



Agenda Submittal

Agenda #: 16 **Status:** Regular Calendar
Type: Miscellaneous **Department:** County Administrator
File #: 19-723 **Contact:** James Bezek, 784-6112
Agenda date: 10/1/2019 **Final action:** 10/1/2019
Title: Receive an update on implementation of the Solano360 Specific Plan and status of the Fairgrounds Demolition Project at the Solano County Fairgrounds in Vallejo; and Consider the Solano County Fair Association's request to access and use County controlled areas at the Solano County Fairgrounds site for fireworks events on December 31, 2019 and January 25, 2020 only
Governing body: Board of Supervisors
District: All
Attachments: 1. A - Site Map, 2. B - List of Structures for Demolition, 3. C - Land Use Map, 4. D - Site Fireworks Aerial Map, 5. Minute Order

Date	Ver.	Action By	Action	Result
10/1/2019	1	Board of Supervisors		

Published Notice Required? Yes ☐ No ☒
Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

The County Administrator's Office (CAO) recommends that the Board of Supervisors:

1. Receive an update on implementation of the Solano360 Specific Plan and status of the Fairgrounds Demolition Project at the Solano County Fairgrounds in Vallejo; and
2. Consider the Solano County Fair Association's request to access and use County controlled areas at the Solano County Fairgrounds site for fireworks events on December 31, 2019 and January 25, 2020 only.

SUMMARY/DISCUSSION:

On June 25, 2019, County staff provided this Board with a quarterly update on the status of Solano360 Implementation project and the on-going demolition project at the Fairgrounds site in Vallejo, CA. Since that time staff has continued to move the project forward and progress the objectives of the Specific Plan.

Fairgrounds Demolition and Site Improvement Project: Demolition and site grading activities are substantially complete. The project consisted of the abatement of hazardous materials and demolition of the grandstands, golf pro-shop, jockey/racing office, jockey trailers, stables, restrooms, race track television towers, race track railing and fencing as well as site improvements including grubbing, grading and underground utility installation to improve water flows on the site and advance portions of the Solano360 project. General Services staff will be bringing forward the Notice of Completion for the project at the October 8, 2019 Board meeting which will close this activity out. With a cleared and improved site, the County has received increased inquiries on development of the site and is preparing to move forward with advancement of Solano360 Specific Plan. General Services staff will continue facility condition assessments on the remaining Fairgrounds structures, starting with the County Building, to prepare for future demolition and improvement projects at the

site and to continue to prepare the site for future development.

Request for Qualifications (RFQ) Solicitation: County staff continues to work jointly with City of Vallejo staff to develop a Request for Qualifications package for the Solano360 project for issuance to qualified developers. As part of the process, the County has hired Tom Sinclair of Management Advisory Services to assist staff with this process and support the County in in this effort.

Solano360 Implementation Committee: The next Implementation Committee public meeting, composed of Supervisor's Chairwoman Erin Hannigan and Supervisor Jim Spering from Solano County and Vice-Mayor Pippin Dew and Councilmember Hermie Sunga from the City of Vallejo, is scheduled for October 10, 2019 at 1:30 pm. Staff will provide an update on the Solano360 project including the next steps in issuance of the joint RFQ with the City of Vallejo.

Fair Association Request to Use Portions of County controlled area for Fireworks Events: The County has received a request from the Fair Association to use portions of the Fairgrounds site that this Board has turned over to the County for control, security and maintenance to be used as fireworks launch and safety/fallout zones for two upcoming Fair events on December 31, 2019 and January 25, 2020. These areas (Attached Map) are in the former grandstands area that has been cleared and secured for future development. It is a policy decision for the Board to consider the Solano County Fair Association's request to access and use County controlled areas at the Solano County Fairgrounds site for fireworks events on December 31, 2019 and January 25, 2020 only.

County staff will continue to work jointly with our City of Vallejo partners to move these project efforts forward and will return to this Board in three months for another quarterly update.

FINANCIAL IMPACT:

The costs associated with preparing the agenda item are nominal and absorbed by the department's FY2019/20 Adopted Budget, as are the Consultant fees, facility conditions assessments and project studies, as well as the RFQ solicitation process.

ALTERNATIVES:

1. The Board could choose to not receive this update but would miss an opportunity to receive information about progress on the demolition activities at the Solano County Fairgrounds site in Vallejo.
2. The Board could choose to not allow Fair Association access and use of County controlled areas for fireworks events on December 31, 2019 and January 25, 2020.

OTHER AGENCY INVOLVEMENT:

General Services Department provided project and construction management for the demolition and site improvement project. The Department of Resource Management, Building and Safety Services Division approved the demolition plans. County Counsel has approved contracts as to form. The Bay Area Air Quality Management District (BAAQMD) issued the permit and monitored site construction activities for regulatory compliance. The City of Vallejo City Manager's Office and Economic Development Department continues assisting with future development opportunities for the site.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION