

**CITY OF VALLEJO CITY COUNCIL**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL  
TO COUNCIL ADOPT THE SOLANO360 SPECIFIC PLAN/MASTER PLAN**

BE IT RESOLVED by the City Council of the City of Vallejo as follows:

WHEREAS, the County of Solano (“County”), the City of Vallejo (“City”), and the Solano County Fair Association (“Fair Association”) have completed a comprehensive visioning process for redevelopment of the Solano County Fairgrounds, a 149.1 acre property owned by Solano County and located at the crossroads of Interstate 80 and State Route 37 in Vallejo, CA; and

WHEREAS, the County and City entered into a Memorandum of Understanding agreement to sponsor the creation of the Solano360 Committee for the purposes of guiding redevelopment of the existing Solano County Fairgrounds; and

WHEREAS, a Vision Report was accepted by the County Board of Supervisors and City Council in May 2009 providing the Guiding Principles for redeveloping the Solano County Fairgrounds; and

WHEREAS, Section 65450 *et seq.* of the California Government Code provides for preparation and adoption of Specific Plans for the systematic implementation of the General Plan; and

WHEREAS, the Solano360 Specific Plan (“Plan”) was developed as the Planned Development Master Plan for the area, in accordance with Section 16.116 of the Vallejo Municipal Code, and as the master plan for the County Fairgrounds to implement the Vision Report; and

WHEREAS, the Plan proposes a mixed use development that includes "Entertainment-Mixed Use" (EMU) venues and facilities, creation of a larger parcel for a future Entertainment Commercial" (EC) use, a total of 327,571 square feet of retail, commercial, entertainment and office space, up to 30 acres of theme park-type uses, three parking structures, and 35 acres for the revitalized Solano County Fairgrounds area known as the “Fair of the Future, including a new 149,500 square foot Exposition Hall, open space venues, a new water feature, demonstration farm, arrival plaza and midway/event lawn; and

WHEREAS, revisions to the Plan as documented in the “Adopted Revisions to the Specific Plan” are hereby incorporated as part of the Plan; and

WHEREAS, the City has complied with the requirements of the Local Planning Law (Government Code section 65300 *et seq.*), the current State of California General Plan Guidelines, and the City’s applicable ordinances and resolutions with respect to approval of the Plan; and

WHEREAS, the Plan requires a General Plan Amendment and Zoning Text and Map Amendments for approval from the Vallejo City Council for consistency with the Vallejo General Plan and Vallejo Municipal Code that was processed concurrently; and

WHEREAS, the potential environmental effects of the Zoning Amendments and the proposed Plan have been assessed in the Draft EIR and Final Environmental Impact Report prepared for the Solano360 Specific Plan (collectively the "FEIR"); and

WHEREAS, the FEIR was certified by the Solano County Board of Supervisors, the lead agency for the EIR on February 26, 2013; and

WHEREAS, the Planning Commission has reviewed the Solano360 Specific Plan and held a public hearing on April 29, 2013. On a 4-1 vote, with one member absent and one member recused, the Planning Commission passed Resolution No. #PC 13-06, recommending to the City Council adopt the Solano360 Specific Plan and the Planned Development Master Plan for the Solano360 Project; and

WHEREAS, the City Council has reviewed the draft minutes from the public hearing held on April 29, 2013 and all other comments and information regarding the project; and

WHEREAS, the City Council, on May 14, 2013 in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing to consider the Solano360 Specific Plan; and

WHEREAS, all interested persons filed written comments with the City Clerk at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the City Council; and

WHEREAS, the City Council finds that the proposed Specific Plan is consistent with the Goals, objectives, Policies and intent of the City of Vallejo General Plan; and

WHEREAS, prior to adopting the Solano360 Specific Plan, the City Council adopted Resolution No. \_\_\_\_\_ adopting General Plan Amendment #10-0001 regarding the Solano360 Specific Plan, and

WHEREAS, based on evidence received at the public hearing, the City Council makes the following factual findings:

## **II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS**

The City Council finds that on the basis of the whole record before it, the City of Vallejo, as a local agency, acknowledges that an FEIR for the project has been prepared by the County and circulated for public review. The FEIR concluded that the project would result in impacts that can be mitigated to a level of insignificance, and impacts that are significant and unavoidable. The Solano County Board of Supervisors certified the FEIR and approved the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations on February 26, 2013.

## **III. FINDINGS RELEVANT TO SPECIFIC PLAN/MASTER PLAN APPROVAL**

1. The Solano360 Specific Plan/Master Plan is consistent with the goals and policies of the Vallejo general plan, as amended and any applicable specific plan.

The Plan is consistent with the following existing goals and policies, as described in the staff report accompanying this Resolution:

**Urban Design Goal 1:** To establish a strong city identity.

**Urban Design Goal 3:** To have attractive, exciting shopping areas.

**Land Use and Compatibility Policy 3:** Promote the development of a pedestrian-oriented environment by – Reserving ground level floors for retail type uses and upper floors for retail shops, office and residential uses.

**Circulation and Transportation, Non-Motorized Transportation Goal 1:** To have facilities that encourage greater use of bicycle for recreation, commuting and shopping.

**Circulation and Transportation, Non-Motorized Transportation Goal 2:** To have safe and pleasant access for pedestrians throughout the community.

**Public Facilities and Other Services Policy 1:** Encourage infilling, that is, development within the urban area already served with sewer, drainage, and water lines, and streets.

**Public Facilities and Other Services Policy 2:** New development should bear the costs to extend or upgrade public facilities to serve the new development proportionately to the demand generated by the new development.

**Public Facilities and Other Services Policy, Water Service:** Landscaping of public facilities should feature drought tolerant species.

**Economic Development Goal 5, Policy 4:** Support expanded and new festivals and special events, particularly multiple day events, which draw upon the rich diversity of Vallejo's population and physical landscape.

**Economic Development Goal 6, Policy 2:** Enhance quality of-life amenities such as recreation, arts and culture, and entertainment.

The Plan is further consistent with the following goals and policies of the General Plan, as amended pursuant to Resolution No. \_\_\_\_\_, adopted by the City Council on May 14, 2013:

**Urban Design Goal 1-Policy 7:** Use a specific plan as the guide for re-use and development of the Solano County Fairgrounds. The Solano360 Specific Plan shall address and promote the development of mixed-use entertainment, mixed-use commercial and fair uses to create a thematic entertainment district that caters to specialty activities not found within the City of Vallejo or the greater region.

**Urban Design Goal 3 - Policy 6:** The Solano360 Specific Plan Area will serve as a specialty entertainment and retail district, compatible with Six Flags Discovery Kingdom and the Solano County Fair. Amenities located in the Plan Area will include unique and specialty options not found within the region.

**Commercial Development Goal 3 - Policy 2:** Consider the feasibility of developing complimentary commercial uses in the Northeast Quadrant with the Solano360 Specific Plan Area.

**Commercial Development Goal 8:** To promote the use of the Solano360 Specific Plan that encourages a mix of commercial entertainment related uses that will become unique commercial assets for the City of Vallejo.

**Commercial Development Goal 8 – Policy 1:** Use the Solano360 Specific Plan to guide new commercial development in the private parcels of the Solano360 Specific Plan Area in a manner that emphasizes specialty and thematic entertainment land uses.

**Transit Goal, Policy 7:** The City shall promote the use of the Solano360 Transit Center as a viable option for regional commuter transit use.

**Non-Motorized Transportation Goal – Policy 7:** The City shall integrate the existing Vallejo Bicycle Route Plan with the Solano360 bicycle route system and parking facilities as a viable option for Plan Area access.

**Urban Design Goal:** The Solano360 Specific Plan Area will create a unique place with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering places. The Solano360 Specific Plan Area will combine 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”. The Specific Plan Area will generate revenues for Solano County and the City of Vallejo, creating jobs and ensure long-term economic sustainability.

**Urban Design Goal 3 - Policy 8:** The Solano360 Plan Area is designed as a destination entertainment center for specialty retail, restaurant and thematic entertainment uses.

**Commercial Development Goal 8:** To promote the use of the Entertainment Mixed-Use and Entertainment Commercial Parcels in the Solano360 Specific Plan Area as unique commercial assets for the City of Vallejo.

**Commercial Development Goal 8 – Policy 1:** Use the Solano360 Specific Plan to guide new commercial development in the Solano360 Specific Plan Area in a manner that emphasizes specialty and thematic entertainment land uses.

**Commercial Development Goal 8 – Policy 2:** Utilize the unique entertainment and thematic land use patterns adjacent to and within the Solano360 Specific Plan Area in evaluating new commercial development.

**Commercial Development Goal 8 – Policy 3:** Develop development standards and flexible land use guidelines for commercial development in the Solano360 Specific Plan Area.

**Transit Goal - Policy 7:** The City shall promote the Solano360 Transit Center as a viable alternative for park and ride commuter transit and as alternative transit access for visiting the Solano360 Plan Area and Six Flags Discovery Kingdom.

**Economic Development Goal 5 - Policy 9:** The City shall promote the Solano360 Transit Center as a viable alternative for park and ride commuter transit and as alternative transit access for visiting the Solano360 Plan Area and Six Flags Discovery Kingdom.

**Economic Development Goal 10:** The Solano County Fairgrounds will be redeveloped as part of the Solano360 Specific Plan Area. The existing Fairgrounds will undergo a phased renovation and development of new facilities and structures to achieve economic self-sufficiency. The City, through its land use jurisdiction over the site, will collaborate with Solano County to assist in the phased redevelopment of private portions of the Fairgrounds site in efforts to maximize the economic return to Vallejo and its residents.

The Plan is further consistent with the General Plan land use designation “commercial recreation”, as amended pursuant to Resolution No. \_\_\_\_\_, adopted by the City Council on May 14, 2013:

2. The Solano360 Specific Plan/Master Plan furthers the stated purpose of the planned development district.

The Plan creates and establishes regulations for a mixed use district in which commercial and residential uses, including office, retail, recreation, entertainment, and open space will be developed as an integral unit. All uses are complementary and will enhance each other and their diversity will be unified by an overall design concept, as provided in the Urban Design and Guidelines Chapter of the Plan. The Plan calls for flexibility of design and development of diverse land use involving a mix of uses involving regional entertainment that is appropriate for the benefit of the city as a whole.

3. The Solano360 Specific Plan/Master Plan is in conformity with public convenience, the general welfare and good land use practice.

The Plan is consistent with Section 16.104 of the Vallejo Municipal Code Zoning Ordinance and is therefore in conformity with public convenience, the general welfare and good land use practice.

4. The Solano360 Specific Plan/Master Plan will not be detrimental to health, safety and general welfare.

The Plan includes a transportation system and infrastructure plan that meets the City’s requirements to ensure that improvements will not be detrimental to health, safety and general welfare.

5. The Solano360 Specific Plan/Master Plan will not adversely affect the orderly development or the preservation of property values.

The Plan promotes mixed use development within an underutilized area and incorporates urban design guidelines to ensure orderly development and preservation of property values.

#### **IV. RESOLUTION APPROVING THE SOLANO360 SPECIFIC PLAN/MASTER PLAN**

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VALLEJO HEREBY  
RESOLVES TO:

- (1) ADOPT and hold on first reading an Ordinance, attached to this Resolution as Exhibit A, adopting the Solano360 Specific Plan/Master Plan (SPA #10-0001).

**V. VOTE**

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Vallejo, State of California, on the 14th day of May 2013, by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF VALLEJO ADOPTING  
THE SOLANO360 SPECIFIC PLAN/MASTER PLAN**

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

SECTION 1. General Findings.

The City Council hereby finds and determines that:

- A. The Solano360 Specific Plan, as defined and described in City Council Resolution No. \_\_\_\_\_ and attached to this Ordinance as Exhibit B to Attachment 2, includes the “Adopted Revisions to the Specific Plan” attached to this Ordinance as Exhibit C to Attachment 2, is the Planned Development Master Plan for the Solano360 Project, pursuant to Section 16.116 of the Vallejo Municipal Code.
- B. As required by Government Code Section 65358(a), the proposed Solano360 Specific Plan/Master Plan is in the public interest of the people of the City of Vallejo.
- C. The Solano360 Specific Plan/Master Plan is consistent with the objectives, goals, policies and general land uses specified in the City’s General Plan, as amended by the General Plan Amendment adopted by Resolution No. \_\_\_\_\_.
- D. The Solano360 Specific Plan/Master Plan was circulated for public review by Solano County and adopted as the master plan for the Solano County Fairgrounds site by the Solano County Board of Supervisors on February 26, 2013.

SECTION 2. Master Plan Adequacy.

The City Council hereby finds that the Solano360 Specific Plan/Master Plan meets the requirements of Vallejo Municipal Code Section 16.116.060 in that:

- a.) The Solano360 Specific Plan/Master Plan is consistent with the goals and policies of the Vallejo General Plan.
- b.) The Solano360 Specific Plan/Master Plan is consistent with the stated purpose of the Planned Development District.
- c.) The Solano360 Specific Plan/Master Plan is in conformity with public convenience, the general welfare and good land use practice.
- d.) The Solano360 Specific Plan/Master Plan will not be detrimental to the health, safety and general welfare.
- e.) The Solano360 Specific Plan/Master Plan will not adversely affect the orderly development or the preservation of property values.

SECTION 3. Compliance with the California Environmental Quality Act.

The potential environmental effects of the proposed Plan have been assessed in the Draft EIR and Final Environmental Impact Report prepared for the Solano360 Specific Plan Project (collectively the "FEIR"). The FEIR concluded that the project would result in impacts that can be mitigated to a level of insignificance, and impacts that are significant and unavoidable. The Solano County Board of Supervisors certified the FEIR and approved the Mitigation Monitoring and Reporting Program provided herein as Exhibit D to Attachment 2, and Statement of Overriding Considerations on February 26, 2013.

SECTION 4 Adoption of the Solano360 Specific Plan/Master Plan

Based on the findings herein and in the Resolution approved concurrently with this action, the City Council hereby adopts the Solano360 Specific Plan/Master Plan (SPA#10-0001), as specified above, holding on first reading of this ordinance.

SECTION 5. Severability.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 6. Effective Date.

This Ordinance shall take effect and be in full force and effect from and after (30) days after its final passage.

FIRST READ at a regular meeting of the Council of the City of Vallejo held the \_\_\_\_\_ day of \_\_\_\_\_ and finally passed and adopted at a regular meeting of the Council held the \_\_\_\_\_ day of \_\_\_\_\_ by the following vote:



**Proposed revisions to Solano360 Public Draft Specific Plan**

Section	Existing text	Proposed revision	Proposed Text
<b>2.3 MARKET FACTORS</b> (p. 11)	As part of the Plan process, the County commissions a market study to evaluate and focus the Vision Report assumptions.	Added the "land use".	As part of the Plan process, the County commissions a market study to evaluate and focus the Vision Report <u>land use</u> assumptions.
<b>New section 3.1.1</b>		Add new section:	

**Land use Changes from the Vision Report**

As previously described in Section 2.3, Market Factors of the Plan, a market study was conducted to evaluate the land use assumptions described in the Vision Report. Based on the evaluation, the land use program for the Plan has been changed from the Vision Plan as shown below:

USE	VISION PLAN		SPECIFIC PLAN	
	Acres	Subtotals	Acres	Subtotals
<b>PRIVATE DEVELOPMENT</b>				
Entertainment Commercial	14.2		30	
Entertainment/Mixed Use	4.8		18.8	
Mixed Use Commercial/Hospitality	25.4			
Office/Flex Parking	16			
Hotel (250 room)	10.9			
Open Space/Drainage/Wetlands	19.7			
Subtotal		<b>91.0</b>		<b>48.8</b>
<b>PUBLIC DEVELOPMENT</b>				
Fairgrounds	44.9		35.2	
Transit/North Parking Center	2.5		2.2	
Shared Public Parking			24.7	
Creek Park & Water Features			6	
Fairgrounds Channel			17.9	
Major Roads	10.7		14.3	
		<b>58.1</b>		<b>100.3</b>
<b>TOTALS</b>		<b>149.1</b>		<b>149.1</b>

<b>3.4.5 Entertainment-Mixed Use(EMU)</b> (p. 23)	This land use is expected to include "Family Entertainment Centers" (FEC's) as well as associated restaurant and retail activities. Examples of FEC anchor uses within the EMU area include John's Incredible Pizza, Dave & Buster's, and other businesses that combine eating, entertainment, small amusement park, gaming, animatronic shows, and similar uses, either within buildings and/or as outdoor venues.	Clarification as to the meaning of "gaming".	This land use is expected to include "Family Entertainment Centers" (FEC's) as well as associated restaurant and retail activities. Examples of FEC anchor uses within the EMU area include John's Incredible Pizza, Dave & Buster's, and other businesses that combine eating, entertainment, small amusement park, <u>non-casino related gaming</u> , animatronic shows, and similar uses, either within buildings and/or as outdoor venues.
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<b>3.5 PERMITTED USES</b> (p.24)	While the list described below is intended to be inclusive, additional uses may be proposed provided they meet the general intention of the Plan and are approved by the City Development Services Director.	Changed title of City Development Services Director to City Economic Development Director.	While the list described below is intended to be inclusive, additional uses may be proposed provided they meet the general intention of the Plan and are approved by the City <u>Economic Development</u> Director.
<b>3.5.1 Permitted Uses – Fair</b> (p. 24)	· Recreation facilities, including parks, recreation areas and buildings for recreation use.	Include libraries as a permitted use.	· Recreation facilities, including parks, recreation areas, <u>libraries</u> , and buildings for recreation use.
<b>3.5.1 Interim Uses for Fairgrounds</b> (p. 25)	Prior to full buildout of the Plan Area, the Fair may operate interim uses on parcels not slated for development until later phases.	Add the word “any”.	Prior to full buildout of the Plan Area, the Fair may operate interim uses on <u>any</u> parcel not slated for development until later phases.
<b>3.5.2 Permitted Uses - Entertainment-Mixed Use and Entertainment Commercial</b> (p. 25-26)	<ul style="list-style-type: none"> <li>· Commercial Office including but not limited to establishments that provide financial, real estate, legal, medical services, marketing management, architectural and engineering design, and other comparable professional services and support services; also Business Services including administrative and professional services, business support services, research services, telecommunications facilities, gas and electric services, correspondence schools and vocational schools, educational services, public administrative services, and research and development. Business Services and Commercial offices are permitted up to a maximum of 220,000 square feet; these uses would substitute for other EMU uses.</li> <li>• Recreational Vehicles (RV) parks and storage</li> </ul>	<p>Include libraries as a permitted use.</p> <p>Delete RVs as a permitted use on EMU or EC parcels.</p>	<ul style="list-style-type: none"> <li>· Commercial Office including but not limited to establishments that provide financial, real estate, legal, medical services, marketing management, architectural and engineering design, and other comparable professional services and support services; also Business Services including administrative and professional services, business support services, research services, telecommunications facilities, gas and electric services, correspondence schools and vocational schools, educational services, <u>libraries</u>, public administrative services, and research and development. Business Services and Commercial offices are permitted up to a maximum of 220,000 square feet; these uses would substitute for other EMU uses.</li> <li>Use deleted</li> </ul>
<b>Chapter 4</b>	Current chapter	Refine proposed design guidelines.	New chapter attached

## CHAPTER FOUR: URBAN DESIGN AND GUIDELINES

### 4.1 INTRODUCTION

This chapter sets forth urban design concepts and guidelines to shape and facilitate redevelopment of the Plan Area, consistent with the Guiding Principles and land use provisions described above. The intent is to create an exciting, synergistic fusion of entertainment, fairgrounds, and mixed use destinations that builds on the regional visibility of the Plan Area and supports the ongoing success and long-term viability of the Solano County Fair, new Entertainment Mixed Use and Entertainment Commercial uses, and nearby major entertainment uses.

These design guidelines address both overall issues of site development and detailed issues of landscape, building form, walls and fences, and signage. Illustrative plans, photos and other materials are intended as guidelines and examples for review of future building approvals. Lastly, sustainability guidelines are included that both summarize sustainable project elements and provide suggestions for future development.

To assist future users of these design provisions, the following chapter contains separate sections for:

- The overall Plan Area,
- The Fair of the Future (Fairgrounds),
- Other Public Purpose Areas (Major Roads, Creek Park, Fairgrounds Channel, Transit/North Parking Center, and Shared Public Parking), and
- Private Purpose Areas (Entertainment Mixed Use and Entertainment Commercial parcels).

The information in this chapter is informed by the Plan's conceptual studies and may be subject to change as more detailed plans and specifications are developed as part of the design and development ~~process. More detailed design guidelines will be incorporated into a Development/Implementation Agreement between the County of Solano and the City of Vallejo.~~ review process.

### 4.2 PLAN AREA DESIGN

#### 4.2.1 Urban Design Concepts

The Land Use Plan (Figure 3.1) establishes a framework for the Plan's proposed urban design features. The intent is to create a seamless integration of public and private areas, including Fairgrounds facilities and private mixed use development.

Guidelines are as follows:

- The Public Entertainment Core, the defining feature of Solano360, encompassing a lively, mixed use entertainment corridor connecting from the gateway at Fairgrounds Drive in the west to the demonstration farm at the Fair's eastern edge. The Public Entertainment Core includes:

- The Creek Park with its walkways, promenades, plazas and bridges,
  - The Creek's Park's central water feature that connects public and private area and provides multiple benefits including visual amenity, wateredge promenades, onsite stormwater hydromodification, capture and reuse of stormwater for irrigation, and water quality treatment,
  - The thematic "Main Street" or Entry Road aligned with Creek Park, terminating at the new Exposition Hall and offering wide urban sidewalks and a pedestrian-friendly frontage for ~~a "restaurant row"~~, restaurants, retail associated with entertainment uses, and gathering areas, and
  - Within the Fair, a major Arrival Plaza at the entrance to the Exposition Hall, a Midway/Event Lawn with terraced seating, the water feature and Creek Park with pedestrian bridge, and a demonstration farm oriented toward families and school groups.
- Indoor and outdoor venues for the Fair of the Future, fostering a year-round program of activities within a variety of active and passive spaces.
  - Transformative Phase 1 project that includes the Creek Park with its water feature and creates a new Exposition Hall located as a focal point for the Entry Road.
  - Strong relationship to nearby major entertainment uses via roadway and pedestrian connections, including integrated design elements and synergistic land use opportunities.
  - Pedestrian, bicycle and transit connections integrated into streets and open space systems.
  - Creation of a Rindler Creek drainage and adjacent buffer along the eastern, southern and western boundaries of the site to alleviate floodplain issues, establish riparian habitat and wetland benefits, and provide the opportunity for pedestrian trails.

These features are described further in this chapter and in Chapters Five and Six.



Building areas depicted here are conceptual only.

**Figure 4.1: Illustrative Plan**

*Sections through Creek Park & Water Feature (at Fair and at Entry Road)*

***Figure 4.2: Illustrative Section***

***Figure 4.3: Urban Design Elements***

*Building areas depicted here are conceptual only.*

***Figure 4.4: Public Entertainment Core***

*Building areas depicted here are conceptual only.*

**Figure 4.5: Site Relationships**  
**View from I-80**

*View from SR-37*

**Figure 4.6: Perspective Views**

#### **4.2.2 Access and Circulation**

##### **Connections to the Plan Area**

Figure 4.7 illustrates key features relating to site access, parking, and entries.

The configuration of roads, entries and parking is intended to facilitate efficient access to parking facilities while focusing views on the Creek Park and other destinations, with attractive streets defined by buildings.

