



**SOLANO
COUNTY**

Solano360 Implementation Committee

MEMBERS

Erin Hannigan
Chairwoman
*Supervisor, Solano
County, District 1*

Jim Spering
*Supervisor, Solano
County, District 3*

Robert McConnell
*Mayor,
City of Vallejo*

Pippin Dew
*Councilmember,
City of Vallejo*

Meeting of December 9, 2021 – 1:30 p.m.

County Administration Center

675 Texas Street, Fairfield, CA 94533

Board of Supervisor Chambers

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please call the Office of the Clerk of the Board of Supervisors at 707-784-6100 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

Due to COVID-19 social distancing requirements, seating will be limited in the Board Chambers. All or some of the Committee members may attend the meeting telephonically and participate in the meeting to the same extent as if they were present.

PUBLIC COMMENTS: To provide public comments, please see the options below.

Attend meeting in Board Chambers – 1st Floor of the County Administration Center:

If you wish to address any item listed on the Agenda you may be present at the meeting or call in as follows:

Phone: To submit comments verbally from your phone during the meeting, you may do so by dialing: **1-415-655-0001 and using Access Code 2452 868 5254 on your phone.** No attendee ID number is required. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period.

AGENDA

1. Public Comment
2. Approval of attached Minutes from the September 10, 2021 Solano360 Implementation Committee meeting
3. Overview of Market Conditions Supporting the Industrial Realty Group – Solano Fairgrounds Plan 2
 - Presentation by Industrial Realty Group
4. Specific Plan Amendment status
 - Status Report by Industrial Realty Group
5. Schedule for Processing Specific Plan Amendment and Phase 1 Discretionary and Ministerial Permits
 - Status report by City of Vallejo
6. Next meeting date – ?



**Solano360 Committee
September 10, 2021
1:30 P.M.
Minutes**

CALL TO ORDER

The Solano360 Implementation Committee met on the 10th day of September 2021 in regular session in the Board of Supervisors Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, CA at 1:32 P.M. Present were Solano County Supervisor Jim Sperring, City of Vallejo Councilmember Pippin Dew, City of Vallejo Mayor Robert McConnell, and Solano County Supervisor Erin Hannigan. Chairwoman Hannigan presided.

ROLL CALL

Supervisor Jim Sperring, Councilmember Pippin Dew, Mayor Robert McConnell and Supervisor Erin Hannigan.

PUBLIC COMMENT

Chairwoman Hannigan invited members of the public to address the Committee on items listed on the agenda. There were no comments by the public.

APPROVAL OF THE MINUTES

On motion of Committee Member McConnell, seconded by Committee Member Sperring, the Committee approved the minutes of the April 8, 2021 Solano360 Implementation Committee meeting. So ordered by a 4-0 vote

INDUSTRIAL REALTY GROUP, LLC (IRG) PRESENTATION

Assistant County Administrator Nancy Huston introduced the item and recommended action.

CRA and Placement Principal Mike Lindenlaub provided an overview of the updated IRG Solano360 Draft Plan, stating IRG has tried to maximize the benefits of what was in the Specific Plan with product that it knows is going to work on the site and in the future. Mr. Lindenlaub further stated his organization plans to begin with three site activators: a neighborhood commercial with a residential component, a maker space, and film studios with a possible backlot. Mr. Lindenlaub stated IRG's narrative is California's landscape and water features, noting they will design the site in natural settings, using the water features throughout the site to mimic components of California's water system, including bridges and streams, with educational plaques to indicate what the feature represents. Mr. Lindenlaub further stated the goal is that people will be encouraged to walk or cycle the site, creating a pedestrian friendly environment within the site.

Senior Architect Rex Capenter provided an overview of the planned housing component for the Solano360 site, noting IRG's goal is to build multiple types of housing, which will provide opportunities for economically mixed populations to create a diverse neighborhood.

President for Management Advisory Services Tom Sinclair provided an overview of the Solano360 key milestones schedule.

COMMITTEE DELIBERATION

Committee Member Spering requested staff return to the December 2021 meeting with a plans to enable the City of Vallejo and County planning staff the ability to streamline the permitting process. Committee Member Spering further stated this is a very critical piece of moving the project forward, noting he believes the Committee must take advantage of this window of opportunity and accelerating the project can provide an advantage with bringing in outside developers.

Committee Member Dew spoke in support of Committee Member Spering's recommendation, noting she would be supportive of anything that the City can do to expedite the process. Committee Member Dew requested staff and IRG return to the December 2021 meeting with more financial data to support market rate absorption, noting she would like to see what kind of price points IRG is looking at that would make it feasible to enter into the next phase?

Committee Member McConnell spoke in support of an expedited process, noting the City will need help as their planning department is down to 50%. Committee Member McConnell requested more specificity on the plan going forward, noting he would like to see some measurable time deadlines and measurable results as we move through this process.

In response to comments from the Committee, Mr. Lindenlaub stated IRG is addressing the six components of the Specific Plan while trying to bring the best economic sustainability that it can to the site which is why they presented what they have in the phasing that they have proposed.

Chairwoman Hannigan spoke in support of the project stating she is in favor of how IRG has broken down the plan into the three areas: the site, the water, the nature of pedestrian setting, noting, it isn't just all business or living, but it includes exercise, enjoyment of the water features, and participating in whatever activities that are occurring on the site. Chairwoman Hannigan requested staff return with a more in depth look at the financials of the project.

In response to comments from Chairwoman Hannigan, Ms. Huston stated the first step is to work on the land uses and once the land uses are all agreed upon, then staff can start doing the calculus on the financials.

On motion of Committee Member Spering, seconded by Committee Member Dew, the Committee endorsed Industrial Realty Group, LLC's proposed land plan and land uses on the basis for future entitlement applications and other supporting documents to implement the Solano360 project; and approved the milestone schedule for submitting and processing entitlement applications for approvals by Solano County and the City of Vallejo. So ordered by a 4-0 vote.

ADJOURNMENT

This meeting of the Solano360 Committee was adjourned at 2:26 P.M.

ERIN HANNIGAN, Chairwoman
Solano360 Committee

By: _____
Alicia Draves, Chief Deputy Clerk