

compare this to Vallejo City Council staff reports for June 2009 and Feb. 2010

NEXT STEPS

Once the Solano360 Vision is approved by the Board of Supervisors and the City Council, the next steps will include a financial feasibility analysis consisting of economic feasibility models based on the mix of uses called out in the Vision. These models will reflect estimated costs and revenues to both the County and City. The models will also suggest what types of financing could be used to help pay the costs (e.g. assessment district, tax increment financing). During this review period, the County and City will also address the requirements of the Memorandum of Understanding (“MOU”) which is included in this report as Appendix E. Requirements of the MOU include identifying public agency agreements that may be required, such as an Owner Participation Agreement, and defining an entitlement path for the areas defined in the MOU as “public purposes” and “private purposes”.

This will immediately be followed by the “entitlement” process which will include the development of a Specific Plan including Design Guidelines, a City of Vallejo General Plan Amendment, and the execution of a Development Agreement, all of which will be evaluated in accordance with CEQA. The community outreach will continue throughout the process.

CONCLUSION

The Solano360 Visioning process began with a blank slate. The goal of the Solano360 Committee and consultants was to listen, gather input and create an opportunity for dialogue with individuals and groups across Solano County. Over the nine-month process—thanks to the willingness of the community, the County, the City, and the Solano County Fair Association to share their thoughts, ideas and inspiration—a clear common vision emerged.

The Project Vision presented here reflects the community’s ideas, dreams and priorities. This Vision has the potential to reestablish the Fairgrounds as a landmark destination rooted in the rich heritage of Solano County and connected to the hearts and minds of its people.

compare this to actual public comments at the community forums