

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE VALLEJO CITY COUNCIL TO ADOPT  
GENERAL PLAN AMENDMENT #10-0001  
FOR THE SOLANO360 PROJECT**

BE IT RESOLVED by the City Council of the City of Vallejo as follows:

**I. GENERAL FINDINGS**

WHEREAS, the County of Solano ("County"), the City of Vallejo ("City"), and the Solano County Fair Association ("Fair Association") have jointly prepared the Solano360 Specific Plan ("Plan") to facilitate the redevelopment of the Solano County Fairgrounds, a 149.11 acre property owned by Solano County and located at the crossroads of Interstate 80 and State Route 37 in Vallejo, CA; and

WHEREAS, the Plan serves as the Planned Development Master Plan ("Master Plan") for the area; and

WHEREAS, the General Plan Amendment (#10-0001) includes text changes throughout the document as necessary to accurately reflect the policies related to the Plan (cited below); and

WHEREAS, the General Plan Amendment (#10-0001) further includes a change in the land use designation of Assessor's Parcel Numbers 0056-240-550 and 0056-240-560 from Open Space-Community Park to Commercial Recreation, and as illustrated in Exhibit A attached herein; and

WHEREAS, the potential environmental effects of the General Plan Amendment and the proposed Plan have been assessed in the Draft EIR and Final Environmental Impact Report prepared for the Solano360 Specific Plan (collectively the "FEIR"); and

WHEREAS, the FEIR was certified by the Solano County Board of Supervisors, the lead agency for the EIR on February 26, 2013; and

WHEREAS, the Planning Commission reviewed the General Plan Amendment and held a public hearing on April 29, 2013. On a 4-1 vote, with one Commissioner absent and one Commissioner recused, the Planning Commission passed Resolution No. #PC 13-06, recommending to the City Council approval of General Plan Amendment #10-0001 regarding the Solano360 Project; and

WHEREAS, the City Council has reviewed the minutes from the public hearing held on April 29, 2013 and all other comments and information regarding the project; and

WHEREAS, the City Council, on May 14, 2013 in the City Council Chambers of City Hall, 555 Santa Clara Street, held a public hearing to consider the General Plan Amendment; and

WHEREAS, all interested persons filed written comments with the City Clerk at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the City Council; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the Goals, objectives, Policies and intent of the City of Vallejo General Plan; and

WHEREAS, based on evidence received at the public hearing, the City Council makes the following factual findings:

## **II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS**

The City Council finds that on the basis of the whole record before it, the City of Vallejo, as a local agency, acknowledges that an FEIR for the project has been prepared, circulated for public review, and certified by the Solano County Board of Supervisors on February 26, 2013. The FEIR concluded that the project would result in impacts that can be mitigated to a level of insignificance, and impacts that are significant and unavoidable. A Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations were also approved by the Board on February 26, 2013.

## **III. FINDINGS RELEVANT TO GENERAL PLAN AMENDMENT APPROVAL**

1. Notice of the public hearing was given for the time and in the manner as prescribed by law.
2. The potential impacts of the proposed amendment have been assessed and an FEIR has been certified for the Project.

## **IV. RESOLUTION APPROVING THE GENERAL PLAN AMENDMENT FOR THE SOLANO360 SPECIFIC PLAN**

NOW, THEREFORE, BE IT RESOLVED that the City Council approves General Plan Amendment #10-0001 as follows:

- (1) The land use designation for Assessor's Parcel Numbers 0052-240-550 and 0052-240-560 shall be changed from Open Space-Community Park to Commercial Recreation, and as illustrated in Exhibit A to this Resolution.
- (2) Various text changes shall be made as described below: (New text is shown in ***bold italic***, deleted text shown in ~~strike-through~~.)

### **I. Scope and Use of the Plan**

Page I-1, amend fourth paragraph to recognize Solano360 Specific Plan Area:

***The existing Solano County Fairgrounds will be redeveloped as the Solano360 Specific Plan Area. References to the Solano360 Specific Plan Area in this document include both the public land uses specific to the Solano Fair of the Future and private land uses targeted for market development. Fair parcels are subject to the City of Vallejo General Plan but are owned and operated by Solano County and Solano County Fair Association.***

## **Part II – Summary of Goals and Objectives**

Page II-1, amend Urban Design Goal 1, by adding Urban Design Policy 7 to recognize the Solano360 Specific Plan:

- 7. Use a specific plan as the guide for reuse and development of the Solano County Fairgrounds. The Solano360 Specific Plan shall address and promote the development of mixed-use entertainment, mixed-use commercial and fair uses to create a thematic entertainment district that caters to specialty activities not found within the City of Vallejo or the greater region.**

Page II-2, amend Urban Design Goal 3, by adding Urban Design Policy 6:

- 6. The Solano360 Specific Plan Area will serve as a specialty entertainment and retail district, compatible with Six Flags Discovery Kingdom and the Solano County Fair. Amenities located in the Plan Area will include unique and specialty options not found within the region.**

Page II-7: Commercial Development Goals; delete Commercial Development Goal 3, Policy 2 and add new Policy 2:

- ~~3. Consider the feasibility of tying in the office center with a convention center on the Fairgrounds property.~~
- 2. Consider the feasibility of developing complimentary commercial uses in the Northeast Quadrant with the Solano360 Specific Plan Area.**

Page II-8, Commercial Development Goals; add new Commercial Development Goal 8 and associated policy:

**Commercial Development Goal 8: To promote the use of the Solano360 Specific Plan that encourages a mix of commercial entertainment related uses that will become unique commercial assets for the City of Vallejo.**

**Policy**

- 1. Use the Solano360 Specific Plan to guide new commercial development in the private parcels of the Solano360 Specific Plan Area in a manner that emphasizes specialty and thematic entertainment land uses.**

Page II-11, Transit Goal: To have a transit system that results in a significant increase in transit usage especially among commuters and better service for transit dependent residents; add new Policy 7:

- 7. The City shall promote the use of the Solano360 Transit Center as a viable option for regional commuter transit use.**

Page II-12, Non-Motorized Transportation Goal: To have facilities that encourage greater use of bicycles for recreation, commuting and shopping; add new Policy 7:

- 7. The City shall integrate the existing Vallejo Bicycle Route Plan with the Solano360 bicycle route system and parking facilities as a viable option for Plan Area access.**

**Part III – Land Use Element**

Page III-5: B. Urban Design, add fourth bullet: 4. Solano360 Specific Plan Area and associated language.

*The Solano360 Specific Plan Area will create a unique place with an unmistakable identity that serves as a destination for visitors as well as a pedestrian-friendly, community gathering places. The Solano360 Specific Plan Area will combine 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”. The Specific Plan Area will generate revenues for Solano County and the City of Vallejo creating jobs and ensure long-term economic sustainability.*

Page III-6: Urban Design Goal 1: To establish a strong city identity; add new Policy 6:

**6. Use the Solano360 Specific Plan to evaluate projects proposed within this area.**

Page III-6: Urban Design Goal 3: To have attractive, exciting shopping areas; add new Policy 8:

**8. The Solano360 Specific Plan Area is designed as a destination entertainment center for specialty retail, restaurant and thematic entertainment uses.**

Page III-15, F. Commercial Development: 1. Major Commercial Areas; edit introductory paragraph; add Solano360 Specific Plan Area definition:

*There are ~~six~~ seven major commercial sites on the Plan Map: 1) Downtown; 2) Northeast Quadrant along I-80 between Columbus and Redwood Parkways; 3) Vallejo Plaza area; 4) Tennessee Street between Mare Island Way and Tuolumne Street intersection; 5) Springs Road between I-80 and Columbus Parkway; 6) Mare Island; and 7) Solano360 Specific Plan Area.*

*It is proposed that the ~~six~~ seven major commercial areas described above be delineated as follows:*

**SOLANO360 SPECIFIC PLAN AREA: The existing Solano County Fairgrounds will be redeveloped to include uses for the “Fair of the Future” and parcels intended for Entertainment Mixed-Use and Entertainment Commercial uses providing specialty retail and shopping experiences. These commercial uses will also be compatible with the existing Fair and Six Flags Discovery Kingdom.**

Page III-19, Commercial Development Goals; edit existing Commercial Development Goal 3 Policy 2:

- ~~2. Consider the feasibility of tying in the office center with a convention center on the Fairgrounds property.~~
- 2. Consider the feasibility of developing complimentary commercial uses in the Northeast Quadrant with the Solano360 Specific Plan Area.**

Page III-20, Commercial Development Goals; add new Commercial Development Goal 8 and associated policies:

*Commercial Development Goal 8: To promote the use of the Entertainment Mixed-Use and Entertainment Commercial Parcels in the Solano360 Specific Plan Area as unique commercial assets for the City of Vallejo.*

*Policies*

- 1. Use the Solano360 Specific Plan to guide new commercial development in the Solano360 Specific Plan Area in a manner that emphasizes specialty and thematic entertainment land uses.*
- 2. Utilize the unique entertainment and thematic land use patterns adjacent to and within the Solano360 Specific Plan Area in evaluating new commercial development.*
- 3. Develop standards and flexible land use guidelines for commercial development in the Solano360 Specific Plan Area.*

Page III-29: add a Commercial Recreation designation for the Solano360 Specific Plan Area including the land use designations and standards:

Amend the General Plan Land Use Map replacing the Open Space – Community Park designation with Commercial Recreation.

