



CHAPTER ONE: INTRODUCTION

1.1 OVERVIEW

1.1.1 Purpose

This Solano360 Specific Plan (the “Plan”) is a product of a joint effort by the County of Solano (“County”), City of Vallejo (“City”), and the Solano County Fair Association (“Fair Association”) to develop a flexible, long-term framework for redevelopment of the Solano County Fairgrounds, a 149-acre County-owned property located at the crossroads of State Route 37 and Interstate 80 within the City of Vallejo (see Figure 1.1).

The Plan is intended to guide land use and infrastructure improvements, coordinate public investments, facilitate private investment, and support successful long-term, phased revitalization over the next 25 years while retaining the ability to respond to market conditions and development opportunities. In addition, the Plan ensures consistency with the City of Vallejo General Plan and provides the basis for environmental review and subsequent entitlements.

The Solano360 Specific Plan and Environmental Impact Report (“EIR”) provide the foundation for future actions by both the County and City, as follows:

- County of Solano - this document serves as a master plan for development of Public Purpose Areas consisting of a new “Fair of the Future,” an iconic, landmark destination that renews the 63-year heritage of the Solano County Fair, along with associated open space, parking, transit, and roadways. The Public Purpose Areas, as shown on Figure 1.2, are proposed for primarily public purposes associated with the Solano County Fair and will be exempt from the City’s land use authority.
- City of Vallejo – this document serves as a Specific Plan and Master Plan that satisfies requirements under the Vallejo Municipal Code (VMC), Title 16. It will provide flexible planning and design provisions for proposed mixed-use development to be undertaken for private, revenue-generating purposes, subject to the City’s land use authority. The Private Purpose Areas of the Specific Plan, as shown on Figure 1.2, are proposed for private development and will require a General Plan Amendment and Zoning Map Amendment, processed concurrently with this Plan (see Appendix D and Section 7.4.1).

Figure 1.2: Public & Private Purpose Areas Diagram indicates the portions of the Plan Area that will be developed for primarily public purposes, as described above (“Public Land/ Public Development”) and the portions of the Plan Area that will be developed for private, revenue-generating purposes, subject to City land use authority (“Public Land/Private Development”). It also shows the boundaries of the Handlery parcel that is limited by deed restriction to use for Fair and public purposes.

1.1.2 Organization and Terminology

The following chapters of this document address site context, land use and phasing, design, transportation, site infrastructure and implementation.

The Plan process also included preparation of the Solano360 Public Facilities Financing Plan and the Solano360 Fiscal Impact Analysis. Executive Summaries of these reports are included as Appendices B and C of this document, and the entire reports are available separately. Other Plan appendices provide technical information as referenced in the List of Appendices above.

Unless otherwise stated, terminology used throughout this Plan is as follows:

- “Solano360” refers to the overall project and proposed development described in this

document, including Public and Private Purpose Areas.

- “Plan Area” refers to the total 149.1-acre land area addressed in this document, as depicted on Figure 3.1: Land Use Plan.
- “Plan” refers to this Solano360 Specific Plan.
- “EIR” refers to the Solano360 Specific Plan Environmental Impact Report.
- “General Plan” refers to the City of Vallejo General Plan.
- “County” refers to Solano County.
- “City” refers to the City of Vallejo.
- “Fair Association” refers to the Solano County Fair Association.
- “Fair of the Future” refers to the revitalized Solano County Fairgrounds.
- “VMC” refers to the City of Vallejo Municipal Code.

1.2 SOLANO360 VISION

The proposed Solano 360 project aims to integrate the revitalized County Fairgrounds—the “Fair of the Future”, an iconic, region-serving public entertainment destination—with private mixed-use development. The project incorporates planning and analysis under the direction of the Solano360 Committee, a joint County-City-Fair Association group comprised of representatives from Solano County Board of Supervisors, City of Vallejo City Council, and Solano County Fair Association Board.

A public Visioning Process, conducted in 2008-2009, provided a foundation for this Plan. The Visioning Process established the following Guiding Principles, with joint approval by the Board of Supervisors, the City Council and the Fair Association Board.

- Generate revenues for Solano County and the City of Vallejo, create jobs and ensure long-term economic sustainability.
- Establish a unique place with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering place
- Explore a mix of complementary land uses, including retail, commercial, hospitality, recreational, residential, family and youth oriented, educational and civic uses that seamlessly integrate with the “Fair of the Future”.
- Explore increased physical connectivity and synergy with Six Flags Discovery Kingdom, downtown Vallejo, the waterfront and other existing commercial operations.
- Provide pedestrian, bicycle, vehicular and transit facilities that foster access to, from and within the site.
- Incorporate sustainable and green principles in all aspects of the development.





1.3 PLANNING PROCESS

1.3.1 Background

The Solano360 project represents a coordinated effort between Solano County, City of Vallejo, and Solano County Fair Association.

In 2008, in recognition of the project’s prominent location and significance, Solano County initiated a public Visioning Process that encompassed intensive community outreach, planning, and analysis under the direction of the Solano360 Committee, a joint County-City group comprised of members of the Solano County Board of Supervisors, the Vallejo City Council, and Solano County Fair Association.

With input from community workshops, the process produced a Project Vision (*Solano360 Vision Report, 2009*) for a diverse and future-oriented program of uses to be developed over time. The defining features of the Project Vision were the Public Entertainment Zone and the Fair of the Future areas, envisioned to be well-integrated on the site and complementary to Six Flags

