

CITY OF VALLEJO CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL
TO COUNCIL ADOPT THE SOLANO360 SPECIFIC PLAN/MASTER PLAN**

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

WHEREAS, the County of Solano (“County”), the City of Vallejo (“City”), and the Solano County Fair Association (“Fair Association”) have completed a comprehensive visioning process for redevelopment of the Solano County Fairgrounds, a 149.1 acre property owned by Solano County and located at the crossroads of Interstate 80 and State Route 37 in Vallejo, CA; and

WHEREAS, the County and City entered into a Memorandum of Understanding agreement to sponsor the creation of the Solano360 Committee for the purposes of guiding redevelopment of the existing Solano County Fairgrounds; and

WHEREAS, a Vision Report was accepted by the County Board of Supervisors and City Council in May 2009 providing the Guiding Principles for redeveloping the Solano County Fairgrounds; and

WHEREAS, Section 65450 *et seq.* of the California Government Code provides for preparation and adoption of Specific Plans for the systematic implementation of the General Plan; and

WHEREAS, the Solano360 Specific Plan (“Plan”) was developed as the Planned Development Master Plan for the area, in accordance with Section 16.116 of the Vallejo Municipal Code, and as the master plan for the County Fairgrounds to implement the Vision Report; and

WHEREAS, the Plan proposes a mixed use development that includes "Entertainment-Mixed Use" (EMU) venues and facilities, creation of a larger parcel for a future Entertainment Commercial" (EC) use, a total of 327,571 square feet of retail, commercial, entertainment and office space, up to 30 acres of theme park-type uses, three parking structures, and 35 acres for the revitalized Solano County Fairgrounds area known as the “Fair of the Future, including a new 149,500 square foot Exposition Hall, open space venues, a new water feature, demonstration farm, arrival plaza and midway/event lawn; and

WHEREAS, revisions to the Plan as documented in the “Adopted Revisions to the Specific Plan” are hereby incorporated as part of the Plan; and

WHEREAS, the City has complied with the requirements of the Local Planning Law (Government Code section 65300 *et seq.*), the current State of California General Plan Guidelines, and the City’s applicable ordinances and resolutions with respect to approval of the Plan; and

WHEREAS, the Plan requires a General Plan Amendment and Zoning Text and Map Amendments for approval from the Vallejo City Council for consistency with the Vallejo General Plan and Vallejo Municipal Code that was processed concurrently; and

WHEREAS, the potential environmental effects of the Zoning Amendments 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 has reviewed the Solano360 Specific Plan and held a public hearing on April 29, 2013. On a 4-1 vote, with one member absent and one member recused, the Planning Commission passed Resolution No. #PC 13-06, recommending to the City Council adopt the Solano360 Specific Plan and the Planned Development Master Plan for the Solano360 Project; and

WHEREAS, the City Council has reviewed the draft 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 Solano360 Specific Plan; 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 Specific Plan is consistent with the Goals, objectives, Policies and intent of the City of Vallejo General Plan; and

WHEREAS, prior to adopting the Solano360 Specific Plan, the City Council adopted Resolution No. _____ adopting General Plan Amendment #10-0001 regarding the Solano360 Specific 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 by the County and circulated for public review. 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. The Solano County Board of Supervisors certified the FEIR and approved the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations on February 26, 2013.

III. FINDINGS RELEVANT TO SPECIFIC PLAN/MASTER PLAN APPROVAL

1. The Solano360 Specific Plan/Master Plan is consistent with the goals and policies of the Vallejo general plan, as amended and any applicable specific plan.

The Plan is consistent with the following existing goals and policies, as described in the staff report accompanying this Resolution:

Urban Design Goal 1: To establish a strong city identity.

Urban Design Goal 3: To have attractive, exciting shopping areas.

Land Use and Compatibility Policy 3: Promote the development of a pedestrian-oriented environment by – Reserving ground level floors for retail type uses and upper floors for retail shops, office and residential uses.

Circulation and Transportation, Non-Motorized Transportation Goal 1: To have facilities that encourage greater use of bicycle for recreation, commuting and shopping.

Circulation and Transportation, Non-Motorized Transportation Goal 2: To have safe and pleasant access for pedestrians throughout the community.

Public Facilities and Other Services Policy 1: Encourage infilling, that is, development within the urban area already served with sewer, drainage, and water lines, and streets.

Public Facilities and Other Services Policy 2: New development should bear the costs to extend or upgrade public facilities to serve the new development proportionately to the demand generated by the new development.

Public Facilities and Other Services Policy, Water Service: Landscaping of public facilities should feature drought tolerant species.

Economic Development Goal 5, Policy 4: Support expanded and new festivals and special events, particularly multiple day events, which draw upon the rich diversity of Vallejo's population and physical landscape.

Economic Development Goal 6, Policy 2: Enhance quality of-life amenities such as recreation, arts and culture, and entertainment.

The Plan is further consistent with the following goals and policies of the General Plan, as amended pursuant to Resolution No. _____, adopted by the City Council on May 14, 2013:

Urban Design Goal 1-Policy 7: Use a specific plan as the guide for re-use 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.

Urban Design Goal 3 - Policy 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.

Commercial Development Goal 3 - Policy 2: Consider the feasibility of developing complimentary commercial uses in the Northeast Quadrant with the Solano360 Specific Plan Area.

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.

Commercial Development Goal 8 – 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.

Transit Goal, Policy 7: The City shall promote the use of the Solano360 Transit Center as a viable option for regional commuter transit use.

Non-Motorized Transportation Goal – Policy 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.

Urban Design Goal: 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.

Urban Design Goal 3 - Policy 8: The Solano360 Plan Area is designed as a destination entertainment center for specialty retail, restaurant and thematic entertainment uses.

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.

Commercial Development Goal 8 – Policy 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.

Commercial Development Goal 8 – Policy 2: Utilize the unique entertainment and thematic land use patterns adjacent to and within the Solano360 Specific Plan Area in evaluating new commercial development.

Commercial Development Goal 8 – Policy 3: Develop development standards and flexible land use guidelines for commercial development in the Solano360 Specific Plan Area.

Transit Goal - Policy 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.

Economic Development Goal 5 - Policy 9: 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.

Economic Development Goal 10: The Solano County Fairgrounds will be redeveloped as part of the Solano360 Specific Plan Area. 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, 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.

The Plan is further consistent with the General Plan land use designation “commercial recreation”, as amended pursuant to Resolution No. _____, adopted by the City Council on May 14, 2013:

2. The Solano360 Specific Plan/Master Plan furthers the stated purpose of the planned development district.

The Plan creates and establishes regulations for a mixed use district in which commercial and residential uses, including office, retail, recreation, entertainment, and open space will be developed as an integral unit. All uses are complementary and will enhance each other and their diversity will be unified by an overall design concept, as provided in the Urban Design and Guidelines Chapter of the Plan. The Plan calls for flexibility of design and development of diverse land use involving a mix of uses involving regional entertainment that is appropriate for the benefit of the city as a whole.

3. The Solano360 Specific Plan/Master Plan is in conformity with public convenience, the general welfare and good land use practice.

The Plan is consistent with Section 16.104 of the Vallejo Municipal Code Zoning Ordinance and is therefore in conformity with public convenience, the general welfare and good land use practice.

4. The Solano360 Specific Plan/Master Plan will not be detrimental to health, safety and general welfare.

The Plan includes a transportation system and infrastructure plan that meets the City’s requirements to ensure that improvements will not be detrimental to health, safety and general welfare.

5. The Solano360 Specific Plan/Master Plan will not adversely affect the orderly development or the preservation of property values.

The Plan promotes mixed use development within an underutilized area and incorporates urban design guidelines to ensure orderly development and preservation of property values.

IV. RESOLUTION APPROVING THE SOLANO360 SPECIFIC PLAN/MASTER PLAN

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VALLEJO HEREBY RESOLVES TO:

- (1) ADOPT and hold on first reading an Ordinance, attached to this Resolution as Exhibit A, adopting the Solano360 Specific Plan/Master Plan (SPA #10-0001).

V. VOTE

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Vallejo, State of California, on the 14th day of May 2013, by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF VALLEJO ADOPTING
THE SOLANO360 SPECIFIC PLAN/MASTER PLAN**

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

SECTION 1. General Findings.

The City Council hereby finds and determines that:

- A. The Solano360 Specific Plan, as defined and described in City Council Resolution No. _____ and attached to this Ordinance as Exhibit B to Attachment 2, includes the “Adopted Revisions to the Specific Plan” attached to this Ordinance as Exhibit C to Attachment 2, is the Planned Development Master Plan for the Solano360 Project, pursuant to Section 16.116 of the Vallejo Municipal Code.
- B. As required by Government Code Section 65358(a), the proposed Solano360 Specific Plan/Master Plan is in the public interest of the people of the City of Vallejo.
- C. The Solano360 Specific Plan/Master Plan is consistent with the objectives, goals, policies and general land uses specified in the City’s General Plan, as amended by the General Plan Amendment adopted by Resolution No. _____.
- D. The Solano360 Specific Plan/Master Plan was circulated for public review by Solano County and adopted as the master plan for the Solano County Fairgrounds site by the Solano County Board of Supervisors on February 26, 2013.

SECTION 2. Master Plan Adequacy.