*This designation is for the Solano360 Specific Plan Area:*

*Commercial Recreation*

*The purpose of the Commercial Recreation designation for the Solano360 Specific Plan Area is to create and establish regulations for a mixed use district in which recreational land uses such as the fair, as well as entertainment, commercial and/or office uses are developed as an integral unit. All uses shall complement and enhance each other and their diversity shall be unified by an overall design concept. The intent of this district is to implement the policies of the Vallejo General Plan that call for the establishment of specific areas where flexibility of design and development of diverse land use is appropriate for the benefit of the city as a whole.*

*Clearly compatible zoning classifications:*

*Mixed Use Planned Development*

**IV. Circulation and Transportation Element**

Page IV-9, Transit Goal: To have a transit system that results in a significant increase in transit usage especially among commuters and better service for transit dependent residents; add Policy 7:

- 7. The City shall promote the Solano360 Transit Center as a viable alternative for park and ride commuter transit and as alternative transit access for visiting the Solano360 Plan Area and Six Flags Discovery Kingdom.*

**XII. Action Program**

Page XII-1, Action Program, B. Specific Area Plans and Special Studies; amend language as follows:

Beside the five area plans completed in the late 1970's, specific plans have been prepared for Sky Valley, Northgate, White Slough, Downtown and Mare Island, *and the Solano360 Specific Plan Area.*

### **XIII. Economic Element**

Page 10, Citywide Goals and Policies, Goal 4: Increase Workforce Preparedness of Vallejo Residents, amend last paragraph to include text specific to Solano360; amend as follows:

**Create Citywide First Source Hiring Program Building Upon Mare Island Program:** Creation of a First Source Hiring program to prioritize and assist in hiring Vallejo citizens was called for in the Economic Vision. Developers and tenants on Mare Island are already obligated to target Vallejo residents for job openings. The City could support diverse First Source hiring programs and other programs targeting geographic, linguistic, and culturally diverse populations or create a centralized City-sponsored program that could be implemented citywide. *The City shall promote financial incentives for prospective developers of the Solano360 Specific Plan Area that support First Source hiring programs of Vallejo citizens.* Some cities have initiated this type of effort by tying it to receipt of City financial subsidies, with great success.

Page 11, Citywide Goals and Policies, Goal 5: Expand Visitor Attractions and Services, add new Policy 9.

*Policy 9: Support development of recreation, specialty entertainment retail, commercial and restaurant uses in the Solano360 Specific Plan Area.*

Page 12, Citywide Goals and Policies, Goal 5: Expand Visitor Attractions and Services, add new language to Implementation Strategies.

**Increase Physical and Transportation Links between Key Sites**, add new last sentence: *Promote public transit and bicycle access routes to the Solano360 Specific Plan Area.*

**Provide Vallejo Specific Visitors Guide** - Create a visitors guide that provides for one-day and multiple day tours of historic features, waterfront, and local museums (including emerging attractions on Mare Island *and in the Solano360 Specific Plan Area*). Police and visitor docents can distribute these, as well as shops display them.

Page 23, Goals and Policies for Focused Page 23, Goals and Policies for Focused Economic Activity Areas, Goal 10: **Develop North Vallejo as a Premier Visitor and Resident Gateway**, edit Policy 2 to include language specific to Solano360 Plan Area.

**Policy 2:** Encourage and support year-round utilization of the ~~fairgrounds property~~ *Solano360 Specific Plan Area* to enhance visitor attraction, support a gateway image, and provide highest economic return to Vallejo.

Page 23, Goals and Policies for Focused Economic Activity Areas, Goal 10: **Develop North Vallejo as a Premier Visitor and Resident Gateway**, edit Policy 2 to include language specific to Solano360 Plan Area:

Policy 2: Encourage and support year-round utilization of the ~~fairgrounds property~~ *Solano360 Specific Plan Area* to enhance visitor attraction, support a gateway image, and provide highest economic return to Vallejo.

Page 23, Goals and Policies for Focused Economic Activity Areas, Goal 10: **Develop North Vallejo as a Premier Visitor and Resident Gateway**, edit language in third paragraph under Background section:

The Solano County Fairgrounds ~~is moving forward with the preparation of a master plan for~~ will be redeveloped *as part of the Solano360 Specific Plan Area reuse* and economic self-sufficiency, with a preferred alternative being developed. *The existing Fairgrounds will undergo a phased renovation and development of new facilities and structures to achieve economic self-sufficiency.* The City, through its land use jurisdiction over the site, ~~has communicated its preference for maximizing economic return to Vallejo and its residents~~ will *collaborate with Solano County to assist in the phased redevelopment of private portions of the Fairgrounds site in efforts to maximize the economic return to Vallejo and its residents.*

