



Solano County

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Minutes - Final Board of Supervisors

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Tuesday, December 11, 2012

11:00 AM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Board of Supervisors met on the 11th day of December, 2012 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 11:05 a.m. Present were Supervisors Kondylis, Reagan, Spering, Vasquez, and Chair Seifert. Chair Seifert presided. Also present were County Administrator Birgitta E. Corsello and County Counsel Dennis Bunting.

ROLL CALL

Present 5 - Barbara R. Kondylis, Linda J. Seifert, James P. Spering, John M. Vasquez and Michael J. Reagan

SALUTE TO THE FLAG AND A MOMENT OF SILENCE

This meeting of the Solano County Board of Supervisors continued with the Salute to the Flag and a Moment of Silence.

PRESENTATIONS

- 1 [12-0879](#) Adopt and present a resolution recognizing the Vacaville chapter of the Brotherhood of Vietnam Veterans for 28 years of support to troops who served during the Vietnam War (Supervisor Vasquez)

Attachments: [A - Resolution](#)
 [Minute Order.pdf](#)

On motion of Supervisor Vasquez, seconded by Supervisor Reagan, the Board adopted and presented Resolution No. 2012-250 recognizing the Vacaville chapter of the Brotherhood of Vietnam Veterans for 28 years of support to troops who served during the Vietnam War. So ordered by 5-0 vote. (see Resolution Book)

Enactment No: Resolution 12-250

- 2 [12-0779](#) Receive a presentation from Emma Couvillion and “Operation 4-HEROES” team members on the development and progress of the construction of the Lawson Fallen Soldier Memorial (Supervisor Vasquez)

Attachments: [A - PowerPoint](#)
 [Minute Order.pdf](#)

Received

- 3 [12-0884](#) Adopt and present a resolution and plaque of appreciation honoring Supervisor Barbara Kondylis for her twenty years of distinguished service to the Solano County Board of Supervisors (Supervisor Seifert); Receive presentations and resolutions from state and federal representatives serving Solano County, recognizing and commending Barbara Kondylis for her twenty years of public service to Solano County; Receive presentations from select community organizations honoring Barbara Kondylis for her exceptional leadership to programs benefiting the residents of Solano County

Attachments: [A - Resolution](#)
 [Minute Order.pdf](#)

On motion of Supervisor Reagan, seconded by Supervisor Vasquez, the Board adopted and presented Resolution No. 2012-248 and plaque of appreciation honoring Supervisor Barbara R. Kondylis for her 20 years of consecutive years of service as a member of the Solano County Board of Supervisors representing District 1. So ordered by 5-0 vote. (see Resolution Book)

Additional awards of appreciation were received from Senators Lois Wolk and Noreen Evans; Assemblymember Mariko Yamada, Assemblymember Susan Bonilla and Assemblymember Michael Allen; City of Benicia; Congressman George Miller and Congressman Mike Thompson; First 5 Solano; Solano Economic Development Commission; Children's Nurturing Project; Youth & Family Services; Fighting Back Partnership; Court Appointed Special Advocates (CASA); Solano Partnership Against Violence (SPAV); LIFT3 Support Group; Solano Recovery Alliance; Solano County Farm Bureau; Home Care Workers Union and Faith in Action who noted her unwavering advocacy and passion for children and families and those with less; protecting the environment and agricultural lands; and product safety and child development.

Enactment No: Resolution 12-248

- 4 [12-0887](#) Adopt and present a resolution and plaque of appreciation honoring Supervisor Michael Reagan for his eight years of distinguished service to the Solano County Board of Supervisors (Supervisor Seifert); Receive presentations and resolutions from state and federal representatives serving Solano County, recognizing and commending Michael Reagan for his eight years of public service; Receive presentations from select community organizations honoring Michael Reagan for his exceptional leadership to programs benefiting the residents of Solano County (Vice-Chair Spering)

Attachments: [A - Resolution](#)
 [Minute Order.pdf](#)

On motion of Supervisor Spering, seconded by Supervisor Vasquez, the Board adopted and presented Resolution No. 2012-249 and plaque of appreciation honoring Supervisor Michael J. Reagan for his eight years of distinguished service to the Solano County Board of Supervisors representing District 5. So ordered by 5-0 vote. (see Resolution Book)

Additional awards of appreciation were received from Senator Lois Wolk and Senator Noreen Evans; Assemblymember Mariko Yamada, Assemblymember Susan Bonilla and Assemblymember Michael Allen; Congressman John Garamendi; City of Benicia; City of Dixon; City of Fairfield; City of Vacaville; Solano Economic Development Corporation; Solano County Farm Bureau; Highway 12 Association; American Legion Post 182 (Fairfield); Veterans Employment Committee; Senior Coalition of Solano County; Northern Solano County Association of Realtors; Congressman George Miller and Congressman Mike Thompson; Solano Partnership Against Violence; Solano Republican Women; and Fairfield-Suisun Community Action Council who noted his legacy for his steadfast leadership, commitment and dedication in Delta matters and protecting the interest of Solano County; his tireless advocacy for economic development and the economic health of all residents of Solano County; and strong representation for seniors, Travis Air Force Base, agriculture, and public safety.

