



Solano County

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Fairfield, California 94533
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Minutes - Final Board of Supervisors

*Linda J. Seifert (Dist. 2), Chair
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*Skip Thomson (Dist. 5), Vice-Chair
(707) 784-6130*

*Erin Hannigan (Dist. 1)
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*James P. Spering (Dist. 3)
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*John M. Vasquez (Dist. 4)
(707) 784-6129*

Tuesday, February 26, 2013

8:00 AM

Board of Supervisors Chambers

CALL TO ORDER

The Solano County Board of Supervisors met on the 26th day of February, 2013 in regular session in the Board of Supervisors' Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, California at 8:00 a.m. Present were Supervisors Hannigan, Spering, Thomson, Vasquez, and Chair Seifert. Also present were county Administrator Birgitta E. Corsello and County Counsel Dennis Bunting.

ROLL CALL

Present 5 - Linda J. Seifert, James P. Spering, John M. Vasquez, Erin Hannigan and Skip Thomson

CLOSED SESSION

The Solano County Board of Supervisors recessed to Closed Session at 8:01 a.m. to discuss the following matters:

- 1 [13-0155](#) Conference with Labor Negotiators:
Solano County representatives: Marc Fox, Charmie Junn and Darrell Murray
Employee organizations: SEIU Local 1021: Unit #2-Nurses, Unit #5-Health & Welfare Employees, Unit #7-Regulatory, Technical & General Services Employees, Unit #8 General Services Supervisors, Unit #9-Clerical Employees, and Units #82, #87, #89, and #90-Extra Help; SPPOA: Unit #12-Probation Employees and Unit #15-Supervising Probation Employees; Stationary Engineers Local 39 for Unit #10-Skilled Crafts & Maintenance Employees; Teamsters Local 150 for Unit #1-Attorneys; PEU Local 1 for Unit #6 Health & Welfare Supervisors, and for Unit #16, #16C & #16X-Middle Management; Solano County Deputy Sheriffs Association for Unit #3-Law Enforcement Employees, and Unit #4 Law Enforcement Supervisors; UAPD for Unit #11-Psychiatrists, Physicians, & Dentists; Solano County Sheriff's Custody Association for Unit #13-Correctional

Officers; Teamsters Local 856 for Unit #14-Correctional Supervisors; Law Enforcement Management Association: Units #61A and #62A-Special Investigations Bureau and Probation; Law Enforcement Management Association: Units #17 and #18-Sheriff's Office Management; Unrepresented Employees in Units #30-Confidential, #61-Executive Management, #62 & #62-C-Senior Management, #63-Mid Management-Confidential, and #00-Unclassified Employees

Conference with Labor Negotiators:
In-Home Supportive Services Public Authority representatives: Bruce Heid and Marc Fox
Employee organization: SEIU Local 6434, In Home Support Services Unit

Public Employment Appointment: Director of Health and Social Services

Conference with Real Property Negotiators: Property: Real property between Putah South Canal, Beechcraft Road, Piper Drive and East Monte Vista Avenue in Vacaville, California (APNs: 0133-210-550 and 0133-220-160); Agency negotiators: Birgitta Corsello, Nancy Huston, Michael Lango, and David Daly; Negotiating party: Marvin Oates; Under negotiation: Price and terms

Conference with Real Property Negotiators: Property: Real property between Putah South Canal, Beechcraft Road, Piper Drive and East Monte Vista Avenue in Vacaville, California (APNs: 0129-210-080, 0129-210-090, and 0129-240-080); Agency negotiators: Birgitta Corsello, Nancy Huston, Michael Lango, and David Daly; Negotiating party: Laura Kuhn, Successor Agency to the Vacaville Redevelopment Agency; Under negotiation: Price and terms

Conference with Real Property Negotiators: Property: 900 Fairgrounds Drive, Vallejo; Agency negotiators: Birgitta Corsello and Nancy Huston; Negotiating Parties: Dan Keen, City of Vallejo; Under negotiation: Price and terms

Attachments: [A - Memorandum](#)

RECONVENE

This meeting of the Solano County Board of Supervisors reconvened at 9:00 a.m. All members were present and Chair Seifert presided.

REPORT OF ACTION IN CLOSED SESSION

County Counsel Dennis Bunting reported that, by an unanimous vote, the Board authorized the Director of Human Resources to contract with W. Brown Creative

Partners in an amount not to exceed \$27,300 for recruitment services in the recruitment of a Director of Health and Social Services.