Page 24, Goals and Policies for Focused Economic Activity Areas, Goal 10: **Develop North Vallejo as a Premier Visitor and Resident Gateway**, edit first bullet under Potential Implementation Strategies section:

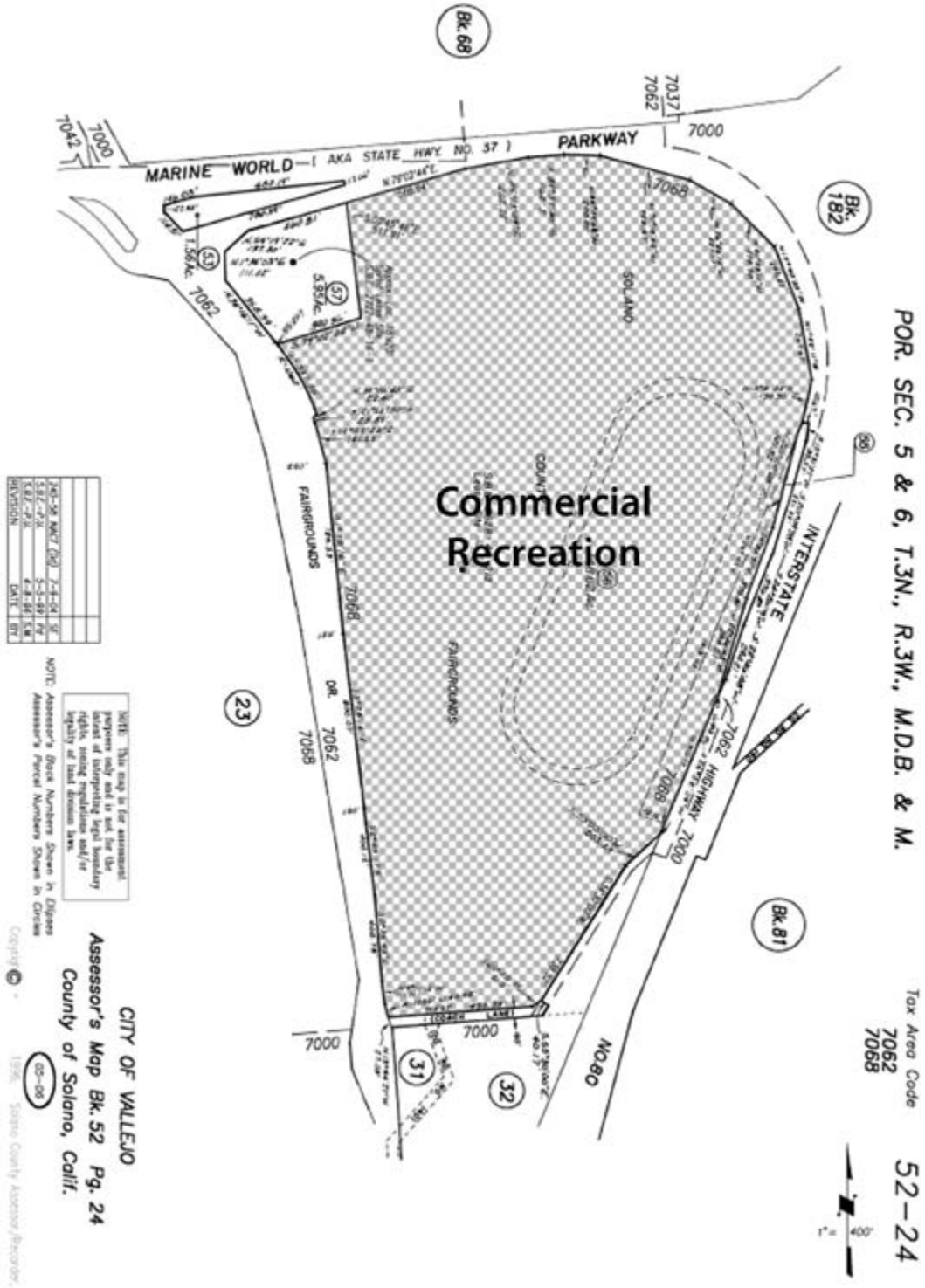
**Potential Implementation Strategies**

The City has key roles to play in directing development in North Vallejo, including:

- Active partnership with *Solano County and the* Solano County Fair Board and private developers to ~~reuse~~ *redevelop* the fairgrounds *as the Solano360 Specific Pan.*

ADOPTED by the City Council of the City of Vallejo at a regular meeting held on Tuesday, May 14, 2013 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:



**SOLANO360 SPECIFIC PLAN  
 PROPOSED GENERAL PLAN AMENDMENT LAND USE DESIGNATION**