Enactment No: Resolution 12-249

Reception: Honoring Supervisor Kondylis and Supervisor Reagan for their exemplary public service with Solano County; Board Chambers Foyer, 675 Texas Street, Fairfield, California

This meeting of the Solano County Board of Supervisors recessed at 1:40 p.m. to a reception honoring Supervisor Kondylis and Supervisor Reagan for their exemplary public service with Solano County.

RECONVENE

This meeting of the Solano County Board of Supervisors reconvened at 2:05 p.m. All members were present and Chair Seifert presided.

ITEMS FROM THE PUBLIC

Chair Seifert invited members of the public to address the Board on matters not listed on the agenda but within the subject matter jurisdiction of the Board. The following comments were received:

A. Cristina Knorr, SEIU, thanked the Board for honoring the IHSS Workers last month. Ms. Knorr expressed concern that the decrease in staffing at the Department of Health and Social Services was impacting the timely processing of their monthly paychecks and requested that there be a remedy to this situation.

Department of Health and Social Services Director Patrick Duterte noted that they were in the process of hiring the position in order to assure that the paychecks were

received in a timely manner.

B. George Guynn, Jr., Suisun City, expressed his concern that the minority population was not being represented and that their voice should also be heard.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

County Counsel Dennis Bunting requested that the Board add the following item to the December 11, 2012 Board of Supervisors' agenda as the matter arose after the posting of the agenda and discussion was required prior to the next Board of Supervisors' meeting.

Closed Session: Potential Litigation: 3 cases

On motion of Supervisor Kondylis, seconded by Supervisor Reagan, the Board approved the addition of a Closed Session to the December 11, 2012 Board of Supervisors' agenda. So ordered by 5-0 vote.

APPROVAL OF THE AGENDA

On motion of Supervisor Reagan, seconded by Supervisor Vasquez, the Board approved the agenda of the Solano County Board of Supervisors for December 11, 2012 with the addition of a Closed Session matter. So ordered by 5-0 vote.

PUBLIC COMMENT ON CONSENT CALENDAR

Chair Seifert invited members of the public to address the Board on matters listed on the Consent Calendar. The following comments were received:

A. Steven Chappell, Suisun Resource Conservation District, expressed his support for the appointments to the Suisun Resource Conservation District.

B. Donald Tipton, unincorporated Vallejo, expressed his opposition to the expenditure of funds for the Solano360 Project in Vallejo. Mr. Tipton noted that he did not feel that items requiring a 4/5 vote should be on the Consent Calendar.

APPROVAL OF THE CONSENT CALENDAR

On motion of Supervisor Reagan, seconded by Supervisor Vasquez, the Board approved the following Consent Calendar items. So ordered by 5-0 vote.

- 5** [12-0844](#) Receive and file the Meeting Attendance Reports from the members of the Board of Supervisors as required for compliance with Government Code Section 53232.3(d)

Attachments: [A - 2012 Board Appointments](#)
 [Minute Order.pdf](#)

Received and Filed

- 6** [12-0882](#) Accept a Community Development Block Grant of \$400,000 and Standard Agreement for the period of December 11, 2012 through September 30, 2015 for a Business Assistance Program, Microenterprise Technical Assistance Program and a Microenterprise

Financial Assistance Program; Approve an Appropriation Transfer Request of \$100,000 from unanticipated grant revenue (4/5 vote required); and Authorize the County Administrator to sign the agreement and any future documents required for the administration of the agreement

Attachments: [A - Agreement](#)
[Minute Order.pdf](#)
[Correspondence from Congressman John Garamendi](#)

Approved

- 7 [12-0888](#) Authorize contract extension amendments with Municipal Resource Group, SWA, and Michael Brandman & Associates for additional services for the Solano360 Fairgrounds Project; Delegate authority to the County Administrator to execute all three amendments consistent with the approved project budget

Attachments: [Minute Order.pdf](#)

(Supervisor Kondylis voted no on this matter.)

