



Solano360

## **SOLANO 360 COMMITTEE MEETING AGENDA**

County Building, Solano County Fairgrounds, Vallejo, California

Thursday, May 26, 2011 4:30 PM

### **ITEM**

**I. CALL TO ORDER** (Mayor Davis)

**II. INTRODUCTIONS** (Mayor Davis)

### **III. REGULAR CALENDAR**

1. Update on the status of economic and financial studies for the Solano 360 Project: Market Study; Public Facilities Financing Plan; Fiscal Impact Analysis (Sinclair)  
*(Discussion only)*

2. Update on the status of the preparation of the Fair Master Plan, Solano 360 Specific Plan and Environmental Impact Report (Shreeve, Brandman/Chafin)  
*(Discussion only)*

3. Presentation of updated Timeline for Concurrent Specific Plan and EIR Processing (Shreeve)  
*(Discussion only)*

4. Discussion and confirmation regarding the process for entitlements for the Solano 360 Project (Sinclair/Curry/Hightower/LAK)  
*(Action item)*

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

6. Discussion of Future Items/Next Steps: (Sinclair)  
a. Solano 360 Committee Special Meeting – June 23, 2011 – to receive and consider the Solano 360 Market Study  
b. Solano 360 Committee Regular Meeting – July 28, 2011 – to receive and confirm a proposed EIR Project Description  
*(Discussion only)*

### **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**

Adjourn to a special meeting of the Solano 360 Committee, to be held at the Solano County Building, 675 Texas Street, Fairfield, CA at 4:30 p.m. on June 23, 2011

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: Solano 360 Committee  
FROM: Tom Sinclair, Municipal Resource Group - Solano 360 Project Manager  
DATE: May 23, 2011  
SUBJECT: Solano 360 Financial and Economic Studies

The First Amendment to the Amended and Restated Memorandum of Understanding between Solano County and the City of Vallejo (MOU) describes tasks to be accomplished by the parties as part of the entitlement process. Several financial analyses and feasibility studies have been identified as essential to the process, including: (1) a Market Study on the public and private land uses contemplated in the Solano 360 Vision, (2) a Fiscal Impact Analysis, and (3) a Public Facilities Financing Plan. County, City and Fair staff and project consultants have been making progress on these studies, as discussed in this Memorandum.

### **Joint County/City Tasks and Responsibilities**

The MOU identifies “Joint County/City Tasks” to be undertaken cooperatively by the agencies, including the financial analyses and feasibility studies. The MOU does not define how the agencies would jointly implement those tasks. The Municipal Resource Group (MRG) prepared a draft process to achieve joint implementation of the financial and economic studies, which was approved by County and City staff.

The process began with a joint meeting between the agencies’ staff. The SWA Group (SWA) and the MRG were directed to prepare draft Requests for Proposals (RFPs) for each of the three financial studies. The agencies’ staff reviewed and provided comments on the draft RFPs. A “short-list” of three firms for each of the three RFPs was selected jointly by the agencies’ staff.

Proposals were received from three firms for each of the three studies. County, City and Fair staff and consultants reviewed the proposals and reached a consensus on the recommended firms for the three studies. The Board of Supervisors approved contract amendments to retain the firms at its May 3, 2011 meeting. The studies and selected firms are discussed below.

**Market Study**

The Market Study is an important component of the overall Solano 360 Vision Plan. It is intended to provide an evaluation of the market conditions supporting the Solano 360 Vision Plan, and will assist the Solano 360 Committee in affirming and/or refining the Solano 360 Vision Plan.

The firm of Gruen Gruen + Associate was selected to prepare the Market Study. The study will forecast the potential demand and market opportunities for the planned major private and public fairground uses in the Solano 360 Vision Plan, based on identification and evaluation of general local market characteristics and the local and regional competitive market characteristics of the site. The study will identify the geographic areas from which consumers, visitors and space users could be attracted, and competing locations for demand targets.

The consultant will present the results of the market demand analysis, including recommendations regarding the following:

- Type and potential scale of private development land uses and related real estate product types for which demand exists;
- Type and extent of public activity facilities as part of proposed fairgrounds development;
- Relative advantages and disadvantages of the site from the perspective of identified demand targets; and
- Types of private and/or public fairground land uses and developments likely to stimulate demand and enhance market responsiveness of the site.

The consultant will prepare a report of the market analysis, supportable land uses and development information. The report will present the consultant's recommendations regarding the feasibility of the private and public land uses and development as set forth in the Solano360 Vision Plan.

The report is due to be presented to the Solano 360 Committee at a special meeting proposed to be held on June 23, 2011.

**Fiscal Impact Analysis**

Goodwin Consulting Group was selected to prepare the Fiscal Impact Analysis. The Fiscal Impact Analysis will provide an estimate of annual General Fund revenues expected to be

received by the County and City as the project is developed in phases and at full build-out. The Fiscal Impact Analysis will also provide an estimate of the cost of County and City General Fund services expected to be incurred as the project is developed in phases and at full build-out. In addition, the Fiscal Impact Analysis will provide an estimate of the net tax increment revenue expected to be received by the Flosden redevelopment project area, as the project is developed in phases and at full build-out.