Because the Plan Area has a direct, physical connection to Six Flags Discovery Kingdom, the project has also been designed to establish a strong pedestrian character to encourage walking between the theme park and the Fair of the Future. Visitors to the Plan Area will be able to park, shop, dine, relax and visit Fair programs with the option of walking or taking a shuttle.

##### **Connections within the Plan Area**

The Plan proposes an integrated system of internal connections that encourages shared use, walking, bicycling and transit. Features include:

- Walkable [gridnetwork](#) of tree-shaded sidewalks, including special Entry Road streetscape (see Figures 4.24 to 26).
- Pedestrian trails within the Creek Park, connecting to continuous perimeter trail along the Fairgrounds Channel.
- Multi-use paths along the South Loop Road, connecting parking areas with the Public Entertainment Core.
- Continuous perimeter trail for the south area of the Plan Area as shown on Figure 5:10.
- New promenades and plazas within the Fair of the Future.
- Raised intersection and pedestrian crosswalks at the Entry Road/Loop Road to calm traffic and provide safe pedestrian crossings.
- A potential parking shuttle serving internal destinations and connecting to Six Flags Discovery Kingdom and the Transit/North Parking Center (see Figure 5.15: Transit and Shuttle Routes).

## **Accessibility**

According to the Americans with Disabilities Act of 1990 "ADA" standards, new facilities constructed by, on behalf of, or for the use of a public entity must be designed and constructed in such manner that the facility or part of the facility is readily accessible to and usable by individuals with disabilities.

Public purpose areas within Solano360 will be designed to provide for ADA access according to applicable ADA Standards for Accessible Design.

### **4.2.3 Landscape Plan and Guidelines**

Figure 4.8: Landscape Character illustrates the location and variety of landscape areas and public spaces envisioned for the Plan Area, including:

- Streetscape planting.
- Buffer/riparian planting along the Fairgrounds Channel, using species that are compatible with the flood control function of the channel.
- Planting along soft or earthen water edges.
- Park landscape.
- Turf, both regular and reinforced (such as with mesh reinforcement material).
- Rain gardens.
- Demonstration Farm.
- Hardscape and plaza areas (including the Fairgrounds Concourse).
- Terrace seating at grade changes along the Creek Park water feature and in the Fairgrounds amphitheater.
- Surface parking areas.

Specific guidelines for Fair property landscape features as well as for the Fairgrounds Channel and Creek Park are included in Section 4.3: Fair of the Future and Section 4.4: Other Public Areas, respectively. The following general guidelines apply to the Plan Area as a whole.

#### **Street Character**

- Hardscape and plazas should be paved attractively, with paving patterns and materials conducive to pedestrian circulation and gathering.
- Tree planting should be designed to create shaded areas, especially in public areas such as sidewalks, parking lots, roadways, courtyards, plazas and parks.
- Trees along the Entry Road and at the Arrival Plaza should be of a different character than the streetscape trees on the other roads, and should be planted in tree grates.
- Street trees should be placed in park strips between the curb and sidewalk as shown by Figures 4.24 to 4.26.
- Parkway strips and medians should be planted with a variety of drought-tolerant species.



- Contrasting tree species should be used for perimeter trees and trees along pedestrian corridors and hardscape areas to clearly identify paths of travel.
- Street trees should be spaced at approximately one tree per 25 feet, or less if smaller trees are used.
- Trees for major streets should be a minimum of 24-inch box container size. Fifteen-gallon container size may be used for minor streets and buffers.

### **Planting Criteria**

- Plant materials should be selected from the plant palette in Appendix E: Solano360 Plant Palette. Substitutions or additions may be considered based on the suitability of the species in terms of similarity of form, adaptability, tolerance to site soils, climatic conditions or water quality, or other pertinent characteristics. The plant list is not intended to be exhaustive but to provide a clear guide for selection. Additional plants may be used that are compatible with this list and are consistent with the intent of these guidelines.
- In order to establish a unique and cohesive image for the Plan Area, a limit range of plant material should be used for public roads, park and common areas, commercial sites, and the Fairgrounds. For these areas, the intent is to employ a limited number of plant species for the majority of the planting in each identified area.
- Plant materials should be selected to be at an appropriate scale for the surrounding area when at mature size. Larger, more dramatic species should be utilized for important public areas such as the Public Entertainment Core, major entries, and Loop Road.
- Plant materials should be selected to meet the criteria listed below.
  - Emphasize the planting of drought-tolerant, long-lived plant species that are native and/or well adapted to the climatic and soils conditions of the Plan Area and require minimal maintenance.
  - Avoid planting tree species with invasive root systems near utility lines, concrete and other paving. Such species may be utilized in setback areas adjacent to roadways or in transition areas, provided there is adequate clearance.
  - Avoid the use of non-native, invasive species that may spread into areas of permanent, undeveloped open space.
- Landscaping is required where development is visible from major public roadways and public facilities including trails. Tree planting should consider the need to preserve solar access and views and maintain fire safety requirements.
- All plants should be carefully selected to avoid toxic species that could be harmful to children or cause allergic reactions.
- Planting design should consider year-round interest and seasonal character through the careful use of flower and leaf color.
- Landscape design should provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or service corridors to reduce

negative visual impacts. Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover.

- Plant materials along water edges at the water feature and in the fairgrounds channel should be native vegetation capable of filtering water, preventing erosion, and providing habitat and food to native species.
- Landscaping within the Plan Area will be subject to any special requirements identified by future soils or drainage investigations.
- Landscape plans should be prepared by a landscape architect registered to practice in the State of California.

#### **Irrigation and Maintenance**

- The use of potable water for landscape should be minimized. It is anticipated that non-potable water from the onsite water feature will serve as the irrigation source (refer to Chapter Six for additional details). If reclaimed water becomes available, it may be utilized as well. Any water-intensive planting should be concentrated in shaded areas, where natural runoff occurs, or at highly visible locations, such as within the Public Entertainment Core and at the Arrival Plaza.
- Groundcovers, grasses, or drought-tolerant turf should be used in place of standard lawn where possible.
- Existing vegetation is limited within the Plan Area; however, healthy existing vegetation along drainage ways or other areas should be retained to the extent feasible, with replacement provided where removal is unavoidable. In Phase 1, existing (and healthy) parking lot trees should be retained within parking areas if such trees do not interfere with site development.
- All public areas, rights-of-way and commercial project landscaping should have high efficiency, automatic irrigation systems. Low volume spray heads and drip irrigation systems should be utilized. Landscape improvements should be installed and maintained with a sustainable landscape maintenance plan that uses toxin-free organic or biological fertilizers and weed/pest control products.
- Landscape plans should be submitted to the City to ensure water-efficient irrigation systems according to City requirements.

*Building areas depicted here are conceptual only.*

#### **Figure 4.7: Site Access & Parking**

*Building areas depicted here are conceptual only.*

### **Figure 4.8: Landscape Character**

#### **Transition Areas and Buffers**

Grade transition areas between development and site edges are subject to the following:

- Transition areas should be landscaped to create a visually pleasing transition between development and common areas, and provide filtered views both from and toward the Plan Area. Landscaping of transition areas is required where development is visible from major public freeways or roadways and from public facilities.
- Landscaping of transition areas should emphasize trees and shrub planting and grasses. Irrigation should be provided for plant establishment.

#### **Site Drainage**

- All site stormwater runoff must be treated consistent with the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (MRP) prior to discharging into an offsite drainage system. Treatment should utilize Best Management Practices (BMPs) and Low Impact Development (LID) principles as specified in MRP Provision C.3.
- Acceptable treatment measures within the Plan Area may include:
  - Infiltration
  - Evapotranspiration
  - Biotreatment (e.g., rain gardens, bioswales, biotreatment units, planter/tree boxes)
  - Minimizing impervious areas
  - Constructed riparian channel (see Section 4.4.3: Fairgrounds Channel)
- BMP's should be incorporated into parking lots, medians, and street/parcel edges.
- Sub-drains should be provided unless a percolation test shows such drains are unnecessary.

#### **Erosion and Sedimentation**

- Grading operations should be planned and implemented to efficiently control erosion and sedimentation.

#### **Berms, Channels and Swales**

Berms, channels, and swales should:

- Be shaped to appear as an integral part of the graded or paved surface.
- Have smooth transitions between changes in slopes.
- Be designed so as to appear a natural part of the site topography.

#### **Slopes and Retaining Walls**

- Landscapes should incorporate smooth transitions between changes in slope.

- The maximum slope for a landscaped area should be 2:1 if the area is planted with a ground cover and 3:1 if planted with lawn.
- Where space constraints exist, terracing with retaining walls will be allowed.
- Retaining walls should not exceed three feet in height. For grade changes that exceed three feet, walls should be stepped in equal increments with three foot-wide planted terraces between.
- Retaining walls should be constructed of a low-maintenance, durable material compatible with nearby architecture.

#### **4.2.4 Parking Areas**

This section addresses design of parking facilities, located per Figure 5:14: Land Use and Parking. Chapter Five provides additional information on phasing of parking facilities.

##### **Overall Guidelines**

- In general, parking should be located and designed to allow buildings to be located directly along street frontages, with parking areas to the rear, while providing adequate parking facilities to serve commercial and public uses.
- During peak use periods, such as Saturdays and Sundays during Fair Week, parking may be augmented by shuttles to offsite locations.
- Parking facilities (including surface lots and structured parking) with pedestrian or vehicle access from Entry Road should be screened at the street level by buildings or significant amenity features to maintain an active street character and well-defined street edge.
- Signs indicating routes to parking should be displayed clearly along the Entry Road, Loop Road and Connector Road in order to guide visitors.
- Shared parking between the Fairgrounds, nearby major entertainment uses, private development, and other parking users should be maximized and will be defined by a Parking Operations Management Plan to be prepared by the County and by parking agreements between the County and Six Flags Discovery Kingdom.
- Parking should not be located adjacent to the Creek Park or water feature in order to maintain the open space character of those areas (see Section 3.6.1).

##### **Surface Lot Design and Landscaping**

As described in Chapter Six, a majority of the Plan Area, including parking lots, will be designed to drain to the Creek Park water feature. The water feature will provide water quality treatment, but it is likely that bio-treatment will need to be integrated into the parking lot design as well.

- Surface parking lots should be planted with trees to minimize their visual impact, reduce heat gain, and create a more comfortable pedestrian setting.
- For private areas (EMU and EC development), trees should be planted at a rate of one tree per six parking stalls.

- Larger scale parking areas, such as Shared Public Parking, require more flexible landscape guidelines in order to serve multiple purposes such as temporary fairs and festivals; therefore, tree planting may be concentrated along perimeters, entries, and key pedestrian corridors.
- Parking lots may be developed with photovoltaic arrays (in place of trees) as described in Section 4.6.2 Next Step Sustainability Measures.
- Ample, well-lit and shaded (either by trees or solar collectors) pedestrian routes should be provided from parking areas to main destinations and building entries. Where possible, pedestrian circulation should be separated from vehicular areas.
- For interior parking lots, smaller trees should be selected to allow adequate visibility beneath mature tree canopies to building entries and storefronts.
- All surface lots should have landscape buffers at street or other public area edges. Landscape buffers should consist of trees and low plantings (to provide views into lot interiors) interrupted with regular pavers or other walkways for ease of pedestrian access.
- All major surface lots should incorporate bicycle parking facilities.
- Passenger loading areas for ridesharing vehicles and preferred parking for carpools and/or certified pure zero emission vehicles (100% battery electric and hydrogen fuel cell) and compressed natural gas (CNG) vehicles should be located near main building entrances.
- Two way parking lot drive aisles should be a minimum 24 feet wide.
- Parking lot landscape islands should be a minimum of eight feet wide at the aisle ends and a minimum of six feet wide elsewhere.
- Tree wells and planting strips should be a minimum of six feet diameter/ width and should be located between all doubled-loaded parking rows.
- Parking lots should incorporate handicapped spaces per ADA guidelines; such spaces should be located near entry points.

### **Design of Parking Structures**

As parcels develop and land use intensifies, structured parking may replace surface lots in the southern end of the Plan Area (South Parking Structure), within the Transit/North Parking Center, and within the Entertainment Mixed Use area. These structures will support anticipated Phase 3 development including expansion of the Exposition Hall and expansion of the Entertainment Mixed Use and Entertainment Commercial development.

- Parking structures should be screened with planting of suitable scale and species.
- Parking structures located in the EMU area should be wrapped by ground floor retail or entertainment uses along the North Loop Road or other public roads, and retail/commercial uses are encouraged for the ground floor of parking structures to activate streets and pedestrian corridors.

- The upper floors of parking structures should utilize planters, trellises, vegetated walls or other decorative screens along vertical walls at street frontages or other public area and open space frontages.
- Parking structures should be designed to complement nearby architecture in terms of style, massing, color and detailing, and should be located to prevent shadowy, windy canyons.
- [Interiors of parking structures shall be well lit and shall utilize light colors on interior walls to create a safe and comfortable environment.](#)

#### 4.2.5 Signage and Lighting Guidelines

See Section 4.3.6 for Fair of the Future signage, lighting and site furnishing guideline; see Section 4.4.6 for guidelines addressing electronic reader board signage on the Fairgrounds adjacent to I-80 and SR-37.

Figures 4.22 and 4.23 provide examples of site furnishings and lighting.

##### Signage

Signs will aid in establishing the sense of quality and character for the Plan Area, in addition to conveying critical wayfinding information for visitors.

- Comprehensive signage programs should be developed for both the Private and Public Purpose Areas. These programs should be prepared together or, if prepared separately, should be coordinated to convey a unified identity for Solano360 including the Fair of the Future, Creek Park, and the entertainment and retail development.
- Permanent signs prepared as part of comprehensive signage programs should include entry signs, area signs, directional signs for vehicles, bicyclists/pedestrians, street signs, interpretive and educational signage within the Creek Park and Fair, and signs identifying businesses in the EMU and EC areas.
- Temporary signs may include special event signs, temporary signage during construction or at the opening of a new venue or business, real estate information signs, and parking controls for major events.
- In general, signs should be utilized only where necessary, emphasizing an image of permanence and quality; however, signs should offer adequate visibility and reflectivity, where appropriate, to provide for safety and orientation at night. The purpose of permanent signage is to convey information, to aid in identifying visitor destinations and to add an element of consistency.
- Entry signs may be integrated into entry pylons, arches, or other features.
- All permanent signs and monuments should be constructed of durable, high quality materials.
- Freestanding signs should be limited to directory-type signs with information limited to the name of the project for multi-parcel developments and building or address numbers.
- Access to parking should be adequately signed to guide visitors to parking facilities.

- All free-standing parcel or project signs along streets and common access drives should be designed as a 'family' of signs, consistent with the architectural style of related buildings.
- Small, free standing signs for individual buildings may be allowed near building entries; such signs should be consistent with the architectural style of the building. Other signs for individual buildings or tenants should be located on the building in a manner consistent with the architectural style.
- A digital kiosk or marquis sign at the Entry Road entry or other appropriate location may be allowed for use by the Fair Association for Fair and other Solano360 events.
- With the exceptions noted above, all signs within Private Purpose Areas should conform to the City Zoning Ordinance Chapter 16.64.
- [For signs within the Private Purpose Areas, sign area and dimensions shall be based on the approved sign program for a specific building or project.](#)

### Lighting

Street-level and pedestrian lighting are important for safety and will also contribute to site identity and character within the Plan Area. Lighting elements should adhere to the following.

- Lighting should be designed to differentiate use areas, emphasize amenities and landscape features, provide continuity along street corridors and promote safety.
- Lighting may be combined with banners or incorporated into other pageantry and wayfinding features to create a festive setting.
- In general, lighting should provide sufficient levels of ambient light to create a safe and pleasant environment without causing light pollution or glare into adjacent properties.
- Low-level, cut-off, pedestrian-scale fixtures should be utilized to the degree possible.
- Street lighting should be directionally shaded to reduce off-site fugitive light and glare.
- Exterior building lighting should be shielded to minimize direct glare and reflections.
- Lighting should utilize LED or other energy-efficient fixtures with pleasing light color.
- Materials for lighting fixtures should be durable and low maintenance. Natural finishes like bronze, and nickel steel are recommended.
- Spacing and illumination levels should be calibrated to achieve IESNA standards (e.g., a 0.5 foot candle level for sidewalks in medium pedestrian activity areas), and local requirements, based on photometric studies prepared as part of design submittals for each street.
- Intersection lights should be on 22-foot tall poles.
- Pedestrian lighting along sidewalks should not exceed 15 ft in height.
- Parking lot lights should be no higher than necessary to provide efficient lighting of the area, but should not exceed 28 feet, including the base.

#### 4.2.6 Walls and Fences

Walls and fences may be used to define public and private boundaries and spaces, as described below. See additional guidelines for Fairgrounds fencing and entries in Section 4.3.

- Where used, walls and fences should be open and/or low to maintain an inviting, attractive appearance and provide adequate sight distance for entries. Materials should be compatible with and complementary to principal buildings. Fence and wall panels may be divided into regular modules that reflect the module of the principal building.
- Thick and thin elements should be used, with thicker pieces for supports and panel divisions. Fence posts and support columns should be emphasized and/or built-up.
- Screen walls are intended to screen uses such as loading, service areas, and utilities, while maintaining a common architectural language with the buildings surrounding them. All screen walls connected to buildings should match the building style. Maximum height of a screen wall should be six inches higher than the object being screened.
- Masonry walls should have a base and coping.
- Fences visible from public areas should be wrought iron, cast iron, and welded steel ornamental fences or wood. Metal fences may be mounted on a low masonry wall, and/or spanning masonry piers. Wooden fences should be painted, preferably a light color.
- Security fences should not be visually prominent. Black, vinyl-clad chain link fencing (with matching posts) may be used for security fencing with a maximum height of ~~seven~~ six feet; taller fences may be allowed along freeway edges. Evergreen hedges, flowering vines and/or trees should be planted along the base of all security fences.
- Black, vinyl-clad chain link fencing (with matching posts) may be utilized for storage or service areas that are not visible from public areas, including public roads.
- Plywood, un-clad chain link, barbed wire or razor wire fence are prohibited.

#### 4.2.7 Loading and Service Areas

- Loading areas should be sited to the rear building or sides of buildings not visible from public areas, including streets.
- All service, loading, trash, storage areas, and utility equipment should be screened from public view utilizing a combination of planting and architectural elements that are compatible with the building architecture.
- Loading/garage doors are prohibited on building facades facing a public street.
- Service loading from public streets is prohibited except for parcels where other configurations are not feasible, such as adjacent to the Creek Park.
- No refuse or storage areas may be located between the front of a building and a primary road right-of-way except for parcels where other configurations are not feasible, such as adjacent to the Creek Park.



- Refuse collection and storage should be located to the rear and sides of buildings, covered with a roof, and sized to contain all refuse generated on site between collections.
- Common recycling bins should be provided for all commercial uses and must be readily accessible to all tenants/employees, and be screened in the same manner as refuse collection areas.
- Transformers and other utility equipment should not be placed in the public street setback area.
- All rooftop equipment should be fully screened with the same or similar materials of which the building is constructed.

### **4.3 FAIR OF THE FUTURE**

#### **4.3.1 Fairgrounds Programming**

Throughout the planning process, Solano County Fair Association representatives provided input regarding near-term and mid-term plans to establish a new Fair of the Future that could offer a broad array of year-round activities while maintaining the traditions and community connections of the existing Fair.

Outdoor spaces, including lawn and hardscape plazas, are of critical importance to the Fair.

Following are the identified program uses for the Fair of the Future:

- Establishment of a new, flexible event hall of approximately 50,000 net square feet of exposition/event space, with potential for expansion to 100,000 net square feet in the future when demand warrants such an expansion.
- Ability to provide an array of event and entertainment venues to respond to market opportunities and region serving demand.
- Selective update, expansion and/or replacement of existing Fair facilities.
- Desire to have complementary program to Six Flags Discovery Kingdom and adjacent mixed-use development.
- Convenient and proximate transitions from indoor to outdoor venues.
- Branding and image to focus on local culture and heritage of the Fair, with consideration of the County Fair roots/heritage: Livestock, Agriculture, Food and Community.
- Reinforcement of important County Fair themes including (1) heritage of Solano County Fair; (2) sustainability; (3) agricultural demonstration.
- Expression of the diverse character of Solano County, (urban / rural, ethnic/cultural diversity, lifestyle diversity) and effective use of the site's key location at the crossroads of major roads.

In addition to current events and activities at the Fair, specific new attractions and programming could include:

- A Ferris wheel or similar feature visible from I-80.

- "Mini-midway", or small amusement park, with year-around operation.
- "Festival-on-the-green" program of activities within a new event open space; consideration of an outdoor inflatable movie screen.
- Demonstration Farm that could attract school groups and take advantage of interests in micro-sustainability and urban farming.
- Wedding events with location for wedding 'photo op.'
- Tractor pulls, livestock shows and similar agriculture-related events and activities.
- Running or walking races.
- Flea markets and farmer's markets.
- Complementary operational relationships with Six Flags Discovery Kingdom, local hotels, and other businesses, such as providing exhibit or meeting space to help hotels attract larger scale meetings or convention business.

***Figure 4.9: Existing Fairgrounds Facilities***

***Figure 4.10: Proposed Fairgrounds Facilities***

#### **4.3.2 Fairgrounds Design Objectives**

Figures 4.11 and 4.12 illustrate the conceptual plans for the Fair's outdoor and building venues for Phases 1 and 3. As envisioned, the Fair of the Future plan upgrades the Fairgrounds in its current location, with long-term flexibility to expand southward into parking areas as additional space for event venues is required beyond the scope of this Plan.

The overall objectives of this conceptual-level design are as follows:

- Provide new, multi-functional event facilities that expand the Fair's abilities to market to a wide variety of entertainment, educational, commercial, and civic programs on a year-round basis.
- Create new outdoor venues adjacent to and in association with the new Exposition Hall to support the Fair's program of outdoor events and create appealing and durable outdoor public spaces. For maximum usability, these venues should include both turf and paved spaces and should be designed as "outdoor rooms" with simple, outdoor areas framed by trees and/or buildings.
- Distribute parking areas and entry gates, with clear wayfinding signage to enable flexible event programming and allow the Fair facilities to serve multiple, concurrent events.

- Develop options for year-round uses and products at the Fair; require that events and attractions stay relevant and relate to contemporary preferences for food, entertainment and education.
- Consider the selective update, expansion, and/or replacement of existing Fair facilities in a phased program that allows each incremental stage to function effectively.
- For intermediate/interim enhancements to Fair facilities, consider “facelifts” to key buildings and enhancements to the grounds.

#### 4.3.3 Fairgrounds Phasing

Flexibility is a critical objective for the Fair of the Future. The phased upgrade of structures and open spaces is intended to allow multiple and shared uses, allowing the Fair to operate and generate revenue throughout the year and providing for maximum synergy with non-public and public uses on the overall site.

- **Phase 1** (Phases 1a and 1b) includes the demolition of the existing Expo Hall and construction of the new Exposition Hall providing approximately 50,000 net square feet (approximately 72,000 to 77,000 gross square feet, depending on whether Administrative and Security Offices are included). Associated outdoor venues, including Arrival Plaza and Midway/Event Lawn and Creek Park with water feature, are scheduled for Phase 1. If funds are available, Phase 1 could include relocation of the existing Administrative and Security Offices into the building; alternatively, this may occur in Phase 3.
- In **Phase 2**, in order to provide for North Fair Parking expansion, the existing County Building will be demolished. The Fair’s Administrative and Security Offices will also be demolished and housed in portable buildings, if not already located within the Exposition Hall in Phase 1.
- In **Phase 3**, or if sufficient demand arises in Phase 2 and if supported by onsite and offsite infrastructure and mitigations, the Exposition Hall will be expanded to approximately double the Phase 1 footprint and program. The Phase 3 expansion will require demolition of the existing concert arena and construction of a new amphitheater for concerts and theater events as shown in Figure 4.12. If Administrative and Security Offices are still housed in portables, they would be relocated into permanent space within the expanded Exposition Hall.

