes expansion of Exposition Hall and Fairgrounds amphitheater, intensification of EMU and EC uses, South Parking Garage, and EMU parking garage. Phase 1A and Phase 1B, 0 to 5 years of project development, are shown in Exhibit 2-9a and Exhibit 2-9b, respectively, while Phase 2, 6 to 15 years of project development, and Phase 3, 16 to 25 years of project development, are shown in Exhibit 2-9c and Exhibit 2-9d, respectively.





Source: Mackay & Soms, 2012.



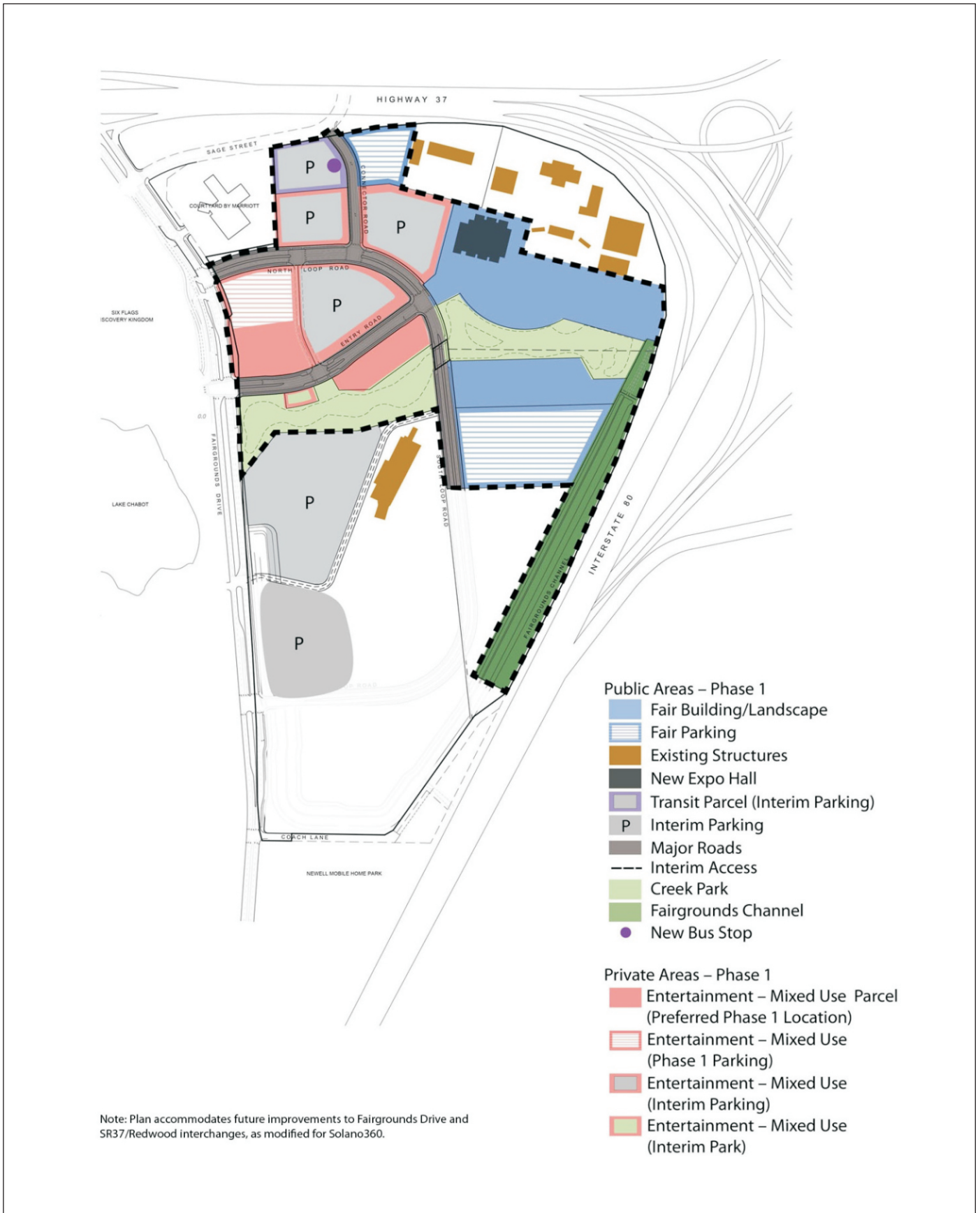
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## Exhibit 2-8 Stormwater Map

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Source: SWA Group, 2011.