The City Council hereby finds that the Solano360 Specific Plan/Master Plan meets the requirements of Vallejo Municipal Code Section 16.116.060 in that:

- a.) The Solano360 Specific Plan/Master Plan is consistent with the goals and policies of the Vallejo General Plan.
- b.) The Solano360 Specific Plan/Master Plan is consistent with the stated purpose of the Planned Development District.
- c.) The Solano360 Specific Plan/Master Plan is in conformity with public convenience, the general welfare and good land use practice.
- d.) The Solano360 Specific Plan/Master Plan will not be detrimental to the health, safety and general welfare.
- e.) The Solano360 Specific Plan/Master Plan will not adversely affect the orderly development or the preservation of property values.

SECTION 3. Compliance with the California Environmental Quality Act.

The potential environmental effects of the proposed Plan have been assessed in the Draft EIR and Final Environmental Impact Report prepared for the Solano360 Specific Plan Project (collectively the "FEIR"). 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. The Solano County Board of Supervisors certified the FEIR and approved the Mitigation Monitoring and Reporting Program provided herein as Exhibit D to Attachment 2, and Statement of Overriding Considerations on February 26, 2013.

SECTION 4 Adoption of the Solano360 Specific Plan/Master Plan

Based on the findings herein and in the Resolution approved concurrently with this action, the City Council hereby adopts the Solano360 Specific Plan/Master Plan (SPA#10-0001), as specified above, holding on first reading of this ordinance.

SECTION 5. Severability.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 6. Effective Date.

This Ordinance shall take effect and be in full force and effect from and after (30) days after its final passage.

FIRST READ at a regular meeting of the Council of the City of Vallejo held the _____ day of _____ and finally passed and adopted at a regular meeting of the Council held the _____ day of _____ by the following vote:

**Mitigation Monitoring and Reporting Program
for the
Environmental Impact Report
Solano360 Specific Plan
County of Solano, California**

State Clearinghouse No. 2011092067

Prepared for:



County of Solano
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Michael Brandman Associates

Prepared February 15, 2013

Adopted with Revisions on February 26, 2013

Table 1: Solano360 Specific Plan Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
2. Air Quality					
<p><i>Entertainment Area and Fairgrounds</i> MM AIR-1: The project shall exceed Title 24 energy efficiency standards by at least 15 percent.</p>	<p>Private Purpose Areas: Building specifications for each building, including the Title 24 report, shall be submitted the Project Engineer of the City of Vallejo’s Building Division. Additionally a courtesy copy of the Title 24 report will be forwarded to the County’s Building and Safety Services Division for comment.</p> <p>Public Purpose Areas: Building specifications for each building, including the Title 24 report, shall be submitted the Project Engineer of the County’s Building and Safety Services Division. Additionally a courtesy copy of the Title 24 report will be forwarded to the City of Vallejo Building Division for comment.</p>	<p>Prior to construction activities</p>	<p>Private Purpose Areas: City of Vallejo Economic Development Building Division Official</p> <p>Public Purpose Areas: County of Solano Department of Resource Management Building Official</p>		
<p><i>Entertainment Area and Fairgrounds</i> MM AIR-2: All construction activity: During construction</p>	<p>Private Purpose Areas: Construction</p>	<p>Prior to construction</p>	<p>Private Purpose Areas: City of</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>activities, the following air pollution control measures shall be implemented:</p> <ul style="list-style-type: none"> Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed. All haul trucks transporting soil, sand, or other loose material offsite shall be covered All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. All vehicle speeds on unpaved roads and surfaces shall be limited to 15 mph. All roadways, driveways, and sidewalks shall be paved as soon as possible. A publicly visible sign shall be posted with the telephone number and person to contact at the City of Vallejo regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The Bay Area Air Quality Management District’s phone number shall also be visible to ensure compliance with applicable regulations. 	<p>specifications, including the dust control measures shall be submitted to the Project Engineer of the City of Vallejo’s Public Works Department. Additionally a courtesy copy of the proposed dust control measures will be forwarded to the County’s Division of Public Works for comment.</p> <p>Public Purpose Areas: Construction specifications, including the dust control measures shall be submitted to the Project Engineer of the County’s Division of Public Works. Additionally a courtesy copy of the proposed dust control measures will be forwarded to the City of Vallejo’s Public Works Department for comment.</p>	activities	<p>Vallejo Project Engineer</p> <p>Public Purpose Areas: County of Solano Project Engineer.</p>		
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM AIR-3a: During construction, the following measures shall be implemented:</p> <p>a) Use paints with a volatile organic compound (VOC) content of 100 grams per liter or lower for both interior and exterior</p>	<p>Private Purpose Areas: Prior to construction, a solvents and paints management plan will be prepared by the City of Vallejo</p>	Prior to Construction Activities	<p>Private Purpose Areas: City of Vallejo Economic Development Building Division Official</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>surfaces, if painted.</p> <p>b) Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.</p> <p>c) Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.</p> <p>d) For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of cleanup water and take it to the hazardous waste center (refer to www.cleanup.org).</p> <p>e) Use compliant, low-VOC cleaning solvents to clean paint application equipment.</p> <p>f) Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.</p>	<p>and forwarded to the County of Solano for comment.</p> <p>Public Purpose Areas: Prior to construction, a solvents and paints management plan will be prepared by the County of Solano and forwarded to the City of Vallejo for comment.</p>		<p>Public Purpose Areas: County of Solano Department of Resource Management Building Official.</p>		
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM AIR-3b: When more than five pieces of off-road diesel equipment with a horsepower greater than 70 per piece of equipment are operating on one day, equipment greater than 70 horsepower shall meet or exceed United States Environmental Protection Agency Tier 3 off-road emissions standards.</p>	<p>Private Purpose Areas: A construction equipment management plan shall be submitted to the Project Engineer of the City of Vallejo’s Building Division. Additionally a courtesy copy of the construction equipment management plan will be forwarded to the County’s Building and Safety Services Division for comment.</p> <p>Public Purpose Areas: A construction equipment management plan shall be submitted</p>	<p>Prior to construction activities.</p>	<p>Private Purpose Areas: City of Vallejo Economic Development Building Division Official.</p> <p>Public Purpose Areas: County of Solano Department of Resource Management</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
	the Project Engineer of the County’s Building and Safety Services Division. Additionally a courtesy copy of the construction equipment management plan will be forwarded to the City of Vallejo Building Division for comment.		Building Official.		
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM AIR-3c: Paving of the onsite roads shall occur prior to building construction.</p>	<p>Private Purpose Areas: A construction schedule shall be submitted to the Project Engineer of the City of Vallejo’s Building Division. Additionally a courtesy copy of the construction schedule will be forwarded to the County’s Building and Safety Services Division for comment.</p> <p>Public Purpose Areas: A construction schedule shall be submitted the Project Engineer of the County’s Building and Safety Services Division. Additionally a courtesy copy of the construction schedule</p>	Prior to construction activities.	<p>Private Purpose Areas: City of Vallejo Economic Development Building Division Official.</p> <p>Public Purpose Areas: County of Solano Department of Resource Management Building Official.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
	will be forwarded to the City of Vallejo Building Division for comment.				
<p><i>Entertainment Area</i></p> <p>MM AIR-3d: Any residential units on the project site shall not include wood-burning appliances. Natural gas fireplaces are allowed.</p>	<p>Prior to construction, the final building plans shall be submitted to the Project Engineer of the City of Vallejo’s Building Division. Additionally a courtesy copy of the construction schedule will be forwarded to the County’s Building and Safety Services Division.</p>	<p>Prior to construction activities</p>	<p>City of Vallejo Economic Development Building Division Official</p>		
<p><i>Entertainment Area</i></p> <p>MM AIR-4a: Any proposed residences shall be located at least 700 feet from the freeways. The residential units shall install high-efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 13 or better in the intake of residential ventilation systems. Heating, air conditioning and ventilation systems shall be installed with a fan unit power designed to force air through the filter. The owner/property manager shall maintain and replace filters in accordance with the manufacture’s recommendations.</p>	<p>A site plan and operational statement shall be submitted to the City of Vallejo’s Planning Division. Additionally a courtesy copy of the construction schedule will be forwarded to the County’s Building and Safety Services Division for comment.</p>	<p>Prior to construction activities</p>	<p>City of Vallejo Economic Development Planning Division Official</p>		
<p><i>Fairgrounds</i></p> <p>MM AIR-4b: There shall no idling allowed on the site. Emergency generators are allowed on the site. Electrical hookups shall be available for vendors to avoid the use of onsite</p>	<p>An operational plan shall be submitted to the County’s Building and Safety Services Division</p>	<p>Prior to construction activities</p>	<p>County of Solano Department of Resource Management Building Official</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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diesel-powered generators.					
3. Biological Resources					
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM BIO-1a: Species-specific surveys, following established protocol, shall be conducted during the appropriate season(s) to identify whether California red-legged frogs (CRLF) or Pacific pond turtles (PPT) are present within the reaches of the creeks associated with the site. Typically, the appropriate season for California red-legged frog surveys is from May 1 to November 1, which allow surveys to be conducted with minimal disturbance of breeding frogs, eggs, or tadpoles during a period when frogs can be reliably detected. The appropriate season for Pacific pond turtle surveys is from May to August. Surveys shall include CRLF surveys conducted between January and September; and surveys for PPT adults can be performed concurrently with CRLF surveys, and shall include nesting surveys for PPT starting in June. These surveys must be completed the year prior to work occurring within the bed or banks of the creeks.</p> <p>Avoidance. To avoid impacts to CRLF and PPT, any construction conducted in or adjacent to the waterways shall be conducted after the breeding season for the species or construction may occur during the time when the creek contains its lowest flows (generally creek flows are lowest between August and October). To ensure no animals are present in the impact area, within 48-hours of construction beginning (e.g., trenching, water diversion, etc.), a qualified biologist shall conduct a preconstruction survey, and a biological monitor shall be present during construction within a water feature or within 50 feet of its banks if either species is determined to be present onsite.</p> <p>Conduct Dewatering Surveys. The biological monitor will walk the creeks after dewatering looking for CRLF and PPT. If species are encountered, they will be moved upstream to a safe</p>	<p>All Areas: The species-specific surveys for California red-legged frogs (CRLF) and Pacific pond turtles (PPT) shall be submitted to the Department of Fish and Game for review.</p> <p>A qualified biologist shall provide preconstruction survey prior to the start of ground-disturbing activities. During construction within a water feature or within 50 feet of its banks if either species is determined to be present onsite, the qualified biologist shall provide regular monitoring reports.</p> <p>The qualified biologist shall report findings from the dewatering survey and, if species are encountered, notify USFWS within 3 working days.</p>	<p>Species Surveys: The year prior to work occurring within the bed or banks of the creeks.</p> <p>Preconstruction Surveys: prior to ground-disturbing activity.</p> <p>Monitoring Reports: during ground-disturbing construction activity.</p> <p>Dewatering Survey: after dewatering and prior to earthmoving activity.</p> <p>Minimization</p>	<p>Private Purpose Areas: City of Vallejo and/or California Department of Fish and Wildlife.</p> <p>Public Purpose Areas: County of Solano and/or California Department of Fish and Wildlife.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>location. If CRLF are encountered, the USFWS will be notified within 3 working days.</p> <p>Minimization. Fine mesh fencing shall be placed between construction areas and the creek to direct CRLF, and PPT (should any be present onsite) away from the construction zone.</p> <p>All construction crews shall be trained (e.g., during a tailgate session) to ensure they are aware of any protective measures they must employ and to understand the purpose of such measures.</p> <p>Prior to disturbing any habitat occupied by CRLF, the applicant shall enter into consultation with the USFWS and obtain an incidental take permit.</p>	<p>In addition, prior to initiation of any ground disturbing activities, fine mesh fencing shall be placed between construction areas and the creek to direct CRLF, and PPT (should any be present onsite) away from the construction zone construction activities into this zone.</p> <p>The construction manager shall provide verification that all active construction crews will be trained for protective measures.</p> <p>Prior to disturbing any habitat identified as occupied by CRLF, the applicant shall enter consultation with the USFWS and obtain an incidental take permit.</p> <p>Private Purpose Areas: Additionally a courtesy copy of the reports, permits, and construction specifications will be forwarded to the</p>	<p>activities: Prior to initiation of any ground disturbing activities</p> <p>Construction crew training: prior to initiation of any ground disturbing activities.</p> <p>Consultation with USFWS: prior to initiation of any ground disturbing activities in habitat identified as occupied by CRLF.</p>			