Together with the existing facilities that will continue to function (including Gibson, McCormack, the livestock and sheep buildings), this phased approach provides essential facilities that will allow for the efficient operation and financial sustainability of the Fair of the Future.

**Table 4.1: Fair Building Program & Phasing**

<b>Facilities to be demolished and/or replaced by buildout</b>				
<b>Facilities to Remain</b>				
<b>EXISTING BUILDINGS AT CONCOURSE</b> (Note: does not include facilities for horse racing or golf course)	<b>EXISTING QUANTITY</b> (sq. ft.)	<b>PHASE 1</b> (sq. ft.)	<b>PHASE 2</b> (sq. ft.) <sup>1</sup>	<b>PHASE 3</b> (sq. ft.) <sup>1</sup>
Admin/Directors Trailer/Security Office	5,110			
County Bldg	17,170	17,170		
Gibson Hall	13,325	13,325	13,325	13,325
Concourse Restroom	1,650			
McCormack Hall	22,000	22,000	22,000	22,000
Civic Bldg	12,325	12,325	12,325	
Trash Shed	2,000	2,000	2,000	2,000
Maintenance Shed	4,550	4,550	4,550	4,550
Livestock Bldg	32,400	32,400	32,400	32,400
Sheep Barn	13,285	13,285	13,285	13,285
Concert Arena/Grandstand Cover	5,200	5,200	5,200	
Twilight Patio Office/Concessions/Storage	1,800			
Existing Exposition Hall	23,730			
Guard Shack (adjacent to director's trailer)	1			
<b>TOTAL Existing</b>	<b>154,545</b>	<b>122,255</b>	<b>105,085</b>	<b>87,560</b>
<b>NEW BUILDINGS</b> (based on project description)		<b>PHASE 1</b>	<b>PHASE 2</b> <sup>1</sup>	<b>PHASE 3</b> <sup>1</sup>
New Exposition Hall <sup>2</sup>		72,000	72,000	144,000
Temporary Administrative Offices (Phase 2)			5,000	
New Concert Arena/Grandstand Cover				5,500
<b>TOTAL New</b>		<b>72,000</b>	<b>77,000</b>	<b>149,500</b>
<b>TOTAL Existing and New</b>	<b>154,545</b>	<b>194,255</b>	<b>182,085</b>	<b>237,060</b>
<b>Notes</b>				
1. Totals are cumulative and include prior phases				
2. The Exposition Hall replaces existing Expo Hall and concourse restrooms; also adds lobby, circulation, kitchen, and meeting rooms. In Phase 2, existing Admin offices would be demolished to provide North Fair parking; if not provided in Phase 1 Expo Hall, Admin office would be housed in portables until Expo Hall expansion in Phase 3 provides permanent admin space.				

Building areas depicted here are conceptual only.

**Figure 4.11: Fair Illustrative Plan - Phase 1**

Building areas depicted here are conceptual only.

**Figure 4.12: Fair Illustrative Plan – Phase 3/Buildout**

**Figure 4.13: Aerial View– Phase 1**

Building areas depicted here are conceptual only.

**Figure 4.14: Aerial View – Phase 3/Buildout**

**4.3.4 Exposition Hall**

As part of Phase 1a, the Plan proposes to replace the existing Expo Hall with a new Exposition Hall that offers 48,600 net square feet of exhibition space in a flexible, highly marketable venue integrated with the existing fair concourse and other facilities. This flexible space can be subdivided in logical increments, as described below, in order to accommodate a wide range of events including conventions, consumer shows, festivals, large parties, and other special events.

In addition to exhibition space, the Exposition Hall provides support space for lobbies, circulation, meeting rooms, kitchen, storage of movable wall panels, and restrooms for a total of 72,000 square feet.

Figure 4.15 to 4.19 illustrate the layout and architectural concepts for this important event building, which is envisioned as follows.

The following descriptions refer to the initial building proposed for construction in Phase 1a and anticipated to serve the Fair through Phase 2. Possible expansion in Phase 3 will approximately double this space and also provide for office space for Fair Administration and Security services.

**Building Concept**

Conceptual design for the Exposition Hall represents a functional, economical and flexible building design that also provides an architecturally distinct and compelling landmark facility for the Plan Area. In addition to its style and massing, a range of contemporary building materials were selected to reflect a forward-looking vision for the “Fair of the Future”. The conceptual design for the Exposition Hall includes the following key elements:

- In addition to serving as interior circulation and gathering spaces, the entry lobby and lounge areas (located on the south side of the building) have been organized to open directly onto a covered exterior terrace and multi-purpose lawn/event space, with views and direct access to the water feature beyond.
- The simple, yet geometrically expressive roof shape of the main Exposition Hall provides an iconic and easily identified building element within the overall site. With its inclined roof surfaces—reminiscent of the hillsides that surround the site—and exposed wall surfaces at both the east and west ends, the building’s height and orientation provide a highly visible signage/graphic opportunity when viewed from both SR-37 and I-80.
- The conceptual design embodies a commitment to environmental responsibility, and sustainable goals and practices through proposals for a variety of material selections, features, and elements (see below).

### Central Exposition Space

- Nominally, a 270' long by 180' wide (48,600 net square feet), column-free exposition space for each phase, with 30 feet clear to the underside of the structural grid above.
- The space will likely be constructed as a system of steel columns and roof trusses at 15 feet on center, which will clear span the entire (180 feet) width of the hall.
- The interior layout for each phase accommodates the following program functionalities.
  - Up to 235 vendor booths, (at 10' x 10' each)
  - Approximately 1,823 people for banquet-type events, (assuming 20 s.f./person)
  - Approximately 3,645 people for live concerts and shows, (assuming 10 s.f./person)
- Movable, full-height wall panels allow the main space to be subdivided into multiple configurations and a broad range of sizes, including: 48,600; 32,400; 16,200; 10,800; 8,100; and 5,400 square foot options.
- Windows provide natural daylight at upper levels of exterior walls, and along east elevation of building, which can be fully blacked out (with movable drapes).
- The floor finish will be natural concrete, with painted interior gypsum board walls, with painted roof trusses and metal deck ceiling/roof.
- Electrical power will be provided at: the perimeter of the main space; the upper level grid/catwalk; and distributed locations across the floor (via floor boxes).
- Provisions will be made to accommodate audio/visual presentations in any of the various room configurations. Room lighting controls will be integrated with the A/V presentation systems.
- A system of catwalks (accessed by an interior caged ladder) will be provided at the bottom chord of roof trusses, to accommodate special event lighting and rigging systems (by others).
- HVAC and lighting systems will be separately zoned and controlled to accommodate the various room configurations.
- Event load-in and load-out will be achieved through on-grade access doors (including standard and high-bay doors) distributed around the perimeter of the building.

### Entry Lobby/Café/Lobbies

These areas serve as the primary arrival/entrance point to the facility. The Entry Lobby has been positioned to be easily viewed from the main Entry Road and Arrival Plaza, yet can be easily accessed from secondary entry points. Features include:

- Two exterior walls of the Entry Lobby will be fully glazed to bring natural light into the building interior.
- Interior finishes will include either a carpet tile or quarry tile floor; painted gypsum board or wood paneled accent walls; and a decorative wood slat ceiling below acoustically absorptive materials.

- Secondary Lobbies and Corridors will be finished in a similar manner, and will include glass doors and windows, and a system of movable glass walls to open Lobby spaces directly to the exterior.
- A small café has been located along one wall of the Entry Lobby, to provide snacks and beverages to visitors.

### **Meeting Rooms**

Four break-out meeting rooms have been provided with movable wall partition systems, allowing a variety of room sizes and configurations to serve larger and smaller group needs. Features include:

- Each Meeting Room will be provided with separately controlled lighting and audio/visual presentation systems
- Interior finish materials will include: carpet tile floors; painted gypsum board walls; and suspended acoustical tile ceilings (+12' high), which accommodate fluorescent room and display/accent lighting.
- Natural daylight will be provided through a glazed exterior wall system, (including provisions for drapes to fully black-out the room during presentations), with doors to access a landscaped exterior patio/garden.

### **Kitchen**

The plan provides space for an approximately 1,800 s.f. commercial grade kitchen in the northeast corner of the building, immediately adjacent to the main Exhibition Hall, (and future Phase III expansion). The Kitchen, as currently sized, will be able to prepare and serve sit down meals to approximately 350-500 diners, in one or more of the exhibition halls or meeting rooms.

To serve larger events, the Kitchen will be optimized to also function as a “catering kitchen” (with food preparation/cooking done off-site, and delivery in warming ovens). For such events, plating and set up will likely need to be provided in temporary exterior space, or utilize a portion of one of the sub-divided exhibition halls.

Features include:

- Interior finishes will be commercial grade, durable and washable and able to meet stringent public health codes and sanitation standards.
- All kitchen appliances will be standard commercial grade.

### **Administrative Offices**

In Phase 3 (or in Phase 1 or 2, if funds are available), the Fair’s administrative offices should be located within the Exposition Hall to optimize operational efficiencies and enhance the market appeal of the new facility. Approximately 5,000 square feet will provide for fair management, security, and parking management, with areas for small staff meetings. Larger groups, such as the Fair Association Board, could make use of the Exposition Hall meeting rooms during non-paid events.

- If incorporated into the building in Phase 1, the administrative offices may be situated as second floor uses over the meeting rooms and hallway; this approach may be the

most cost effective as it makes use of building elements (walls and roof) already in place and requires only the addition of stairs, a one-story elevator, and flooring.

- If incorporated into the expanded Phase 3 building, the administrative offices would occupy the portion of the building designated as "Meeting Rooms" in the Phase 1 structure.
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**Figure 4.15: Exposition Hall Schematic Floor Plan (Phase 1)**

*North Elevation*

*South Elevation*

*East Elevation*

*West Elevation*

**Figure 4.16: Exposition Hall –Elevations (Phase 3/Buildout)**

**Restrooms**

Restrooms have been provided in strategic locations around the Exposition Hall.

Positioned on the exterior of the building, restroom entrances have been organized to allow direct access from either interior or exterior events, (and administratively controlled). The new restrooms on the north side of the building will replace the existing restrooms currently located along the concourse.

**Exterior Elevations, Materials and Features**

- Based on a system of pre-manufactured, insulated metal panels, exterior walls will include a variety of additional finish options (alternate colors, textures, or metal finishes; cement plaster; or stone veneer at select locations).
- Similar to the exterior walls, the main Exposition Hall roof structure will be based on a system of pre-manufactured, insulated metal panels, with a pre-finished standing seam metal roof finish.
- Lower (single-story) roofs will be designed with open-web roof trusses, metal decking, and a built-up or single-ply roofing system over rigid insulation.
- Glazing at the main and secondary entrance locations will be designed around a pre-finished (either natural or painted), aluminum storefront system. Additionally, large sections of the exterior glazing system will be designed as operable walls, to increase the inter-connection between interior and exterior spaces.
- As conceived, portions of the main Exposition Hall roof will receive photovoltaic and/or solar hot water heating panels.



- Gutters and roof drains will be also be piped to a series of landscaped "rain garden" areas, where rainwater can be collected and filtered before draining to the central water feature.

### **Sustainable Building Features and Goals**

- The south-facing half of the Exposition Hall is proposed for installation of photovoltaic arrays and/or solar water heaters. With a total roof surface of approximately 50,000 square feet, this south-facing portion would provide an area of approximately 25,000 square feet. Additional roof areas over the entry lobby, meeting rooms, and/or south-facing shade canopy could also be utilized, depending on the results of more detailed studies in conjunction with overall energy programs for the Plan Area.
- Pre-manufactured exterior wall and ceiling panels should be selected to provide high insulation values, with metal support framing and finish surface options containing up to 85% recycled material content.
- Concrete slabs and foundations should include reinforcing steel with recycled content (typically ranging between 45% and 70%) and fly-ash, as part of a recycled waste diversion program.
- High efficiency water fixtures should be utilized to conserve water and offset high peak loads within the facility.
- To minimize the use of artificial light, south-facing yet shaded lobby/lounge spaces (as well as small meeting rooms) should have access to natural daylight through operable windows and exterior doors that open directly onto landscape areas. Additionally, skylights or light tubes should be included wherever practical.
- Operable windows should be provided at the upper (clerestory) level of the main Exposition Hall to provide natural daylight, as well as naturally ventilate the space.
- Efficient interior lighting and control systems should be provided, and occupancy sensors utilized wherever practical.

### **Phase 3 Expansion**

Phase 3 assumes a doubling in size of the Exposition Hall from approximately 50,000 net square feet (72,000 gross square feet) to approximately 100,000 net square feet (144,000 gross square feet). If the administrative offices are already accommodated within the Phase 1 building, these uses would be accommodated. At full build out, the Exposition Hall will be a contiguous, column-free space that is sub-dividable into multiple smaller halls, as in Phase 1.

A second Entry Lobby will be "mirrored" at the opposite end of the building, to provide another primary entry point into the expanded facility. Similar in layout to Phase 1, additional lobbies, meeting rooms, restrooms, and an expansion of the Kitchen are also proposed in Phase 3.

#### 4.3.4 Outdoor Venues

##### Arrival Plaza

- At the eastern terminus of Entry Road, a new Arrival Plaza at the Exposition Hall entry is envisioned for Phase 1a as a location for congregation, ticketing and entry, and a paved outdoor venue for art exhibitions, car shows, or similar events.
- The Arrival Plaza would create a flexible space incorporating movable bollards, planters, or other barriers to accommodate primarily pedestrians, but also occasional vehicles, according to the scheduled event. The width of the plaza should allow for turnaround of passenger vehicles (approximately 80-foot diameter) and drive-through of safety and service vehicles that need to access the west or south sides of the Exposition Hall, with exits to the landscape concourse.
- Portable ticket booths may be integrated into a dramatic entry element. The plaza design and ticket booth location should create spaces for pedestrian gathering and orientation both outside and inside a secured perimeter. Ticket booths may be integrated with signage, banners, and other elements celebrating the Fair of the Future.
- The Arrival Plaza would also be a suitable area for Farmer's Markets or other similar and temporary events.

##### Exposition Hall Gardens

- Rain gardens constructed as part of the Phase 1a and Phase 3 Exposition Hall should surround the building in order to capture, filter, and retain stormwater draining from the large roof surface. The rain gardens should be installed with suitable soil and drainage measures, and planted with species that tolerate rain garden conditions and provide visual appeal.

##### Midway/Event Lawn and South Concourse

- South of the Exposition Hall, a new Midway/Event Lawn of approximately four acres is proposed for Phase 1a to accommodate the midway during Fair week(s) and other major events throughout the year such as dog shows, festivals, and other activities where a turf surface is desirable. Between events, this area could serve as an extension of the Creek Park, with public access for strolling, picnicking, painting, and other passive recreation.
- The Midway/Event Lawn is intended as a simple grassy area sloping gently toward the water feature, with walks and ramps that provide accessibility. The slope should be approximately two percent in order to provide positive drainage and allow a wide range of activities.
- Mesh-reinforced turf should be used for the Midway in order to accommodate vehicles and temporary structures. A recommended surface material is reinforced turf (such as Grasspave or Advanced Pave Tech Turf) incorporating a root zone mesh or other system that provides a free draining natural grass surface with high load-bearing capability.
- The south-facing edge of the Exposition Hall is intended to include a South Concourse; this pedestrian promenade should be a minimum of 10 feet in width to

accommodate service vehicles. The promenade could include terraced steps that lead to the Event Lawn, providing a location of seating and viewing the Midway and water feature.

#### **East Plaza**

- In Phase 1, the East Plaza would provide a paved venue for outdoor events adjacent to the expanded portion of the Exposition Hall. It could also serve as a staging area and meeting place near the amphitheater.
- This area would also be suitable for art installations, either permanent or temporary.

#### **Amphitheater**

- In Phase 3, with expansion of the Exposition Hall, a new amphitheater is proposed to replace the Fair's existing 6,000-person concert venue. The new amphitheater is intended as a series of grassy terraces with concrete seat walls and steps for flexibility and visually appeal. A portion of the terraces may be designed to accommodate tables and chairs, so that the amphitheater can accommodate dinner concerts, weddings, and similar events.
- To protect the amphitheater from freeway noise, the upper areas should include berms and/or walls as suggested by Figure 4.20: Amphitheater Section.
- Mesh turf should be considered for amphitheater terraces.

*Figure 4.17: Arrival Plaza Illustrative (Phase 3/Buildout Condition)*

*Figure 4.18: Arrival Plaza Perspective*

*Figure 4.19: South Lobby Perspective*

*Figure 4.20: Amphitheater Section*

#### **Demonstration Farm**

The Demonstration Farm is envisioned for Phase 1a or 1b. Modeled after the popular Centennial Gardens in Orange County, the Demonstration Farm pays homage to Solano County's rich agricultural heritage and provides an outdoor living classroom for children and families to learn about new techniques in urban agriculture, horticulture,

composting, food preparation, healthy living and solar energy or other alternative energy technologies (for example, biofuel production).

Located at the eastern terminus of the Creek Park, the Demonstration Farm celebrates and carry forward the traditions of the Solano County Fair while allowing for exploration and year-round visits from families and school groups.

- The farm should be located close to parking areas to allow easy access for school groups, visitors and service vehicles. The farm should be secured by permanent fencing as needed for security and operations.
- The Demonstration Farm should be planted with rotating crops in all seasons to provide year-round visual interest.

#### 4.3.5 Fairgrounds Fencing, Walls and Gates

Figure 4.21 illustrates the locations of proposed fencing and gates for the Fair of the Future.

Entries are planned for:

- North Gate at the existing concourse to serve the Exposition Hall and buildings including the satellite wagering facility and McCormack Hall.
- Main Gate at the Arrival Plaza to serve the Exposition Hall, overall Fairgrounds, Creek Park, and pedestrian traffic along the Entry Road.
- South Gate at the Creek Park to link from Shared Public Parking into the Midway and central areas.
- Farm Gate to also link from Shared Public Parking and serve school groups coming to visit the Demonstration Farm.
- Service gates at the north and south ends of the perimeter service road.
- In general, the Fairgrounds should appear open and welcoming to visitors throughout the year. A fortified, "closed for business" appearance should be avoided.

While providing an open, park-like appearance, the Fair's edges and entry points should be designed to provide flexible solutions for safety, security and controlled access to a variety of ticketed venues, with separate gates for concurrent events.

- Attractive, permanent frontage fencing of six to eight feet in height should be used along the more public and visible edges of the Fair, as defined by Figure 4.21. Such fences should be combined with landscape planting and constructed of wrought iron or similar high quality materials. Metal fences may be mounted on a low masonry wall, and/or spanning masonry piers.
- Movable barriers used at the Arrival Plaza for Fair Week and other special events should be designed to create an attractive, festive appearance. Portable ticket booths and other gateways elements should likewise be designed to be compatible with the Exposition Hall architecture and convey an image of quality befitting the Fair of the Future.
- Black, vinyl-clad chain link fencing (with matching posts) may be used to provide security and safety along the north and eastern edges of the Fair and for less visible

storage or service areas within the Fair. Evergreen hedges, flowering vines and/or trees should be planted along the base of all security fences. Security fences should be approximately ~~seven~~six feet in height or as needed for security.

- Walls may be used to accommodate grade transitions and provide informal seating areas along the water feature, amphitheater, or other areas. Walls should provide an image of permanence and quality, and may be used as locations for signage and permanent graphics.
- Plywood, un-clad chain link, barbed wire or razor wire fence are prohibited.

*Building areas depicted here are conceptual only.*

**Figure 4.21: Fairgrounds Fencing and Gates**

#### **4.3.6 Fairgrounds Signage, Lighting and Site Furnishings**

- Signage for the Fair of the Future should be designed as a comprehensive "family" of elements to:
  - announce arrival at entry gates,
  - provide schedule of current and upcoming events,
  - direct service vehicles and pedestrians to their destinations, and
  - supply information on the Fair's history and current features.
- Signage may be incorporated into gateway features such as the Arrival Plaza's turnstile/security check point.
- Signage should be considered in conjunction with other site furnishings including lighting and seating.
- All site furnishings should be selected to be low-maintenance, durable and attractive elements that harmonize with and complement the Exposition Hall architecture.
- Fairgrounds lighting fixtures should provide attractive, low-level lighting that promotes a safe environment for all users, but remains pedestrian-oriented.
- Lighting should utilize LED or other energy-efficient fixtures that provide pleasing light color.
- Materials for lighting fixtures should be durable and low maintenance. Natural finishes like bronze and nickel steel are recommended.

#### **Figure 4.22: Site Furnishing Images**

#### **Figure 4.23: Signage Images**

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#### **4.4 GUIDELINES FOR RIGHT-OF-WAY AND OTHER PUBLIC AREAS**

#### 4.4.1 Streetscape and Entries

##### Streetscape

- Streetscape should conform to the street sections provided in Figures 4.24 to 4.26 and the provisions of Chapter Five.
- Regularly-spaced street trees should be installed as part of roadway construction to along all new roadways to visually unify street edges, establish an identity with the Plan Area, provide a sense of visual enclosure along corridors and perimeters, and generate shade for pedestrian comfort.
- Special street sections include the following:
  - The North Loop Road includes a passenger drop-off lane along Parcel 6 [in Figure 1.2](#), northwest of the Exposition Hall Arrival Plaza. This drop-off serves visitors to the Exposition Hall and also helps to activate a small entry plaza within the Parcel 6 EMU development [in Figure 1.2](#).
  - The South Loop Road segment between the Entry Road and the bridge includes the same travel lane dimensions as the North Loop Road, with 10-foot wide monolithic sidewalks and no landscape area. Tree wells may be included in the sidewalk, but any additional landscaping would be located within the adjacent Fair or EMU parcels.
  - At the bridge itself, the South Loop Road sidewalks are 12 feet wide to serve bicycles and pedestrians. This segment does not include any street side landscape.
- Streetscapes should reflect the hierarchy and identity of the roadway system. Taller trees should define the Entry Road and Loop Road, with the most impressive tree type marking the Entry Road. Medium-sized trees may articulate the Connector Road and secondary onsite roads.
- Major streets should be planted with single species of trees to establish gracious and distinctive corridors. Trees should be used to enclose the street, create a comfortable pedestrian scale, and contribute to the identity of the street. Plant selection should consider City of Vallejo guidelines and be limited to hardy species that are drought-tolerant and will thrive in local climate and soil conditions.
- In general, street trees should at maturity be medium or large canopy trees, equal to or greater than the height of adjacent buildings. The planting pattern and species may vary at intersections to provide a flowering or contrasting tree.
- Trees should be planted between the curb and the sidewalk to protect pedestrians and reduce the scale of the street. Large street trees should be regularly spaced, typically 25 feet on center, but spacing may vary to accommodate street lights, driveways and utility boxes, or other conditions. Smaller scale trees may be spaced more closely.
- For street promenades along the Entry Road and at the pedestrian drop-off near the Arrival Plaza, trees should be provided within minimum five-foot wide tree grates.