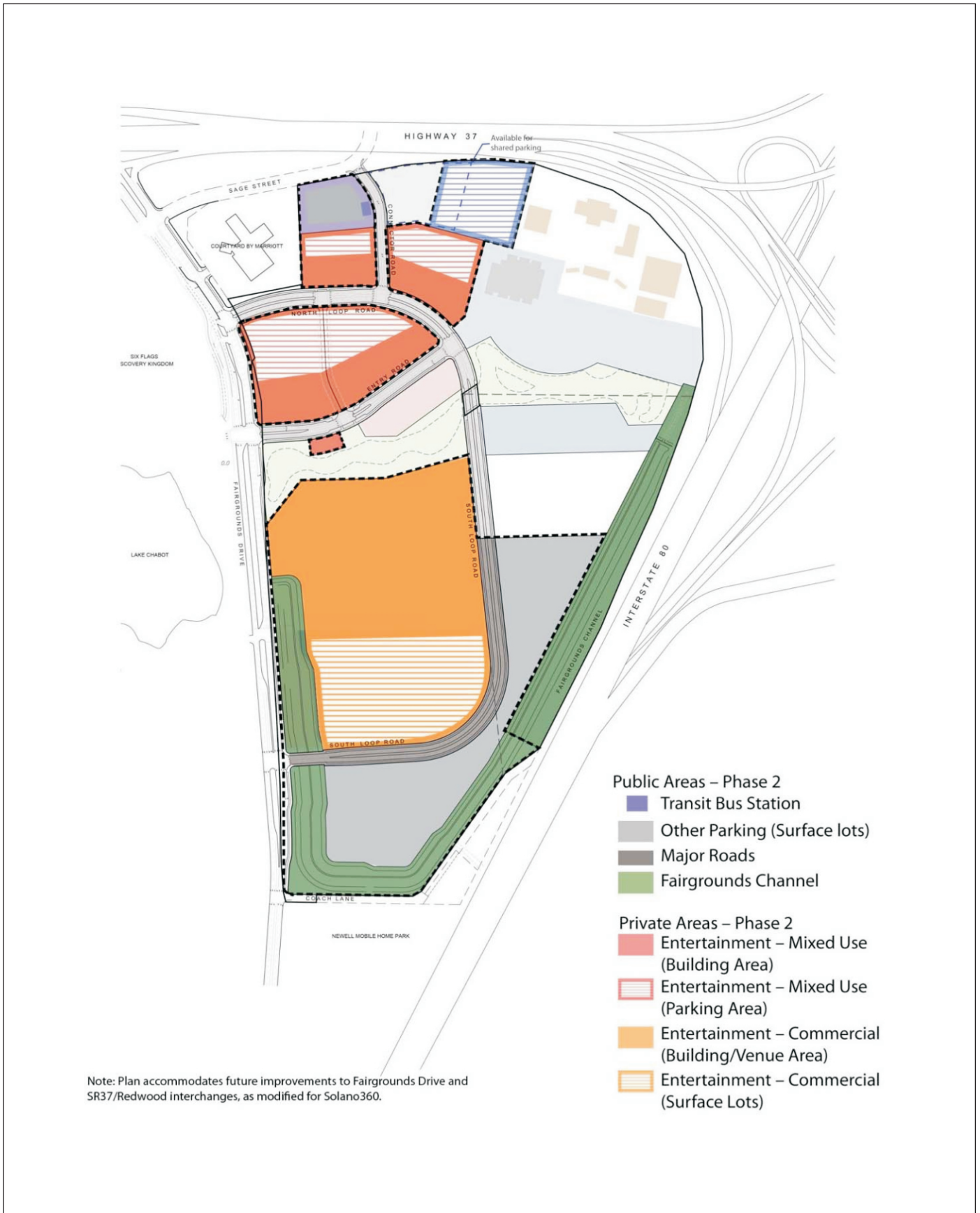


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## Exhibit 2-9a Phase 1 Projects





Source: SWA Group, 2011.