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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	<p>County.</p> <p>Public Purpose Areas: Additionally a courtesy copy of the reports, permits, and construction specifications will be forwarded to the City of Vallejo.</p>				
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM BIO-1b: Migratory Birds and Raptors: A qualified biologist shall conduct a pre-construction survey for nesting migratory birds and tree-nesting raptors in all trees occurring within 500 feet of construction areas. Pre-disturbance surveys shall also be conducted prior to tree trimming or tree removal. These surveys should be conducted within 30 days of initial ground disturbance activities within the project site, if such disturbance occurs during the breeding season (February 1 to August 31).</p> <p>Avoidance. Conduct construction, tree trimming, and/or tree removal within areas supporting avian nesting habitat during the non-breeding season (September 1 to January 31).</p> <p>Minimization. If protected birds (including raptors) are detected, a construction-free buffer (appropriately sized based on species) shall be established around each active nest and monitored by a qualified biologist for the duration of the breeding season or until it is determined the young are have fledged and independent of their parents. Pre-construction avian surveys are not required during the non-breeding season, as birds are expected to abandon their roosts if disturbed by construction, tree trimming, or tree removal.</p> <p>Burrowing Owls: Surveys will be conducted in suitable</p>	<p>Private Purpose Areas: The nesting bird survey shall be submitted to the Department of Fish and Game for review if avian nesting habitat is to be removed between February 1 and August 31.</p> <p>The burrowing owl survey report shall be provided to the City of Vallejo. If burrowing owl are observed on site, the California Department of Fish and Wildlife shall be notified, and an assessment of impacts shall be prepared.</p> <p>Construction specifications,</p>	<p>Nesting bird survey: prior to the removal of avian nesting habitat between February 1 and August 31.</p> <p>Burrowing owl report: within 14 days prior to any construction for any new construction phase.</p> <p>Construction specifications: prior to the start of</p>	<p>Private Purpose Areas: City of Vallejo.</p> <p>Public Purpose Areas: County of Solano.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
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<p>burrowing owl habitat, including a 500-foot buffer of the proposed work area. Because the Planning Area will be developed over an extended length of time and because of the low-quality burrowing owl habitat onsite, pre-construction burrowing owl surveys will be conducted within 14 days prior to the start of any new construction phase, regardless of the time of year. Since burrowing owls may overwinter at a site, surveys should be conducted prior to any construction planned during either the nesting season (typically February 1 until August 30) or the non-breeding season.</p> <p>The California Department of Fish and Wildlife will be notified in the event that owls occupy the Plan Area or adjacent lands. In the event that burrowing owl are observed onsite, an assessment of project related impacts and long-term conservation requirements will be conducted to determine the appropriate avoidance, minimization and/or mitigation measures based on the current site conditions. Measures may vary from passive relocation to offsite habitat compensation, depending on a number of environmental and biological factors.</p>	<p>including avoidance and minimization measures, shall be provided to the City of Vallejo.</p> <p>In addition, courtesy copies of surveys assessments and construction specifications shall be forwarded to the City of Vallejo.</p> <p>Public Purpose Areas: The nesting bird survey shall be submitted to the Department of Fish and Game for review if avian nesting habitat is to be removed between February 1 and August 31.</p> <p>The burrowing owl survey report shall be provided to the County of Solano. If burrowing owl are observed on site, the California Department of Fish and Wildlife shall be notified, and an assessment of impacts shall be prepared.</p> <p>Construction specifications,</p>	<p>any construction, tree trimming, and/or tree removal.</p>			

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	<p>including avoidance and minimization measures, shall be provided to the County of Solano.</p> <p>In addition, courtesy copies of surveys assessments and construction specifications shall be forwarded to the City of Vallejo.</p>				
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM BIO-1c: Bat Species: Presence of bat species is not always easy to determine, as absence of evidence does not necessarily equate to evidence of absence. Nonetheless, to be prudent, the following conditions shall be implemented:</p> <ul style="list-style-type: none"> • Do not remove snags or live trees without first having a qualified bat biologist (holder of Scientific Collection Permit and Memorandum of Understanding for bats with the CDFG) conduct nighttime emergence surveys for roosting bats and develop suitable strategies for tree removal. • If any trees must be removed, they shall only be removed during seasons when bats are active and young are volant (March 1 to April 15; and August 1 to October 15). • Daytime surveys shall be conducted for all buildings prior to being removed. It is best to conduct surveys at least 6 to 8 months prior to demolition to best understand what measures will be necessary to ensure demolition occurs when bats are active and young are volant (March 1 to April 15; and August 1 to October 15). Surveyor must have access to all parts of the structures. • If bats are present, demolition of night roosts shall occur only during daylight hours. Demolition could occur between June 	<p>Private Purpose Areas: Qualified biologist survey report shall be submitted to the City of Vallejo. Construction specifications, including demolition, passive eviction, and other minimization measures shall be provided to the City of Vallejo. Additionally a courtesy copy of the biologist survey report and construction specifications will be forwarded to the County.</p>	<p>Prior to removal of snags, live trees, or buildings.</p>	<p>Private Purpose Areas: City of Vallejo.</p> <p>Public Purpose Areas: County of Solano.</p>		

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<p>1 and mid-late October 15. If demolition is scheduled to occur between late-October 15 and March 1, 4-foot by 8-foot sections (number of sections to be determined at time of surveys) of the roof must be removed by mid-October 15 (prior to start of hibernacula use).</p> <ul style="list-style-type: none"> If bats are present, demolition of maternity roosts shall only occur after young are volant (usually by August 15) and before start of hibernacula use (by mid-October). Demolition of known maternity roost habitat shall be conducted as follows: passive eviction of bats by a qualified biologist if possible, and if not possible, removal of windows and doors or other appropriate portions of the structure, as determined by a qualified biologist, 7 to 10 days prior to demolition. Demolition must occur during daylight hours. 	<p>Public Purpose Areas: Qualified biologist survey report shall be submitted to the County of Solano. Construction specifications, including demolition, passive eviction, and other minimization measures shall be provided to the County of Solano. Additionally a courtesy copy of the biologist survey report and construction specifications will be forwarded to the City of Vallejo.</p>				
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM BIO-2: Minimization. To minimize impacts to the riparian system associated with the Solano360 project, the following minimization measures shall be followed:</p> <ol style="list-style-type: none"> Conduct all in-channel construction activities during the regional “dry” period as approved by the RWQCB, typically from April to October. All efforts will be made to perform all channel work, potentially impacting surface waters, during periods when surface water flows are at their lowest point in the channel. No diversion of surface water will occur during the season when California red-legged frog (CRLF) or Pacific pond turtle (PPT) are most active (i.e., March through November), if present. 	<p>Private Purpose Areas: Construction specifications, including schedule biologist requirements, and other minimization measures, shall be provided to the City of Vallejo. Additionally a courtesy copy of the construction specifications will be forwarded to the County of Solano.</p> <p>Public Purpose Areas: Construction</p>	<p>Prior to the start of construction activity.</p>	<p>Private Purpose Areas: City of Vallejo.</p> <p>Public Purpose Areas: County of Solano.</p>		