The Fiscal Impact Analysis will be initiated when the project description is adopted by the Solano 360 Committee and approved by the Board of Supervisors, expected to occur by early August. The analysis is expected to be completed by the end of September.

### **Public Facilities Financing Plan**

Goodwin Consulting Group was selected to prepare the Public Facilities Financing Plan (PFFP). The purpose of the PFFP is to identify funding mechanisms for the private and public infrastructure improvements required for development of the project. The PFFP will become a component of the Specific Plan.

The consultant will undertake the following tasks:

- Specify the backbone infrastructure and other public facilities to be constructed or acquired in association with development of the proposed project;
- Identify the estimated costs, constraints, and phasing requirements for required backbone infrastructure and other public facilities;
- Establish the policy framework for establishing financing mechanisms required to fund backbone infrastructure and other public facilities;
- Identify funding mechanisms, both existing and new, to fund required backbone infrastructure and other public facilities in a timely manner; and
- Identify maintenance categories and funding sources for backbone infrastructure and other public facilities.

The Public Facilities Financing Plan will be initiated when the project description is adopted by the Solano 360 Committee and approved by the Board of Supervisors, expected to occur by early August. Refined infrastructure cost estimates will also be required to complete the PFFP. The target is to have a draft PFFP by the end of September 2011.

**Summary**

The Market Study, Fiscal Impact Analysis and Public Facilities Financing Plan are critical components in the analysis of the feasibility and financing of the Solano 360 Vision Plan. The Fiscal Impact Analysis and the Public Facilities Financing Plan will be also be important reference documents for the deliberations on the cost and revenue sharing agreement between the County and City.



# SOLANO FAIRGROUNDS: ALTERNATIVE 'A'





## MEMORANDUM

TO: Solano 360 Committee  
FROM: Tom Sinclair, Municipal Resource Group - Solano 360 Project Manager  
DATE: May 23, 2011  
SUBJECT: Solano 360 Entitlement Process

Solano County and the City of Vallejo executed a First Amendment to the Amended and Restated Memorandum of Understanding (MOU) regarding the redevelopment of the Solano County Fairgrounds in Vallejo. The MOU outlines a timeline for entitlements. This Memorandum provides our understanding of the intent of the MOU and additional detail on the entitlement process.

### **1. Specific Plan**

The County is responsible for preparing a Specific Plan for the entire fairgrounds site. The Specific Plan will include the private uses, a "Fair of the Future Zone" and a "Public Entertainment Zone." The "Fair of the Future Zone" and the public uses in the "Public Entertainment Zone" will be separately designated in the Specific Plan.

SWA Group is preparing the Specific Plan under contract with the County.

#### *Review Process - County*

The Board of Supervisors will consider approval of the Specific Plan as a master plan for the public uses on the property, and as a Specific Plan for submittal to the City planning process. The environmental review action that will accompany the Board of Supervisors' consideration of approval of the Specific Plan is discussed below.

#### *Review Process - City*

The County and the City will jointly file an application with the City for the approval of the Specific Plan.

The Specific Plan will be considered by the City Planning Commission and the City Council. The environmental review process that will accompany the City's consideration of approval of the Specific Plan is discussed below.

Areas designated as "public purposes" will be exempt from the City's review, except that the County will present the project to the Vallejo Planning Commission and/or City Council for a finding of consistency with the City General Plan. These areas include the "Fair of the Future Zone" and the public uses in the "Public Entertainment Zone."

The Specific Plan will be processed through the Planning Commission and City Council by LAK Associates, under contract with the City.



## **2. General Plan Amendment**

The MOU contemplates a General Plan Amendment for the site.

### *Review Process - City*

The County and the City will jointly file an application with the City for the approval of the General Plan Amendment.

The General Plan Amendment will be considered by the City Planning Commission and the City Council. The environmental review process that will accompany the City's consideration of approval of the General Plan Amendment is discussed below.

The General Plan Amendment will be prepared and processed by LAK Associates, under contract with the City.

## **3. Zoning Amendment**

The MOU contemplates a Zoning Amendment for the site.

### *Review Process - City*

The County and the City will jointly file an application with the City for the approval of a Zoning Amendment for the site.

The Zoning Amendment will be considered by the City Planning Commission and the City Council. The environmental review process that will accompany the City's consideration of approval of the Zoning Amendment is discussed below.

The Zoning Amendment will be prepared and processed by LAK Associates, under contract with the City.

## **4. Environmental Impact Report**

The County is designated as the lead agency for environmental review. The City is designated as a responsible agency for environmental review.

Michael Brandon Associates (MBA) is preparing the Environmental Impact Report (EIR) under contract with the County.

A project description for the EIR will be prepared by the County.. As the lead agency, the Board of Supervisors will approve the project description for the EIR.

As the lead agency, the Board of Supervisors will consider certification of the EIR when the Specific Plan is considered for approval as a master plan for the property.

Following Board of Supervisor's action certifying the EIR, the City Planning Commission and City Council review and approval of the General Plan Amendment, Specific Plan and Zoning Amendment will include adoption of a resolution of determination of consistency with the County's certified EIR. The County and City will file Notices of Determination following their respective environmental review and actions.