Approved

- 8 [12-0890](#) Accept the Board of Supervisors' calendar for 2013

Attachments: [A - 2013Calendar](#)
[B - List of County Holidays 2013](#)
[Minute Order.pdf](#)

Accepted

- 9 [12-0864](#) Accept the Audit Report of the Solano County Fair for the years ended December 31, 2011 and 2010

Attachments: [A - Financial Summary](#)
[B - Audit Report](#)
[Minute Order.pdf](#)

Accepted

- 10 [12-0878](#) Approve a contract with Harold W. Bertholf, Inc. to provide mineral appraisal services for a cost not to exceed \$366,840 effective January 1, 2013 to December 31, 2015; and Authorize the County Administrator to execute the contract

Attachments: [A - Contract](#)
[Minute Order.pdf](#)

Approved

- 11 [12-0869](#) Approve a contract with Aldea Children and Family Services for

\$353,085 to provide emergency Foster Care for a period of January 1, 2013 through June 30, 2014; Authorize the County Administrator to sign the contract; and Approve an Appropriation Transfer Request in the amount of \$120,475 in unanticipated revenue (4/5 vote required)

Attachments: [A - Contract](#)
[Minute Order.pdf](#)

Approved

- 12 [12-0872](#) Adopt a resolution designating Anka Solano Crisis Stabilization Unit as a Welfare and Institutions Code §§ 5150/5585.50/5585.55 involuntary detention facility

Attachments: [A - Resolution](#)
[Minute Order.pdf](#)

Adopted

Enactment No: Resolution 12-251

- 13 [12-0870](#) Adopt a resolution approving application and participation in the FY2013/14 Boating Safety and Enforcement Financial Aid Program Grant in the amount of \$317,133; Authorize the Sheriff and/or his designees to sign the Boating Safety and Enforcement Financial Aid Program Contract and administer the grant and sign associated amendments, operational contracts and reimbursement claims

Attachments: [A - Resolution](#)
[Minute Order.pdf](#)

Adopted

Enactment No: Resolution 12-252

- 14 [12-0877](#) Authorize the County Administrator to sign a Letter of Agreement with the State and Federal Contractors Water Agency (SFCWA) which specifies terms of acceptance of funds for the purpose of conducting a Land Use Baseline and Economic Study in the Cache Slough region (Cache Slough study); Accept \$100,000 in unanticipated revenue from SFCWA; Approve an Appropriation Transfer Request for \$100,000 in Other Professional Services (4/5 vote required); Approve a contract with BAE Urban Economics, Inc. to conduct the Cache Slough Study and delegate signature authority to County Administrator

Attachments: [A - Letter of Agreement.pdf](#)
[B - Contract](#)
[Minute Order.pdf](#)

Approved

- 15 [12-0868](#) Approve the nomination of John M. Vasquez to the Citizens' Advisory Committee (CAC) for the California State Prison, Solano

(CSP-Solano) and the California Medical Facility (CMF) representing the Board of Supervisor for the unexpired term of Curtis Hunt to expire June 30, 2014

Attachments: [A - Letter of Request for Nominations](#)
[B - Fact Sheet](#)
[C - California Penal Code 5056](#)
[Minute Order.pdf](#)

Approved

- 16 [12-0861](#) Adopt a resolution reappointing Arnold Lenk and James Waters as Directors of the Suisun Resource Conservation District, with terms to expire November 25, 2016

Attachments: [A - Applications](#)
[B - Resolution](#)
[Minute Order.pdf](#)

Adopted

Enactment No: Resolution 12-253

- 17 [12-0860](#) Approve the appointments of Teresa Shafer as a Business Representative and Jeff McEuen as a Labor Organization Representative to the Board of Directors of the Workforce Investment Board of Solano County for a term to expire on June 30, 2013

Attachments: [A - WIB Bylaws](#)
[B - Application for Ms. Shafer](#)
[C - Application for Mr. McEuen](#)
[D - WIB Membership Roster](#)
[Minute Order.pdf](#)

Approved

REGULAR CALENDAR

- 18 [12-0867](#) Consider adoption of a resolution approving the Solano County's Child Welfare Services and Probation System Improvement Plan to the California Department of Social Services and authorize the Chair to execute the Notice of Intent for program contracts

Attachments: [A - Solano County Fianl System Improvement Plan](#)
[B - Resolution](#)
[C - Notice of Intent](#)
[Correspondence from State Dept. of Social Services](#)
[Powerpoint Presentation](#)
[Minute Order.pdf](#)

The Board received a presentation from the Department of Health and Social Services noting that California state law mandated that each County's Child Welfare

Services and Juvenile Probation program conduct an assessment and review of the full scope of Child Welfare and Probation Services within the County.

As a result, the County conducted its most recent Peer Quality Case Review and County Self-Assessment focus groups and surveys in May 2012, and produced a new County Self-Assessment report which was approved by the Board on August 28, 2012. Subsequently, the Department of Health and Social Services proposed six new strategies to address unmet needs of children and families and to provide needed services to children, youths, and families already in the Health and Social Services and Juvenile Probation systems. It was noted that the strategies were approved by the Board on October 23, 2012.