- Parkway strips between sidewalks and the curb should be a minimum of seven feet in width, measured from sidewalk to face of curb. Parkways should be planted in low maintenance **trees**, shrubs, groundcovers or lawn, grasses or wild flowers. Plant material should be selected to be well-suited to location; for example, lawn is preferred to shrubs in areas where foot traffic is expected.
- Parkway strips should not be compacted as part of road bed preparation, or if compacted should be properly amended to support healthy root development and plant growth.
- Non-fruiting street trees species are preferred. If fruiting trees or vines are utilized, they should be located so as not to overhang sidewalks or otherwise create maintenance problems.
- Where bump-outs are provided, trees may be shifted into the enlarged planter area provided sight safety distances are maintained.
- Design of the Solano 360 public open space and street areas should create a consistent character and environment conducive to entertainment and urban activities, with a festive and colorful atmosphere.
- Site furnishings (including lighting, seating, wayfinding and waste/recycling receptacles) throughout the Plan Area should be designed and selected to establish a unified vocabulary of related forms and materials to reflect a sense of unity and identity.
- Bike lanes and pedestrian multi-use spaces will characterize the street environment in the Plan Area. As such, lighting, signalization and signage should be pedestrian-scale and should facilitate easy pedestrian and bicycle movement.
- **Seating** **Durable seating** should be provided at frequent areas throughout the Plan Area in the form of benches, movable tables and chairs and seat walls to encourage walking while providing rest opportunities.
- Low road speeds throughout the Plan Area should be defined to foster pedestrian and bicycle-friendly streets (see Section 5.2.1 for traffic calming features).

#### **Entries and Intersections**

- Roadway entries into the Solano360 Plan Area should provide a sense of arrival and celebration. The primary pedestrian and "ceremonial" entry at the Entry Road should be designed to welcome pedestrians and orient views toward the water feature. The Loop Road entries should likewise provide a strong sense of place, with clear signage indicated vehicular routes to parking areas.
- The Sage Street entry should emphasize clear signage for service vehicles, buses, and Transit/North Parking Center access.
- Entry plans should be prepared for each project entry prior to development of adjacent improvements. These plans should address landscape, pedestrian access, grading, drainage, monuments, signage, lighting and other public amenities.
- The design of the intersection of the Entry Road and Loop Road should include special features for traffic calming and pedestrian comfort. As envisioned, this stop

sign-controlled intersection will be raised six inches to alert vehicles and provide continuous, level crossings for pedestrians from the Entry Road promenade through to the Arrival Plaza.

- Other intersections along the Entry Road and Loop Road should also include traffic calming, bulb-outs to narrow the crossing distances for pedestrians, high-visibility striping, and special paving or textured crosswalks to enhance pedestrian safety. Up lighting may be considered to enhance safety at night and provide a festive atmosphere.

#### **Figure 4.24: Entry Road Sections**

#### *Figure 4.25: North Loop Road Sections*

#### *Figure 4.26: South Loop Road Sections*

#### **4.4.2 Creek Park and Water Feature**

The Creek Park is a critical project component, not only because of its ecologic and hydrologic function, but also because it will provide an important public open space and recreational amenity for visitors and future residents.

The Creek Park forms a new open space corridor through the site with waterfront promenades, picnic areas, lawn terraces, water view plazas, wetlands, and bridges. This example of sustainable design addresses drainage, flooding and water quality issues while providing an iconic feature that visually enhances the project's entries and activities within the central area.

Appendix F provides additional design criteria addressing water balance, water quality management, creation of wetlands, shoreline conditions, and shoreline safety.

#### **Landscape and Amenity Features**

- Creek Park should be a comfortable and beautiful multi-use space.
- The Creek Park should be planted with native and low-water vegetation to minimize irrigation needs.
- Plantings on flat, upland areas should vary from garden-like and decorative to more hardy species conducive to play, but requiring little maintenance.
- Pedestrian amenities within the park, including lighting, seating, wayfinding and waste/recycling receptacles should be designed and selected to establish a unified character for the park.
- The South Loop Road crossing over the water feature should be designed economically, while creating the appearance of a continuous waterway.



- A variety of edge conditions along the waterfront should be established to provide a safe and visually intriguing waterfront with opportunities for enjoyment of the water.
- Figure 4.27: Water Feature Section describes how the water feature could incorporate a wall or bulkhead in some areas, with riparian vegetation in other areas (see Appendix F for further details).

### Recreation Opportunities

- The park should accommodate a wide-range of passive and active recreational uses including strolling, jogging, people watching, enjoying views, picnicking, meeting with friends, kite-flying and similar activities.
- ~~Pedal boat rental~~ [Small non-motorized watercraft rentals](#) could be considered as a concession in the Fairgrounds portion of the Creek Park so that visitors can interact with the park via the water feature.

### Hydrological Function

Onsite stormwater will be routed through the Creek Park water feature which will discharge into an existing storm drain system and then into Lake Chabot. Offsite stormwater flows from Rindler Creek and/or Blue Rock springs will not be diverted through the onsite water feature but will continue to flow through the Fairgrounds Channel (Chapter Six provides additional detailed information).

- The water feature will capture, treat and store onsite stormwater runoff for water quality improvements and re-use (see Chapter Six).
- The minimum surface area and depth should be based on flood control and water quality requirements. The surface area is planned to be approximately 5.4 acres and the depth will be eight feet with a shallow shelf for wetland planting and safety (see Chapter Six and Appendix F for additional details).
- Sufficient freeboard should be provided between the normal water surface elevation and adjacent development, taking into account the varying types of land uses. Freeboard should be designed to accommodate fluctuations in the water elevation for water quality and flood control purposes.
- The minimum distance between shorelines should provide sufficient space for sides slopes taking into account the varying types of edge conditions. The maximum distance between shorelines should take the bridge designs into consideration. The maximum bridge span is currently planned to be no greater than 100 feet.
- Side slopes may vary depending on the edge conditions, safety considerations and liner requirements. In general, slopes should not exceed 4:1 in most locations. The bottom surface should be sloped at 2% minimum toward the middle of the water feature.

### Access

- Plaza and hardscape areas along the west side of the park are associated with retail, shopping and dining uses along Entry Road and should engage pedestrian activity as follows:
  - A main plaza should be established along the north waterfront, visible from Entry

Road.

- Plaza and hardscape areas along the waterfront should provide ample room for dining and viewing.
- West Creek Park and all plaza and hardscape areas should be publically accessible, year round.
- The east portion of Creek Park is associated with the Fair of the Future programming. With the exception of facilities operated by private companies, for example a Ferris wheel, these portions of the park should be publically accessible except during major ticketed Fair events and as needed for maintenance and security of Fair facilities.

**Figure 4.27: Water Feature Section**

**4.4.3 Fairgrounds Channel**

- To the extent possible within the designated Fairgrounds Channel area as shown by Figure 3.1: Land Use Plan, the channel should be defined in a natural-appearing manner, with a meandering horizontal alignment and banks that vary in slope. If meandering or varied side slope angles are not possible within the Fairgrounds Channel area, the channel bottom should be constructed to undulate as much as is feasible, without creating undesirable ponding.
- The final design of the drainage corridor must meet the hydrological requirements for flood control and conform to the space limitations of the designated Fairgrounds Channel area.
- To increase the biotic value of the drainage channel, planting benches should be incorporated into the channel design. The banks of the creeks should be stabilized with native vegetation such as willow, and other native riparian plants adapted to the climate of Vallejo.
- Where feasible, the native tule at the bottom of the current channel may be left and will recruit naturally, as will sedges and rushes that could be planted on the channel benches. Side slopes should be planted with a variety of riparian plants adapted to the local climate; these include willows, coyote bush, wild rose, and native grasses. The overstory may be planted with larger, native trees such as sycamore and oak to provide shade and provide a visual buffer from adjacent freeways.
- Invasive species, such as arundo, tamarisk, or star thistle, should be eradicated if present along the drainage corridor.
- Preconstruction surveys should be carried out for special-status species, nesting raptors, nesting song birds and for roosting bats if mature trees will be removed along riparian area. To prevent direct take of a special-status species, under provisions of a Section 7 permit, any special-status species should be moved to a safe location or appropriately mitigated for, according to the requirements of the permitting process.

- Best Management Practices should be used to avoid siltation of the drainage channels from any onsite stormwater runoff.
- A SWPPP should be prepared specifically for the conditions of the site in compliance with the NPDES permit. Examples of BMPs include:
  - Conduct all in-channel construction activities during the regional “dry” period as approved by the RWQCB. All efforts should be made to perform all channel work potentially impacting surface waters during periods when surface water flows are at their lowest point.
  - No diversion of surface waters should occur during migration periods for special-status species.
  - The re-vegetation of banks should follow guidelines and specifications as outlined by environmental review for the Solano 360 project.
  - If creek flow is from Rindler Creek and/or Blue Rock Springs Creek is determined to be perennial, work should be conducted during the lowest flow portion of the year. Stream flow should be diverted around the work area using temporary bypass pipes, flumes, or excavated channels that temporarily re-route water around construction area(s). A qualified biologist should be present documenting the conditions and the impact of the construction activity, and assist in relocating stranded wildlife, where necessary.
  - Erosion control blankets and/or mats should be used to control erosion of banks and offer bank stabilization.
- Project construction should comply with all terms and conditions of a Streambed Alteration Agreement. Depending on the results of the Phase 1 ESA, and in coordination with the RWQCB, borrow materials should be examined for potential contaminants (e.g., mercury).
- The channel design should incorporate a walking/jogging trail as indicated in Figure 5.10: Pedestrian Circulation. To avoid adding extra width to the channel, this trail should make use of maintenance driveways if possible.

#### 4.4.4 Transit / North Parking Center

The Plan proposes 2.2 acres for a transit/parking facility in the northwest area of site. The Transit/North Parking Center will provide bus access and parking through all phases of the project. In Phase 1, this consists of a bus stop and surface parking. Starting in Phase 2, a three-level parking garage will replace surface parking to serve commuters during the weekdays and parking for the Fair on weekends and at night.

Guidelines are as follows:

- The Transit/North Parking Center access should be from Sage Street and the North Loop Road.
- Buses, shuttles (to/from local hotels, nearby major entertainment uses and the Vallejo Ferry Terminal), taxis, Paratransit (and similar services for disabled individuals), personal electric vehicles and bicycles should be encouraged to use the Transit/North Parking Center.

- Secure bicycle parking should be provided and a bicycle repair and rental facility should also be included.
- Priority parking should be available for disabled persons and car-share services.
- Priority parking should be available for certified pure zero emission vehicles (100% battery electric and hydrogen fuel cell) and compressed natural gas (CNG) vehicles.

#### 4.4.5 Public Parking

Public parking will be provided in parking lots and garages as shown in Figure 5.14: Land Use and Parking, and on the Entry Road.

- Parking facilities should adhere to the guidelines in Section 4.2.4: Parking Areas.
- Parking structures in Public Purpose Areas ~~are not required to~~ may incorporate retail uses or other non-parking uses at street level.
- To provide screening from public view, landscape plans for parking structures should include planting, trellises, vegetated walls or other decorative screens, both at the ground level and along vertical walls at street frontages or other public area and open space frontages.

#### 4.4.6 Electronic Reader Boards

Electronic reader boards are planned along the freeway edges, in the locations shown on Figure 4.5: Site Relationships. These signs are intended to provide a revenue source for the Fair and include a new electronic reader board along SR-37, an upgraded electronic reader board along I-80, and two static electronic signs along I-80.

- Design and siting of electronic reader boards should not impede Fair programming or detract from the overall visual and aesthetic character of the Plan Area.
- Electronic reader boards should be oriented away from the Plan Area and toward freeways.
- Electronic reader boards should not contribute to light pollution that would affect nearby residences and should not adversely impact highway travel safety.
- Electronic reader boards must comply with any applicable federal and/or state requirements for highway-oriented signage.
- 

### 4.5 GUIDELINES FOR PRIVATE PURPOSE AREAS

Private Purpose Areas consist of the Entertainment Mixed Use (EMU) parcels, totaling 18.8 acres, and the Entertainment Commercial (EC) parcel of 30 acres. These uses are distinct, as follows:

- EMU development is envisioned to create a connected, walkable area of family entertainment commercial (FEC) businesses and associated restaurants and retail, with buildings oriented to Entry Road, Creek Park, and North Loop Road. As the intensity of this area increases through Phases 2 and 3, development will include vertically mixed uses that contribute to a vibrant, pedestrian-oriented Public Entertainment Core.

- EC development is envisioned to be 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. Should the EC area be developed as a multi-parcel, mixed-use commercial center, the land use and design provisions for EMU areas will apply.

~~Section 3.6 provides land use policies for these areas.~~

~~Section 4.2 establishes guidelines applicable to all portions~~ **4.5.1 Use of the Plan Area, including the Guidelines in Private Purpose Areas.** ~~The following guidelines address additional site and architectural~~

~~The Solano 360 Design Guidelines are intended to provide clarity in expectations for future design of projects in the Solano 360 Specific Plan Area. Projects found consistent under the Guidelines and other standards for EMU contained in the Specific Plan will receive expedited review and EC development approvals. The Guidelines will be utilized by the City of Vallejo as part of its review of development proposals in private purpose areas and by the County in working with properties in private purpose areas and fair related property in public purpose areas.~~

#### ~~4.5.1~~

~~The Guidelines are written with enough specificity to facilitate and ensure the project vision is achieved, while retaining enough flexibility to account for the range of uses that may be allowed, and the anticipated multi-year build out of the project area. The Guidelines have been approved by both the County and the City as part of the overall approvals for the Specific/Master Plan. These are intended to be integrated into the development review processes set forth in the approvals and for development agreement between the City and County.~~

~~Guidelines by nature require some interpretation in implementation. Not all guidelines will be applicable in all situations. They are intended to provide guidance for facilitating compliance with the Solano360 vision as a whole. Individual guideline provisions are not intended to be standards that must be met in each and every circumstance. Substantial compliance with the overall design vision of the Solano360 project is the objective. To achieve this, compliance with Individual guidelines must be evaluated in the context of the project vision and overall design guideline package.~~

#### **4.5.2 Design Review Process – Private Purpose Areas**

~~Project proposals on private purpose areas are subject to application review processes set forth in the Vallejo Municipal Code as amended by the Specific Plan and Development. Project proposals found consistent with the Design Guidelines contained in this Chapter will receive expedited review.~~

#### **4.5.3 Entertainment Mixed Use (EMU) Guidelines**

##### **Design Concept and Objectives**

The intent of the Design Guidelines is to encourage new private purpose developments that will contribute to the vibrancy and success of the Solano 360 vision. The Design Guidelines do not dictate specific design themes or architectural styles, but instead outline design concepts that support the vision articulated in this Solano360 Specific Plan.

## **SOLANO360 CHARACTER AND DESIGN PRINCIPLES**

### **Solano360 will have a highly unique ~~Urban Design~~**

- ~~Primary intersections, particularly those along Entry Road and Creek Park, should be reinforced with high quality landmark buildings or gateway elements to support the identity of the Plan Area. Such buildings should exhibit thoughtful, imaginative architectural design to welcome visitors and promote a pedestrian-oriented character.~~
- ~~The Entry Road should provide an urban, pedestrian-oriented corridor of specialty shops and services, restaurants, tree-shaded sidewalks, and art illustrating the history of Vallejo and Solano County, all developed at an appealing pedestrian scale.~~

character shaped by the existing Discovery Kingdom Park, the proposed Fair of the Future, the “Main Street” type of mixed use and entertainment area, the unifying Creek Park and a future theme park. The following design principles reflect that unique character and form the basis for the Design Guidelines.

### **Create a Unique Place**

Solano360 will be and iconic public entertainment destination. The Entertainment – Mixed Use component has the physical structure of a traditional mixed-use urban neighborhood, with a variety of uses and activities, including shops, offices, arts and entertainment venues, and residences. The Entertainment – Mixed Use area’s urban form is defined by buildings that maintain a relatively consistent framework of building facades lining a traditional pedestrian oriented street and opening onto the Creek Park plazas.

The rich visual architecture expected in Solano360 will help create an inviting environment. Individual buildings can contribute greatly to a positive experience for pedestrians with small scale, intimately-designed facades and storefronts that emphasize interaction with passersby. This interactive architecture creates opportunities for a lively streetscape environment, with public amenities, places to stroll, shop and dine.

The design of new buildings should be distinctive, while still part of the visual composition of the streetscape. Designs at the sidewalk level should highlight interaction with pedestrians. The architecture should be carefully composed, with variety in massing, changes in materials and unique details that stay in the memory of visitors and residents.

### **Create Connectivity and Synergy**

The core of Solano360 is a unique combination of major public entertainment venues each interconnected with the other. The Entertainment – Mixed use area gains synergy through the connectivity provided for in the Solano360 Specific Plan. New buildings and developments should emphasize a pedestrian orientation to the unifying elements and linkages surrounding the Entertainment – Mixed Use component of Solano360 plan area.

### Urban Design

- New developments should substantially conform to the urban form and footprint for the Entertainment – Mixed Use area as illustrated in the Solano360 Specific Plan.
- Design of buildings and outdoor spaces along Entry Road should utilize complementary color, special materials, signage, furnishings and landscaping to promote a unique identity and active commercial heart for the Plan Area.
- ~~Buildings and entries should be located primarily at the back of road rights of way. Where building entries are set back in courtyards, paseos, or arcades, landscape features such as vertical planting treatments, trellises, or decorative walls should define and clearly mark such openings at the street edge.~~
- To create a "restaurant row" and an attractive environment for restaurants and an active pedestrian promenade along the Entry Road, blocks that include FEC's or large retail stores are envisioned to include smaller footprint storefronts along the primary road right-of-way (see Figure 4.28: Entertainment-Mixed Use Building Prototype).
- Entries to large footprint buildings, such as FEC's or large retail stores, may be recessed, emphasized with architectural elements, or otherwise articulated to identify entry points to primary FEC uses.
- Development along North Loop Road in Phase 3 may also include large footprint buildings, but should also incorporate smaller, street-oriented retail shops with recessed entries or entries off of an interior courtyard or arcade.
- All buildings should provide a clearly articulated pedestrian entrance, either via storefront, recessed storefront, arcade or courtyard, with direct pedestrian access to either North Loop Road or Entry Road.
- ~~Parking should be located to the rear of parcels. By Phase 3, no surface parking lots should front on either Entry Road or North Loop Road.~~
- Open spaces for recreation, gathering and visual relief should be designed to appear deliberate and not as "left over" space between buildings.
- Outdoor dining should be encouraged along sidewalks and promenades to promote street activity.

*Buildings depicted here are conceptual only.*

**Figure 4.28: Entertainment-Mixed Use Building Prototype**

- Use ground-level open space to complement retail shops, live/work units, cafes and restaurants, or other ground floor uses. Provide benches, sitting areas and other elements that allow people to linger. Use decorative railings, special paving or other design techniques to demarcate outdoor dining areas.
- Provide physical and visual connections to the public way, while using distinct pavement, landscaping, art, signage, screening or decorative fences to identify the ownership and acceptable uses of the space.
- Open space can be provided through ground-level courtyards. Office or residential courtyards at upper levels, as applicable, or rooftop decks and gardens.



## Architectural Design

Buildings should reflect the vibrant, urban mixed-use nature of the Solano360 Plan Area, supporting the pedestrian character of streets and contributing to an overall identity for the project.

### Site Design and Building Orientation

- Parking should be located to the rear of parcels. By Phase 3, no surface parking lots should front on either Entry Road or North Loop Road.
- New buildings and development in the Entertainment – Mixed Use core should orient primary facades toward the street edge, parallel to the sidewalk to create activity along sidewalks. Intersections should be activated by orienting uses toward corners.
- Organize sidewalks, pedestrian circulation, open spaces and entries to connect and align with surrounding pedestrian circulation patterns, paseos, plazas and pathways. Orient pedestrian pathways to connect with links to public transportation, such as bus stops and transit terminals.
- Incorporate retail entries at corners facing intersections and provide pedestrian amenities. Corners should emphasize pedestrian interaction at the sidewalk level with entries, canopies, small plazas, arcades or other architectural elements. Pedestrian entries should be accessed from the street with the greatest pedestrian intensity.
- Locations designated in the Specific Plan or these Design Guidelines as Gateways should address both streets with primary facades, and should provide space at the corner for special streetscape enhancements.

### Building Design

- All buildings shall be designed to be attractive on all sides utilizing similar architectural detailing and building form concepts.
- All buildings shall be well modulated both horizontally and vertically to avoid monotonous and unattractive facades and overall form.
- Architectural interest shall be derived primarily through use of design elements that are integral to overall building form. Tack on elements should generally be avoided except if there is a specific purpose such as an overhang to shade a west facing window. A mansard roof would be an example of an architectural detail that would be a tack on and inappropriate.
- Building function should be integral to overall form.
- Exaggerated or oversized architectural detailing should be discouraged as such features are often utilized to compensate for poor overall design.

### Entries and Access

- The Entry Road should provide an urban, pedestrian-oriented corridor of specialty shops and services, restaurants, tree-shaded sidewalks, and art illustrating the history of Vallejo and Solano County, all developed at an appealing pedestrian scale.

- All buildings should provide a clearly articulated pedestrian entrances, either via storefront, recessed storefront, arcade or courtyard, with direct pedestrian access to either North Loop Road or Entry Road.
- Buildings and entries should be located primarily at the back of road rights-of-way. Where building entries are set back in courtyards, paseos, or arcades, landscape features such as vertical planting treatments, trellises, or decorative walls should define and clearly mark such openings at the street edge.
- Pedestrian entries and retail shops should open directly to a public sidewalk or major pedestrian corridor. Mixed-use buildings with residential uses should be accessed through a clearly identifiable primary entryway directly from an adjacent sidewalk.
- Entries to buildings and retail shops should generally be located directly at the sidewalk level. Ramps for barrier free access should generally be located inside the building envelope and integrated into the overall design.
- ~~Alleys may provide entries to small retail shops, where conflicts between pedestrian and vehicles will be minimized.~~
- Buildings that front on both the Entry Drive and Creek Park should have appropriate design elements to take advantage of both frontages. Portions of buildings facing the Creek Park should feature elements that enable for outdoor dining and seating opportunities while the Loop Road frontage should contain elements of a downtown shop, including recessed entries and shop windows.
- Building entries at ground level shall be accentuated through use of human scale design elements in building architecture.
- Entries to shops and restaurants at ground floor level should directly access and be at sidewalk level to facilitate ADA access.
- Entries shall be clearly identifiable and highlighted through the use of sheltering elements such as canopies, awnings or inserts tucked under the second floor.
- Addresses shall be clearly identified at building entries and shall be sized and designed in accordance with a detailed sign plan for the overall project.
- Building design should carefully consider how service entries are addressed to ensure they do not detract from overall building appearance and design concept. These must be identified with preliminary design and floor plan concepts to avoid becoming an afterthought.
- In no case will these Design Guidelines supersede or negate any applicable regulations for Barrier-Free Design required by the US Government, the State of California, the City of Vallejo or other responsible authorities.

#### *Massing, Scale and Articulation*

- New buildings and developments should promote distinctive and visually interesting streetscapes through the thoughtful expression of building massing and façade design.

