



MEMORANDUM

TO: Birgitta Corsello, Solano County Administrator
Daniel Keen, Vallejo City Manager
Michael Paluszak, Solano County Fairgrounds General Manager

FROM: Tom Sinclair, Municipal Resource Group
Elizabeth Shreeve, SWA Group
Jason Brandman, Michael Brandman Associates

DATE: October 4, 2012

SUBJECT: Solano360 Fairgrounds Project Management Status Report

Municipal Resource Group (project manager), SWA Group (project land planner) and Michael Brandman Associates (environmental consultant) have previously provided updates regarding the Solano360 Fairgrounds project to the Solano County Board of Supervisors, Vallejo City Council and Solano County Fair Association Board. This Memorandum provides a status report for the month of September, 2012.

Solano360 Specific Plan and Draft Environmental Impact Report and Other Plan Documents

County, City and Fair staff and the project consultants are preparing the Draft Solano360 Specific Plan and a Draft Environmental Impact Report on the project. The documents will be based on the land plan that the Solano360 Committee unanimously confirmed as the basis for preparing the Solano360 Draft Specific Plan. The Draft Specific Plan is being prepared by the SWA Group, and the Draft Environmental Impact Report (EIR) is being prepared by Michael Brandman and Associates.

The land use plan incorporates the Guiding Principles approved by the agencies and supports the goal of establishing Solano360 as a unique place that serves as a destination for visitors, and as a pedestrian-friendly community gathering place. Information on the plan can be found on the link on the County's main website (www.solanocounty.com) to the Solano360 project (Solano 360: Building the Solano County Fair of the Future).

Goodwin Consulting Group (GCG) is preparing a Draft Public Facilities Financing Plan, which will propose and evaluate financing strategies for the project. GCG is also preparing a

draft Fiscal Impact Analysis, evaluating the operating revenues and costs associated with the phasing and build-out of the project.

Schedule

County, City, Fair staff and the project consultants have met with representatives of the Solano Transportation Authority (STA) to discuss STA's proposed Redwood Parkway – Fairgrounds Drive Improvements Project. STA has released a Draft EIR for this project, and expects comments on their Draft EIR to be received by November 5, 2012.

Because the STA project and the Solano360 project both address potential improvements to the transportation system in the Fairgrounds area, it was agreed that the Solano360 Draft Specific Plan and the Solano360 Draft EIR may benefit from comments received on the STA Redwood Parkway – Fairgrounds Drive Improvements Project Draft EIR. Accordingly, it is anticipated that the Solano360 Draft Specific Plan and the Solano360 Draft EIR will be completed and released after November 5, 2012. A release date for the Solano360 documents will be noted in the next Project Management Status Report.

This will also affect the scheduling of the next Solano360 Committee meeting. Previously, we had planned to conduct the next meeting on October 25, 2012. The purpose of the next meeting is to review and take public comment on the Solano360 Draft Specific Plan and the Solano360 Draft EIR and other project documents. This meeting will be rescheduled in November, once the draft documents have been completed and released. A date for that meeting will be noted in the next Project Management Status Report.

Public Outreach

As mentioned above, the County has created a link on its main website (www.solanocounty.com) to 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 coordinates the distribution of notices of meetings by email to anyone who has requested notification.