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

- 2** [13-0136](#) Receive a presentation from the Agricultural Commissioner/Sealer of Weights and Measures recognizing the weights and measures work performed in Solano County; and Adopt a resolution proclaiming March 1 - 7, 2013 as National Weights and Measures Week (Supervisor Vasquez)
- Attachments:* [A - Resolution](#)
 [Minute Order.pdf](#)
- On motion of Supervisor Vasquez, seconded by Supervisor Hannigan, the Board adopted and presented Resolution No. 2013-20 proclaiming March 1-7, 2013 as National Weights and Measures Week. So ordered by 5-0 vote. (see Resolution Book)**
- Enactment No: Resolution 13-20**
- 3** [13-0106](#) Receive a presentation from the Office of the Public Defender on the selection of Dia Cornell for "Employee of the Month Parking" for March 2013
- Attachments:* [Minute Order.pdf](#)
- Received**

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. Donald Tipton, unincorporated Vallejo, noted that the Greater Vallejo Recreation District did not receive property tax money from the annexation of Glen Cove and did not feel that the City of Vallejo should receive that money. Mr. Tipton expressed his concern regarding the number of dollars being set aside for anticipated assessment appeal hearings; Board of Supervisors' salaries; and Street Lighting Maintenance District and the source of taxes.

B. Dennis Allen, Fairfield, expressed concern regarding the Board of Supervisors' salary, longevity, and car allowance; One Plan Bay Area Plan (Agenda 21); and the County's participation in ECLEI for a cost of \$2,750.

C. George Guynn, Jr., Suisun City, thanked Supervisor Thomson for addressing the issue of travel allowance and longevity pay for members of the Board of Supervisors.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

There were no additions to or deletions from the Board of Supervisors' agenda for February 26, 2013.

APPROVAL OF THE AGENDA

On motion of Supervisor Vasquez, seconded by Supervisor Thomson, the Board approved the Solano County Board of Supervisors' agenda for February 26, 2013. So ordered by 5-0 vote.

PUBLIC COMMENT ON CONSENT CALENDAR

Chair Seifert invited members of the public to address the Board on items listed on the Consent Calendar. The following comment was received:

A. Donald Tipton, unincorporated Vallejo, commented on the number of meetings being attended by the members of the Board of Supervisors.

County Administrator Birgitta E. Corsello noted that members of the Board of Supervisors were required by law to report on meetings attended for which a stipend was received. Ms. Corsello further noted that in accordance with the California Fair Political Practices Commission, the County has posted Form 806 - Agency Report of Public Official Appointments on the County's website.

APPROVAL OF THE CONSENT CALENDAR

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

- 4 [13-0153](#) 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 - Board Appointments](#)
 [Minute Order.pdf](#)

Received and Filed

- 5 [13-0154](#) Authorize the County's contribution of \$2500 from the General Fund contribution allocated to District 2 to benefit the Benicia State Parks Association (\$500); the Christian Help Center of Vallejo (\$250); Vallejo Fighting Back Partnership (\$500); Vallejo Community Access Television (\$250); Travis Fisher House (\$500); and the Benicia Community Action Council (\$500)

Attachments: [Minute Order.pdf](#)

Approved

- 6 [13-0144](#) Adopt a resolution approving an amendment to the Imposed Terms and Conditions of Employment between Solano County and Attorneys

(Unit 1) represented by Chauffeurs, Teamsters and Helpers Union, Local 150, by Including a Bilingual Pay Differential

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

Adopted

Enactment No: Resolution 13-21

- 7 [13-0083](#) Adopt a resolution to renew annual delegation of investment authority to County Treasurer; and Approve the proposed County Investment Policy

Attachments: [A - Resolution](#)
[B - 2013 Investment Policy](#)
[C - 2013 Investment Policy \(redlined version\)](#)
[Minute Order.pdf](#)

Adopted

Enactment No: Resolution 13-22

- 8 [13-0140](#) Approve the Registrar of Voters' billing of \$579,973 to school districts participating in the November 6, 2012 Presidential General Election; and Authorize the Registrar of Voters to recognize the revenue from these jurisdictions

Attachments: [A - School Invoices](#)
[B - Billing Policy](#)
[Minute Order.pdf](#)