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## Exhibit 2-9b Phase 2 Projects





Source: SWA Group, 2011.



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## Exhibit 2-9c Phase 3 Projects





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## 2.5 - Project Objectives

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The following overall objectives provide consistency with the Solano360 Guiding Principles and establish a basis for the plans, programs, and policies of the Plan:

- 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.

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## 2.6 - Intended Uses of this Draft EIR

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This Draft EIR is being prepared by the County to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed project. Pursuant to CEQA Guidelines Section 15367, the County is the lead agency for the proposed project. The Draft EIR is intended to address all public infrastructure improvements and all future development that are within the parameters of the proposed project.

For the City, this document serves as a Specific Plan and Planned Development Master Plan within the meaning of Vallejo Municipal Code (VMC) Chapters 16.104 and 16.116 to guide development of the Plan Area. Private Purpose Areas, consisting of the Entertainment Mixed Use and Entertainment Commercial parcels (as shown on Exhibit 2-5), are subject to the provisions of this Plan and must be consistent with all City codes, regulations, policies and guidelines. Public Purpose Areas, which are owned by the County and utilized for a public purpose, are exempt from City land use authority. Upon adoption of this Plan, the City and County shall enter into an agreement that will establish a process to categorize future uses not contemplated in this Plan into Public Purpose or Private Purpose Areas.

For the County, this document serves as a master plan to guide improvements to the Public Purpose Areas, as shown on Exhibit 2-5. These areas, consisting of the Fair, Major Roads, Shared Public Parking, Creek Park, Fairgrounds Channel, and Transit/North Parking Center, will be exempt from

the City's land use authority as long as they are utilized for a public purpose. These areas will be subject to the provisions of the County's process for development review, as well as approvals required from other agencies as described below. The County intends to construct the Major Roads in the Private Purpose and Public Purpose areas according to City specifications and dedicate them to the City as public rights-of-way.

### **2.6.1 - Discretionary and Ministerial Actions**

Discretionary and ministerial actions for both the Entertainment Area of the project site and the fairgrounds site are identified below.

#### **Entertainment Area**

Discretionary approvals and permits are required by the City for implementation of the proposed project. The project application would require the following discretionary approvals and actions, including:

- Certification of the EIR by the Solano County Board of Supervisors.
- Adoption of the Specific Plan/Master Plan by the City of Vallejo.
- General Plan amendment from Community Park to Commercial Recreation and text amendments addressing policies related to the Solano360 Specific Plan/Master Plan.
- Rezoning from Public Facilities to Mixed Use Planned Development.

Subsequent discretionary actions would be required for the implementation of the proposed project, including, but not limited to, Unit Plans (Design Review) and tentative and final subdivision maps. Future ministerial actions would include the issuance of grading and building permits, improvement plans, landscape plans, and will-serve letters for potable water and wastewater.

#### **Fairgrounds**

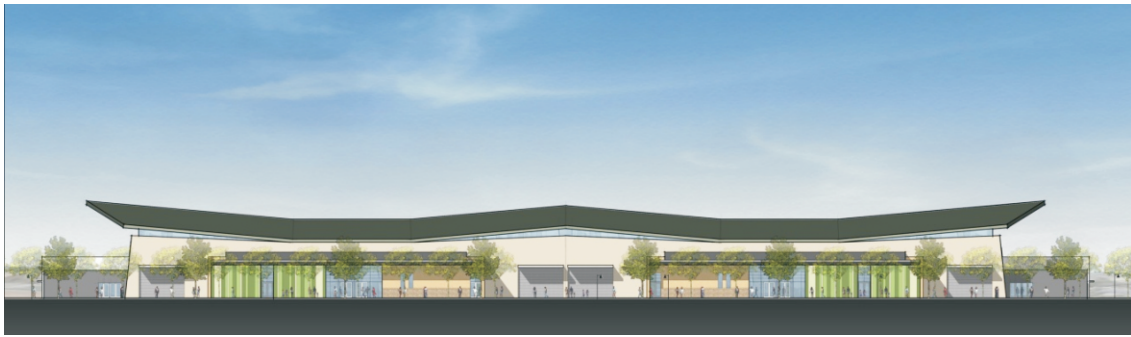
This public purpose area would be exempt from review by the City because this area would remain under the ownership of Solano County and would be used as a County Facility. However, project implementation would require certification of the EIR by the Solano County Board of Supervisors as identified above as well as County approval of development and improvement plans for the proposed fair facilities. Preliminary Exposition Hall elevations and a landscape character illustration for the site are included as Exhibit 2-10 and Exhibit 2-11, respectively.