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<p>3. In most years, portions of Rindler Creek may be perennial, and therefore it may not be possible to conduct work when no water is running in the creek. In this case, the following mitigation measures will be implemented during dewatering activities.</p> <p>A. All water diversion-related pumps will be screened with an appropriate sized mesh (no larger than 0.25 inches). Pump capacity must be sufficient for design flow.</p> <p>B. The removal of all temporary in-channel barriers will proceed in an upstream direction from a downstream location. Removal of temporary barriers should not cause flows to exceed more than two times the current flow in the construction area. Normal flows shall be restored to the affected stream immediately upon completion of work.</p> <p>C. Safely stockpile sediments outside the riparian zone to dry before disposal. Saturated sediments set aside for drying shall be inspected for sensitive species by the onsite biologist before offsite transport.</p> <p>D. Wet sediments shall be stockpiled away from the creek channel to the extent feasible. No runoff from wet sediments shall flow back into the channel.</p> <p>E. Properly size bypass pipes, if used, to prevent increases in temperature and decreases in dissolved oxygen. Bypass pipes may be avoided by creating a low-flow channel (such as sandbags or visqueen) or using other methods to isolate the work area. All bypass channels or flumes shall be sized to handle flows expected during the course of in-channel construction.</p> <p>F. When bypass flows are reintroduced to dewatered construction areas, they will be reintroduced in a non-erosive manner.</p>	<p>specifications, including schedule, biologist requirements, and other minimization measures, shall be provided to the County of Solano. Additionally a courtesy copy of the construction specifications will be forwarded to the City of Vallejo.</p>				

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<p>G. Diversion and reintroduction of water shall be done at appropriate distances upstream and downstream of the work site to minimize habitat disruption.</p> <p>H. A qualified biologist shall be present to mark sensitive areas, to monitor the impact of the construction activity, and to provide guidance on problem solving.</p> <p>I. All stranded fish and native aquatic vertebrates will be relocated under the direction of a qualified biologist.</p> <p>J. Implement surface water monitoring and reporting protocols identified in permits the USACE 404 permit and CDFG streambed alteration agreement will be required to confirm compliance with State and Federal water quality standards.</p> <p>4. Bank stabilization after channel work is complete shall be completed. Such methods may include:</p> <p>A. Erosion Control Blankets and Mats - Erosion control blankets (ECBs) and soil stabilization mats (turf reinforcement mats TRMs) can shall be applied to problem areas to supplement revegetation during its initial establishment. Blankets and matting surfaces temporarily stabilize and protect disturbed soil and enhance water infiltration, decrease compaction and soil crusting, and conserve soil moisture. These temporary surfaces also protect seeds from predators, and reduce desiccation and evaporation by insulating the soil and seed environment. ECBs and TRMs shall be used on drainage channels where water velocities between 3 and 6 feet per second (ft/sec) are likely to wash out new vegetation.</p> <p>Some types of ECBs and TRMs are specifically designed to stabilize channelized flow areas. These blankets and mats can shall aid in the establishment of vegetation in</p>					

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<p>waterways and increase the maximum permissible velocity of the given channel by reinforcing the soil and vegetation to resist the forces of erosion during runoff events. Stems, roots, and rhizomes of the associated vegetation become intertwined with the mat, thereby reinforcing the vegetation and anchoring the mat. Conditions where ECBs and TRMs are appropriate may include:</p> <ul style="list-style-type: none"> • Slopes and disturbed soils where mulch must be anchored. • Critical slopes adjacent to sensitive areas such as streams and wetlands. • Disturbed soil areas where planting is likely to be slow in providing adequate protective cover. • Channels with flow exceeding 2 to 4 ft/sec. • In channels intended to be vegetated and where the design flow exceeds the permissible velocity. Allowable velocity, with turf reinforcement mats after vegetative establishment, is up to 10 ft/sec (3 m/sec). <p>B. Hydraulic planting techniques – A method of applying erosion control materials to bare soil and establishing erosion-resistant vegetation on disturbed areas and critical slopes. By using hydraulic equipment (hydroseeders and hydromulchers) seed, soil amendments, wood fiber mulch and tackifying agents, bonded fiber matrix and liquid copolymers shall be uniformly broadcast, as a hydraulic slurry, onto the soil. These erosion and dust control materials can shall often be applied in one operation.</p> <p>Hydraulic planting techniques are expensive, but provide the most dependable results on steep critical slopes, with limited accessibility and on which mulch must be anchored and on shallow soils which restrict the use of erosion control blankets. Hydraulic machines today are used to spray seed, tack down straw, bind the soil, seal the soil, or apply blanket-like coats of bonded fiber matrix (BFM).</p>					

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<p>C. Mulching – The most common use of mulch or plant debris is to provide temporary stabilization of soil, usually until permanent-stabilizing vegetation is established. Where mulches are used to complement vegetation establishment, they should be designed and installed to maximize contact with the ground and last as long as it takes to establish vegetation. On steep slopes, greater than 2.5:1, or where the mulch is susceptible to movement by wind or water, the material should be appropriately anchored. On small sites, where plant material is distributed by hand, it can shall be anchored by hand punching it into the soil every 1 to 2 feet (0.3 to 0.6 meters) with a dull, round nosed shovel. Mulching effectively complements surface roughening applications.</p> <p>D. Coconut Coir Matting or Tackified Hydroseeding Compounds – Fiber rolls that consist of straw that is wrapped in tubular black plastic netting is prohibited. These rolls are used extensively in the construction industry due to their cost-effectiveness. However, plastic monofilament or similar material containing netting are known to entangle or trap amphibians. If installed correctly, coconut coir matting or tackified hydroseeding compounds will capture and keep sediment and minimize sheet and rill erosion until permanent vegetation can be established. Installed, these materials shorten the slope length, thereby interrupting the erosion processes. Organic matter and native seeds are trapped behind the erosion control material, which provides a stable medium for germination.</p> <p>It is imperative, especially on steeper slopes, that a sufficient installation and monitoring be implemented so that the erosion control material will function properly, runoff will not scour underneath it, and trees or shrubs planted behind the roll will have a stable environment in which to become established. The effective control life of the chosen material is an important factor when planning</p>					

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<p>the optimum length of time the slope or construction site will need mechanical stabilization.</p> <p>E. Compost Blankets and Berms – Compost blankets are usually used on slopes of 2:1 or less, and shall be used on slopes up to 1:1, with consideration given to the length of slope and depth of application. Compost blankets should not be applied in areas of concentrated flow, and shall be used in conjunction with compost berms. Adding components such as a tackifier, or using compost blankets in conjunction with other techniques can increase the allowable steepness of the slope to be treated. Compost blankets should be extended 3 to 6 feet over the top shoulder of the slope to prevent water from getting underneath. Compost blankets can be more effective than ECBs, because they come in better contact with the underlying soil, reducing the chance of rill formation.</p> <p>5. Controlling Sedimentation. If treatment of the diverted flow or dewatered groundwater is determined necessary based on the flow present or other contributing factors, the installation and removal of temporary sediment control measures will be employed. The following is a range of measures that would be suitable for use to control sediments. These include temporary sediment basins, compost or continuous berms, and bioretention basins. The specific sediment control device shall be determined during the permit acquisition process with the appropriate regulatory agency (USACE, RWQCB, and/or CDFG). Also, sedimentation control devices may also be listed in the Storm Water Pollution Prevention Plan (SWPPP), which may also be required for this project prior to obtaining a grading permit from the County. Each of these sediment control measures are described more thoroughly below.</p> <p>A. Temporary Sediment Basins – A temporary sediment basin is a pond created by excavation in construction of an embankment and designed to retain or detain runoff</p>					

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<p>sufficiently to allow excess sediment to settle. The temporary sediment basin is intended to collect and store sediment from sites that are cleared and/or graded during construction or for extended periods of time before permanent vegetation is re-established or before permanent drainage structures are completed. It is intended to trap sediment before it leaves the construction site. The basin is temporary, with a design life of 12 to 18 months, and is to be maintained until the site area is permanently stabilized.</p> <p>Basins should be located at the stormwater outlet from the site, not in any natural or undisturbed stream. Use of temporary dikes, pipes, and/or channels may be necessary to divert runoff from disturbed areas into the basin and to divert runoff originating from undisturbed areas around the basin. Sediment basins can trap 70 to 80 percent of the sediment, which flows into them if designed and constructed appropriately. This design requires a runoff detention time of 24 to 40 hours and is only practically effective in removing sediment down to the medium silt size fraction. Sediment-laden runoff with smaller size fractions, fine silts and clay, will likely pass untreated through the basin. For this reason, basins modified with a “skimmer” device can increase efficiency and reduce turbidity by skimming relatively clear water from the top.</p> <p>There are inherent problems associated with constructing basins large enough to pond all the sediment-laden runoff long enough to allow all of the fine soil particles to settle out. Therefore, sediment basins must be used in conjunction with other erosion control practices in order to increase effectiveness and trap efficiently. These other concurrent practices include:</p> <ul style="list-style-type: none"> • Temporary seeding and/or mulching • Minimizing disturbance • Scheduling construction operations 					