At the conclusion of discussion, the Board took the following action:

On motion of Supervisor Kondylis, seconded by Supervisor Vasquez, the Board adopted and authorized Chair Seifert to sign Resolution No. 2012-254 approving the Solano County's Child Welfare Services and Probation System Improvement Plan to the California Department of Social Services and authorized Chair Seifert to execute the Notice of Intent for program contracts. So ordered by 5-0 vote. (see Resolution Book)

19

[12-0886](#)

Receive an update on the impact of changes in Office of Child Abuse Prevention State funding for FY2012/13 as it relates to the Family Resource Center Network; Consider authorizing the extension of the Family Resource Center Network contracts from January 15, 2013 to June 30, 2013 to provide services specifically for Assessments, Information/Referral/Basic Needs, Case Management, Case Conferencing/Multidisciplinary Team Meetings and Parenting Support for families with children ages 6 through 18; Consider authorizing bridge funding for the balance of FY2012/13 for \$160,932 as an increased General Fund obligation to be absorbed in the Health and Social Services FY2012/13 Budget; Direct the County staff to work with the Family Resource Center Network to identify and pursue alternative funding sources for FY2013/14 as part of the budget process; and Authorize the County Administrator to sign contract extensions

Attachments: [A - Other Sources of Government Funding](#)
[B - Benicia FRC Summary Sheet](#)
[C - Dixon FRC Summary Sheet](#)
[D - Fairfield/Suisun Summary Sheet](#)
[E - Rio Vista Summary Sheet](#)
[F - Vacaville Summary Sheet](#)
[G - Vallejo Summary Sheet](#)
[H - Children's Network Summary Sheet](#)
[I - OCAP Respondents](#)
[Correspondence from Children's Alliance](#)
[Letter from Children's Alliance](#)
[Powerpoint Presentation](#)
[Minute Order.pdf](#)
[Contract - Benicia, on behalf of its Police Department](#)
[Contract - Dixon Family Services](#)
[Contract - Fairfield Suisun Unified School District](#)
[Contract - Rio Vista CARE](#)
[Contract - City of Vacaville on behalf of its Police Department](#)
[Contract - City of Vallejo - Fighting Back Partnership](#)
[Contract - The Children's Network](#)

Ron Grassi, County Administrator's Office, provided the Board with an update on the impact of changes in Office of Child Abuse Prevention State funding for FY2012/13 as it related to the Family Resource Center Network (FRC). Mr. Grassi noted that a majority of funding for the FRCs was received from First 5 Solano which served children 0-5 and reviewed other sources of government funding being provided to serve other populations. Mr. Grassi noted that the Board was being requested to authorize the extension of the Family Resource Center Network contracts from January 15, 2013 to June 30, 2013 to provide services specifically for Assessments, Information/Referral/Basic Needs, Case Management, Case Conferencing/Multidisciplinary Team Meetings and Parenting Support for families with children ages 6 through 18. In addition, the Board was requested to authorize bridge funding for the balance of FY2012/13 for \$160,932 while the County assisted the Family Resource Centers in identifying other funding sources.

Josephine Wilson and Gloria Diaz, representing Family Resource Centers, expressed support for the County's recommendation to provide bridge funding for their program and noted this was the core funding for their program.

Supervisor Spering requested that the Board be provided with an inventory of the various organizations and the services they provide to determine if there was some possible reorganization to focus on and protect the services provided and not necessarily the organization.

Chair Seifert noted that it was important to discuss and set the policy for funding services outside the budget process in order to build a budget around the policy prior to the development of the budget.

At the conclusion of discussion, the Board took the following action:

On motion of Supervisor Vasquez, seconded by Supervisor Spering, the Board:

1. Received an update on the impact of changes in Office of Child Abuse Prevention State funding for FY2012/13 as it related to the Family Resource Center Network.
2. Authorized the extension of the Family Resource Center Network contracts from January 15, 2013 to June 30, 2013 to provide services specifically for Assessments, Information/Referral/Basic Needs, Case Management, Case Conferencing/Multidisciplinary Team Meetings and Parenting Support for families with children ages 6 through 18.
3. Authorized bridge funding for the balance of FY2012/13 for \$160,932 as an increased General Fund obligation to be absorbed in the Health and Social Services FY2012/13 budget.
4. Directed the County staff to work with the Family Resource Center Network to identify and pursue alternative funding sources for FY2013/14 as part of the budget process.
5. Authorized the County Administrator to sign the contract extensions.

So ordered by 5-0 vote.

20 [12-0881](#)

Consider authorizing the District Attorney to proceed with establishing a Solano Family Justice Center and Safe Harbor Visitation Center as a 30 month pilot project ending June 30, 2015 at 604 Empire Street; Approve establishing a 30 month pilot project with total General Fund contributions for the occupancy, minor renovations, and move costs not to exceed \$218,938; and Approve an Appropriations Transfer Request (ATR) from the County's General Fund Contingency in the amount of \$56,033 which includes \$8,645 to cover the cost of minor renovations and moving, and \$47,388 for 6 months in occupancy costs for FY2012/13 (4/5 vote required)

Attachments: [A - Move & Occupancy Costs](#)
[B - The Alameda County Family Justice Center](#)
[C - Funding Matrix](#)
[D - Terms & Conditions](#)
[Minute Order.pdf](#)
[Correspondence from Brian K. Taylor, Court Executive Officer](#)

Carolyn Wold, Office of Family Violence Prevention, provided the Board with a historical overview of establishing a Solano Family Justice Center which included the establishment of a Vital Records fee in 2005; Development of a Feasibility Study in 2007; Development of Guiding Principles outlined in the Strategic Implementation Plan; Presentation of key outcomes from Collocated Centers Across America; Development of a White Paper outlining facility needs; and the Creation of the Solano Family Justice Center Facility Ad Hoc Committee.