- The massing of buildings and the arrangement of volumes at the lower floors should visually reinforce the grid pattern of surrounding streets in the Entertainment – Mixed Use area by maintaining a street wall at the edge of the adjacent street or sidewalk area.
- Building facades should generally be of similar height and scale to facades on buildings directly across the street.
- The perceived heights of buildings are as important as the actual heights, and incorporating varying heights at the street edge will create visual interest in the streetscape. Vary the heights of the building volumes, incorporate changes of materials and rooflines, or step back upper floors.
- Consider the visual relationship with neighboring buildings. Some facade elements that may relate to adjoining buildings and should be considered include:
  - building modulation patterns
  - ground floor arcades or upper floor setbacks
  - signage bands above the storefront level
  - patterns of change in materials, colors, or finishes
  - architectural elements such as belt courses, cornices, awnings and canopies, window types and patterns
  - the alignment of storefront windows
  - transom and clerestory windows
  - window sills on upper floors
  - windows opening patterns and styles
  - roof lines and horizontal changes
- Buildings should establish continuous storefronts and courtyard openings along Entry Road and, in Phase 3, North Loop Road. Buildings should maintain a distinctive urban character with storefronts oriented to streets.
- Building frontages should contribute to an active street life by providing ample seating, gathering places, and exterior protection from sun and rain in the form of recessed walkways, awnings, canopies, or trellises along primary pedestrian traffic areas.
- Building Longer building façades longer than 200 feet should be designed to appear as more than one building, aggregated on the block with variation in massing, eave/parapet, color, material and balcony depth.
- Buildings should incorporate vertical height variety/variation to break the monotony of long un-interrupted building facades of matching height.
- Building floor plans should be designed with flexibility to accommodate changes in commercial tenants over time.
- Sun angles should be considered in the design and placement of structures to allow sunlight into deep spaces and provide for both shaded and sunlit public spaces.

### Mechanical equipment Gateways and Corners

- Buildings on corner lots should orient windows and openings toward the intersection and to both public street frontages.
- Primary intersections, particularly those along Entry Road and Creek Park, should be reinforced with high quality landmark buildings or gateway elements to support the identity of the Plan Area. Such buildings should exhibit thoughtful, imaginative architectural design to welcome visitors and promote a pedestrian-oriented character.
- be hidden or screened by architectural Corner lots present special opportunities for incorporating distinctive architectural forms and details in the project. Special design treatment for Gateway locations should serve as a visual marker announcing an arrival into the Entertainment – Mixed Use area.
- The corners of buildings located at Gateway intersections designated in the Specific Plan should incorporate special architectural forms with significant visual emphasis, such as vertical towers, spires or other roof forms, with distinctive fenestration, architectural detailing and other elements that match visually emphasize the architecture of the rest massing of the building.
- Corner edges of buildings should be maintained on upper floors. Locate windows, balconies and other architectural elements near corners, and avoid blank walls or large decks that erode the corner's edge on upper floors. Incorporate distinctive canopies, roof forms and other architectural elements to emphasize the corner.

### Rooflines

- Rooflines should be varied to reflect the articulation and modulation of the overall building. Unbroken horizontal rooflines should be avoided.
- Utilize roof design elements and roof shapes as part of the overall building composition and architectural expression.
- Use distinctive roof forms, profiles and cornices to provide a termination to the top of the building.
- Consider that rooflines not visible from the street level may be highly visible from a distance and have a different visual impact. Explore designs from multiple viewpoints.
- Rooflines should be integral to overall building form and design concept. False rooflines should be avoided in most situations.
- If flat rooflines are utilized, they should be articulated through use of architectural features such as articulated parapets or cornices.
- Rooflines should reflect and be integral to overall building form and function, reflecting and accentuating entries, floor plans and overall building form.

- Quality roof material shall be utilized that are attractive and durable. Tile is one example; other similar materials may also be suitable.

#### Architectural Details

- Utilize a variety of architectural elements to add dimensional detail to the architectural expression of the facade. Primary facades should include human-scaled details, unique material finishes and architectural elements such as:
  - Decorative masonry patterns and courses
  - Unique windows and doors
  - Cornice, trim and roofline line details
  - Detailing on the underside of projecting bay windows and other overhead projections
  - Decorative metal balconies and railings
  - Windows with special detailing
  - Decorative spandrel panels
  - Unique or custom lighting fixtures
  - Unique, artist-made building parts that are integrated into the design of the building
  - Pavers and other surface treatments that create custom patterns
  - Grates, grilles and other screening materials that incorporate artwork or decorative patterns
  - Other unique or custom features that add to the character of the overall streetscape.

### Weather Protection

- Provide shade and cover for inclement weather, canopies, awnings and other weather protection to help create a sense of safety and comfort for pedestrians.
- When designed as part of the overall facade and streetscape composition, the design and detailing of weather protection will add visual interest of the streetscape.
- Arcades, awnings, canopies, recessed entries and other methods of weather protection should be designed as integral parts of the building when adjacent to sidewalk and public walkways. At a minimum, weather protection elements should be provided at retail and building entry locations.
- Single continuous canopies or other overhead weather protection that emphasizes horizontality are discouraged.
- Awnings and canopies should fit within framed openings relating to storefronts, should be consistent with the architectural style and character of the building, and should be constructed with materials, finishes and profiles that exceed the minimum physical and structural requirements.
- Awnings should fit into the openings of the building on which they attach without overlapping the opening or multiple openings. They should generally add color and serve as a transition between the storefront and the upper facade.
- Avoid a uniform awning design for multiple retailers.
- Awnings and canopies should identify a business's street frontage, and be identified as part of the tenant's image.
- Awning material should be of a woven fabric or other material that projects the natural appearance of canvas. Traditional canvas awnings are recommended. Retractable or open side awnings are preferred and vinyl awnings are prohibited. Canopies should be fabricated of durable materials such as steel, and glass.

### *Windows and Doors*

- Wall openings should show depth of the wall, without use of flat or tacked-on window trims.
- Windows and doors should be simple in both design and placement. Use of mullions that divide window into panes of glass is encouraged.
- Building doors and windows facing street frontages should be fully functional.

### *Porches and Patios*

- Upper level patios (either recessed or extended) or French balconies are encouraged, but should be usable and not merely decorative.

### *Colors and Materials*

- Rich materials such as stone, brick, and wood are encouraged. Material mixture must be in accord with the simplicity of building massing.
- Brick and stone should be detailed in proper corner-turning and load-bearing proportions.

- Local materials and vendors are preferred.
- Exterior materials on primary facades should incorporate materials common to the buildings in found throughout Vallejo and convey a sense of permanence.
- At the ground floor, incorporate materials such as bronze, steel, brick or other masonry, and architectural-grade concrete that have a heavy, permanent appearance.
- Preferred facade materials include:
  - brick and stone masonry
  - pre-cast concrete lintels, sills and panels
  - stucco with a quality finish
  - wood profiles and details
  - stone (marble, granite) lintels, sills, cladding and detailing
  - ceramic and clay tiles or masonry
- Other materials that are acceptable include:
  - metal panels that are pre-finished or painted
  - metal and glass curtain wall systems when used for less than 30 percent of the facade area
  - synthetic detail profiles when covered with a stucco finish
  - concrete masonry units, except gray, and when used in limited quantities at the ground floor and designed with patterns of multiple colors and/or finishes
  - other innovative materials and new technologies that convey high-quality design and durability
- Thin materials generally do not convey high-quality and durability. At the pedestrian level avoid thin materials such as "stick-a-brick", clear-anodized aluminum windows and storefronts, and other light-weight materials and finishes.
- The following materials and finishes are generally inappropriate:
  - Coarsely finished, "rustic" materials, such as wood shakes, shingles, barn board or fir plywood
  - Indoor-outdoor carpeting ("astro-turf")
  - Corrugated or expanded metal, except as part of a design feature or detail
  - Corrugated fiberglass panels
  - Imitation masonry and stone materials or panels
  - Rough coat stucco
  - Silver or clear anodized aluminum sheets
  - Silver or clear anodized aluminum extrusions for windows, doorways and storefronts

- Plastic molded imitations of a conventional building material
- Mirrored or metallic reflective glass
- Glass block, except as a limited part of a design feature or detail
- To avoid the appearance of a false facade, materials and finishes should return around comers and terminate with an architectural detail or relief.
- Avoid colors that contrast dramatically with the colors of neighboring buildings. Neon and other bright colors should be avoided, except when used in a very limited amount as part of an architectural detail or feature.
- The grade of finishes should be highest at the pedestrian level of buildings. Textures should generally be more fine-grained and smooth in ground floor areas. In areas of building facades with little or no human activity, materials may be less highly-finished.

#### *Lighting and Signage for Buildings*

- Materials for lighting and signage fixtures should be durable and weather well.
- Natural finishes like bronze, nickel steel and sustainably-treated wood are recommended.
- Lighting and signage should be integrated into building design.
- Lighting, where appropriate for convenience and safety, should not cause light pollution or glare into adjacent properties.
- Energy-efficient LED lighting is highly encouraged.
- In addition to wall signs, pedestrian scale signage such as blade signs, awning signs, and window decal signs are encouraged throughout the project to contribute to an active, vibrant pedestrian experience. Signage that clutters pedestrian environments is discouraged.

#### *Utilities and Mechanical Equipment*

- Mechanical equipment should be hidden or screened by architectural elements that match the architecture of the rest of the building.
- Where possible, alleys or secondary streets should be utilized for access to utilities and building services access, including, but not limited to, trash/recycling storage and collection mechanical equipment servicing and fire department connections.
- Service facilities should generally be located in less visible locations. Where possible, facilities and equipment should be located within the building envelope.
- Fire Department connections, water sprinkler risers and other emergency and public works equipment should be located internally to the development. Backflow preventer devices should be located away from public streets, in a recessed location or located underground.
- Utilize landscape design, art elements or other architectural details to integrate the design of service access, utility connections or other mechanical equipment into the



overall design of the development. Consider artist-made building parts for screening if appropriate for the equipment.

- Any mechanical equipment, including when located on rooftops, should be visually screened in a manner that is integrated into the design of the building. Materials used should be finished and incorporate colors that blend with the overall building and reduce their visual impact. Plastic screens, chain link fences, and other utilitarian screens are insufficient for screening mechanical equipment.

#### Retail Storefronts

- The predominant length of sidewalk-level retail frontages should be storefronts, entry ways, doors, windows, and other openings that allow for a visual connection between the interior and the street environment, and for access directly from the sidewalk. Multiple entries should be incorporated where possible. Entry doors may be recessed, but storefront windows and displays should not be set back from the sidewalk. Storefront designs should be coordinated with adjacent designs to create a cohesive streetscape facade.
- Utilize traditional storefront designs. Storefronts should be individual expressions of a tenant's identity, but should create an expression that is complimentary to the downtown architectural vocabulary. National and regional tenants who have a standard, recognizable storefront design and color palette will be required to tailor their designs and colors to complement Vallejo's community identity and the Solano 360 vision.
- Storefronts should consist predominantly of transparent glass to provide views into the store, but glass should not be the exclusive material. Opaque, smoked and reflective glass should be used for accents only.
- The degree of construction detailing and finish in storefronts should generally exceed that of other parts of a building.
- Subject to approval by the applicable authority having jurisdiction, retailers may use sidewalks as a part of their presence on the street. A storefront expansion zone of approximately 2' wide may be identified along the building facades that will be available for tenants to extend their merchandising past the building facade plane.

#### Retail Signage and Lighting

- Retail signage should be incorporated into storefront designs, communicating a retailer's identity.
- Creative signage design is encouraged. Appropriate signage can take the form of wall-mounted signs, projecting blade signs, awning or canopies. Blade/projecting signs are appropriate for storefronts on the Entry Road and Loop Road. Signage may be incorporated into the design of canopies, marquees and awnings, where the latter are incorporated into the design of storefronts or entries. Emphasis should be placed on durable materials and quality manufacturing.
- The following types of signs should be avoided:
  - generic box signs
  - back-lit plastic and neon sign

o pole-mounted and freestanding signs for individual businesses

- Storefront facades, recessed doorways, outdoor spaces and passageways should be lighted. Lighting fixtures should generally complement the architectural expression and detailing of the building and storefront.
- Creative use of lighting may be incorporated into the architectural design of buildings to highlight feature elements, particularly at corners.
- Fixtures should be located and angled to ensure that they spotlight a retailer's merchandise and do not point toward the window or cause distracting reflections.
- Awnings and canopies may incorporate lighting with fixtures that light the sidewalk and storefront. Back-lit awnings are not allowed. Signage lighting, including flat-mounted signs, blade and banner signs, must be lit with concealed lighting or from above with down-lighting.
- Storefronts should provide for "after hour" lighting within the front floor area of stores so as to highlight goods and to contribute to pedestrian lighting. Night lighting will help animate the Solano360 public purpose area and increase pedestrian safety.
- Use fixtures and a comprehensive lighting plan that maximizes the efficiency of light sources and limits light intrusion into residential units. Pedestrian lights placed on buildings along streets and sidewalks should complement and supplement the pedestrian lighting plan of the street lighting without creating excess light or glare.

On-Site Amenities

- On primary pedestrian frontages and in open space setbacks adjacent to public pedestrian ways consider providing amenities for use by the public such as benches, fountains, planters with seating walls, art, bicycle racks, kiosks and notice boards.
- Public amenities should be designed and located to complement public streetscape improvements, and should exceed the normal levels of craftsmanship, reflecting the typical materials, finishes and colors of the building.
- Kiosks and Boards for wayfinding, public notices and information can be provided along pedestrian ways. They should be accessible and well-lighted. The design and construction should complement the design and composition of the building facade and/or other streetscape elements.
- Amenity features should be fixed in one place or attached to the building so as to be permanent.

Safety and Accessibility

- Amenity features should not create physical hazards or other issues of safety for pedestrians or drivers. They should allow for easy pedestrian access and required barrier free accessibility. Materials should be permanently fixed, durable, easily cleaned and maintained, and without sharp edges or points.

#### 4.5.2 Entertainment Commercial (EC) Guidelines

In addition to the general guidelines provided in Section 4.2, the following guidelines are included to address the Entertainment Commercial (EC) area.

- Design of the northern portion of the EC parcel should address the Creek Park by incorporating a pedestrian gateway connected to trails and promenades along Entry Road and Creek Park. Design of venues and structures along this northern edge should create appealing, festive views for visitors traveling southbound on Fairgrounds Drive.
- [Because development of the Entertainment Commercial Area may not occur until Phase 2, landscape treatment of the northern edge adjacent to the Creek Walk should occur with initial phases of the project.](#)
- EC entries should be reinforced with high quality, highly visible landmark structures or gateway elements to support the identity of the Plan Area as an entertainment hub for Vallejo and the greater Solano County. Such elements should exhibit thoughtful, imaginative architectural design to welcome visitors.
- Any security barriers along Creek Park should consist of high quality, ornamental fencing with low vegetation that allows filtered views. Visually impermeable barriers along the Creek Park should be avoided.
- Taller rides and venues, up to 250 feet in height, should be concentrated within the central and eastern portions of the EC parcel in order to maximize visibility from I-80 and provide transitions to Fairgrounds Drive and the Creek Park. Along the EC parcel's northern, western, and southern boundaries, maximum heights should be limited to approximately 150 feet.
- Parking areas should be concentrated in the southern portion of the EC parcel, with active venues concentrated to the north along the Creek Park and the west along Fairgrounds Drive (see Section 3.6: Land Use Policies). Design of venues should consider creation of exciting views from freeways.
- EC development should incorporate locations for shuttle stops along the Loop Road.

### 4. 6 SUSTAINABILITY AND RESOURCE MANAGEMENT

#### 4.6.1 Solano360 Sustainable Design Attributes

The Plan incorporates sustainable design and development within the land use, transportation, infrastructure, and design provisions described in this document. The following section summarizes those measures and provides cross-references to relevant sections. In addition, this section provides "next step" measures for sustainability that can be incorporated into subsequent design proposals and project implementation.

The following measures incorporate aspects of national guidelines and standards for sustainability, including the United States Green Building Council (USGBC) Leadership in Energy & Environmental Design – Neighborhood Development (LEED-ND) rating system and the Guidelines and Performance Benchmarks identified under the Sustainable Sites Initiative (SSI).

## Sustainable Site and Building Design

- *Location and Facility Reuse:* The Plan makes use of areas that have been previously developed, including significant portions of the existing Fairgrounds facilities. Approximately 87,000 square feet of existing Fair building area will be retained as well as the concourse itself (approximately 83,300 square feet.) and associated outdoor (paved and lawn) venue areas totaling over 30,000 square feet. This approach recycles previously disturbed land and reduces the need for construction of buildings and infrastructure. Reusing buildings, materials and existing paved surfaces also reduces waste, debris, and air quality impacts that would be generated during demolition.
- *Compact Development:* The Plan land use mix emphasizes the phased development of themed entertainment park and family entertainment uses, with flexibility to accommodate office and residential uses. Higher density development helps to conserve land and preserve open space and, when provided alongside a mix of uses, promotes livability, transportation efficiency and walkability.
- *Diversity of Uses:* The housing allowed in the Private Purpose Areas would be located within a quarter-mile (five minute) walk of onsite uses including shops, restaurant, entertainment and offices. As mentioned in Section 3.6.2, establishing a small grocery store onsite would deter some vehicle trips for residents and workers.
- *Open Space:* Open space areas can provide habitat, reduce urban heat island effects and allow for enhanced stormwater management. The Plan establishes a variety of open spaces that encourage walking, physical activity and time spent outdoors. New open space uses include six acres of Creek Park within Private Development Area and three acres within the Fair, two acres of Demonstration Farm, four acres of Midway/Event Lawn, one and a half acres of concert amphitheater, three acres of paved plazas and promenades, and one acre of other gardens and courtyards around the new Exposition Hall (acreages are approximate).
- *Sustainable Building Design:* The proposed conceptual design for the Exposition Hall incorporates sustainable features, such as natural ventilation and photovoltaic roof panels, that will partially enable the building to obtain LEED Silver certification or meet equivalent performance standards, as required by County General Plan policy. The Plan will comply with the Solano County General Plan requirement [and Vallejo Climate Action Plan](#) relative to energy efficiency and green construction policies, [as applicable](#).

## Health and Well-Being

- *Bicycle and Pedestrian System:* In addition to the open space described above, the Plan proposes pedestrian and bicycle routes as illustrated by Figures 5.10 and 5.11. In addition, a jogging circuit is proposed along the Fairgrounds Channel. These public trails, promenades, bike lanes and paths encourage residents and visitors to get out of their cars and walk, bike or jog from destinations within and near the Plan Area.
- *Walkable Streets:* Walking is key to providing healthy and sustainable communities. The major roads (Entry Road and Loop Road) provide a minimum of 10-foot wide, tree-shaded sidewalks or multi-purpose paths on each side. Controlled intersections,

bulb-outs, and high-visibility crosswalks are provided at onsite intersections to enhance pedestrian safety; this includes the raised intersection at the Fairgrounds Arrival Plaza (see Figure 4.17).

- *Bicycle Facilities:* The Plan proposes bicycle facilities along the Entry Road and Loop Road, connecting to proposed bike lanes on Fairgrounds Drive between SR 37 and Redwood Parkway and allowing easy bike connections to onsite destinations. These facilities consist of bike lanes on Entry Road and North Loop Road, multi-purpose paths along South Loop Road, and secure bicycle parking at key activity nodes including the Fairgrounds and private purpose development (EMU and EC) parcels. The Transit/North Parking Center will also provide a secure bicycle parking area and may include other bicycle amenities such as a bicycle repair facility (see Figure 5.11: Bicycle Circulation).
- *Noise:* To the extent possible, the Plan provides buffers and provisions for onsite uses that may be particularly sensitive to noise impacts. The amphitheater, located in the eastern portion of the Fairgrounds near the I-80 freeway, is buffered by an earthen berm as shown by Figure 4.20: Amphitheater Section. Within the Fairgrounds, the amphitheater is separated from the future midway to avoid noise impacts during multiple events or Fair Week. Possible housing is restricted to the western portions of the Plan Area in order to avoid impacts from noise and air quality. Impacts by the project on offsite uses are mitigated by the distance between noise-generating uses, such as the amphitheater or midway, and sensitive offsite areas such as residential neighborhoods.
- *Equitable Site Use:* Site uses will provide economic or social benefits to the local community, with public access to recreational and civic facilities such as the Creek Park, renovated Fair of the Future and outdoor spaces, and Demonstration Farm.
- *Sustainability Awareness and Education:* The proposed Demonstration Farm provides opportunities to celebrate the historic agricultural character of the area and provide educational programming. Other environmental education programs may be provided through the Fair. Educational and interpretive signs describing restored habitat and water conveyance systems will be located throughout the Creek Park.

### **Water Quality and Management**

- *Flood Control:* The Plan proposes removing the western and southern portions of the Plan Area from the floodplain, alleviating flooding in the offsite mobile home park to the extent possible, and improving the quality of onsite storm runoff. As described in Chapter Six, these improvements involve enlarging the Fairgrounds Channel and adding improving the existing crossing under Fairgrounds Drive.
- *Stormwater Collection and Re-use:* The new multi-purpose water feature within Creek Park will retain and improve runoff from the Plan Area, which can then be re-used onsite for irrigation. It also functions as a recreational amenity and water quality BMP (see Chapter Six). Capture and reuse is consistent with Low Impact Development practices and the San Francisco Bay Area NPDES stormwater quality permit. As described in Chapter Six, a majority of the Plan Area will be designed to drain to the Creek Park water feature for water quality treatment. Portions of the southern Plan

Area may drain to the Fairgrounds Channel depending on the storm drain system hydraulic limitations.

- *Potable Water Demand*: Capture and reuse of stormwater for irrigation within the water feature will reduce potable water demand. Use of drought-tolerant and local plant species will further reduce potable water demand (see Section 4.2.3: Landscape Plan and Guidelines). In addition, a “purple-pipe” (recycled water) system is planned within each backbone roadway (see Figure 6.3: Non-Potable Water Exhibit). The “purple-pipe” system will be installed in accordance with Title 22 standards for recycled water use in the event recycled water becomes available on a municipal scale.
- *Low Impact Design (LID)*: Structural LIDs proposed by the Plan include the water feature bioswales and rain gardens to collect water from the Exposition Hall roof. Non-structure LID's include minimization of paved parking areas through creation of shared parking strategies and multi-purpose turf areas, such as the midway, that can accommodate overflow parking.
- *Wastewater*: The Plan's water reduction and conservation measures also result in reduced generation of wastewater due to recycling and reduced flows.

Chapter Six provides additional measures (see Sections 6.2.4, 6.3.4, and 6.4.4).

### Transportation

- *Transit*: The Plan provides a multi-modal Transit/North Parking Center where commuters can park their vehicles and board buses bound for job centers or other destinations such as the Vallejo Ferry Terminal. Frequent local bus service will provide a better option for bringing people to the project, reducing the overall traffic impact. The Transit/North Parking Center can also be used for parking during weekend events.
- *Linked Trips*: The project is designed to include a variety of complementary venues and attractions within easy walking distance of each other, resulting in a 33% rate of linked vehicular trips and a corresponding reduction of transportation impacts.
- *Parking*: The Plan designates paved parking areas to serve development uses as the project builds out, but minimizes the extent of parking through phased and shared parking strategies and multi-purpose turf areas, such as the midway, that can accommodate overflow parking when it is not in use for outdoor events. Within the Entertainment Mixed Use areas, parking is allocated to the side and/or rear of blocks, creating more pedestrian-oriented streets. Larger surface lots will have landscape buffers at the street and channels edges and will incorporate shade trees or, as described below, solar arrays for an onsite source of renewable energy.

### Energy

- *Solar Arrays at Exposition Hall*: As described in Section 4.3.3, the main Exposition Hall roof is proposed for a photovoltaic array and/or solar hot water heating panel installation of approximately 24,300 or more square feet. Other buildings and parking facilities are also available for installation of photovoltaics.

