



SOLANO 360 COMMITTEE SPECIAL MEETING AGENDA
County Building, Solano County Fairgrounds, Vallejo, California
Wednesday, September 7, 2011 5:00 PM

ITEM

I. CALL TO ORDER (Mayor Davis)

II. INTRODUCTIONS (Mayor Davis)

III. REGULAR CALENDAR

1. Solano360 Project Land Use Concept Diagram

- Sub-committee report and recommendation to approve a land use concept diagram for the Solano360 project (Spering, Gomes, Falati)
- Presentation of land use concept diagram (Shreeve)
(Approve land use concept diagram; authorize the sub-committee to continue to provide feedback to staff and project consultants)
- Next steps for Solano360 Project (Sinclair)
(Discussion only)

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

3. Schedule for future Solano360 Committee meetings

- September 22, 2011
- November 17, 2011

(Confirm tentative meeting schedule)

IV. COMMUNITY FORUM

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

V. ADJOURN

Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Solano County Fair Association at 707-551-2000 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.



MEMORANDUM

TO: Solano360 Committee
FROM: Solano360 Project Team
DATE: September 7, 2011
SUBJECT: Solano360 Land Use Concept Diagram

The Solano360 Committee approved a Solano County Fairgrounds redevelopment initial project description for recommendation to the Board of Supervisors on July 28, 2011. The Board of Supervisors adopted the initial project description on August 9, 2011. The Solano360 Committee also appointed three of its members (Supervisor Spering, Councilmember Gomes and Director Falati) as a sub-committee to work with staff and the project consultants in developing a land use concept diagram to accompany the initial project description. The sub-committee has met with staff and project consultants and has unanimously agreed to recommend the attached land use concept diagram to the Solano360 Committee.

The land use concept diagram incorporates the Guiding Principles approved by the agencies and retains the goal of establishing Solano360 as a unique place that serves as a destination for visitors and a pedestrian-friendly, community gathering place. It retains the land use designations as proposed in the Solano360 Vision Report, and provides flexibility by expanding the allowable uses to include retail and office as well as commercial entertainment uses. It is responsive to the market study recommendations by providing an opportunity for phased development of fair facilities and an opportunity for an “agglomeration” of entertainment uses that complement the existing Six Flags Discovery Kingdom and Solano County Fair venues. It provides a transit center, as well as parking for the Fair, private uses and Six Flags Discovery Kingdom.

The sub-committee will present this recommended land use concept diagram to the Solano360 Committee at the September 7, 2011 Solano360 Committee meeting.

NEXT STEPS:

If the land use concept diagram is approved by the Solano360 Committee, it will be combined with the previously approved initial project description to serve as the basis for several subsequent steps, including:

- Issue of a Notice of Preparation to initiate the environmental review process (September)
- Conduct a public scoping meeting to solicit comments on the scope of the environmental review (September, specific date to be determined)
- Develop cost estimates for site preparation and on-site and off-site infrastructure (September – October)
- Prepare a draft Public Facilities Financing Plan (November – December)
- Prepare a draft Fiscal Impact Analysis (November – December)
- Prepare draft Specific Plan (September – January)
- Prepare draft EIR (September – January)

The appointment of the sub-committee has been valuable in providing feedback to staff and the project consultants in between Solano360 Committee meetings. It is recommended that the sub-committee continue in this role. Significant issues will continue to be presented to the Solano360 Committee for project direction and approvals.

STATE ROUTE 37

Carl's Jr. Sage Street

Marriot Courtyard Hotel

TRANSIT

Six Flags Discovery Kingdom

EXPO HALL FAIR

ENTERTAINMENT-MIXED USE

FAIR

PEDESTRIAN BRIDGE

Lake Chabot

I-80

ENTERTAINMENT-COMMERCIAL

FAIR/OTHER

Fairgrounds Drive

Dan Foley Park

Six Flags Parking

Gateway Plaza

OTHER

Coach Lane

Newell Mobile Home Park

- * SPECIAL FEATURES
- Ⓟ PARKING
- ▨ ACTIVE STREETFRONT
- > PRIMARY PEDESTRIAN ROUTE
- ▬ PUBLIC ROAD
- -> SECONDARY ROAD

SOLANO360 LAND USE DIAGRAM



0 200' 400' 800'

8.29.2011