Approved

- 9 [13-0142](#) Approve an amendment to the contract with Anka Behavioral, Inc. in the amount of \$330,833 to increase funding for the period of May 22, 2012 through June 30, 2014 to meet enhanced staffing requirements required for a designated locked 23-hour Crisis Stabilization Unit; and Authorize the County Administrator to execute the contract amendment

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

Approved

- 10 [13-0159](#) Approve a contract with ATIMS (Advanced Technology Information Management System) for the provision of a jail management software system through March 26, 2016 for an amount not to exceed \$2,200,000; Authorize the County Administrator to execute contract and any subsequent contract modifications in an amount not to

exceed 10% of the total contract amount

Attachments: [A - Contract](#)
[RFP - on file with the Clerk of the Board](#)
[Minute Order.pdf](#)

Approved

- 11 [13-0147](#) Approve changing public service hours for the Department of Child Support Services to Monday through Friday 7:30 a.m. to 5:00 p.m. due to a decline in need for extended hours between 5:00 and 5:30 p.m.

Attachments: [Minute Order.pdf](#)

Approved

- 12 [13-0143](#) Approve the reappointment of James Wallace Ph.D. to the Agricultural Advisory Committee, representing District 2, for a term to expire January 1, 2017

Attachments: [Minute Order.pdf](#)

Approved

REGULAR CALENDAR

- 13 [13-0139](#) Receive a presentation from Mat Ehrhardt, Executive Director of the Yolo-Solano Air Quality Management District, on its 2012 activities

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

Mat Ehrhardt, Executive Director of the Yolo-Solano Air Quality Management District (YSAQMD), provided the Board with an overview of their 2012 Annual Report noting their accomplishments in 2012, their goals for 2013, and increasing the public's knowledge about the District and their efforts to protect the public from the harmful affects of air pollution. Mr. Ehrhardt noted that the Yolo-Solano Air Quality Management District represented the northeast area of Solano County which included the cities of Dixon, Vacaville, and Rio Vista. Mr. Ehrhardt noted that the YSAQMD was a regulatory agency which included the inspection of equipment, managing agricultural burn days, and volunteer program to limit residential fireplace burning. Incentive programs included a Clean Air Grants Program, Vaca Bicycle Project, Lawn Mower Exchange Program, and Public Education.

Received and Filed

RECESS

This meeting of the Solano County Board of Supervisors recessed at 10:55 a.m. and reconvened at 11:05 a.m. All members were present and Chair Seifert presided.

- 14 [13-0152](#) Receive a presentation on the Positive Youth Justice Initiative Planning Grant from the Vallejo Unified School District and the Solano County Departments of Probation and Health and Social Services

Attachments: [Power Point Presentation](#)
 [Minute Order.pdf](#)

Chief Probation Officer Chris Hansen noted that Vallejo Unified School District was the recipient of a planning grant for \$75,000 from the Sierra Health Foundation's Positive Youth Justice Initiative to support the development of model juvenile justice programs to improve the education, employment, social and health outcomes for youth who have been formally involved in the child welfare system and who currently are engaged in the juvenile justice system. It was noted that the Vallejo Unified School District, the Solano County Probation, Health and Social Services Departments, and other community partners were collaborating in the development of an implementation plan to improve the outcomes and opportunities for these youth.

It was noted that the Sierra Health Foundation requested that the planning efforts include: 1) Positive Youth Development to help youth access and develop their pro-social strengths and attributes to increase their ability to contribute to healthy, safe family and community life; 2) Trauma-Informed Care to focus on the effects of trauma on youth and its impact on youth involvement in both the juvenile and criminal justice systems; 3) ; Wraparound Service Delivery to develop the problem-solving skills, coping skills and self efficacy of young people and their families; and 4) Improved Operational Capacity for data collection and reporting systems, screening and assessment tools, and normalizing behaviors and setting expectations to building healthy relationships with youth, their families and communities.

The Board received an overview of contributing community partners and how they were assisting in the implementation of this program.