- *Natural Cooling*: The Exposition Hall incorporates a shade canopy to mitigate the effects of solar glare along the south-facing facade.

#### 4.6.2 Next Step Sustainability Measures

In addition to the sustainable provisions embodied in the Plan as described above, additional "next step" measures are proposed for consideration during implementation of projects within the Plan Area.

##### Green Building

- Other green building and low impact design (LID) measures should be considered for more detailed stages of building and site design. These may include:
  - cisterns to capture rain water,
  - recycled water facilities for flushing toilets and other uses where potable water is not required,
  - high efficiency fixtures and appliances within buildings,
  - vegetated roofs and photovoltaic arrays on roofs,
  - use of recycled and locally available materials,
  - maximizing opportunities for natural shading and ventilation,
  - orientation of buildings to maximize energy efficiency and provide natural cooling and ventilation,
  - deciduous trees next to buildings and along streets to reduce ambient temperature, reduce heat gain, allow for cooler natural ventilation, and provide a more pleasant pedestrian environment,
  - deciduous trees and vines in front of south-facing walls and windows to further cool buildings by intercepting sunlight during summer months, yet allow direct sunlight during the winter,
  - green screens (metal lattices planted with vines and/or climbing flowers) to shade south- and west-facing walls to reduce interior heat gain and beautify buildings,
  - trees of appropriate heights and spreads to provide ample shade in the summer months for outdoor spaces such as patios and plazas, pedestrian walkways, roadways, and parking lots,
  - structures such as trellises and porticoes incorporated into the building/landscape edge, especially on south- and west-facing exposures, to provide shade in the summer and allow solar penetration when the sun is at a low angle in the winter,
  - landscape buffers, screens, and windrows to permit facilitate cooling by prevailing breezes in summer months and to reduce interior heat gain, and
  - site lighting minimized to reduce light pollution and minimize energy usage, using full cutoff luminaries, low-reflectance surfaces, and low-angle spotlights.
- Non-structural LID measures should be established where practical. These may include, but are not limited to, programs to monitor pavement cleaning (street sweeping), illicit discharge elimination, and parking lot design and management.

- Developer of projects within the Plan Area should be encouraged to pursue LEED certification and other green building credits and awards, as such recognition will physically and symbolically represent the sustainability values of Solano360.

### **Energy**

The following measures are in addition to the photovoltaic arrays / solar hot water heating panels planned for the Exposition Hall roof, as described previously. All proposals should be developed in coordination with the County Operations Manager.

- A Public Private Partnership (PPP) with a solar partner may be pursued to provide some of the infrastructure costs associated with the site development. The Plan allocates extensive areas for parking, including approximately 24.7 acres for Shared Public Parking. These large-scale facilities could include photovoltaic arrays to provide onsite energy, shade for cars, cost savings and a possible revenue source (as excess energy could be sold).
- A district energy system, or cogeneration, could be evaluated to provide on-site energy and reduce building water heating and cooling requirements. The water feature in the Creek Park could be utilized to provide cooling via a heat transfer/cooling tower device for adjacent buildings.
- Photovoltaic arrays should be considered for all new and retrofitted buildings, including structures within the EMU and EC areas.
- Wind turbine and other alternative energy technologies could be incorporated into the Demonstration Farm to test and provide educational examples for families and visiting school groups.

### **Waste Management**

- A construction waste management plan could be developed that would identify salvage, recycling or donation of construction materials.

### **Materials, Operations and Maintenance**

- No wood from threatened tree species should be used in construction or finishing. Certified wood should be used wherever practical.
- Building and landscape materials should contain recycled content wherever practical.
- Materials that are produced and sold locally, including soils, should be used wherever practical.
- Any adhesives, sealants, paints and coatings used should be those with reduced VOC emissions.





**Mitigation Monitoring and Reporting Program  
for the  
Environmental Impact Report  
Solano360 Specific Plan  
County of Solano, California**

**State Clearinghouse No. 2011092067**

Prepared for:



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Prepared February 15, 2013

Adopted with Revisions on February 26, 2013



Table 1: Solano360 Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<b>2. Air Quality</b>					
<p><i>Entertainment Area and Fairgrounds</i>  <b>MM AIR-1:</b> The project shall exceed Title 24 energy efficiency standards by at least 15 percent.</p>	<p><b>Private Purpose Areas:</b> Building specifications for each building, including the Title 24 report, shall be submitted the Project Engineer of the City of Vallejo’s Building Division. Additionally a courtesy copy of the Title 24 report will be forwarded to the County’s Building and Safety Services Division for comment.</p> <p><b>Public Purpose Areas:</b> Building specifications for each building, including the Title 24 report, shall be submitted the Project Engineer of the County’s Building and Safety Services Division. Additionally a courtesy copy of the Title 24 report will be forwarded to the City of Vallejo Building Division for comment.</p>	Prior to construction activities	<p><b>Private Purpose Areas:</b> City of Vallejo Economic Development Building Division Official</p> <p><b>Public Purpose Areas:</b> County of Solano Department of Resource Management Building Official</p>		
<p><i>Entertainment Area and Fairgrounds</i>  <b>MM AIR-2:</b> All construction activity: During construction</p>	<p><b>Private Purpose Areas:</b> Construction</p>	Prior to construction	<p><b>Private Purpose Areas:</b> City of</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>activities, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> <li>Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed.</li> <li>All haul trucks transporting soil, sand, or other loose material offsite shall be covered</li> <li>All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>All vehicle speeds on unpaved roads and surfaces shall be limited to 15 mph.</li> <li>All roadways, driveways, and sidewalks shall be paved as soon as possible.</li> <li>A publicly visible sign shall be posted with the telephone number and person to contact at the City of Vallejo regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The Bay Area Air Quality Management District’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>	<p>specifications, including the dust control measures shall be submitted to the Project Engineer of the City of Vallejo’s Public Works Department. Additionally a courtesy copy of the proposed dust control measures will be forwarded to the County’s Division of Public Works for comment.</p> <p><b>Public Purpose Areas:</b> Construction specifications, including the dust control measures shall be submitted to the Project Engineer of the County’s Division of Public Works. Additionally a courtesy copy of the proposed dust control measures will be forwarded to the City of Vallejo’s Public Works Department for comment.</p>	activities	<p>Vallejo Project Engineer</p> <p><b>Public Purpose Areas:</b> County of Solano Project Engineer.</p>		
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM AIR-3a:</b> During construction, the following measures shall be implemented:</p> <p>a) Use paints with a volatile organic compound (VOC) content of 100 grams per liter or lower for both interior and exterior</p>	<p><b>Private Purpose Areas:</b> Prior to construction, a solvents and paints management plan will be prepared by the City of Vallejo</p>	Prior to Construction Activities	<p><b>Private Purpose Areas:</b> City of Vallejo Economic Development Building Division Official</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>surfaces, if painted.</p> <p>b) Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.</p> <p>c) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.</p> <p>d) For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of cleanup water and take it to the hazardous waste center (refer to www.cleanup.org).</p> <p>e) Use compliant, low-VOC cleaning solvents to clean paint application equipment.</p> <p>f) Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.</p>	<p>and forwarded to the County of Solano for comment.</p> <p><b>Public Purpose Areas:</b> Prior to construction, a solvents and paints management plan will be prepared by the County of Solano and forwarded to the City of Vallejo for comment.</p>		<p><b>Public Purpose Areas:</b> County of Solano Department of Resource Management Building Official.</p>		
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM AIR-3b:</b> When more than five pieces of off-road diesel equipment with a horsepower greater than 70 per piece of equipment are operating on one day, equipment greater than 70 horsepower shall meet or exceed United States Environmental Protection Agency Tier 3 off-road emissions standards.</p>	<p><b>Private Purpose Areas:</b> A construction equipment management plan shall be submitted to the Project Engineer of the City of Vallejo’s Building Division. Additionally a courtesy copy of the construction equipment management plan will be forwarded to the County’s Building and Safety Services Division for comment.</p> <p><b>Public Purpose Areas:</b> A construction equipment management plan shall be submitted</p>	<p>Prior to construction activities.</p>	<p><b>Private Purpose Areas:</b> City of Vallejo Economic Development Building Division Official.</p> <p><b>Public Purpose Areas:</b> County of Solano Department of Resource Management</p>		

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	the Project Engineer of the County’s Building and Safety Services Division. Additionally a courtesy copy of the construction equipment management plan will be forwarded to the City of Vallejo Building Division for comment.		Building Official.		
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM AIR-3c:</b> Paving of the onsite roads shall occur prior to building construction.</p>	<p><b>Private Purpose Areas:</b> A construction schedule shall be submitted to the Project Engineer of the City of Vallejo’s Building Division. Additionally a courtesy copy of the construction schedule will be forwarded to the County’s Building and Safety Services Division for comment.</p> <p><b>Public Purpose Areas:</b> A construction schedule shall be submitted the Project Engineer of the County’s Building and Safety Services Division. Additionally a courtesy copy of the construction schedule</p>	Prior to construction activities.	<p><b>Private Purpose Areas:</b> City of Vallejo Economic Development Building Division Official.</p> <p><b>Public Purpose Areas:</b> County of Solano Department of Resource Management Building Official.</p>		

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	will be forwarded to the City of Vallejo Building Division for comment.				
<p><i>Entertainment Area</i></p> <p><b>MM AIR-3d:</b> Any residential units on the project site shall not include wood-burning appliances. Natural gas fireplaces are allowed.</p>	<p>Prior to construction, the final building plans shall be submitted to the Project Engineer of the City of Vallejo’s Building Division. Additionally a courtesy copy of the construction schedule will be forwarded to the County’s Building and Safety Services Division.</p>	<p>Prior to construction activities</p>	<p>City of Vallejo Economic Development Building Division Official</p>		
<p><i>Entertainment Area</i></p> <p><b>MM AIR-4a:</b> Any proposed residences shall be located at least 700 feet from the freeways. The residential units shall install high-efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 13 or better in the intake of residential ventilation systems. Heating, air conditioning and ventilation systems shall be installed with a fan unit power designed to force air through the filter. The owner/property manager shall maintain and replace filters in accordance with the manufacture’s recommendations.</p>	<p>A site plan and operational statement shall be submitted to the City of Vallejo’s Planning Division. Additionally a courtesy copy of the construction schedule will be forwarded to the County’s Building and Safety Services Division for comment.</p>	<p>Prior to construction activities</p>	<p>City of Vallejo Economic Development Planning Division Official</p>		
<p><i>Fairgrounds</i></p> <p><b>MM AIR-4b:</b> There shall no idling allowed on the site. Emergency generators are allowed on the site. Electrical hookups shall be available for vendors to avoid the use of onsite</p>	<p>An operational plan shall be submitted to the County’s Building and Safety Services Division</p>	<p>Prior to construction activities</p>	<p>County of Solano Department of Resource Management Building Official</p>		



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diesel-powered generators.					
<b>3. Biological Resources</b>					
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM BIO-1a:</b> Species-specific surveys, following established protocol, shall be conducted during the appropriate season(s) to identify whether California red-legged frogs (CRLF) or Pacific pond turtles (PPT) are present within the reaches of the creeks associated with the site. Typically, the appropriate season for California red-legged frog surveys is from May 1 to November 1, which allow surveys to be conducted with minimal disturbance of breeding frogs, eggs, or tadpoles during a period when frogs can be reliably detected. The appropriate season for Pacific pond turtle surveys is from May to August. Surveys shall include CRLF surveys conducted between January and September; and surveys for PPT adults can be performed concurrently with CRLF surveys, and shall include nesting surveys for PPT starting in June. These surveys must be completed the year prior to work occurring within the bed or banks of the creeks.</p> <p><b>Avoidance.</b> To avoid impacts to CRLF and PPT, any construction conducted in or adjacent to the waterways shall be conducted after the breeding season for the species or construction may occur during the time when the creek contains its lowest flows (generally creek flows are lowest between August and October). To ensure no animals are present in the impact area, within 48-hours of construction beginning (e.g., trenching, water diversion, etc.), a qualified biologist shall conduct a preconstruction survey, and a biological monitor shall be present during construction within a water feature or within 50 feet of its banks if either species is determined to be present onsite.</p> <p><b>Conduct Dewatering Surveys.</b> The biological monitor will walk the creeks after dewatering looking for CRLF and PPT. If species are encountered, they will be moved upstream to a safe</p>	<p><b>All Areas:</b> The species-specific surveys for California red-legged frogs (CRLF) and Pacific pond turtles (PPT) shall be submitted to the Department of Fish and Game for review.</p> <p>A qualified biologist shall provide preconstruction survey prior to the start of ground-disturbing activities. During construction within a water feature or within 50 feet of its banks if either species is determined to be present onsite, the qualified biologist shall provide regular monitoring reports.</p> <p>The qualified biologist shall report findings from the dewatering survey and, if species are encountered, notify USFWS within 3 working days.</p>	<p>Species Surveys: The year prior to work occurring within the bed or banks of the creeks.</p> <p>Preconstruction Surveys: prior to ground-disturbing activity.</p> <p>Monitoring Reports: during ground-disturbing construction activity.</p> <p>Dewatering Survey: after dewatering and prior to earthmoving activity.</p> <p>Minimization</p>	<p><b>Private Purpose Areas:</b> City of Vallejo and/or California Department of Fish and Wildlife.</p> <p><b>Public Purpose Areas:</b> County of Solano and/or California Department of Fish and Wildlife.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>location. If CRLF are encountered, the USFWS will be notified within 3 working days.</p> <p><b>Minimization.</b> Fine mesh fencing shall be placed between construction areas and the creek to direct CRLF, and PPT (should any be present onsite) away from the construction zone.</p> <p>All construction crews shall be trained (e.g., during a tailgate session) to ensure they are aware of any protective measures they must employ and to understand the purpose of such measures.</p> <p>Prior to disturbing any habitat occupied by CRLF, the applicant shall enter into consultation with the USFWS and obtain an incidental take permit.</p>	<p>In addition, prior to initiation of any ground disturbing activities, fine mesh fencing shall be placed between construction areas and the creek to direct CRLF, and PPT (should any be present onsite) away from the construction zone construction activities into this zone.</p> <p>The construction manager shall provide verification that all active construction crews will be trained for protective measures.</p> <p>Prior to disturbing any habitat identified as occupied by CRLF, the applicant shall enter consultation with the USFWS and obtain an incidental take permit.</p> <p><b>Private Purpose Areas:</b> Additionally a courtesy copy of the reports, permits, and construction specifications will be forwarded to the</p>	<p>activities: Prior to initiation of any ground disturbing activities</p> <p>Construction crew training: prior to initiation of any ground disturbing activities.</p> <p>Consultation with USFWS: prior to initiation of any ground disturbing activities in habitat identified as occupied by CRLF.</p>			

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	<p>County.</p> <p><b>Public Purpose Areas:</b>                      Additionally a courtesy copy of the reports, permits, and construction specifications will be forwarded to the City of Vallejo.</p>				
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM BIO-1b:</b> Migratory Birds and Raptors: A qualified biologist shall conduct a pre-construction survey for nesting migratory birds and tree-nesting raptors in all trees occurring within 500 feet of construction areas. Pre-disturbance surveys shall also be conducted prior to tree trimming or tree removal. These surveys should be conducted within 30 days of initial ground disturbance activities within the project site, if such disturbance occurs during the breeding season (February 1 to August 31).</p> <p>Avoidance. Conduct construction, tree trimming, and/or tree removal within areas supporting avian nesting habitat during the non-breeding season (September 1 to January 31).</p> <p>Minimization. If protected birds (including raptors) are detected, a construction-free buffer (appropriately sized based on species) shall be established around each active nest and monitored by a qualified biologist for the duration of the breeding season or until it is determined the young are have fledged and independent of their parents. Pre-construction avian surveys are not required during the non-breeding season, as birds are expected to abandon their roosts if disturbed by construction, tree trimming, or tree removal.</p> <p>Burrowing Owls: Surveys will be conducted in suitable</p>	<p><b>Private Purpose Areas:</b> The nesting bird survey shall be submitted to the Department of Fish and Game for review if avian nesting habitat is to be removed between February 1 and August 31.</p> <p>The burrowing owl survey report shall be provided to the City of Vallejo. If burrowing owl are observed on site, the California Department of Fish and Wildlife shall be notified, and an assessment of impacts shall be prepared.</p> <p>Construction specifications,</p>	<p>Nesting bird survey: prior to the removal of avian nesting habitat between February 1 and August 31.</p> <p>Burrowing owl report: within 14 days prior to any construction for any new construction phase.</p> <p>Construction specifications: prior to the start of</p>	<p><b>Private Purpose Areas:</b> City of Vallejo.</p> <p><b>Public Purpose Areas:</b> County of Solano.</p>		

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<p>burrowing owl habitat, including a 500-foot buffer of the proposed work area. Because the Planning Area will be developed over an extended length of time and because of the low-quality burrowing owl habitat onsite, pre-construction burrowing owl surveys will be conducted within 14 days prior to the start of any new construction phase, regardless of the time of year. Since burrowing owls may overwinter at a site, surveys should be conducted prior to any construction planned during either the nesting season (typically February 1 until August 30) or the non-breeding season.</p> <p>The California Department of Fish and Wildlife will be notified in the event that owls occupy the Plan Area or adjacent lands. In the event that burrowing owl are observed onsite, an assessment of project related impacts and long-term conservation requirements will be conducted to determine the appropriate avoidance, minimization and/or mitigation measures based on the current site conditions. Measures may vary from passive relocation to offsite habitat compensation, depending on a number of environmental and biological factors.</p>	<p>including avoidance and minimization measures, shall be provided to the City of Vallejo.</p> <p>In addition, courtesy copies of surveys assessments and construction specifications shall be forwarded to the City of Vallejo.</p> <p><b>Public Purpose Areas:</b> The nesting bird survey shall be submitted to the Department of Fish and Game for review if avian nesting habitat is to be removed between February 1 and August 31.</p> <p>The burrowing owl survey report shall be provided to the County of Solano. If burrowing owl are observed on site, the California Department of Fish and Wildlife shall be notified, and an assessment of impacts shall be prepared.</p> <p>Construction specifications,</p>	<p>any construction, tree trimming, and/or tree removal.</p>			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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	<p>including avoidance and minimization measures, shall be provided to the County of Solano.</p> <p>In addition, courtesy copies of surveys assessments and construction specifications shall be forwarded to the City of Vallejo.</p>				
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM BIO-1c:</b> Bat Species: Presence of bat species is not always easy to determine, as absence of evidence does not necessarily equate to evidence of absence. Nonetheless, to be prudent, the following conditions shall be implemented:</p> <ul style="list-style-type: none"> <li>Do not remove snags or live trees without first having a qualified bat biologist (holder of Scientific Collection Permit and Memorandum of Understanding for bats with the CDFG) conduct nighttime emergence surveys for roosting bats and develop suitable strategies for tree removal.</li> <li>If any trees must be removed, they shall only be removed during seasons when bats are active and young are volant (March 1 to April 15; and August 1 to October 15).</li> <li>Daytime surveys shall be conducted for all buildings prior to being removed. It is best to conduct surveys at least 6 to 8 months prior to demolition to best understand what measures will be necessary to ensure demolition occurs when bats are active and young are volant (March 1 to April 15; and August 1 to October 15). Surveyor must have access to all parts of the structures.</li> <li>If bats are present, demolition of night roosts shall occur only during daylight hours. Demolition could occur between June</li> </ul>	<p><b>Private Purpose Areas:</b> Qualified biologist survey report shall be submitted to the City of Vallejo. Construction specifications, including demolition, passive eviction, and other minimization measures shall be provided to the City of Vallejo. Additionally a courtesy copy of the biologist survey report and construction specifications will be forwarded to the County.</p>	<p>Prior to removal of snags, live trees, or buildings.</p>	<p><b>Private Purpose Areas:</b> City of Vallejo.</p> <p><b>Public Purpose Areas:</b> County of Solano.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>1 and mid-late October 15. If demolition is scheduled to occur between late-October 15 and March 1, 4-foot by 8-foot sections (number of sections to be determined at time of surveys) of the roof must be removed by mid-October 15 (prior to start of hibernacula use).</p> <ul style="list-style-type: none"> <li>If bats are present, demolition of maternity roosts shall only occur after young are volant (usually by August 15) and before start of hibernacula use (by mid-October). Demolition of known maternity roost habitat shall be conducted as follows: passive eviction of bats by a qualified biologist if possible, and if not possible, removal of windows and doors or other appropriate portions of the structure, as determined by a qualified biologist, 7 to 10 days prior to demolition. Demolition must occur during daylight hours.</li> </ul>	<p><b>Public Purpose Areas:</b> Qualified biologist survey report shall be submitted to the County of Solano. Construction specifications, including demolition, passive eviction, and other minimization measures shall be provided to the County of Solano. Additionally a courtesy copy of the biologist survey report and construction specifications will be forwarded to the City of Vallejo.</p>				
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM BIO-2:</b> Minimization. To minimize impacts to the riparian system associated with the Solano360 project, the following minimization measures shall be followed:</p> <ol style="list-style-type: none"> <li>Conduct all in-channel construction activities during the regional “dry” period as approved by the RWQCB, typically from April to October. All efforts will be made to perform all channel work, potentially impacting surface waters, during periods when surface water flows are at their lowest point in the channel.</li> <li>No diversion of surface water will occur during the season when California red-legged frog (CRLF) or Pacific pond turtle (PPT) are most active (i.e., March through November), if present.</li> </ol>	<p><b>Private Purpose Areas:</b> Construction specifications, including schedule biologist requirements, and other minimization measures, shall be provided to the City of Vallejo. Additionally a courtesy copy of the construction specifications will be forwarded to the County of Solano.</p> <p><b>Public Purpose Areas:</b> Construction</p>	<p>Prior to the start of construction activity.</p>	<p><b>Private Purpose Areas:</b> City of Vallejo.</p> <p><b>Public Purpose Areas:</b> County of Solano.</p>		

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<p>3. In most years, portions of Rindler Creek may be perennial, and therefore it may not be possible to conduct work when no water is running in the creek. In this case, the following mitigation measures will be implemented during dewatering activities.</p> <p>A. All water diversion-related pumps will be screened with an appropriate sized mesh (no larger than 0.25 inches). Pump capacity must be sufficient for design flow.</p> <p>B. The removal of all temporary in-channel barriers will proceed in an upstream direction from a downstream location. Removal of temporary barriers should not cause flows to exceed more than two times the current flow in the construction area. Normal flows shall be restored to the affected stream immediately upon completion of work.</p> <p>C. Safely stockpile sediments outside the riparian zone to dry before disposal. Saturated sediments set aside for drying shall be inspected for sensitive species by the onsite biologist before offsite transport.</p> <p>D. Wet sediments shall be stockpiled away from the creek channel to the extent feasible. No runoff from wet sediments shall flow back into the channel.</p> <p>E. Properly size bypass pipes, if used, to prevent increases in temperature and decreases in dissolved oxygen. Bypass pipes may be avoided by creating a low-flow channel (such as sandbags or visqueen) or using other methods to isolate the work area. All bypass channels or flumes shall be sized to handle flows expected during the course of in-channel construction.</p> <p>F. When bypass flows are reintroduced to dewatered construction areas, they will be reintroduced in a non-erosive manner.</p>	<p>specifications, including schedule, biologist requirements, and other minimization measures, shall be provided to the County of Solano. Additionally a courtesy copy of the construction specifications will be forwarded to the City of Vallejo.</p>				