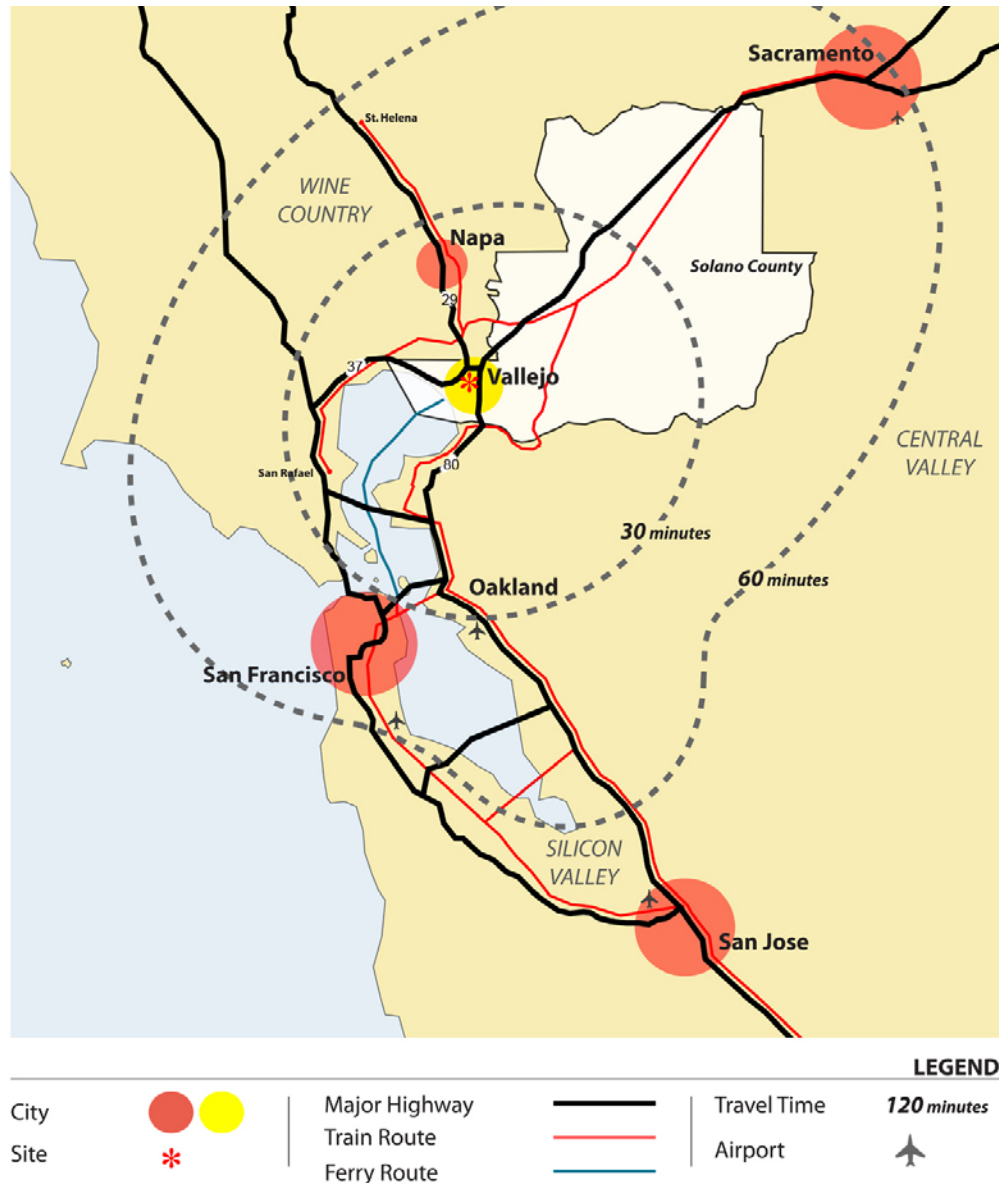


Figure 1.1: Regional Location

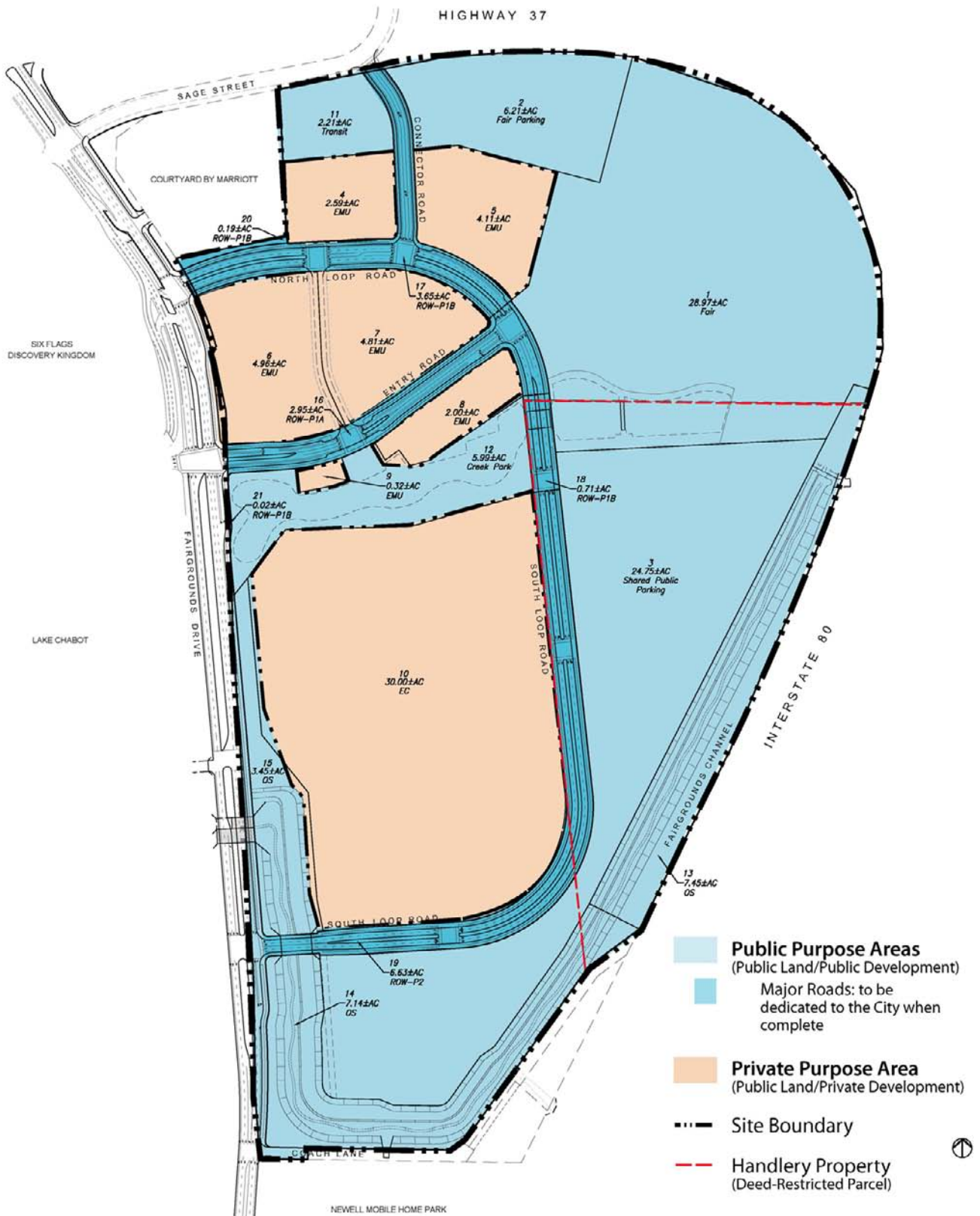


Figure 1.2: Public & Private Purpose Areas



Discovery Kingdom, located to the west across Fairgrounds Drive. Sports fields, a transit center and a mix of hospitality, office and retail uses made up the balance of the Project Vision.

To provide structure for entitlements and development of the Project Vision, the City, the Vallejo Redevelopment Agency (which has since been eliminated under State law) and the County executed an Amended and Restated Memorandum of Understanding (MOU) on February 9, 2010 (as further amended on February 1, 2011). Based on the MOU, the County, City, and Fair Association have worked in partnership to prepare this Plan and a concurrently prepared EIR.

One of the important tasks of the Solano360 Specific Plan process was to effectively engage in a public information process. This included community outreach through a series of public meetings, email notifications, and access to Solano360 Committee agendas, reports and other materials made available through a link to the Solano360 project on the County's main website (www.solanocounty.com).

1.3.2 City of Vallejo Entitlements

As provided by California State Government Code §65450-65457, the Solano360 Specific Plan establishes policies that will govern future uses in the Plan Area and implement the policies of the City's General Plan. In addition, this Plan has been prepared in accordance with Chapter 16.104 of the City of Vallejo Zoning Ordinance that establishes local procedures for specific plans and master plans.

The Specific Plan must be consistent with the Vallejo City General Plan and Zoning. The General Plan land use designation prior to the adoption of this Plan was "Community Park", and the zoning designation for the Plan Area was "Public Facilities". A discussion of consistency with the General Plan and Zoning and a description of pertinent General Plan policies is provided in Chapter 7: Implementation and Appendix D: City of Vallejo General Plan Amendment.