Ms. Wold noted that the Family Justice Center Facility Ad Hoc Committee proposed that a County-owned facility located at 604 Empire Street, Fairfield be utilized as a cost effective measure in establishing the Solano Family Justice Center and Safe Harbor Visitation Center.

It was noted that financing of this program over the past years had included federal

grants for staff and operations and that they would continue to seek alternate sources of funding including establishing a foundation which would allow them to apply for additional funding not currently available. In addition, on-site partners would be brought on-site and would provide rent payments at the conclusion of the 30 month pilot project.

At the conclusion of discussion, the Board took the following action:

On motion of Supervisor Kondylis, seconded by Supervisor Sperring, the Board:

- 1. Authorized the District Attorney to proceed with establishing the Solano Family Justice Center and Safe Harbor Visitation Center as a 30 month pilot project ending June 30, 2015 at 604 Empire Street, Fairfield.**
- 2. Approved establishing a 30 month pilot project with total General Fund contributions for the occupancy, minor renovations, and move costs not to exceed \$218,938.**
- 3. Approved an Appropriations Transfer Request from the County's General Fund Contingency in the amount of \$56,033 which includes \$8,645 to cover the cost of minor renovations and moving, and \$47,388 for 6 months in occupancy costs for FY2012/13.**

So ordered by 5-0 vote

Solano County Fair Association:

- 21 [12-0883](#) Receive an overview of the Solano County Fair activities; and Approve the 2013 Solano County Fair Association budget totaling \$3,050,198

Attachments: [A - 2013 Proposed Budget](#)
[Minute Order.pdf](#)

Mike Paluszak, Solano County Fair Manager, provided an overview of the proposed Solano County Fair Association's 2013 budget which addressed the anticipated operations of the annual Solano County Fair from July 31 to August 4, the annual Youth Ag Day on March 19, year-round operation and rental of the Fairgrounds, the Solano Race Place satellite wagering facility, the Joe Mortara Golf Course, an electronic billboard, and management of several property leases. It was noted that the budget significantly reduced the structural deficit that resulted from the elimination of funding support from the State of California.

At the conclusion of discussion, the Board took the following action:

On motion of Supervisor Kondylis, seconded by Supervisor Reagan, the Board approved the 2013 budget for the Solano County Fair Association for total expenditures of \$3,050,198 and budgeted revenue and dedicated resources of \$3,050,198, which includes \$2,979,731 in operating revenues and \$70,467 from unrestricted reserves. So ordered by 5-0 vote.

BOARD MEMBER COMMENTS AND REPORTS ON MEETINGS

Chair Seifert invited members of the Board to make comments and reports on meetings. The following comments were received:

A. Supervisor Kondylis requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Kenneth Frederick Innes, Jr. who was a teacher in the Solano County community.

B. Supervisor Kondylis requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Janet R. Capello who was an active member of the Vallejo community.

C. Supervisor Reagan highlighted the accomplishments of Stephen Pierce of the County Administrator's Office in the area of economic development including the Joint Economic Summit with Yolo County and the creation of a Farmsbudsman position and a program to study diversifying the community to be less dependent upon Travis Air Force Base.

D. The Board thanked Supervisor Kondylis and Supervisor Reagan for their years of public service.

CLOSED SESSION

This meeting of the Solano County Board of Supervisors recessed to Closed Session at 3:20 p.m. to discuss the following matter:

Potential Litigation: 3 cases.

This meeting of the Solano County Board of Supervisors recessed from Closed Session at 3:20 p.m. There was no report from Closed Session.

RECESS:

This meeting of the Solano County Board of Supervisors recessed at 3:40 p.m.

RECONVENE:

This meeting of the Solano County Board of Supervisors reconvened at 5:30 p.m. and the Solano County Events Center; 601 Texas Street; Fairfield, California for a Joint Public Hearing of the Solano County Board of Supervisors and the Solano County Fair Association. Present were Supervisors Spering, Vasquez, and Chair Seifert and Chair Seifert presided. Supervisor Kondylis was excused to attend the Vallejo Sanitation and Flood Control District meeting and Supervisor Reagan was excused to attend a meeting regarding the Delta. Also present were County Administrator Birgitta E. Corsello and County Counsel Dennis Bunting.