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<ul style="list-style-type: none"> • Diversions to reduce runoff into the basin • Frequent use of other, smaller erosion control structures that will capture sediment upslope • Frequent inspection and maintenance of all practices <p>B. Compost/Continuous Berms – A compost filter berm is a trapezoidal berm that intercepts sheet flow and ponds runoff, allowing sediment to fall out of suspension, and often filtering sediment as well. Compost binds heavy metals and can break hydrocarbons down into carbon, salts, and other benign compounds. Compost is organic, biodegradable, renewable, and can be left onsite. This is particularly important near streams. Compost does not generally leach nutrients. Standard specifications for compost berms have been developed by the American Association of State Highway and Transportation Officials (AASHTO).</p> <p>Compost berms are more cost-effective than many other erosion/sediment control methods. The invention of the blower truck makes compost an easy to install and reliable method of sediment and erosion control. Most municipal programs are now generating compost as municipal greenwaste programs, thus making it readily available in most areas.</p> <p>C. Bioretention Basins – Bioretention basins direct sheet flow across a grass buffer strip to a ponding area for infiltration. They utilize soils and both woody and herbaceous plants to remove pollutants from stormwater runoff (EPA, 1999). The ponding area generally consists of a surface layer containing organics such as mulch, trees, grasses and shrubs, a subsurface layer of planting soil, and a sand bed.</p> <p>Bioretention areas are used to treat stormwater runoff from impervious surfaces in commercial, residential, and industrial developments, but can be just as effective in</p>					

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treating runoff from intensively managed open spaces, such as parks, golf courses, or gardens. Bioretention ponds shall be used to filter stormwater prior to discharge to a storm drain or sewer system or as an infiltration device with no outflow. By virtue of the intended purpose (e.g. pollutant removal), the vegetative growth should be routinely maintained via mechanical treatments (e.g. mowed) to remove the various pollutants that have been assimilated by the plant mass. The plant debris should be properly disposed of at a local landfill.					
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM BIO-3a: Prior to the commencement of construction, the applicant shall obtain a Section 404 permit from the USACE for any areas under their jurisdiction. Loss of wetland habitat within the project boundaries shall be mitigated by the applicant’s purchase of credits at an agency-approved mitigation bank within the region, or similar available mitigation purchase or habitat creation. The requirements of the 404 permit will be incorporated into the project design. A typical mitigation requirement for impacts to wetland features is a no-net loss of wetlands, which is associated with a minimum of a 1:1 mitigation ratio. This again is similar to the discussion of riparian habitat mitigation mentioned above, is directly related to the habitat function and value of the wetlands that will be impacted. For higher quality habitat, a 2:1 or 3:1 mitigation ratio may be required. Ultimately, it is the regulatory agencies that make the final decision during the permitting process. The proposed project will likely restore the existing drainage features on site to accommodate more flows, allowing for an increase in wetland creation following project construction. Therefore, it is anticipated that project related wetlands will increase based on restoration efforts associated with the realignment and restoration of Rindler Creek.</p>	<p>Private Purpose Areas: Obtain the Section 404 permit from the USACE for any areas under their jurisdiction. Additionally a courtesy copy of the Section 404 permit will be forwarded to the County.</p> <p>Public Purpose Areas: Obtain the Section 404 from the USACE for any areas under their jurisdiction. Additionally a courtesy copy of the Section 404 permit will be forwarded to the City of Vallejo.</p>	Prior to the start of construction.	<p>Private Purpose Areas: City of Vallejo.</p> <p>Public Purpose Areas: County of Solano.</p>		
<p><i>Entertainment Area and Fairgrounds</i></p>	<p>Private Purpose Areas: Obtain the</p>	Prior to the start of	<p>Private Purpose Areas: City of</p>		

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<p>MM BIO-3b: Proposed project activities that affect jurisdictional features will require a Section 401 Water Quality Certification from the RWQCB. Requirements of the permit will be incorporated into the project design. Potential mitigation measures associated with the 401 Water Quality Certification often includes Best Management Practices that specifically target water quality issues both before and after project construction. Many of these measures are previously described in MM BIO-2. In addition to erosion control measures, the 401 Water Quality Certification also requires BMPs such as silt fence, slope breakers, straw bales, and other energy dissipating devices to reduce erosion and sediment transport to downstream areas. Also included in the 401 permit will be construction specific requirements for refueling, spill prevention, and other precautionary measures to reduce off-site pollution.</p>	<p>Section 401 permit from the RWQCB for any areas under their jurisdiction. Additionally a courtesy copy of the Section 401 permit will be forwarded to the County.</p> <p>Public Purpose Areas: Obtain the Section 401 permit from the RWQCB for any areas under their jurisdiction. Additionally a courtesy copy of the Section 401 permit will be forwarded to the City of Vallejo.</p>	<p>construction.</p>	<p>Vallejo.</p> <p>Public Purpose Areas: County of Solano.</p>		
<p>4. Cultural Resources</p>					
<p><i>Entertainment Area</i></p> <p>MM CUL-1a: Because the buildings and structures appear to be historically significant, prior to demolition of any of the existing buildings or structures, they shall be evaluated for historic significance and eligibility for listing (under criteria A, B, C, and D) on the California Register of Historical Resources (CR) or local registers. Each of the buildings that are determined to be historically significant shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms. As detailed in MM CUL-1b, inadvertent discovery measures for cultural resources shall be included in all construction contracts.</p>	<p>Historical significance report shall be provided to the City of Vallejo. Additionally a courtesy copy of the historical significance report will be forwarded to the County.</p>	<p>Prior to demolition of any existing building or structures.</p>	<p>City of Vallejo</p>		
<p><i>Fairgrounds</i></p>	<p>Historical significance evaluation shall be</p>	<p>Prior to demolition of any existing</p>	<p>County of Solano</p>		

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<p>MM CUL-1b: Because the structures appear to be historically significant, prior to demolition of any of the existing structures, they structures shall be evaluated for historic significance by a qualified archaeologist or an architectural historian to determine if they are eligible for listing on the CR (under criteria A, B, C, and D) or local registers. Each of the structures that are determined to be historically significant shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms. A determination of eligibility may result in the need for additional archival research and/or further documentation.</p> <p>If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be evaluated for significance by a qualified archaeologist and recorded on appropriate DPR forms. Potentially significant cultural resources consist of, but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant.</p> <p>The types of procedures that are typically included in a research design and data recovery plan include but are not limited to:</p> <ul style="list-style-type: none"> • A pre-construction sensitivity meeting with construction and management personnel. • Data recovery excavation units, as required, with the goal of addressing research issues from resources discovered during the fieldwork including local manifestations of regional chronology, subsistence, settlement, and exchange. Specific 	<p>provided to the County. Additionally a courtesy copy of the historical significance report will be forwarded to the City of Vallejo.</p>	<p>building or structures.</p>			

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<p>research questions to be addressed include temporal placement of the archaeological materials, site formation processes, subsistence, flaked stone technology, settlement patterns, and exchange and interaction systems.</p> <ul style="list-style-type: none"> • Field and laboratory analysis methodology would include as appropriate: • Initial processing, photography, faunal and lithic artifact analysis, and cataloging of artifacts. • Construction monitoring, if required. • Inadvertent discovery procedures for features/artifacts and human remains. • Archaeological data recovery report would be prepared detailing the findings of the procedures listed above. <p>The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials.</p>					
<p><i>Entertainment Area</i></p> <p>MM CUL-2a: If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be evaluated for significance by a qualified archaeologist and recorded on appropriate DPR forms. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for</p>	<p>Inspection of log sheets to verify cultural resource monitoring is being properly conducted, if required. Additionally a courtesy notification of cultural resources discovery will be forwarded to the County.</p>	<p>During subsurface earthwork and construction activities.</p>	<p>City of Vallejo</p>		

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<p>the permanent curation of the recovered materials.</p> <p>The types of procedures that are typically included in a research design and data recovery plan include but are not limited to:</p> <ul style="list-style-type: none"> • A pre-construction sensitivity meeting with construction and management personnel. • Data recovery excavation units, as required, with the goal of addressing research issues from resources discovered during the fieldwork including local manifestations of regional chronology, subsistence, settlement, and exchange. Specific research questions to be addressed include temporal placement of the archaeological materials, site formation processes, subsistence, flaked stone technology, settlement patterns, and exchange and interaction systems. • Field and laboratory analysis methodology would include as appropriate: <ul style="list-style-type: none"> - Initial processing, photography, faunal and lithic artifact analysis, and cataloging of artifacts. - Construction monitoring, if required. - Inadvertent discovery procedures for features/artifacts and human remains. • Archaeological data recovery report would be prepared detailing the findings of the procedures listed above. 					
<p><i>Fairgrounds</i></p> <p>MM CUL-2b: If potentially significant cultural resources are encountered during grading activities for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. A standard inadvertent discovery clause shall be included in every construction contract to inform contractors of this requirement. Any previously undiscovered cultural resources found during construction shall be evaluated for significance by a qualified archaeologist and recorded on appropriate DPR forms. Potentially significant cultural resources</p>	<p>Inspection of log sheets to verify cultural resource monitoring is being properly conducted, if required. Additionally a courtesy notification of cultural resources discovery will be forwarded to the City of Vallejo.</p>	<p>During subsurface earthwork and construction activities.</p>	<p>County of Solano</p>		