Received and Filed

- 15 [13-0111](#) Accept the Community Corrections Partnership recommendation for the Probation Department to proceed with the expansion of staffing, programs, and services outlined in the Solano County Center for Positive Change report of February 2013 by Thomas White concurrently at 355 Tuolumne Street, Vallejo and 475 Union Ave, Fairfield; Accept the CCP recommendation to name the office location at 355 Tuolumne Street, Vallejo, the Solano County Center for Positive Change (formerly known as a Day Reporting Center) and to open the north county location in Fairfield at 475 Union (Probation Office); Adopt a resolution amending the Position Allocation List to add staff to the Probation and Health and Social Services Departments; Approve an Appropriation Transfer Request in the amount of \$2,107,851 (4/5 vote required); Approve a contract amendment with Tom White for an amount not to exceed \$125,000 Authorize the County Administrator to sign the agreement; and Approve the conversion of Limited Term AB109 funded positions to Regular positions in the Sheriff, Probation, Public Defender and the District Attorney; Support the County Administrator's efforts to consult with the city managers of Vallejo and Fairfield on operational concerns arising from the expansion of PRCS

services 90 days following the site openings.

Attachments: [Revised Agenda Submittal](#)
[A - AB109 Funding & Budget Feb 26 2013](#)
[B - Purposes of Realignment-Penal Code Sections](#)
[C - CPC Implementation Plan Framework - Feb 2013](#)
[D - Draft CCP Meeting Minutes Jan. 31, 2013](#)
[E - Public Comments & Concerns Nov. 6, 2012](#)
[F- Media Coverage](#)
[G - City of Vallejo DRC Resolution](#)
[H - Position Resolution](#)
[I - Limited Term Position Resolution](#)
[Power Point Presentation](#)
[Correspondence](#)
[Minute Order.pdf](#)

Solano County Probation Officer/Chair of the Community Corrections Partnership Chris Hansen reported that the State's passage of AB109 amended the State's responsibility for housing non-violent, non-serious, and non-sex offenders (non-non-non) to counties and changed responsibility for supervising those released from custody (non-non-non) for their offensive conviction. Mr. Hansen reported that these individuals, in the past, would have been in the community under State Parole supervision and today those individuals were in the community under the County's supervision.

Mr. Hansen noted that in July, 2013, the Courts will begin violation hearings on parolees which were previously held by the State Board of Parolees. Mr. Hansen noted that since the passage of AB109, Judges have expressed a concern regarding the programming available to this population in an effort to reduce recidivism. Mr. Hansen noted that due to the inadequate programming available in the community, Judges were reluctant to sentence individuals to split sentences and; therefore, the number of inmates in the County jail was increasing.

Mr. Hansen noted that AB109 established the Community Corrections Partnership (CCP) and the composition of the CCP was reviewed. It was noted that the Public Safety Realignment Act Implementation Plan was developed by the CCP and approved by the Board of Supervisors on November 1, 2011. It was noted that as part of this Implementation Plan, it was being requested that a Solano County Center for Positive Change be established to provide the necessary services in one location for this population.

Mr. Hansen reported, to date, Solano County was monitoring 344 individuals under the Post Release Community Supervision (PRCS) and noted that 39% of those individuals were residents of the City of Vallejo and 31% were residents of the City of Fairfield. Mr. Hansen noted that this population had a high risk to recidivate and that Probation's role was to provide supervision to ensure that the parolees were in compliance of their probation and to reduce recidivism through behavior change by providing programming and services.

Mr. Hansen noted that establishing service centers would provide behavior change through: 1) Assessment/Case Planning; 2) Client Engagement; 3) Primary Interventions; 4) Relapse Prevention and Intervention Reinforcement; 5) Aftercare; 6) Supportive Case Management; and 7) Positive Reinforcement and Sanctions.

Mr. Hansen noted that, at the direction of the Board, community forums were held to provide information to the Vallejo community regarding the Solano County Center for Positive Change and its benefits and it was now being requested that the Board provide authorization to move forward with a Center located in Vallejo at 355 Tuolumne Street and a Center located in Fairfield at a location to be determined; Approve positions for a Contracted Job Developer, Contracted Intensive Substance Abuse Treatment and Peer Mentors in the Probation and Health and Social Services Departments; Approve a contract amendment with Thomas White; and Approve the conversion of Limited Term AB109 funded positions to Regular positions in the Sheriff, Probation, Public Defender and the District Attorney.

In response to Supervisor Hannigan's request that the Community Corrections Partnership Executive Board be amended to appoint the City of Vallejo Police Chief as the Local Law Enforcement representative, County Counsel Dennis Bunting noted that this was an appointment of the Police Chiefs and that they could be approached to determine their interest in making a new appointment or delegating that authority to the Board of Supervisors.