22

[12-0871](#)

Receive a status update and presentation on the Solano360 process, including Draft Specific Plan preparation, the Public Facilities Financing Plan, the Fiscal Impact Analysis and the Draft Environmental Impact Report (DEIR); and Conduct a public hearing to review and receive public comments on the Solano360 Specific Plan DEIR

Attachments: [Minute Order.pdf](#)

Nancy Huston, Assistant County Administrator, provided the Board with an update on the Solano360 Project noting that since the conclusion of the Visioning Process in 2009, the County of Solano, City of Vallejo, and the Solano County Fair Association

have been working together for the Fair of the Future. Ms. Huston noted the extensive efforts to develop an attractive project that provides new economic opportunities for the City of Vallejo and the County of Solano had been made by consultants and staff from the County, the City, and the Fair and that extensive public outreach efforts were conducted. It was noted that there were two delays in the Project in 2012 due to the dissolution of Redevelopment by the State of California and the corresponding funding, and the implementation of an EIR process by the Solano Transportation Authority for the Highway 37 Improvement and the Redwood Street Interchange Project, which has now been concluded. Ms. Huston noted that on November 9, 2012, the County released the Draft Specific Plan and the Draft Environmental Impact Report (DEIR) as well as the financial documents related to the Solano360 Project. It was noted that the Board was being requested to receive a PowerPoint presentation from the County's consultants and to conduct a public hearing to review and receive public comments on the Solano360 Specific Plan and DEIR.

Elizabeth Shreeve, SWA Group, provided the Board with a recap of the Solano360 Vision goals which were adopted jointly by the Board of Supervisors, the Solano County Fair Board and the City of Vallejo in 2009. Ms. Shreeve noted that the Draft Specific Plan would serve as a guide for long term land use and infrastructure for both public and private investments. Ms. Shreeve noted that the Draft Specific Plan was consistent with the City of Vallejo's General Plan as proposed to be amended, provided a basis for environmental review, addressed all of the required elements of a Specific Plan, and supported future actions by the City of Vallejo and the County of Solano. Ms. Shreeve provided an overview of the land use plan which allocated public areas and private development areas including 35 acres for the Fair of the Future. Other areas of interest included the Creek Park and a waterway running east to west; a large shared parking area and major roads developed to City standards and dedicated to City upon completion. It was noted that the private development areas included Entertainment/Mixed Use and Entertainment/ Commercial land use designations. Ms. Shreeve noted that it was proposed that the existing Fair Public Entertainment Core remain, for cost effectiveness, and then in a phased manner, the plan would replace the Exposition Hall, add new concourses and open space. Ms. Shreeve noted that phasing would be important to the Project in order to monitor costs and would be tied to offsite infrastructure, including the Highway 37/Fairgrounds Drive Interchange improvements, and would be important in supporting the capacity and intensity of use for this site. It was noted that Phase 1A would include the major Fairgrounds Improvements and the eastern portion of the water feature; some Entertainment/Mixed Use; and maintaining the existing parking scenario. It was noted that Phase 1B would add more roads; add the Creek Park and water feature to the west; and would add more Entertainment/Mixed Use. It was noted that it would be important to keep site and infrastructure costs to a minimum and that as more development occurred, more revenue would be generated which would support additional infrastructure. It was reported that Phase 3 (Years 16 to 25) would include parking structures within the Entertainment/Mixed Use area, the expansion of the Exposition Hall and relocation of the outdoor concert venue. Ms. Shreeve outlined the current configuration of the fairgrounds including existing facilities and reviewed the proposed layout of the Fair of the Future.

Bernadette Curry, Solano County Counsel's Office, reviewed the Implementation Plan for the project noting that once the Draft Specific Plan and EIR were approved by the Board of Supervisors, followed by the Vallejo City Council approval, the City of Vallejo and the County of Solano would enter into an Implementation/Development Agreement to provide the parameters for the coordination of development. Ms. Curry noted that the County may take the lead and begin construction on the horizontal development which included the grading of the roads and installation of core utilities

necessary to serve the first phase. Ms. Curry noted that the Specific Plan proposed that major roads would be built by the County and dedicated to the City of Vallejo when built to City standards. Ms. Curry noted that due timing issues, the roads may be built to less than city standards in the early phases and maintained by the County and in a later phase brought up to City standards, then dedicated to and maintained by the City. In addition, it was being proposed that the County or its developers then have the responsibility for the preparation of the finished pads and then seek others to develop the vertical buildings for the Entertainment/Mixed Use as well as the Entertainment/Commercial parcels, or allow for the possibility of a built to suit arrangement. Ms. Curry noted that the staff was not recommending that the County sell the land but to have ground leases with the developer who would then sub-lease to the Entertainment/Commercial or Entertainment/Mixed Use, or for the County to enter into a ground lease directly with those tenants, who would build the vertical development or enter into a build to suit arrangement with the County.