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<p>G. Diversion and reintroduction of water shall be done at appropriate distances upstream and downstream of the work site to minimize habitat disruption.</p> <p>H. A qualified biologist shall be present to mark sensitive areas, to monitor the impact of the construction activity, and to provide guidance on problem solving.</p> <p>I. All stranded fish and native aquatic vertebrates will be relocated under the direction of a qualified biologist.</p> <p>J. Implement surface water monitoring and reporting protocols identified in permits the USACE 404 permit and CDFG streambed alteration agreement will be required to confirm compliance with State and Federal water quality standards.</p> <p>4. Bank stabilization after channel work is complete shall be completed. Such methods may include:</p> <p>A. Erosion Control Blankets and Mats - Erosion control blankets (ECBs) and soil stabilization mats (turf reinforcement mats TRMs) can shall be applied to problem areas to supplement revegetation during its initial establishment. Blankets and matting surfaces temporarily stabilize and protect disturbed soil and enhance water infiltration, decrease compaction and soil crusting, and conserve soil moisture. These temporary surfaces also protect seeds from predators, and reduce desiccation and evaporation by insulating the soil and seed environment. ECBs and TRMs shall be used on drainage channels where water velocities between 3 and 6 feet per second (ft/sec) are likely to wash out new vegetation.</p> <p>Some types of ECBs and TRMs are specifically designed to stabilize channelized flow areas. These blankets and mats can shall aid in the establishment of vegetation in</p>					



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<p>waterways and increase the maximum permissible velocity of the given channel by reinforcing the soil and vegetation to resist the forces of erosion during runoff events. Stems, roots, and rhizomes of the associated vegetation become intertwined with the mat, thereby reinforcing the vegetation and anchoring the mat. Conditions where ECBs and TRMs are appropriate may include:</p> <ul style="list-style-type: none"> <li>• Slopes and disturbed soils where mulch must be anchored.</li> <li>• Critical slopes adjacent to sensitive areas such as streams and wetlands.</li> <li>• Disturbed soil areas where planting is likely to be slow in providing adequate protective cover.</li> <li>• Channels with flow exceeding 2 to 4 ft/sec.</li> <li>• In channels intended to be vegetated and where the design flow exceeds the permissible velocity. Allowable velocity, with turf reinforcement mats after vegetative establishment, is up to 10 ft/sec (3 m/sec).</li> </ul> <p>B. Hydraulic planting techniques – A method of applying erosion control materials to bare soil and establishing erosion-resistant vegetation on disturbed areas and critical slopes. By using hydraulic equipment (hydroseeders and hydromulchers) seed, soil amendments, wood fiber mulch and tackifying agents, bonded fiber matrix and liquid copolymers shall be uniformly broadcast, as a hydraulic slurry, onto the soil. These erosion and dust control materials can shall often be applied in one operation.</p> <p>Hydraulic planting techniques are expensive, but provide the most dependable results on steep critical slopes, with limited accessibility and on which mulch must be anchored and on shallow soils which restrict the use of erosion control blankets. Hydraulic machines today are used to spray seed, tack down straw, bind the soil, seal the soil, or apply blanket-like coats of bonded fiber matrix (BFM).</p>					

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<p>C. Mulching – The most common use of mulch or plant debris is to provide temporary stabilization of soil, usually until permanent-stabilizing vegetation is established. Where mulches are used to complement vegetation establishment, they should be designed and installed to maximize contact with the ground and last as long as it takes to establish vegetation. On steep slopes, greater than 2.5:1, or where the mulch is susceptible to movement by wind or water, the material should be appropriately anchored. On small sites, where plant material is distributed by hand, it can shall be anchored by hand punching it into the soil every 1 to 2 feet (0.3 to 0.6 meters) with a dull, round nosed shovel. Mulching effectively complements surface roughening applications.</p> <p>D. Coconut Coir Matting or Tackified Hydroseeding Compounds – Fiber rolls that consist of straw that is wrapped in tubular black plastic netting is prohibited. These rolls are used extensively in the construction industry due to their cost-effectiveness. However, plastic monofilament or similar material containing netting are known to entangle or trap amphibians. If installed correctly, coconut coir matting or tackified hydroseeding compounds will capture and keep sediment and minimize sheet and rill erosion until permanent vegetation can established. Installed, these materials shorten the slope length, thereby interrupting the erosion processes. Organic matter and native seeds are trapped behind the erosion control material, which provides a stable medium for germination.</p> <p>It is imperative, especially on steeper slopes, that a sufficient installation and monitoring be implemented so that the erosion control material will function properly, runoff will not scour underneath it, and trees or shrubs planted behind the roll will have a stable environment in which to become established. The effective control life of the chosen material is an important factor when planning</p>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>the optimum length of time the slope or construction site will need mechanical stabilization.</p> <p>E. Compost Blankets and Berms – Compost blankets are usually used on slopes of 2:1 or less, and shall be used on slopes up to 1:1, with consideration given to the length of slope and depth of application. Compost blankets should not be applied in areas of concentrated flow, and shall be used in conjunction with compost berms. Adding components such as a tackifier, or using compost blankets in conjunction with other techniques can increase the allowable steepness of the slope to be treated. Compost blankets should be extended 3 to 6 feet over the top shoulder of the slope to prevent water from getting underneath. Compost blankets can be more effective than ECBs, because they come in better contact with the underlying soil, reducing the chance of rill formation.</p> <p>5. Controlling Sedimentation. If treatment of the diverted flow or dewatered groundwater is determined necessary based on the flow present or other contributing factors, the installation and removal of temporary sediment control measures will be employed. The following is a range of measures that would be suitable for use to control sediments. These include temporary sediment basins, compost or continuous berms, and bioretention basins. The specific sediment control device shall be determined during the permit acquisition process with the appropriate regulatory agency (USACE, RWQCB, and/or CDFG). Also, sedimentation control devices may also be listed in the Storm Water Pollution Prevention Plan (SWPPP), which may also be required for this project prior to obtaining a grading permit from the County. Each of these sediment control measures are described more thoroughly below.</p> <p>A. Temporary Sediment Basins – A temporary sediment basin is a pond created by excavation in construction of an embankment and designed to retain or detain runoff</p>					

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<p>sufficiently to allow excess sediment to settle. The temporary sediment basin is intended to collect and store sediment from sites that are cleared and/or graded during construction or for extended periods of time before permanent vegetation is re-established or before permanent drainage structures are completed. It is intended to trap sediment before it leaves the construction site. The basin is temporary, with a design life of 12 to 18 months, and is to be maintained until the site area is permanently stabilized.</p> <p>Basins should be located at the stormwater outlet from the site, not in any natural or undisturbed stream. Use of temporary dikes, pipes, and/or channels may be necessary to divert runoff from disturbed areas into the basin and to divert runoff originating from undisturbed areas around the basin. Sediment basins can trap 70 to 80 percent of the sediment, which flows into them if designed and constructed appropriately. This design requires a runoff detention time of 24 to 40 hours and is only practically effective in removing sediment down to the medium silt size fraction. Sediment-laden runoff with smaller size fractions, fine silts and clay, will likely pass untreated through the basin. For this reason, basins modified with a “skimmer” device can increase efficiency and reduce turbidity by skimming relatively clear water from the top.</p> <p>There are inherent problems associated with constructing basins large enough to pond all the sediment-laden runoff long enough to allow all of the fine soil particles to settle out. Therefore, sediment basins must be used in conjunction with other erosion control practices in order to increase effectiveness and trap efficiently. These other concurrent practices include:</p> <ul style="list-style-type: none"> <li>• Temporary seeding and/or mulching</li> <li>• Minimizing disturbance</li> <li>• Scheduling construction operations</li> </ul>					

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<ul style="list-style-type: none"> <li>• Diversions to reduce runoff into the basin</li> <li>• Frequent use of other, smaller erosion control structures that will capture sediment upslope</li> <li>• Frequent inspection and maintenance of all practices</li> </ul> <p>B. Compost/Continuous Berms – A compost filter berm is a trapezoidal berm that intercepts sheet flow and ponds runoff, allowing sediment to fall out of suspension, and often filtering sediment as well. Compost binds heavy metals and can break hydrocarbons down into carbon, salts, and other benign compounds. Compost is organic, biodegradable, renewable, and can be left onsite. This is particularly important near streams. Compost does not generally leach nutrients. Standard specifications for compost berms have been developed by the American Association of State Highway and Transportation Officials (AASHTO).</p> <p>Compost berms are more cost-effective than many other erosion/sediment control methods. The invention of the blower truck makes compost an easy to install and reliable method of sediment and erosion control. Most municipal programs are now generating compost as municipal greenwaste programs, thus making it readily available in most areas.</p> <p>C. Bioretention Basins – Bioretention basins direct sheet flow across a grass buffer strip to a ponding area for infiltration. They utilize soils and both woody and herbaceous plants to remove pollutants from stormwater runoff (EPA, 1999). The ponding area generally consists of a surface layer containing organics such as mulch, trees, grasses and shrubs, a subsurface layer of planting soil, and a sand bed.</p> <p>Bioretention areas are used to treat stormwater runoff from impervious surfaces in commercial, residential, and industrial developments, but can be just as effective in</p>					

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<p>treating runoff from intensively managed open spaces, such as parks, golf courses, or gardens. Bioretention ponds shall be used to filter stormwater prior to discharge to a storm drain or sewer system or as an infiltration device with no outflow. By virtue of the intended purpose (e.g. pollutant removal), the vegetative growth should be routinely maintained via mechanical treatments (e.g. mowed) to remove the various pollutants that have been assimilated by the plant mass. The plant debris should be properly disposed of at a local landfill.</p>					
<p><i>Entertainment Area and Fairgrounds</i>  <b>MM BIO-3a:</b> Prior to the commencement of construction, the applicant shall obtain a Section 404 permit from the USACE for any areas under their jurisdiction. Loss of wetland habitat within the project boundaries shall be mitigated by the applicant’s purchase of credits at an agency-approved mitigation bank within the region, or similar available mitigation purchase or habitat creation. The requirements of the 404 permit will be incorporated into the project design. A typical mitigation requirement for impacts to wetland features is a no-net loss of wetlands, which is associated with a minimum of a 1:1 mitigation ratio. This again is similar to the discussion of riparian habitat mitigation mentioned above, is directly related to the habitat function and value of the wetlands that will be impacted. For higher quality habitat, a 2:1 or 3:1 mitigation ratio may be required. Ultimately, it is the regulatory agencies that make the final decision during the permitting process. The proposed project will likely restore the existing drainage features on site to accommodate more flows, allowing for an increase in wetland creation following project construction. Therefore, it is anticipated that project related wetlands will increase based on restoration efforts associated with the realignment and restoration of Rindler Creek.</p>	<p><b>Private Purpose Areas:</b> Obtain the Section 404 permit from the USACE for any areas under their jurisdiction. Additionally a courtesy copy of the Section 404 permit will be forwarded to the County.</p> <p><b>Public Purpose Areas:</b> Obtain the Section 404 from the USACE for any areas under their jurisdiction. Additionally a courtesy copy of the Section 404 permit will be forwarded to the City of Vallejo.</p>	<p>Prior to the start of construction.</p>	<p><b>Private Purpose Areas:</b> City of Vallejo.</p> <p><b>Public Purpose Areas:</b> County of Solano.</p>		
<p><i>Entertainment Area and Fairgrounds</i></p>	<p><b>Private Purpose Areas:</b> Obtain the</p>	<p>Prior to the start of</p>	<p><b>Private Purpose Areas:</b> City of</p>		

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<p><b>MM BIO-3b:</b> Proposed project activities that affect jurisdictional features will require a Section 401 Water Quality Certification from the RWQCB. Requirements of the permit will be incorporated into the project design. Potential mitigation measures associated with the 401 Water Quality Certification often includes Best Management Practices that specifically target water quality issues both before and after project construction. Many of these measures are previously described in MM BIO-2. In addition to erosion control measures, the 401 Water Quality Certification also requires BMPs such as silt fence, slope breakers, straw bales, and other energy dissipating devices to reduce erosion and sediment transport to downstream areas. Also included in the 401 permit will be construction specific requirements for refueling, spill prevention, and other precautionary measures to reduce off-site pollution.</p>	<p>Section 401 permit from the RWQCB for any areas under their jurisdiction. Additionally a courtesy copy of the Section 401 permit will be forwarded to the County.</p> <p><b>Public Purpose Areas:</b> Obtain the Section 401 permit from the RWQCB for any areas under their jurisdiction. Additionally a courtesy copy of the Section 401 permit will be forwarded to the City of Vallejo.</p>	<p>construction.</p>	<p>Vallejo.</p> <p><b>Public Purpose Areas:</b> County of Solano.</p>		
<p><b>4. Cultural Resources</b></p>					
<p><i>Entertainment Area</i></p> <p><b>MM CUL-1a:</b> Because the buildings and structures appear to be historically significant, prior to demolition of any of the existing buildings or structures, they shall be evaluated for historic significance and eligibility for listing (under criteria A, B, C, and D) on the California Register of Historical Resources (CR) or local registers. Each of the buildings that are determined to be historically significant shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms. As detailed in MM CUL-1b, inadvertent discovery measures for cultural resources shall be included in all construction contracts.</p>	<p>Historical significance report shall be provided to the City of Vallejo. Additionally a courtesy copy of the historical significance report will be forwarded to the County.</p>	<p>Prior to demolition of any existing building or structures.</p>	<p>City of Vallejo</p>		
<p><i>Fairgrounds</i></p>	<p>Historical significance evaluation shall be</p>	<p>Prior to demolition of any existing</p>	<p>County of Solano</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><b>MM CUL-1b:</b> Because the structures appear to be historically significant, prior to demolition of any of the existing structures, they structures shall be evaluated for historic significance by a qualified archaeologist or an architectural historian to determine if they are eligible for listing on the CR (under criteria A, B, C, and D) or local registers. Each of the structures that are determined to be historically significant shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms. A determination of eligibility may result in the need for additional archival research and/or further documentation.</p> <p>If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be evaluated for significance by a qualified archaeologist and recorded on appropriate DPR forms. Potentially significant cultural resources consist of, but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant.</p> <p>The types of procedures that are typically included in a research design and data recovery plan include but are not limited to:</p> <ul style="list-style-type: none"> <li>• A pre-construction sensitivity meeting with construction and management personnel.</li> <li>• Data recovery excavation units, as required, with the goal of addressing research issues from resources discovered during the fieldwork including local manifestations of regional chronology, subsistence, settlement, and exchange. Specific</li> </ul>	<p>provided to the County. Additionally a courtesy copy of the historical significance report will be forwarded to the City of Vallejo.</p>	<p>building or structures.</p>			



Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>research questions to be addressed include temporal placement of the archaeological materials, site formation processes, subsistence, flaked stone technology, settlement patterns, and exchange and interaction systems.</p> <ul style="list-style-type: none"> <li>• Field and laboratory analysis methodology would include as appropriate:</li> <li>• Initial processing, photography, faunal and lithic artifact analysis, and cataloging of artifacts.</li> <li>• Construction monitoring, if required.</li> <li>• Inadvertent discovery procedures for features/artifacts and human remains.</li> <li>• Archaeological data recovery report would be prepared detailing the findings of the procedures listed above.</li> </ul> <p>The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials.</p>					
<p><i>Entertainment Area</i></p> <p><b>MM CUL-2a:</b> If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be evaluated for significance by a qualified archaeologist and recorded on appropriate DPR forms. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for</p>	<p>Inspection of log sheets to verify cultural resource monitoring is being properly conducted, if required. Additionally a courtesy notification of cultural resources discovery will be forwarded to the County.</p>	<p>During subsurface earthwork and construction activities.</p>	<p>City of Vallejo</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>the permanent curation of the recovered materials.</p> <p>The types of procedures that are typically included in a research design and data recovery plan include but are not limited to:</p> <ul style="list-style-type: none"> <li>• A pre-construction sensitivity meeting with construction and management personnel.</li> <li>• Data recovery excavation units, as required, with the goal of addressing research issues from resources discovered during the fieldwork including local manifestations of regional chronology, subsistence, settlement, and exchange. Specific research questions to be addressed include temporal placement of the archaeological materials, site formation processes, subsistence, flaked stone technology, settlement patterns, and exchange and interaction systems.</li> <li>• Field and laboratory analysis methodology would include as appropriate:                             <ul style="list-style-type: none"> <li>- Initial processing, photography, faunal and lithic artifact analysis, and cataloging of artifacts.</li> <li>- Construction monitoring, if required.</li> <li>- Inadvertent discovery procedures for features/artifacts and human remains.</li> </ul> </li> <li>• Archaeological data recovery report would be prepared detailing the findings of the procedures listed above.</li> </ul>					
<p><i>Fairgrounds</i></p> <p><b>MM CUL-2b:</b> If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered cultural resources found during construction shall be evaluated for significance by a qualified archaeologist and recorded on appropriate DPR forms. Potentially significant cultural resources</p>	<p>Inspection of log sheets to verify cultural resource monitoring is being properly conducted, if required. Additionally a courtesy notification of cultural resources discovery will be forwarded to the City of Vallejo.</p>	<p>During subsurface earthwork and construction activities.</p>	<p>County of Solano</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>consist of, but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials.</p>					
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM CUL-3:</b> In the event a fossil is discovered during construction for the proposed project, excavations within 50-feet of the find shall be stopped until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. A standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall make recommendations of the procedures to be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and it is determined that avoidance is not feasible, the paleontologist shall develop a Paleontological Mitigation Plan and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.</p> <p>A paleontologic mitigation monitoring program would be developed by a qualified paleontologist that may include but is not limited to:</p> <ul style="list-style-type: none"> <li>• Full-time monitoring of excavation activities below 10 feet. Paleontologic monitors would be equipped to salvage fossils, as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors would be empowered to temporarily halt or divert equipment to allow</li> </ul>	<p><b>Private Purpose Areas:</b> Inspection of log sheets to verify paleontological resource monitoring is being properly conducted, if required. Additionally a courtesy notification of fossil discovery and copy of the paleontologic mitigation monitoring program will be forwarded to the County.</p> <p><b>Public Purpose Areas:</b> Inspection of log sheets to verify paleontological</p>	<p>During subsurface earthwork and construction activities.</p>	<p><b>Private Purpose Areas:</b> City of Vallejo.</p> <p><b>Public Purpose Areas:</b> County of Solano.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>removal of abundant or large specimens.</p> <ul style="list-style-type: none"> <li>Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential to fully mitigate adverse impacts to the resources.</li> <li>Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage. These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.</li> <li>Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate lead agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the</li> </ul>	<p>resource monitoring is being properly conducted, if required. Additionally a courtesy notification of fossil discovery and copy of the paleontologic mitigation monitoring program will be forwarded to the City of Vallejo.</p>				
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM CUL-4:</b> In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines §Section 15064.5; Health and Safety Code §Section 7050.5; Public Resources Code §Section 5097.94 and §Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> <li>There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American,</li> </ol>	<p><b>Private Purpose Areas:</b> The Solano County Coroner, the Most Likely Descendent, and a representative from the City of Vacaville shall consult and determine appropriate procedures to be followed. Additionally a courtesy notification of discovery will be forwarded to the</p>	<p>During subsurface earthwork and construction activities.</p>	<p><b>Private Purpose Areas:</b> City of Vacaville and/or Solano County Coroner.</p>		

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<p>the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.</p> <p>2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> <li>• The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.</li> <li>• The descendant identified fails to make a recommendation.</li> <li>• The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul>	<p>County.</p> <p><b>Public Purpose Areas:</b> The Solano County Coroner, the Most Likely Descendent, and a representative from the Solano County Administrators Office shall consult and determine appropriate procedures to be followed. Additionally a courtesy notification of discovery will be forwarded to the City of Vallejo.</p>		<p><b>Public Purpose Areas:</b> Solano County Administrator and/or Solano County Coroner.</p>		
<p><b>5. Geology and Soils</b></p>					
<p><i>Entertainment Area</i></p> <p><b>MM GEO-1a:</b> Prior to issuance of building permits, the project applicant shall submit a design-level geotechnical study and building plans to the City of Vallejo for review and approval. The building plans shall demonstrate that they incorporate all</p>	<p>A geotechnical study and building plans to the City of Vallejo Building Division.</p>	<p>Prior to issuance of building permits.</p>	<p>City of Vallejo Building Division.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. Recommendations from the design-level geotechnical study may include standard grading techniques such as removal and replacement and/or ground improvement methods to densify these soils in place to reduce the risk for future development. Alternatively, foundation design practices can reduce the impacts of potentially liquefiable soils. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. The approved plans shall be incorporated into the proposed project. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.</p>					
<p><i>Fairgrounds</i>  <b>MM GEO-1b:</b> Prior to commencement of site grading, the project applicant shall complete a design-level geotechnical study and building plans. The building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. Recommendations from the design-level geotechnical study may include standard grading techniques such as removal and replacement and/or ground improvement methods to densify these soils in place to reduce the risk for future development. Alternatively, foundation design practices can reduce the impacts of potentially liquefiable soils. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. The approved plans shall be incorporated into the proposed project. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.</p>	<p>Geotechnical studies and building plans shall be submitted to the County of Solano.</p>	<p>Prior to commencement of site grading.</p>	<p>County of Solano Department of Resource Management Building Official.</p>		

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<i>Entertainment Area</i> <b>MM GEO-2a:</b> Implement Mitigation Measure HYD-1a.	Verification of implementation of Mitigation Measure HYD-1a	Prior to the issuance of grading permits or building permits (whichever occurs first).	City of Vallejo Economic Development Building Division Official		
<i>Fairgrounds</i> <b>MM GEO-2b:</b> Implement Mitigation Measure HYD-1b.	Verification of implementation of Mitigation Measure HYD-1b	Prior to the commencement of project grading or construction (whichever occurs first).	County of Solano Department of Resource Management Building Official.		
<i>Entertainment Area</i> <b>MM GEO-3a:</b> Implement Mitigation Measure GEO-1a.	Verification of implementation of Mitigation Measure GEO-1a	Prior to issuance of building permits.	City of Vallejo Building Division.		
<i>Fairgrounds</i> <b>MM GEO-3b:</b> Implement Mitigation Measure GEO-1b.	Verification of implementation of Mitigation Measure GEO-1b	Prior to commencement of site grading.	County of Solano Department of Resource Management Building Official.		
<i>Entertainment Area</i> <b>MM GEO-4a:</b> Implement Mitigation Measure GEO-1a.	Verification of implementation of Mitigation Measure GEO-1a	Prior to issuance of building permits.	City of Vallejo Building Division.		
<i>Fairgrounds</i> <b>MM GEO-4b:</b> Implement Mitigation Measure GEO-1b.	Verification of implementation of Mitigation Measure GEO-1b	Prior to commencement of site grading.	County of Solano Department of Resource Management Building Official.		
<b>6. Greenhouse Gas Emissions</b>					