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<p>consist of, but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the resource is significant. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive report, file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials.</p>					
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM CUL-3: In the event a fossil is discovered during construction for the proposed project, excavations within 50-feet of the find shall be stopped until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. A standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall make recommendations of the procedures to be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and it is determined that avoidance is not feasible, the paleontologist shall develop a Paleontological Mitigation Plan and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.</p> <p>A paleontologic mitigation monitoring program would be developed by a qualified paleontologist that may include but is not limited to:</p> <ul style="list-style-type: none"> • Full-time monitoring of excavation activities below 10 feet. Paleontologic monitors would be equipped to salvage fossils, as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors would be empowered to temporarily halt or divert equipment to allow 	<p>Private Purpose Areas: Inspection of log sheets to verify paleontological resource monitoring is being properly conducted, if required. Additionally a courtesy notification of fossil discovery and copy of the paleontologic mitigation monitoring program will be forwarded to the County.</p> <p>Public Purpose Areas: Inspection of log sheets to verify paleontological</p>	<p>During subsurface earthwork and construction activities.</p>	<p>Private Purpose Areas: City of Vallejo.</p> <p>Public Purpose Areas: County of Solano.</p>		

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				Date	Initial
<p>removal of abundant or large specimens.</p> <ul style="list-style-type: none"> Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential to fully mitigate adverse impacts to the resources. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage. These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate lead agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the 	<p>resource monitoring is being properly conducted, if required. Additionally a courtesy notification of fossil discovery and copy of the paleontologic mitigation monitoring program will be forwarded to the City of Vallejo.</p>				
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM CUL-4: In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines §Section 15064.5; Health and Safety Code §Section 7050.5; Public Resources Code §Section 5097.94 and §Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, 	<p>Private Purpose Areas: The Solano County Coroner, the Most Likely Descendent, and a representative from the City of Vacaville shall consult and determine appropriate procedures to be followed. Additionally a courtesy notification of discovery will be forwarded to the</p>	<p>During subsurface earthwork and construction activities.</p>	<p>Private Purpose Areas: City of Vacaville and/or Solano County Coroner.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.</p> <p>2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. 	<p>County.</p> <p>Public Purpose Areas: The Solano County Coroner, the Most Likely Descendent, and a representative from the Solano County Administrators Office shall consult and determine appropriate procedures to be followed. Additionally a courtesy notification of discovery will be forwarded to the City of Vallejo.</p>		<p>Public Purpose Areas: Solano County Administrator and/or Solano County Coroner.</p>		
<p>5. Geology and Soils</p>					
<p><i>Entertainment Area</i></p> <p>MM GEO-1a: Prior to issuance of building permits, the project applicant shall submit a design-level geotechnical study and building plans to the City of Vallejo for review and approval. The building plans shall demonstrate that they incorporate all</p>	<p>A geotechnical study and building plans to the City of Vallejo Building Division.</p>	<p>Prior to issuance of building permits.</p>	<p>City of Vallejo Building Division.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. Recommendations from the design-level geotechnical study may include standard grading techniques such as removal and replacement and/or ground improvement methods to densify these soils in place to reduce the risk for future development. Alternatively, foundation design practices can reduce the impacts of potentially liquefiable soils. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. The approved plans shall be incorporated into the proposed project. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.</p>					
<p><i>Fairgrounds</i> MM GEO-1b: Prior to commencement of site grading, the project applicant shall complete a design-level geotechnical study and building plans. The building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. Recommendations from the design-level geotechnical study may include standard grading techniques such as removal and replacement and/or ground improvement methods to densify these soils in place to reduce the risk for future development. Alternatively, foundation design practices can reduce the impacts of potentially liquefiable soils. A licensed professional engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. The approved plans shall be incorporated into the proposed project. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.</p>	<p>Geotechnical studies and building plans shall be submitted to the County of Solano.</p>	<p>Prior to commencement of site grading.</p>	<p>County of Solano Department of Resource Management Building Official.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<i>Entertainment Area</i> MM GEO-2a: Implement Mitigation Measure HYD-1a.	Verification of implementation of Mitigation Measure HYD-1a	Prior to the issuance of grading permits or building permits (whichever occurs first).	City of Vallejo Economic Development Building Division Official		
<i>Fairgrounds</i> MM GEO-2b: Implement Mitigation Measure HYD-1b.	Verification of implementation of Mitigation Measure HYD-1b	Prior to the commencement of project grading or construction (whichever occurs first).	County of Solano Department of Resource Management Building Official.		
<i>Entertainment Area</i> MM GEO-3a: Implement Mitigation Measure GEO-1a.	Verification of implementation of Mitigation Measure GEO-1a	Prior to issuance of building permits.	City of Vallejo Building Division.		
<i>Fairgrounds</i> MM GEO-3b: Implement Mitigation Measure GEO-1b.	Verification of implementation of Mitigation Measure GEO-1b	Prior to commencement of site grading.	County of Solano Department of Resource Management Building Official.		
<i>Entertainment Area</i> MM GEO-4a: Implement Mitigation Measure GEO-1a.	Verification of implementation of Mitigation Measure GEO-1a	Prior to issuance of building permits.	City of Vallejo Building Division.		
<i>Fairgrounds</i> MM GEO-4b: Implement Mitigation Measure GEO-1b.	Verification of implementation of Mitigation Measure GEO-1b	Prior to commencement of site grading.	County of Solano Department of Resource Management Building Official.		
6. Greenhouse Gas Emissions					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM GHG-2a: To be consistent with the City of Vallejo Climate Action Plan, the project shall incorporate the following measures:</p> <ul style="list-style-type: none"> • Install indoor real-time energy monitors in each unit or tenant space. • Provide information to prospective buyers or tenants on available rebates for appliances with smart grid technology. (See PG&E’s SmartMeter Program) • Comply with minimum Title 24 requirements for cool roofs to have a minimum solar reflectance index (SRI) of 10 for steep slope and 64 for low slope roofs. • Reduce exterior heat gain by planting vegetation, installing solar panel shade structures, or utilizing paving materials with a minimum SRI of 29 for at least 50 percent of non-roof impervious site surfaces. • Install and maintain street trees in compliance with current development standards. • Utilize high albedo paving material when required to install or renovate sidewalks, roads, crosswalks, parking lots, and driveways. • Pre-wire and pre-plumb new residential and commercial buildings for solar and solar thermal installations. • Provide bicycle support facilities at a rate of 1 changing room and shower per 200 occupants within non-residential developments. • Provide bike racks for 5 percent of the projected building occupants within 200 feet of the building entrance and one long-term bicycle storage space per two-multi-family units. • Design parking lots to include clearly marked and shaded pedestrian pathways between existing and planned transit facilities and building entrances. • Encourage employers and employees to utilize the Solano Transit Authority’s rideshare matching system and support services. • Include designated stalls for low-emitting, fuel efficient vehicles and carpool/vanpool vehicles for a minimum of 8 	<p>Public Purpose Areas: Building and facility specifications shall be submitted to the City of Vallejo.</p> <p>Private Purpose Areas: Building and facility specifications shall be submitted to the County of Solano.</p>	<p>Prior to the commencement of project grading or construction (whichever occurs first).</p>	<p>Public Purpose Areas: City of Vallejo Economic Development Building Division Official.</p> <p>Private Purpose Areas: County of Solano Department of Resource Management Building Official.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>percent of total non-residential parking capacity and pre-wire stalls for future electric vehicle charging stations for 2 percent of total parking capacity. The stalls shall be in preferred parking locations and shall be marked with signs.</p> <ul style="list-style-type: none"> • Install individual water meters for each residential unit and high water use commercial uses such as restaurants or laundromats. • Provide an additional water meter or sub-meter for landscaping uses for all new non-residential facilities with 1,000 to 5,000 square feet of irrigated landscaped space. • Comply with the City of Vallejo’s Construction/Demolition Waste Reuse and Recycling Ordinance. • Incorporate recycled content materials for a minimum of 10 percent of total materials. • Install outdoor electrical outlets on the exterior of each building in an accessible location. • Require construction contractors to shut construction equipment off when not in use or reduce the maximum idling time to 5 minutes or less. • Construction contractors shall maintain construction equipment per manufacturer’s specifications. • Substitute electrified equipment for diesel- and gasoline-powered equipment where practical. 					
<p><i>Entertainment Area and Fairgrounds</i> MM GHG-2b: To be consistent with the County of Solano Climate Action Plan, the project shall incorporate the following measures:</p> <ul style="list-style-type: none"> • The residential units shall be LEED certified units or meet equivalent performance standards. For new affordable housing projects, performance standards shall be established pursuant to the requirements of the funding source(s). • Buildings over 10,000 square feet in size shall incorporate renewable energy generation to provide the maximum feasible amount of the project’s energy needs. Commercial buildings shall incorporate renewable energy generation to provide at least 20 percent of the project’s needs. 	<p>Public Purpose Areas: Building and facility specifications shall be submitted to the City of Vallejo.</p> <p>Private Purpose Areas: Building and facility specifications shall be submitted to the County of Solano.</p>	<p>Prior to the commencement of project grading or construction (whichever occurs first).</p>	<p>Public Purpose Areas: City of Vallejo Economic Development Building Division Official.</p> <p>Private Purpose Areas: County of Solano Department of Resource Management</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • Energy Star rated appliances and the most energy-efficient Energy Star rated water heaters and air conditioning systems that are feasible shall be installed in the new residential units. • New buildings over 10,000 square feet in size shall achieve LEED certification, or meet equivalent performance standards. • Require the design and orientation of all buildings to maximize passive solar heating during cool seasons, avoid solar heat gain during hot periods, enhance natural ventilation, and promote effective use of daylight. • Any new shuttles that are used in the project or to shuttle people to the adjacent theme park shall use electricity, natural gas, or hybrid-electric technology. • All buildings shall have space in the design for adequate recycling, composting, and yard waste collection. • During demolition of the existing structures prior to construction of the project, at the time of permit application, the project shall submit a plan to the County that outlines methods to maximize reuse of building materials. • The project shall recycle or reuse a minimum of 50 percent of unused or leftover building materials. 			Building Official.		
7. Hazards and Hazardous Materials					
<p><i>Entertainment Area</i> MM HAZ-1a: Prior to issuance of a grading permit, a soil investigation shall be completed and submitted to the City of Vallejo to determine if the aboveground and underground gasoline storage tanks have leaked and if there are remnant soil impacts. The soil investigation shall also assess whether heavy metal or hydrocarbon-impacted soils were placed as fills within the property. In the event significant soil impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented for the property.</p>	A soil investigation shall be completed and submitted to the City of Vallejo.	Prior to issuance of a grading permit.	City of Vallejo Building Division.		
<p><i>Entertainment Area</i> MM HAZ-1b: Prior to renovation or demolition of the existing</p>	A lead and asbestos survey shall be	Prior to renovation or demolition of	City of Vallejo Building Division.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
fair buildings, a lead and asbestos survey shall be completed and submitted to the City of Vallejo. Based on the findings of the survey, a mitigation plan shall be developed for the removal of asbestos containing material or lead-based paint, as necessary in accordance with BAAQMD and CAL-OSHA requirements.	completed and submitted to the City of Vallejo.	the existing fair buildings.			
<i>Entertainment Area</i> MM HAZ-1c: Prior to the commencement of project construction, all transformers that are no longer in use shall be collected for appropriate disposal to the satisfaction of the City of Vallejo Fairgrounds.	A transformer removal and disposal report shall be provided to the City of Vallejo.	Prior to the commencement of project construction.	City of Vallejo Building Division.		
<i>Fairgrounds</i> MM HAZ-1d: Prior to commencement of site grading, a soil investigation shall be completed to determine if the aboveground and underground gasoline storage tanks have leaked and if there are residual soil impacts. The soil investigation shall also assess whether heavy metal or hydrocarbon-impacted soils were placed as fills within the property. In the event significant soil impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented for the property.	A soil investigation shall be completed and submitted to the County.	Prior to issuance of a grading permit.	County of Solano Department of Resource Management Building Official.		