Dave Freudenberger, Goodwin Consulting Group, reviewed the Public Facilities Financing Plan and Fiscal Impact Analysis. Mr. Freudenberger reviewed the project cash flow which would include the issuance of bonds that would carry an annual debt service paid by the net revenue stream generated by the Project. Mr. Freudenberger reviewed the Land Uses and Phasing, Infrastructure Costs and the Financing Strategy included in the Public Facilities Financing Plan. Mr. Freudenberger reviewed the project cash flow by phase and noted the phased costs and how those costs would be addressed with revenues such as Community Facilities District financing, issuance of County Certificates of Participation, issuance of Capital Appreciation Bonds, and Offsite Regional Mitigation Fees. Mr. Freudenberger summarized the Certificates of Participation, reimbursements from private development and Certificates of Participation net debt service noting that issuance of the Certificates would be through the County; however, the debt service payment for the Certificates would be the responsibility of the Project. Mr. Freudenberger reviewed the key financing assumptions for revenues and costs, revenue and expense impacts by Phase to the City of Vallejo, the County of Solano, and the Fairgrounds as well as net fiscal impacts.

Andy Plescia, Economic Development Consultant for Municipal Resource Group, provided estimates for the amount of ground lease revenue that would occur from the 18.8 acres of Entertainment/Mixed Use; 30 acres of Entertainment/Commercial; and 25 acres of parking, to be received by the County as the landowner. Mr. Plescia reviewed the projected annual ground lease revenue by Phase and a comparison of the accumulated (City, County, and Fair) net revenue and debt service for the 25-year build-out period. It was noted that there would be a negative cash flow for 7 years and a positive cash flow would be realized in year 8 through year 25 realizing \$26 million in revenue to the good as debt service goes down with the paying off the bonds.

Jason Brandman, Michael Brandman Associates, provided an overview of the Draft Environmental Impact Report (EIR) and the California Environmental Quality Act (CEQA) process for the Solano360 Specific Plan. Mr. Brandman noted that CEQA required the lead agency (Solano County) to identify, evaluate, disclose to the public, and mitigate to the extent feasible the environmental impacts of proposed land use activities. Mr. Brandman noted that the City of Vallejo was a responsible agency and that the EIR was required to be certified before the project was approved. Mr. Brandman reviewed the CEQA Milestones noting that the Notice of Preparation Release (September 9, 2011); the Scoping Meeting (September 22, 2011); the Draft EIR Release (November 9, 2012); the Draft EIR Comment Sessions (November 15, 2012 and December 11, 2012); and the End of Public Review Period (January 10, 2013). It was noted that the Draft EIR consisted of the Project description, 12 topical

sections (aesthetics, light, and glare; air quality, hydrology and water quality; noise; public services; transportation/traffic; and utility and service systems); Alternatives Analysis (three alternatives were evaluated); Cumulative Effects; and Technical Appendices. Mr. Brandman noted that the EIR concluded a number of key findings including that the Project was consistent with all applicable provisions of the City of Vallejo General Plan and Municipal Code, as proposed to be amended; Project was compatible with surrounding land uses; nearby sensitive receptors would not be exposed to unhealthful levels of air pollution from the Project; adequate public services and utilities existed to serve project; and that while the Project would result in significant and unavoidable air quality and traffic related impacts, the Project would contribute its proportional share of the cost of required traffic improvements. It was noted that all impacts could be mitigated to a level of less than significant impacts with the exception of air quality; freeway traffic and cumulative freeway traffic; and intersection operations and cumulative intersection operations. Mr. Brandman noted that before the Project could be approved, the Board would be required to adopt a Statement of Overriding Considerations prior to the Project moving forward. Mr. Brandman reviewed key mitigation measures within the EIR that would enhance the area from its current state. Mr. Brandman noted that the purpose of this meeting was to brief the Board and to allow the Board and the public to comment. Mr. Brandman noted that after closure of the public review period on January 10, 2013, the County would respond to all environmental concerns raised in comments and that responses would be provided in the Final EIR. Mr. Brandman noted that the Final EIR would be made available to comment authors at least 10 days prior to the Board of Supervisors hearing on the EIR and that the EIR would also be submitted to the City of Vallejo for consideration.

Tom Sinclair, Municipal Resource Group, noted that the Next Steps would include initiating Cost and Revenue Sharing Agreement discussions with the City of Vallejo including: 1) revenues generated by the Plan Area; 2) costs incurred for public services; 3) funding for Plan Area infrastructure; and 4) responsibility for public services. In addition, discussion would take place with the City of Vallejo to initiate a Development Agreement/Implementation Memorandum of Understanding to include: 1) planning, design, financing, installation, and maintenance of public facilities and infrastructure; 2) public and private development approval process; 3) provision and financing of public services; 4) process for solicitation and selection of developer of private purpose area; 5) execution of deeds; 6) dispute resolution process; 7) construction, inspection, maintenance, operation, repair, and dedication of right-of-way; 8) ongoing project management; 9) vesting of development rights; 10) design standards; and 11) phasing, timing, and financing or public infrastructure. Mr. Sinclair noted that they have also begun to prepare a Tentative Map and Design Standards for the Plan Area for consideration by the City of Vallejo as part of this process.