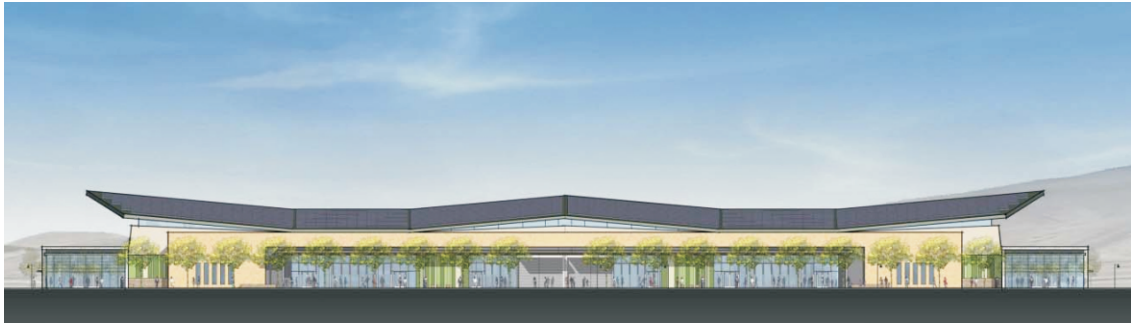
Source: Mackay & Soms, 2012.







North Elevation



South Elevation



East Elevation



West Elevation

Source: SWA Group, 2011.



Michael Brandman Associates

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## Exhibit 2-11 Exposition Hall Elevations

COUNTY OF SOLANO • SOLANO360 SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT



## 2.6.2 - Responsible and Trustee Agencies

A number of other agencies in addition to the City will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This Draft EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of project implementation. These agencies may include but are not limited to the following.

- U.S. Fish and Wildlife Service (USFWS)
- U.S. Army Corps of Engineers (USACE)
- California Department of Fish and Game (CDFG)
- California Department of Transportation (Caltrans)
- San Francisco Regional Water Quality Control Board (RWQCB)
- Bay Area Air Quality Management District (BAAQMD)
- Greater Vallejo Recreation District (GVRD)
- Vallejo Sanitary and Flood Control District (VSFCD)

The project may require discretionary agency approvals for the actions listed below:

- California Department of Fish and Game (CDFG) – Approval of appropriate potential streambed alteration agreements, pursuant to Section 1600 of the Fish and Game Code.
- U.S. Army Corps of Engineers (USACE) – Approval of appropriate permits under Section 404 of the Clean Water Act (CWA), which may include an evaluation of cultural resources under Section 106 of the National Historic Preservation Act. If a USACE permit is required, the project will need to comply with Section 7 of the Federal Endangered Species Act.
- Regional Water Quality Control Board (RWQCB) – Water quality certification under Section 401 of the Clean Water Act if a 404 permit is required and approval for coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Permit (General Permit) under Section 402 of the CWA. Under the General Permit, a Storm Water Pollution Prevention Plan (SWPPP) must be prepared before any construction activities begin.
- State Water Resources Control Board – Spill Prevention Control and Countermeasure Plan (SPCCP) will be prepared for the project in accordance with the 40 CFR 112.
- BAAQMD – Construction permits and dust mitigation plan.