<i>Fairgrounds</i> MM HAZ-1e: Prior to renovation or demolition of the existing fair buildings, a lead and asbestos survey shall be completed. Based on the findings of the survey, a mitigation plan shall be developed for the removal of asbestos containing material or lead-based paint, as necessary in accordance with BAAQMD and CAL-OSHA requirements.	A lead and asbestos survey shall be completed and submitted to the County.	Prior to renovation or demolition of the existing fair buildings.	County of Solano Department of Resource Management Building Official.		
<i>Fairgrounds</i> MM HAZ-1f: Prior to the commencement of project construction, all transformers that are no longer in use shall be collected for appropriate disposal.	A transformer removal and disposal report shall be provided to the County.	Prior to the commencement of project construction.	County of Solano Department of Resource Management Building Official.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p><i>Fairgrounds</i> MM HAZ-1g: Prior to commencement of site grading, a groundwater investigation shall be completed to assess potential impacts to shallow groundwater from animal waste washing into the eight crushed rock-filled pits along the western side of the eastern row of horse stables as well as potential petroleum hydrocarbons impacts. In the event significant groundwater impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a groundwater management plan shall be developed and implemented for the property.</p>	<p>A groundwater investigation report shall be provided to the County.</p>	<p>Prior to commencement of site grading.</p>	<p>County of Solano Department of Resource Management Building Official.</p>		
<p><i>Fairgrounds</i> MM HAZ-1h: Prior to commencement of site grading, limited soil sampling and laboratory testing shall be completed to determine if PCB-containing cooling oil was discharged to surface soils from the pole mounted transformer within the southwestern area of the property. In the event significant soil impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented to address PCB-impacted soil.</p>	<p>Soil analysis results shall be provided to the County.</p>	<p>Prior to commencement of site grading.</p>	<p>County of Solano Department of Resource Management Building Official.</p>		
<p><i>Fairgrounds</i> MM HAZ-1i: Prior to renovation or demolition of the existing shop building located within the corporation yard in the northeastern area of the property, all chemicals that are no longer in use shall be collected for appropriate disposal. Additionally, the area of surface staining shall be scarified for appropriate disposal, and confirmation soil sampling and laboratory analysis shall be conducted to determine that an appropriate amount of impacted soil has been excavated. Prior to grading, testing for persistent pesticides shall also be conducted. In the event significant pesticide impacts are noted, exceeding applicable Cal-EPA and/or USEPA risk criteria, a soil mitigation plan shall be developed and implemented for the shop building area.</p>	<p>A chemical removal and disposal report shall be provided to the County.</p>	<p>Prior to renovation or demolition of the existing shop building located within the corporation yard in the northeastern area of the property.</p>	<p>County of Solano Department of Resource Management Building Official.</p>		
<p><i>Entertainment Area</i></p>	<p>Verification of</p>	<p>Timing same as</p>	<p>City of Vallejo</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM HAZ-2a: Implement Mitigation Measures HAZ-1a through HAZ-1c.	implementation of Mitigation Measures HAZ-1a through HAZ-1c.	verification of Mitigation Measures HAZ-1a through HAZ-1c.	Building Division.		
<i>Fairgrounds</i> MM HAZ-2b: Implement Mitigation Measures HAZ-1d through HAZ-1i.	Verification of implementation of Mitigation Measures HAZ-1d through HAZ-1i.	Timing same as verification of Mitigation Measures HAZ-1d through HAZ-1i.	County of Solano Department of Resource Management Building Official.		
8. Hydrology and Water Quality					
<i>Entertainment Area</i> MM HYD-1a: Prior to the issuance of grading permits or building permits (whichever occurs first), the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Vallejo that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities in accordance with the revised NPDES General Permit for Stormwater Discharges Associated with Construction Activity (Order 2009-0009 DWQ). The City of Vallejo shall confirm that the RWQCB has approved the SWPPP prior to issuance of grading or building permits. The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements: <ul style="list-style-type: none"> • Temporary erosion control measures shall be employed for disturbed areas. • No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. • Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. • The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials 	A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the City of Vallejo.	Prior to the issuance of grading permits or building permits (whichever occurs first).	City of Vallejo Economic Development Building Division Official		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>to storm drains.</p> <ul style="list-style-type: none"> BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure. In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season. 					
<p><i>Fairgrounds</i></p> <p>MM HYD-1b: Prior to the commencement of project grading or construction (whichever occurs first), the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the County of Solano that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities in accordance with the revised NPDES General Permit for Stormwater Discharges Associated with Construction Activity (Order 2009-0009 DWQ). The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> Temporary erosion control measures shall be employed for disturbed areas. No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. 	<p>A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the County of Solano.</p>	<p>Prior to the commencement of project grading or construction (whichever occurs first).</p>	<p>County of Solano Department of Resource Management Building Official.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure. In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season. 					
<p><i>Entertainment Area</i> MM HYD-2a: Prior to the issuance of grading permits for the proposed project, the project applicant shall submit a stormwater quality management plan to the authority having jurisdiction for review and approval.</p>	The stormwater quality management plan shall be submitted to the City of Vallejo for review and approval	Prior to the issuance of grading permits.	City of Vallejo Building Division.		
<p><i>Fairgrounds</i> MM HYD-2b: Prior to the commencement of grading for the proposed project, the project applicant shall submit a stormwater quality management plan to the authority having jurisdiction for review and approval.</p>	The stormwater quality management plan shall be submitted to the County for review and approval	Prior to the issuance of grading permits.	County of Solano Department of Resource Management Building Official.		
<p>9. Noise</p>					
<p><i>Entertainment Area and Fairgrounds</i> MM NOI-1a: Stationary noise-generating construction equipment shall be placed a minimum of 275 feet from the property line of the Marriot Hotel property and a minimum of 1,550 feet from the property line of the closest existing residential property line (south of the project boundary), when and where feasible.</p>	<p>Private Use Areas: Construction specifications, including equipment staging and use, shall be provided to the City of Vallejo.</p> <p>Public Use Areas: Construction</p>	Prior to issuance of grading permit or construction activity (whichever occurs first).	<p>Private Use Areas: City of Vallejo Building Division.</p> <p>Public Use Areas: County of Solano Department of Resource Management</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
	specifications, including equipment staging and use, shall be provided to the County.		Building Official.		
<p><i>Entertainment Area</i></p> <p>MM NOI-1b: Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for all residential planning areas in order to confirm that exterior noise standards of 60 dBA are achieved and interior noise levels are reduced to 45 dBA or less. If the final acoustical analysis determines that noise levels are in excess of these standards, then mitigation in the form of noise barriers to reduce exterior noise levels and/or higher STC-rated windows and doors to reduce interior noise levels may be required.</p>	Final acoustical impact analysis shall be provided to the City of Vallejo.	Prior to building permit issuance.	City of Vallejo Building Division.		
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM NOI-4: The project applicant shall require construction contractors to adhere to the following noise attenuation requirements:</p> <ul style="list-style-type: none"> • Construction activities shall be limited to between the hours of 7:00 a.m. and 9:00 p.m. • All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. 	<p>Private Use Areas: Construction specifications, including construction hours and noise reduction features, shall be provided to the City of Vallejo.</p> <p>Public Use Areas: Construction specifications, including construction hours and noise reduction features, shall be provided to the County.</p>	Prior to issuance of grading permit or construction activity (whichever occurs first).	<p>Private Use Areas: City of Vallejo Building Division.</p> <p>Public Use Areas: County of Solano Department of Resource Management Building Official.</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
10. Public Services					
<p><i>Entertainment Area</i></p> <p>MM PS-2a: Prior to issuance of the certificate of occupancy for each building, the project applicant shall prepare a security a plan after consultation with the Vallejo Police Department.</p>	A security plan shall be provided to the City of Vallejo.	Prior to issuance of the certificate of occupancy for each building.	City of Vallejo Building Division.		
<p><i>Fairgrounds</i></p> <p>MM PS-2b: Prior to completion of construction of Phase 1 fair facilities, the project applicant shall prepare a security a plan in consultation with the Vallejo Police Department and/or the Solano County Sheriff’s Office.</p>	A security plan shall be provided to the County.	Prior to completion of construction of Phase 1 fair facilities.	County of Solano Department of Resource Management Building Official.		
<p><i>Entertainment Area</i></p> <p>MM PS-3: Prior to building permit issuance, the applicant shall pay the applicable City development impact fee consistent with the Vallejo City Unified School District planning requirements and defray the cost of increased demand for schools attributable to project implementation.</p>	Confirmation of impact fee payment shall be provided to the City of Vallejo.	Prior to building permit issuance.	City of Vallejo Building Division.		
11. Transportation/Traffic					
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM TRANS-1: The project will contribute funding toward the I-80 Express Lanes project for the segment south of Redwood Parkway in Vallejo, if and when the project is programmed for funding by the MTC and the STA. <u>This contribution may be paid; through future traffic impact fees administered by Solano County or the City of Vallejo or through other future identified funding sources.</u> Because the funding and construction of the express lanes cannot be assured, this impact remains significant and unavoidable after mitigation.</p>	<p>Private Use Areas: Confirmation of impact fee payment shall be provided to the City of Vallejo.</p> <p>Public Use Areas: Confirmation of impact fee payment shall be provided to the County.</p>	When the I-80 Express Lanes project for the segment south of Redwood Parkway in Vallejo is programmed for funding by the MTC and STA.	<p>Private Use Areas: City of Vallejo.</p> <p>Public Use Areas: County of Solano.</p>		
<p><i>Entertainment Area and Fairgrounds</i></p> <p>MM TRANS-2: Implement Mitigation Measure TRANS-9.</p>	Verification of implementation of Mitigation Measure	Timing same as verification of Mitigation	Private Use Areas: City of Vallejo.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
	TRANS-9	Measure TRANS-9.	Public Use Areas: County of Solano.		
<i>Entertainment Area and Fairgrounds</i> MM TRANS-8: Refer to Mitigation Measure TRANS-1.	Verification of implementation of Mitigation Measure TRANS-1	Timing same as verification of Mitigation Measure TRANS-1.	Private Use Areas: City of Vallejo. Public Use Areas: County of Solano.		
<i>Entertainment Area and Fairgrounds</i> MM TRANS-9: The project will mitigate the Phase 1, 2 and 3 impacts identified above as follows: The project will mitigate the Phase 1, 2, and 3 impacts identified above as follows: Phase 1 (Option a): Contribute a proportional share toward the widening of the westbound leg of Redwood Street at Fairgrounds Drive to provide space for a dedicated right-turn lane onto Fairgrounds Drive, and re-time signal accordingly. Widening would take place west of the I-80 bridge structure. The project’s proportional share of the need for this improvement is 11 percent. Phase 1 (Option b): Allocate mitigation funds equivalent to that described in Option (a) toward the ultimate improvements at the Fairgrounds Drive/Redwood Parkway interchange, to be held in a dedicated fund until those improvements are constructed. Event Management Plan to ensure that the summer weekend late morning peak hour trips do not exceed the current trip generation: • For summer weekends, May - October (when Six Flags	Confirmation of impact fee assessment and payment, mitigation funds allocation and payment, and Event Management plan shall be provided to the City of Vallejo and to the County.	Prior to the start of construction for each applicable phase.	County of Solano County Administrator.		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Discovery Kingdom is open), the following Exposition Hall and general Fairgrounds event management plan should be followed:</p> <ol style="list-style-type: none"> 1. When Banquet Seating, Assembly Seating, or Trade Show events with estimated attendance at 75 percent or higher occupancy are scheduled on weekend days starting by 1 p.m., all other events on-site should have start times staggered by a minimum of two (2) hours (later than the Exposition Hall event start time). End times for those events should also be staggered by at least two (2) hours. 2. When Banquet, Assembly or Trade Show events with estimated attendance from 50 percent to 75 percent occupancy are scheduled on weekend days starting by 1 p.m., all other events on-site should have start times staggered by at least one (1) hour (later than the Exposition Hall event start time). End times should also be staggered by at least one (1) hour. 3. Non-seated concert events with estimated attendance at 50 percent or higher occupancy should not be scheduled to start before 1 p.m. on weekend days. 4. When non-seated concert events with estimated attendance below 50 percent are scheduled for weekend days starting by 1 p.m., all other events should have start times staggered by at least two (2) hours (later than the concert). End times should also be staggered by two (2) hours. 5. In addition to the above guidelines, when multiple venues including the Exposition Hall are scheduled on summer Saturdays and Sundays, all events should be staggered by a minimum of one (1) hour. <p>Phase 2: Contribute funds toward the construction of the Redwood Parkway/Fairgrounds Drive improvement project at the two interchanges, at a level proportional to the full project's share of total future traffic at 2035, and considering other sources of potential traffic growth not modeled in this analysis, in</p>					