In response to concerns expressed by Supervisor Thomson, it was noted that transportation issues were minimized by locating Centers close to a majority of those individuals requiring services. In addition, funding was allocated in the program to assist individuals with transportation issues.

Chair Seifert invited members of the public to address the Board on this matter and the following comments were received from: 1) Presiding Judge Paul Beeman who expressed his support, as well as the support of each Superior Court Judge, for the program and noted that the cost of incarceration was very expensive and that it was important that they be assured that there were services in the community in order to allow split sentences; 2) Nathan Stout, Vallejo, who expressed his support for Centers located in both Vallejo and Fairfield and that the Center in Vallejo serve south county residents and the Center in Fairfield serve north county residents with equal and concurrent services; 3) Doug Darling, Vallejo, noted that he felt that the Center should be called a Corrections Facility, felt uncomfortable with the Center being located in their community, felt there should be more community engagement from the CCP, and felt that programs should be mentor based; 4) Pastor Anthony Summers, Vallejo, provided a positive perspective of the City of Vallejo and noted that it was important to provide services to those in need in the community to make a positive change and noted that the program had the support of the law enforcement community; 5) Anne Carr, Vallejo, noted that due to the City of Vallejo's bankruptcy, needed services were not in place for the success of the Center and felt that the initial Center should be located in the City of Fairfield; 6) Robert Schussel, Vallejo, who did not feel adequate resources and information were available to provide a successful program; and 7) Linda Broda-Pribble, Fairfield, who suggested that the program development include an education component and a spiritual component.

Supervisor Spering noted that he would support the use of Community Based Organizations that would provide the County with the maximum benefit for the program being provided by the County.

Supervisor Thomson noted that he would support the use of Community Based Organizations whose outcomes were measured, felt that there should be a mentor based program, and a spiritual component for those who so choose to participate.

Chair Seifert noted that the goal of the Solano County Center for Positive Change was to create incentives for responsible actions and to improve the safety on the streets. Chair Seifert felt the the proposed Center was a thoughtful and reasonable

approach which was endorsed by all law enforcement agencies in Solano County as a responsible and forward leading manner in which to address the obligation the State had directed to the counties.

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

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

- 1. Accepted the Community Corrections Partnership recommendation for the Probation Department to proceed with the expansion of staffing, programs, and services outlined in the Solano County Center for Positive Change report of February 2013 by Thomas White concurrently at 355 Tuolumne Street, Vallejo (county campus) and 475 Union Avenue, Fairfield (county campus).**
- 2. Accepted the CCP recommendation to name the office location at 355 Tuolumne Street, Vallejo, the Solano County Center for Positive Change (formerly known as a Day Reporting Center) and to open the north county location in Fairfield at 475 Union Avenue (Probation Office).**
- 3. Adopted and authorized Chair Seifert to sign Resolution No. 2013-23 amending the Position Allocation List to add to the Probation Department's Center for Positive Change staff 1.0 FTE Deputy Probation Officer (Supervising), 1.0 FTE deputy Probation Officer (Senior), 4.0 FTE Deputy Probation Officer, 1.0 FTE Legal Procedures Clerk (Senior), 1.0 FTE Legal Procedures Clerk and to add 2.0 FTE Clinical Services Associates in the Health and Social Services Department. (see Resolution Book)**
- 4. Approved a Public Safety Realignment (AB109) Appropriation Transfer Requests in the amount of \$2,107,851 for staffing, client services, employment/vocation training, consultant services, and startup costs for the Solano County Center for Positive Change in Vallejo and additional services at the Fairfield Probation Office.**
- 5. Approved and authorized the County Administrator to sign a contract with Tom White for services through December 31, 2014 in an amount not to exceed \$125,000.**
- 6. Adopted and authorized Chair Seifert to sign Resolution No. 2013-24 amending the List of Numbers and Classifications of Positions within Solano County to convert Limited Term AB109 funded positions to Regular positions for Sheriff, Probation, Public Defender and the District Attorney. (see Resolution Book)**
- 7. Supported the County Administrator's efforts to consult with the city managers of Vallejo and Fairfield on operational concerns arising from the expansion of Post Release Correction Services 90 days following the site openings.**

So ordered by 5-0 vote.

