



MEMORANDUM

TO: Birgitta Corsello, Solano County Administrator
Phil Batchelor, Vallejo City Manager
Michael Paluszak, Solano County Fairgrounds General Manager

FROM: Tom Sinclair, Municipal Resource Group, Project Manager
Elizabeth Shreeve, SWA Group, Project Planner
Randy Chafin, Michael Brandman Associates, Environmental Consultant

DATE: November 7, 2011

SUBJECT: Solano360 Fairgrounds Project Management Status Report

The principal consultants working on the Solano360 project, Municipal Resource Group, SWA Group and Michael Brandman Associates provide monthly status reports on the Solano360 Fairgrounds project. This Memorandum provides a status report for the month of October, 2011.

Solano360 Specific Plan

SWA Group submitted a Preliminary Administrative Draft Specific Plan for County, City and Fair staff review on October 21. Using the approved land use diagram as the basis, the Preliminary Administrative Draft document includes information on the project vision, land use, transportation, infrastructure and phasing. The Preliminary Administrative Draft document is an internal document intended as a starting point to identify issues and information requirements that will be included in the public Draft Specific Plan. The public Draft Specific Plan will be available for public review in late January, 2012.

Environmental Impact Report (EIR)

Michael Brandman Associates (MBA) has been working collaboratively with SWA Group to refine the project in a manner that will reduce environmental issues to the greatest extent possible. MBA has identified project information that needs to be addressed in order for the EIR to be complete. MBA has also sought and received assistance regarding project public services and facility matters from County, Fair and City staff.

An Administrative Draft EIR will be prepared for internal staff review in early December. The public Draft Environmental Impact Report will be available for public review in late January, along with the public Draft Specific Plan.

Public Facilities Financing Plan and Fiscal Impact Analysis

Goodwin Consulting Group is preparing the Public Facilities Financing Plan and Fiscal Impact Analysis.

The Public Facilities Financing Plan will identify the project infrastructure costs (with estimates prepared by MacKay and Somps) and develop proposed strategies to fund and finance the infrastructure.

The Fiscal Impact Analysis will evaluate the revenue and cost impacts on the City and County General Funds and Redevelopment Agency revenues.

Draft documents will be reviewed by staff in December. Public documents will be available for review in late January.

Public Outreach

The County continues to update the link on its main website (www.solanocounty.com) for the Solano360 project (Solano 360: Building the Solano County Fair of the Future). The link provides access to Solano360 Committee agendas, reports and other materials. In addition, County staff is coordinating the distribution of notices of meetings by email to anyone who has requested notification.

Solano360 Committee Meetings

Most of the current staff and consultant effort is being dedicated to the preparation of the draft documents referenced above. Because the documents will not be ready for public review until January, the November 17, 2011 Solano360 Committee meeting has been canceled.

Staff and the consultants will continue to seek the guidance of the three member sub-committee (Supervisor Jim Spering, Councilmember Stephanie Gomes and Fair Association Board member Gary Falati) as the project documents evolve.

The next Solano360 Committee public meeting is scheduled for January 26, 2012.