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<p>particular that of Six Flags Discovery Kingdom. The project’s share of total 2035 traffic, as modeled in this analysis – without any Six Flags Discovery Kingdom traffic growth—is as follows:</p> <ul style="list-style-type: none"> • At Fairgrounds Drive/SR-37 Ramps: 23 percent • At Redwood Street/I-80 Ramps: 10 percent <p>The above proportions may be subject to reduction if growth plans for Six Flags Discovery Kingdom are proposed and approved.</p> <p>The mitigation is tied to the Project’s proportional share of total future traffic because the Redwood Parkway/Fairgrounds Drive Improvement Project’s purpose, as defined by Caltrans and the STA, is to:</p> <ul style="list-style-type: none"> • Relieve existing congestion and improve traffic flow on the local roadway network for approved redevelopment and planned land uses in the area; • Improve the existing interchanges and intersection operations; • Improve the safety of the local roadway network by reducing congestion. <p>Thus, the project is not designed solely to serve traffic growth, but also to address existing deficiencies.</p> <p>In addition to the above Phase 2 mitigation, the retiming of intersection #8, Columbus Parkway/Admiral Callaghan Lane, is required.</p> <p>Phase 3: Adjust signal timing of intersection #1, Fairgrounds Drive/Whitney Lane.</p> <p>Because the full funding and construction of the Fairgrounds Drive/Redwood Parkway Interchange improvements cannot be assured, the impacts at intersections #2, #3, and #15 remain significant and unavoidable.</p>					

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12. Utilities and Service Systems					
<p><i>Entertainment Area</i></p> <p>MM USS-4a: Prior to issuance of building permits for the proposed project, the project applicant shall retain a qualified contractor to perform construction debris recycling. The applicant shall establish an objective of diverting a minimum of 50 percent of construction debris from the waste stream, as required by the 2010 California Green Building Standards Code. The project applicant shall provide documentation to the satisfaction of the City of Vallejo demonstrating that construction and demolition debris was recycled.</p>	Confirmation of qualified contracting services.	Prior to issuance of building permits.	City of Vallejo Building Division.		
<p><i>Entertainment Area</i></p> <p>MM USS-4b: Prior to issuance of the final certificates of occupancy for the proposed project, the project applicant shall install onsite facilities necessary to collect and store recyclable materials. Recyclable collection facilities shall be located in public spaces and clearly identify accepted materials.</p>	Inspection of recyclable facilities.	Prior to issuance of the final certificates of occupancy.	City of Vallejo Building Division.		
<p><i>Fairgrounds</i></p> <p>MM USS-4c: Prior to the commencement of construction for the proposed project, the project applicant shall retain a qualified contractor to perform construction debris recycling. The applicant shall establish an objective of diverting a minimum of 50 percent of construction debris from the waste stream, as required by the 2010 California Green Building Standards Code.</p>	Confirmation of qualified contracting services.	Prior to the commencement of construction.	County of Solano Department of Resource Management Building Official.		
<p><i>Fairgrounds</i></p> <p>MM USS-4d: Prior to final occupancy for the proposed project, the project applicant shall install onsite facilities necessary to collect and store recyclable materials. Recyclable collection facilities shall be located in public spaces and clearly identify accepted materials.</p>	Inspection of recyclable facilities.	Prior to final occupancy for the proposed project.	County of Solano Department of Resource Management Building Official.		