Enactment No: Resolutions 2013-23; 2013-24

Receive a presentation from the Sheriff's Office on Public Safety Realignment efforts in the Sheriff's department and the Claybank County Jail facilities; Consider and authorize the County to participate

in the Adult Local Criminal Justice Facility Construction Program available under Senate Bill (SB) 1022; Authorize the County to proceed and apply for the SB 1022 Request for Proposal (RFP) funding; Consider adopting a resolution amending the Numbers and Classification of Positions to add 1.0 FTE (TBD) to manage the Sheriff's inmate programming and reentry; Consider approving an Appropriation Transfer Request of \$107,000 from Public Safety (AB109) funding for salary and benefits costs; and Consider authorizing the Sheriff to retain consulting services to advise on inmate program content, policy, procedures and development, for an amount not to exceed \$100,000 through June 30, 2014 utilizing AB109 funding

Attachments: [A - Position Resolution](#)
 [Power Point Presentation](#)
 [Minute Order.pdf](#)

Sheriff-Coroner Tom Ferrara provided the Board with an update on the Realignment efforts in the Sheriff's Office and the Claybank County jail facilities including progress on the AB900 new jail construction at Claybank (332 bed maximum security facility) due to open in June, 2014; a proposal to proceed and apply for SB 1022 (Adult Local Criminal Justice Facility Construction Program) Request for Proposal Project (RFP) funding which provides State funding for construction, expansion, or renovation of local jails; a proposal to expand their current in-custody programs by adding one position to coordinate and oversee the Sheriff's inmate programming and reentry; and authorization to retain consulting services to advise on development of inmate program content, policy and procedures funded through AB109 funding.

Sheriff Ferrara noted that the jail population was trending upward and reviewed the composition of the jail population and the lengths of their jail sentences.

Keith Bloomfield, Sheriff's Office, provided the Board with an update on the progress of the AB900 Adult Detention Facility Construction Project and an overview of the SB 1022 - Adult Local Criminal Justice Facility Construction Program which was a construction financing program that provided up to \$500 million in state lease-revenue bond financing for construction, expansion or renovation of adult local criminal justice facilities.

Mitch Mashburn provided an overview of future expansion and development of vocational training programs for inmates under SB 1022. Mr. Mashburn noted that inmates were being incarcerated longer and there was an opportunity to expand programming that would be beneficial to those incarcerated upon their release by assessing their needs, providing programs, connecting inmates to community services, and concluding with the continuum of care in the community. Mr. Mashburn noted that the evaluation of the programming would be provided with the proposed position (AB109 funded) to manage the Sheriff's Inmate Programming Program and it was being proposed that the County utilize a consultant for advancing jail programs in response to Realignment (AB109 funded).

Chair Seifert invited members of the public to address the Board on this matter and a comment was received from Robert Schussel, Vallejo, who noted his support for the Sheriff's efforts and that it was important that training for inmates and their re-entry back into the community be seamless.

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

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

1. Received a presentation from the Sheriff's Office on the Public Safety Realignment efforts at the Claybank Jail complex, and the Adult Local Criminal Justice Facility Construction Program available under Senate Bill (SB) 1022.
2. Authorized the County to proceed and apply for the SB 1022 (Adult Local Criminal Justice Facility Construction Program) Request for Proposal Project (RFP) funding.
3. Adopted and authorized Chair Seifert to sign Resolution No. 2013-25 amending the Numbers and Classification of Positions to add 1.0 FTE (to be determined) to manage the Sheriff's inmate programming and reentry. (see Resolution Book)
4. Approved an Appropriation Transfer Request of \$107,000 from Public Safety (AB109) funding for salary and benefits costs of the new Sheriff's Office position.
5. Authorized the Sheriff to retain consulting services to advise on inmate program content, policy, procedures and development, for an amount not to exceed \$100,000 through June 30, 2014 utilizing AB109 funding.

So ordered by 5-0 vote.

Enactment No: Resolution 13-25

17 [13-0132](#)

Public hearing to consider Lot Line Adjustment application No. LLA-12-07 of Chadbourne 2012 Irrevocable Trust and West Coast/Discovery Home Builders on property located on the west side of Chadbourne Road, 1.4 miles south of the Fairfield - Suisun Sewer Treatment Facility, Fairfield; and Adopt a Resolution to approve Lot Line Adjustment No. LLA-12-07, based on the findings and subject to the conditions of approval

Attachments: [A - Resolution](#)
 [B - Staff Report](#)
 [C - Location Map](#)
 [Power Point Presentation](#)
 [Minute Order.pdf](#)

At the conclusion of a noticed public hearing, the Board took the following action:

On motion of Supervisor Vasquez, seconded by Supervisor Sperring, the Board adopted and authorized Chair Seifert to sign Resolution No. 2013-26 to approve Lot Line Adjustment of Chadbourne 2012 Irrevocable Trust & West Coast/Discovery Home Builders Application No. LLA-12-07, based on the findings and subject to the conditions of approval recommended in the report. So ordered by 5-0 vote. (see Resolution Book)

Enactment No: Resolution 13-26

18 [13-0135](#)

Public hearing to consider Agricultural Preserve Application No. 1374 of West Coast/Discovery Builders and No. 1375 for Chadbourne 2012

Irrevocable Trust for properties located at west side of Chadbourne Road, 1 mile south of the Fairfield - Suisun Sewer Treatment facility; Adopt the recommended Findings and Resolution dissolving Agricultural Preserve No. 568 and No. 412, rescinding Land Conservation Contract No. 1364 and No. 647, establishing Agricultural Preserve No. 1374 and No. 1375 and approving Land Conservation Contract No. 1374 and No. 1375

Attachments: [A - Resolution](#)
 [B - Contract No 1374](#)
 [C - Contract No 1375](#)
 [D - Location Map](#)
 [Minute Order.pdf](#)

At the conclusion of a noticed public hearing, the Board took the following action:

On motion of Supervisor Vasquez, seconded by Supervisor Spering, the Board took the following action by unanimous vote:

- 1. Approved Agricultural Preserve Application No. 1374 of West Coast/Discovery Builders and No. 1375 for Chadbourned 2012 Irrevocable Trust for properties located at west side of Chadbourne Road, 1 mile south of the Fairfield-Suisun Sewer Treatment facility.**
- 2. Adopted the recommended Findings.**
- 3. Adopted and authorized Chair Seifert to sign Resolution No. 2013-27 dissolving Agricultural Preserve No. 568 and No. 412, rescinding Land Conservation Contract No. 1364 and No. 647, establishing Agricultural Preserve No. 1374 and No. 1375 and approving Land Conservation Contract No. 1374 of West Coast Home Builders, Discovery Homes and Seecon Financial, and Land Conservation Contract No. 1375 of Chadbourned 2012 Irrevocable Trust. (see Resolution Book)**

Enactment No: Resolution 13-27

19 [13-0127](#) Consider a Solano County Road Tour in 2013

Attachments: [Minute Order.pdf](#)

Director of Resource Management Bill Emlen noted that they were proposing to conduct a County Road Tour on May 21, 2013 to review significant road and infrastructure projects including Stevenson Bridge and Winters Bridge and other land use matters.

The Board directed that the Director of Resource Management proceed with conducting a County Road Tour on May 21, 2013 as proposed.

Received

RECESS

This meeting of the Solano County Board of Supervisors recessed to Closed Session at 12:15 p.m. to discuss the following matters:

13-0155

Conference with Labor Negotiators:

Solano County representatives: Marc Fox, Charmie Junn and Darrell Murray

Employee organizations: SEIU Local 1021: Unit #2-Nurses, Unit #5-Health & Welfare Employees, Unit #7-Regulatory, Technical & General Services Employees, Unit #8 General Services Supervisors, Unit #9-Clerical Employees, and Units #82, #87, #89, and #90-Extra Help; SPPOA: Unit #12-Probation Employees and Unit #15-Supervising Probation Employees; Stationary Engineers Local 39 for Unit #10-Skilled Crafts & Maintenance Employees; Teamsters Local 150 for Unit #1-Attorneys; PEU Local 1 for Unit #6 Health & Welfare Supervisors, and for Unit #16, #16C & #16X-Middle Management; Solano County Deputy Sheriffs Association for Unit #3-Law Enforcement Employees, and Unit #4 Law Enforcement Supervisors; UAPD for Unit #11-Psychiatrists, Physicians, & Dentists; Solano County Sheriff's Custody Association for Unit #13-Correctional Officers; Teamsters Local 856 for Unit #14-Correctional Supervisors; Law Enforcement Management Association: Units #61A and #62A-Special Investigations Bureau and Probation; Law Enforcement Management Association: Units #17 and #18-Sheriff's Office Management; Unrepresented Employees in Units #30-Confidential, #61-Executive Management, #62 & #62-C-Senior Management, #63-Mid Management-Confidential, and #00-Unclassified Employees