Mr. Sinclair reviewed the proposed schedule for the Solano360 Project which included: Board of Supervisors/Solano Fair Board joint meeting in Fairfield (December 11, 2012); Public comment period on Draft EIR ends (January 10, 2013); Prepare Tentative map and Design Standards for Plan Area (November – January); Prepare Final EIR (January – February); Complete Cost and Revenue Sharing Agreement and Development Agreement/Implementation MOU (February 1, 2013); Solano360 Committee Meeting (early February 2013); Board of Supervisors hearing on Draft EIR and Draft Specific Plan; approval of Cost and Revenue Sharing Agreement and Development Agreement/Implementation of MOU (February 26, 2013); and City of Vallejo Planning Commission/City Council hearings on Draft Specific Plan, approval of Cost and Revenue Sharing Agreement, Development Agreement/Implementation MOU, and Tentative Map (March 2013).

Gary Falati, Solano County Fair Board of Directors, noted that the revenue from the electronic signage was important to the Fair Board and that they should be the recipient of a majority of that revenue.

Chair Seifert invited members of the public to address the Board on this matter and the following comments were received:

George Guynn, Jr., Suisun City, noted that he did not support the current financial structure for the Solano360 Project as the expenses were front loaded and revenues would be realized at a later time.

Dan Levin, Vallejo, expressed his support for development at the Solano County Fairgrounds; however, he did not support the financial plan as he felt that most of the costs (guaranteed) were upfront with a revenue stream (speculative) occurring much later. Mr. Levin urged the County to have assurances that they have tenants before approving \$93 million in costs.

Roberto Valdez, Vacaville, noted that Native Americans had an interest in the biological impacts of this project.

As there was no one else present who wished to speak on this matter, Chair Seifert closed public comment.

In response to a concern expressed by Chair Seifert, Assistant County Administrator Nancy Huston noted that the County has the capacity to handle the Certificates of Participation (COPS), which has been the practice in the past. It was noted that the Solano360 Project was proposed to be implemented in phases in order to minimize the cost and that any project of this type involved assumptions. It was noted that the first COPS would result in a debt service of \$1.5 million per year and that revenues would be generated by new private development.

Chair Seifert noted that she felt that the assumptions were optimistic and felt that they should move forward with a project that had a clear definition of public purpose and a clear vision of what Entertainment/Mixed Use would be. Chair Seifert expressed concern that the use of the word "Gaming" not be construed to include a casino.

In response to a concern expressed by Chair Seifert, Fair Board Manager Mike Paluszak noted that the construction of a higher quantity and quality Exposition Hall would generate the types of revenues envisioned.

Katie Meisner, Solano County Fair Board, requested that risk to the City of Vallejo be clearly stated during revenue and cost sharing discussions in the future between the City of Vallejo and the County of Solano.

Supervisor Spering noted that the Solano360 Project was an important development project for Solano County and the City of Vallejo, and that a project of this magnitude had to be forecasted 25-30 years out. Supervisor Spering noted that the success of this project would be in positioning this project for development by establishing a clear vision, design standards and permitting processes and having a project entitled and ready to go when the economy turned around. Supervisor Spering noted that development was an evolutionary process and that the consultants for the County were experienced and well qualified and understood the needs of the community. Supervisor Spering noted that Solano County was investing in the City of Vallejo and felt that a large majority of Vallejo residents were supportive of the project and investing in the future of Vallejo.

Supervisor Vasquez noted that Solano County invested \$4 million in this project and invited the City of Vallejo to be a partner, to receive the maximum benefit from the property. In turn, the County requested a shared revenue agreement, expedited processes, and entitlements. It was noted that the City of Vallejo would control the private development and that it would be a major investment in the City of Vallejo. Supervisor Vasquez noted that the project consisted of 150 acres which was bisected by two freeways and provided a large commercial value. Supervisor Vasquez noted that this was a large investment, that it was important to keep a critical eye on the financial viability of the project, and felt that the plan before the Board at this time was conservative and looked to the future of the fair.

ADJOURN:

This meeting of the Solano County Board of Supervisors adjourned at 7:30 p.m. in memory of Kenneth Frederick Innes, Jr. and Janet R. Capello. Next meeting of the Solano County Board of Supervisors will be January 8, 2013 at 9:00 A.M., Board Chambers, 675 Texas Street, Fairfield, California.

LINDA J. SEIFERT, Chair
Solano County Board of Supervisors

BIRGITTA E. CORSELLO, Clerk of the
Solano County Board of Supervisors

By _____
Patricia J. Crittenden, Chief Deputy Clerk