1.3.3 CEQA and Required Approvals

The Solano360 Specific Plan is subject to the California Environmental Quality Act (CEQA) statutes and guidelines. The Plan and EIR were prepared concurrently, so that project design could consider, address and mitigate existing environmental conditions and constraints including traffic, parking, water quality and flood control.

Project approvals and entitlements include the following:

- As the lead agency, the County Board of Supervisors certifies the EIR and approves the Plan as a master plan for the Public Purpose Areas.
- Following certification of the EIR by the County Board of Supervisors, the City Planning Commission considers and recommends approval of the Specific Plan/Master Plan, General Plan Amendment and Zoning Map and Text Amendment to the Vallejo City Council.
- Following recommendation of the City Planning Commission, the Vallejo City Council adopts the Specific Plan/Master Plan, General Plan Amendment and Zoning Map and Text Amendment.

1.3.4 Fiscal and Financial Analyses

The planning process for the Solano360 Specific Plan has included a series of fiscal and financial analyses to evaluate, guide, and support project objectives. These are:

- A market study to determine the economic and financial feasibility of the major private uses and the public fairground uses set forth in the Vision Plan (see Section 2.3: Market Factors).



- A Public Facilities Financing Plan to identify funding sources and mechanisms for the private and public infrastructure improvements required for development of the project (see Appendix B for Executive Summary).
- A Fiscal Impact Analysis to assess the expected revenue to be received and operating costs to be incurred by the City and the County General Funds through build-out of the project (see Appendix C for Executive Summary).
- The County and City will also develop a revenue and cost sharing agreement to identify project financial commitments by the respective entities.