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<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM GHG-2a:</b> To be consistent with the City of Vallejo Climate Action Plan, the project shall incorporate the following measures:</p> <ul style="list-style-type: none"> <li>• Install indoor real-time energy monitors in each unit or tenant space.</li> <li>• Provide information to prospective buyers or tenants on available rebates for appliances with smart grid technology. (See PG&amp;E’s SmartMeter Program)</li> <li>• Comply with minimum Title 24 requirements for cool roofs to have a minimum solar reflectance index (SRI) of 10 for steep slope and 64 for low slope roofs.</li> <li>• Reduce exterior heat gain by planting vegetation, installing solar panel shade structures, or utilizing paving materials with a minimum SRI of 29 for at least 50 percent of non-roof impervious site surfaces.</li> <li>• Install and maintain street trees in compliance with current development standards.</li> <li>• Utilize high albedo paving material when required to install or renovate sidewalks, roads, crosswalks, parking lots, and driveways.</li> <li>• Pre-wire and pre-plumb new residential and commercial buildings for solar and solar thermal installations.</li> <li>• Provide bicycle support facilities at a rate of 1 changing room and shower per 200 occupants within non-residential developments.</li> <li>• Provide bike racks for 5 percent of the projected building occupants within 200 feet of the building entrance and one long-term bicycle storage space per two-multi-family units.</li> <li>• Design parking lots to include clearly marked and shaded pedestrian pathways between existing and planned transit facilities and building entrances.</li> <li>• Encourage employers and employees to utilize the Solano Transit Authority’s rideshare matching system and support services.</li> <li>• Include designated stalls for low-emitting, fuel efficient vehicles and carpool/vanpool vehicles for a minimum of 8</li> </ul>	<p><b>Public Purpose Areas:</b> Building and facility specifications shall be submitted to the City of Vallejo.</p> <p><b>Private Purpose Areas:</b> Building and facility specifications shall be submitted to the County of Solano.</p>	<p>Prior to the commencement of project grading or construction (whichever occurs first).</p>	<p><b>Public Purpose Areas:</b> City of Vallejo Economic Development Building Division Official.</p> <p><b>Private Purpose Areas:</b> County of Solano Department of Resource Management Building Official.</p>		



Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>percent of total non-residential parking capacity and pre-wire stalls for future electric vehicle charging stations for 2 percent of total parking capacity. The stalls shall be in preferred parking locations and shall be marked with signs.</p> <ul style="list-style-type: none"> <li>• Install individual water meters for each residential unit and high water use commercial uses such as restaurants or laundromats.</li> <li>• Provide an additional water meter or sub-meter for landscaping uses for all new non-residential facilities with 1,000 to 5,000 square feet of irrigated landscaped space.</li> <li>• Comply with the City of Vallejo’s Construction/Demolition Waste Reuse and Recycling Ordinance.</li> <li>• Incorporate recycled content materials for a minimum of 10 percent of total materials.</li> <li>• Install outdoor electrical outlets on the exterior of each building in an accessible location.</li> <li>• Require construction contractors to shut construction equipment off when not in use or reduce the maximum idling time to 5 minutes or less.</li> <li>• Construction contractors shall maintain construction equipment per manufacturer’s specifications.</li> <li>• Substitute electrified equipment for diesel- and gasoline-powered equipment where practical.</li> </ul>					
<p><i>Entertainment Area and Fairgrounds</i>  <b>MM GHG-2b:</b> To be consistent with the County of Solano Climate Action Plan, the project shall incorporate the following measures:</p> <ul style="list-style-type: none"> <li>• The residential units shall be LEED certified units or meet equivalent performance standards. For new affordable housing projects, performance standards shall be established pursuant to the requirements of the funding source(s).</li> <li>• Buildings over 10,000 square feet in size shall incorporate renewable energy generation to provide the maximum feasible amount of the project’s energy needs. Commercial buildings shall incorporate renewable energy generation to provide at least 20 percent of the project’s needs.</li> </ul>	<p><b>Public Purpose Areas:</b> Building and facility specifications shall be submitted to the City of Vallejo.</p> <p><b>Private Purpose Areas:</b> Building and facility specifications shall be submitted to the County of Solano.</p>	<p>Prior to the commencement of project grading or construction (whichever occurs first).</p>	<p><b>Public Purpose Areas:</b> City of Vallejo Economic Development Building Division Official.</p> <p><b>Private Purpose Areas:</b> County of Solano Department of Resource Management</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> <li>• Energy Star rated appliances and the most energy-efficient Energy Star rated water heaters and air conditioning systems that are feasible shall be installed in the new residential units.</li> <li>• New buildings over 10,000 square feet in size shall achieve LEED certification, or meet equivalent performance standards.</li> <li>• Require the design and orientation of all buildings to maximize passive solar heating during cool seasons, avoid solar heat gain during hot periods, enhance natural ventilation, and promote effective use of daylight.</li> <li>• Any new shuttles that are used in the project or to shuttle people to the adjacent theme park shall use electricity, natural gas, or hybrid-electric technology.</li> <li>• All buildings shall have space in the design for adequate recycling, composting, and yard waste collection.</li> <li>• During demolition of the existing structures prior to construction of the project, at the time of permit application, the project shall submit a plan to the County that outlines methods to maximize reuse of building materials.</li> <li>• The project shall recycle or reuse a minimum of 50 percent of unused or leftover building materials.</li> </ul>			Building Official.		
<b>7. Hazards and Hazardous Materials</b>					
<p><i>Entertainment Area</i>  <b>MM HAZ-1a:</b> Prior to issuance of a grading permit, a soil investigation shall be completed and submitted to the City of Vallejo to determine if the aboveground and underground gasoline storage tanks have leaked and if there are remnant soil impacts. The soil investigation shall also assess whether heavy metal or hydrocarbon-impacted soils were placed as fills within the property. In the event significant soil impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented for the property.</p>	A soil investigation shall be completed and submitted to the City of Vallejo.	Prior to issuance of a grading permit.	City of Vallejo Building Division.		
<p><i>Entertainment Area</i>  <b>MM HAZ-1b:</b> Prior to renovation or demolition of the existing</p>	A lead and asbestos survey shall be	Prior to renovation or demolition of	City of Vallejo Building Division.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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fair buildings, a lead and asbestos survey shall be completed and submitted to the City of Vallejo. Based on the findings of the survey, a mitigation plan shall be developed for the removal of asbestos containing material or lead-based paint, as necessary in accordance with BAAQMD and CAL-OSHA requirements.	completed and submitted to the City of Vallejo.	the existing fair buildings.			
<i>Entertainment Area</i> <b>MM HAZ-1c:</b> Prior to the commencement of project construction, all transformers that are no longer in use shall be collected for appropriate disposal to the satisfaction of the City of Vallejo Fairgrounds.	A transformer removal and disposal report shall be provided to the City of Vallejo.	Prior to the commencement of project construction.	City of Vallejo Building Division.		
<i>Fairgrounds</i> <b>MM HAZ-1d:</b> Prior to commencement of site grading, a soil investigation shall be completed to determine if the aboveground and underground gasoline storage tanks have leaked and if there are residual soil impacts. The soil investigation shall also assess whether heavy metal or hydrocarbon-impacted soils were placed as fills within the property. In the event significant soil impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented for the property.	A soil investigation shall be completed and submitted to the County.	Prior to issuance of a grading permit.	County of Solano Department of Resource Management Building Official.		
<i>Fairgrounds</i> <b>MM HAZ-1e:</b> Prior to renovation or demolition of the existing fair buildings, a lead and asbestos survey shall be completed. Based on the findings of the survey, a mitigation plan shall be developed for the removal of asbestos containing material or lead-based paint, as necessary in accordance with BAAQMD and CAL-OSHA requirements.	A lead and asbestos survey shall be completed and submitted to the County.	Prior to renovation or demolition of the existing fair buildings.	County of Solano Department of Resource Management Building Official.		
<i>Fairgrounds</i> <b>MM HAZ-1f:</b> Prior to the commencement of project construction, all transformers that are no longer in use shall be collected for appropriate disposal.	A transformer removal and disposal report shall be provided to the County.	Prior to the commencement of project construction.	County of Solano Department of Resource Management Building Official.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p><i>Fairgrounds</i>  <b>MM HAZ-1g:</b> Prior to commencement of site grading, a groundwater investigation shall be completed to assess potential impacts to shallow groundwater from animal waste washing into the eight crushed rock-filled pits along the western side of the eastern row of horse stables as well as potential petroleum hydrocarbons impacts. In the event significant groundwater impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a groundwater management plan shall be developed and implemented for the property.</p>	<p>A groundwater investigation report shall be provided to the County.</p>	<p>Prior to commencement of site grading.</p>	<p>County of Solano Department of Resource Management Building Official.</p>		
<p><i>Fairgrounds</i>  <b>MM HAZ-1h:</b> Prior to commencement of site grading, limited soil sampling and laboratory testing shall be completed to determine if PCB-containing cooling oil was discharged to surface soils from the pole mounted transformer within the southwestern area of the property. In the event significant soil impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented to address PCB-impacted soil.</p>	<p>Soil analysis results shall be provided to the County.</p>	<p>Prior to commencement of site grading.</p>	<p>County of Solano Department of Resource Management Building Official.</p>		
<p><i>Fairgrounds</i>  <b>MM HAZ-1i:</b> Prior to renovation or demolition of the existing shop building located within the corporation yard in the northeastern area of the property, all chemicals that are no longer in use shall be collected for appropriate disposal. Additionally, the area of surface staining shall be scarified for appropriate disposal, and confirmation soil sampling and laboratory analysis shall be conducted to determine that an appropriate amount of impacted soil has been excavated. Prior to grading, testing for persistent pesticides shall also be conducted. In the event significant pesticide impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented for the shop building area.</p>	<p>A chemical removal and disposal report shall be provided to the County.</p>	<p>Prior to renovation or demolition of the existing shop building located within the corporation yard in the northeastern area of the property.</p>	<p>County of Solano Department of Resource Management Building Official.</p>		
<p><i>Entertainment Area</i></p>	<p>Verification of</p>	<p>Timing same as</p>	<p>City of Vallejo</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<b>MM HAZ-2a:</b> Implement Mitigation Measures HAZ-1a through HAZ-1c.	implementation of Mitigation Measures HAZ-1a through HAZ-1c.	verification of Mitigation Measures HAZ-1a through HAZ-1c.	Building Division.		
<i>Fairgrounds</i> <b>MM HAZ-2b:</b> Implement Mitigation Measures HAZ-1d through HAZ-1i.	Verification of implementation of Mitigation Measures HAZ-1d through HAZ-1i.	Timing same as verification of Mitigation Measures HAZ-1d through HAZ-1i.	County of Solano Department of Resource Management Building Official.		
<b>8. Hydrology and Water Quality</b>					
<i>Entertainment Area</i> <b>MM HYD-1a:</b> Prior to the issuance of grading permits or building permits (whichever occurs first), the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Vallejo that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities in accordance with the revised NPDES General Permit for Stormwater Discharges Associated with Construction Activity (Order 2009-0009 DWQ). The City of Vallejo shall confirm that the RWQCB has approved the SWPPP prior to issuance of grading or building permits. The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements: <ul style="list-style-type: none"> <li>• Temporary erosion control measures shall be employed for disturbed areas.</li> <li>• No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.</li> <li>• Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.</li> <li>• The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials</li> </ul>	A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the City of Vallejo.	Prior to the issuance of grading permits or building permits (whichever occurs first).	City of Vallejo Economic Development Building Division Official		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>to storm drains.</p> <ul style="list-style-type: none"> <li>BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.</li> <li>In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.</li> </ul>					
<p><i>Fairgrounds</i></p> <p><b>MM HYD-1b:</b> Prior to the commencement of project grading or construction (whichever occurs first), the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the County of Solano that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities in accordance with the revised NPDES General Permit for Stormwater Discharges Associated with Construction Activity (Order 2009-0009 DWQ). The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> <li>Temporary erosion control measures shall be employed for disturbed areas.</li> <li>No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.</li> <li>Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.</li> <li>The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.</li> </ul>	<p>A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the County of Solano.</p>	<p>Prior to the commencement of project grading or construction (whichever occurs first).</p>	<p>County of Solano Department of Resource Management Building Official.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<ul style="list-style-type: none"> <li>BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.</li> <li>In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.</li> </ul>					
<p><i>Entertainment Area</i>  <b>MM HYD-2a:</b> Prior to the issuance of grading permits for the proposed project, the project applicant shall submit a stormwater quality management plan to the authority having jurisdiction for review and approval.</p>	The stormwater quality management plan shall be submitted to the City of Vallejo for review and approval	Prior to the issuance of grading permits.	City of Vallejo Building Division.		
<p><i>Fairgrounds</i>  <b>MM HYD-2b:</b> Prior to the commencement of grading for the proposed project, the project applicant shall submit a stormwater quality management plan to the authority having jurisdiction for review and approval.</p>	The stormwater quality management plan shall be submitted to the County for review and approval	Prior to the issuance of grading permits.	County of Solano Department of Resource Management Building Official.		
<p><b>9. Noise</b></p>					
<p><i>Entertainment Area and Fairgrounds</i>  <b>MM NOI-1a:</b> Stationary noise-generating construction equipment shall be placed a minimum of 275 feet from the property line of the Marriot Hotel property and a minimum of 1,550 feet from the property line of the closest existing residential property line (south of the project boundary), when and where feasible.</p>	<p><b>Private Use Areas:</b>                      Construction specifications, including equipment staging and use, shall be provided to the City of Vallejo.</p> <p><b>Public Use Areas:</b>                      Construction</p>	Prior to issuance of grading permit or construction activity (whichever occurs first).	<p><b>Private Use Areas:</b> City of Vallejo Building Division.</p> <p><b>Public Use Areas:</b> County of Solano Department of Resource Management</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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	specifications, including equipment staging and use, shall be provided to the County.		Building Official.		
<p><i>Entertainment Area</i></p> <p><b>MM NOI-1b:</b> Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for all residential planning areas in order to confirm that exterior noise standards of 60 dBA are achieved and interior noise levels are reduced to 45 dBA or less. If the final acoustical analysis determines that noise levels are in excess of these standards, then mitigation in the form of noise barriers to reduce exterior noise levels and/or higher STC-rated windows and doors to reduce interior noise levels may be required.</p>	Final acoustical impact analysis shall be provided to the City of Vallejo.	Prior to building permit issuance.	City of Vallejo Building Division.		
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM NOI-4:</b> The project applicant shall require construction contractors to adhere to the following noise attenuation requirements:</p> <ul style="list-style-type: none"> <li>• Construction activities shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.</li> <li>• All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.</li> </ul>	<p><b>Private Use Areas:</b> Construction specifications, including construction hours and noise reduction features, shall be provided to the City of Vallejo.</p> <p><b>Public Use Areas:</b> Construction specifications, including construction hours and noise reduction features, shall be provided to the County.</p>	Prior to issuance of grading permit or construction activity (whichever occurs first).	<p><b>Private Use Areas:</b> City of Vallejo Building Division.</p> <p><b>Public Use Areas:</b> County of Solano Department of Resource Management Building Official.</p>		



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<b>10. Public Services</b>					
<p><i>Entertainment Area</i></p> <p><b>MM PS-2a:</b> Prior to issuance of the certificate of occupancy for each building, the project applicant shall prepare a security a plan after consultation with the Vallejo Police Department.</p>	A security plan shall be provided to the City of Vallejo.	Prior to issuance of the certificate of occupancy for each building.	City of Vallejo Building Division.		
<p><i>Fairgrounds</i></p> <p><b>MM PS-2b:</b> Prior to completion of construction of Phase 1 fair facilities, the project applicant shall prepare a security a plan in consultation with the Vallejo Police Department and/or the Solano County Sheriff’s Office.</p>	A security plan shall be provided to the County.	Prior to completion of construction of Phase 1 fair facilities.	County of Solano Department of Resource Management Building Official.		
<p><i>Entertainment Area</i></p> <p><b>MM PS-3:</b> Prior to building permit issuance, the applicant shall pay the applicable City development impact fee consistent with the Vallejo City Unified School District planning requirements and defray the cost of increased demand for schools attributable to project implementation.</p>	Confirmation of impact fee payment shall be provided to the City of Vallejo.	Prior to building permit issuance.	City of Vallejo Building Division.		
<b>11. Transportation/Traffic</b>					
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM TRANS-1:</b> The project will contribute funding toward the I-80 Express Lanes project for the segment south of Redwood Parkway in Vallejo, if and when the project is programmed for funding by the MTC and the STA. <u>This contribution may be paid; through future traffic impact fees administered by Solano County or the City of Vallejo or through other future identified funding sources.</u> Because the funding and construction of the express lanes cannot be assured, this impact remains significant and unavoidable after mitigation.</p>	<p><b>Private Use Areas:</b> Confirmation of impact fee payment shall be provided to the City of Vallejo.</p> <p><b>Public Use Areas:</b> Confirmation of impact fee payment shall be provided to the County.</p>	When the I-80 Express Lanes project for the segment south of Redwood Parkway in Vallejo is programmed for funding by the MTC and STA.	<p><b>Private Use Areas:</b> City of Vallejo.</p> <p><b>Public Use Areas:</b> County of Solano.</p>		
<p><i>Entertainment Area and Fairgrounds</i></p> <p><b>MM TRANS-2:</b> Implement Mitigation Measure TRANS-9.</p>	Verification of implementation of Mitigation Measure	Timing same as verification of Mitigation	<b>Private Use Areas:</b> City of Vallejo.		

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	TRANS-9	Measure TRANS-9.	<b>Public Use Areas:</b> County of Solano.		
<i>Entertainment Area and Fairgrounds</i> <b>MM TRANS-8:</b> Refer to Mitigation Measure TRANS-1.	Verification of implementation of Mitigation Measure TRANS-1	Timing same as verification of Mitigation Measure TRANS-1.	<b>Private Use Areas:</b> City of Vallejo. <b>Public Use Areas:</b> County of Solano.		
<i>Entertainment Area and Fairgrounds</i> <b>MM TRANS-9:</b> The project will mitigate the Phase 1, 2 and 3 impacts identified above as follows:  The project will mitigate the Phase 1, 2, and 3 impacts identified above as follows:  Phase 1 (Option a): Contribute a proportional share toward the widening of the westbound leg of Redwood Street at Fairgrounds Drive to provide space for a dedicated right-turn lane onto Fairgrounds Drive, and re-time signal accordingly. Widening would take place west of the I-80 bridge structure. The project’s proportional share of the need for this improvement is 11 percent.  Phase 1 (Option b): Allocate mitigation funds equivalent to that described in Option (a) toward the ultimate improvements at the Fairgrounds Drive/Redwood Parkway interchange, to be held in a dedicated fund until those improvements are constructed.  Event Management Plan to ensure that the summer weekend late morning peak hour trips do not exceed the current trip generation:  • For summer weekends, May - October (when Six Flags	Confirmation of impact fee assessment and payment, mitigation funds allocation and payment, and Event Management plan shall be provided to the City of Vallejo and to the County.	Prior to the start of construction for each applicable phase.	County of Solano County Administrator.		

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<p>Discovery Kingdom is open), the following Exposition Hall and general Fairgrounds event management plan should be followed:</p> <ol style="list-style-type: none"> <li>1. When Banquet Seating, Assembly Seating, or Trade Show events with estimated attendance at 75 percent or higher occupancy are scheduled on weekend days starting by 1 p.m., all other events on-site should have start times staggered by a minimum of two (2) hours (later than the Exposition Hall event start time). End times for those events should also be staggered by at least two (2) hours.</li> <li>2. When Banquet, Assembly or Trade Show events with estimated attendance from 50 percent to 75 percent occupancy are scheduled on weekend days starting by 1 p.m., all other events on-site should have start times staggered by at least one (1) hour (later than the Exposition Hall event start time). End times should also be staggered by at least one (1) hour.</li> <li>3. Non-seated concert events with estimated attendance at 50 percent or higher occupancy should not be scheduled to start before 1 p.m. on weekend days.</li> <li>4. When non-seated concert events with estimated attendance below 50 percent are scheduled for weekend days starting by 1 p.m., all other events should have start times staggered by at least two (2) hours (later than the concert). End times should also be staggered by two (2) hours.</li> <li>5. In addition to the above guidelines, when multiple venues including the Exposition Hall are scheduled on summer Saturdays and Sundays, all events should be staggered by a minimum of one (1) hour.</li> </ol> <p>Phase 2: Contribute funds toward the construction of the Redwood Parkway/Fairgrounds Drive improvement project at the two interchanges, at a level proportional to the full project's share of total future traffic at 2035, and considering other sources of potential traffic growth not modeled in this analysis, in</p>					

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<p>particular that of Six Flags Discovery Kingdom. The project’s share of total 2035 traffic, as modeled in this analysis – without any Six Flags Discovery Kingdom traffic growth—is as follows:</p> <ul style="list-style-type: none"> <li>• At Fairgrounds Drive/SR-37 Ramps: 23 percent</li> <li>• At Redwood Street/I-80 Ramps: 10 percent</li> </ul> <p>The above proportions may be subject to reduction if growth plans for Six Flags Discovery Kingdom are proposed and approved.</p> <p>The mitigation is tied to the Project’s proportional share of total future traffic because the Redwood Parkway/Fairgrounds Drive Improvement Project’s purpose, as defined by Caltrans and the STA, is to:</p> <ul style="list-style-type: none"> <li>• Relieve existing congestion and improve traffic flow on the local roadway network for approved redevelopment and planned land uses in the area;</li> <li>• Improve the existing interchanges and intersection operations;</li> <li>• Improve the safety of the local roadway network by reducing congestion.</li> </ul> <p>Thus, the project is not designed solely to serve traffic growth, but also to address existing deficiencies.</p> <p>In addition to the above Phase 2 mitigation, the retiming of intersection #8, Columbus Parkway/Admiral Callaghan Lane, is required.</p> <p>Phase 3: Adjust signal timing of intersection #1, Fairgrounds Drive/Whitney Lane.</p> <p>Because the full funding and construction of the Fairgrounds Drive/Redwood Parkway Interchange improvements cannot be assured, the impacts at intersections #2, #3, and #15 remain significant and unavoidable.</p>					

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<b>12. Utilities and Service Systems</b>					
<p><i>Entertainment Area</i></p> <p><b>MM USS-4a:</b> Prior to issuance of building permits for the proposed project, the project applicant shall retain a qualified contractor to perform construction debris recycling. The applicant shall establish an objective of diverting a minimum of 50 percent of construction debris from the waste stream, as required by the 2010 California Green Building Standards Code. The project applicant shall provide documentation to the satisfaction of the City of Vallejo demonstrating that construction and demolition debris was recycled.</p>	Confirmation of qualified contracting services.	Prior to issuance of building permits.	City of Vallejo Building Division.		
<p><i>Entertainment Area</i></p> <p><b>MM USS-4b:</b> Prior to issuance of the final certificates of occupancy for the proposed project, the project applicant shall install onsite facilities necessary to collect and store recyclable materials. Recyclable collection facilities shall be located in public spaces and clearly identify accepted materials.</p>	Inspection of recyclable facilities.	Prior to issuance of the final certificates of occupancy.	City of Vallejo Building Division.		
<p><i>Fairgrounds</i></p> <p><b>MM USS-4c:</b> Prior to the commencement of construction for the proposed project, the project applicant shall retain a qualified contractor to perform construction debris recycling. The applicant shall establish an objective of diverting a minimum of 50 percent of construction debris from the waste stream, as required by the 2010 California Green Building Standards Code.</p>	Confirmation of qualified contracting services.	Prior to the commencement of construction.	County of Solano Department of Resource Management Building Official.		
<p><i>Fairgrounds</i></p> <p><b>MM USS-4d:</b> Prior to final occupancy for the proposed project, the project applicant shall install onsite facilities necessary to collect and store recyclable materials. Recyclable collection facilities shall be located in public spaces and clearly identify accepted materials.</p>	Inspection of recyclable facilities.	Prior to final occupancy for the proposed project.	County of Solano Department of Resource Management Building Official.		