Conference with Labor Negotiators:

In-Home Supportive Services Public Authority representatives: Bruce Heid and Marc Fox

Employee organization: SEIU Local 6434, In Home Support Services Unit

Public Employment Appointment: Director of Health and Social Services

Conference with Real Property Negotiators: Property: Real property between Putah South Canal, Beechcraft Road, Piper Drive and East Monte Vista Avenue in Vacaville, California (APNs: 0133-210-550 and 0133-220-160); Agency negotiators: Birgitta Corsello, Nancy Huston, Michael Lango, and David Daly; Negotiating party: Marvin Oates; Under negotiation: Price and terms

Conference with Real Property Negotiators: Property: Real property between Putah South Canal, Beechcraft Road, Piper Drive and East Monte Vista Avenue in Vacaville, California (APNs: 0129-210-080, 0129-210-090, and 0129-240-080); Agency negotiators: Birgitta Corsello, Nancy Huston, Michael Lango, and David Daly; Negotiating party: Laura Kuhn, Successor Agency to the Vacaville Redevelopment

Agency; Under negotiation: Price and terms

Conference with Real Property Negotiators: Property: 900 Fairgrounds Drive, Vallejo; Agency negotiators: Birgitta Corsello and Nancy Huston; Negotiating Parties: Dan Keen, City of Vallejo; Under negotiation: Price and terms

Attachments: [A - Memorandum](#)

RECONVENE

This meeting of the Solano County Board of Supervisors reconvened at 2:00 p.m. All members were present and Chair Seifert presided.

REPORT OF ACTION IN CLOSED SESSION

There was no report from Closed Session.

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[13-0156](#)

Public hearing to consider adoption of a resolution certifying the Final Environmental Impact Report, making Findings of Fact, adopting a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program for the Solano360 Specific Plan; Approve the Solano360 Specific Plan (Project); and Authorize the County Administrator to make application to the City of Vallejo for a Development Agreement and Tentative Map for the Solano360 Project

Attachments: [A - Resolution](#)
 [B - Draft Specific Plan Chapter 4 Revisions](#)
 [C - Final Environmental Impact Report.pdf](#)
 [D - Mitigation Monitoring and Reporting Program](#)
 [Power Point Presentation](#)
 [Correspondence](#)
 [Minute Order.pdf](#)

Nancy Huston, Assistant County Administrator, noted that the Board was being requested to conduct a public hearing to: 1) Consider adoption of a resolution certifying the Final Environmental Impact Report; 2) Making Findings of Fact; 3) Adopting a Statement of Overriding Considerations, and 4) Adopting a Mitigation Monitoring and Reporting Program for the Solano360 Specific Plan to serve as a long-term plan for the redevelopment of the Solano County Fairgrounds (with amendments per Errata Sheet and amended Chapter 4 to accommodate the Design Guidelines). In addition, it was requested that the County Administrator be authorized to: 1) Proceed with submittal of the Certified Environmental Impact Report and Adopted Specific Plan to the City of Vallejo; and 2) Make application to the City of Vallejo for the Development Agreement and submittal of the Tentative Map.

Ms. Huston provided an overview of the Solano360 Project noting that in February 2009 a new Memorandum of Understanding was adopted between the County of Solano and the City of Vallejo and Phase 1 -Visioning Phase was conducted to guide in the development of the Solano360 Project. The Visioning Plan was adopted by Solano County, the City of Vallejo, and the Solano County Fair Board in 2009. It was further noted that part of this effort included the formation of the Solano360 Working

Group consisting of 3 members of the Vallejo City Council; 3 members of the Solano County Fair Board; and 2 members of the Solano County Board of Supervisors who met to develop the Solano360 Vision, authorized a Marketing Study, and developed a Specific Plan. Ms. Huston noted that the Specific Plan today was the result of land constraints, the Marketing Study, public input, and input from the City of Vallejo staff, the Solano County Fair staff, and County of Solano staff.

Ms. Huston reviewed Phase 2 - Entitlement Phase which began in 2011 when the City of Vallejo, the Solano County Fair Board, and Solano County hired consultants including Tom Sinclair, Municipal Resource Group, to manage the process for Entitlement which included the CEQA process and Specific Plan process. Phase 2 included the development of the Specific Plan (Master Plan) and preparation of the Environmental Impact Report (EIR). It was noted that the Specific Plan as presented with the errata, included Design Guidelines to provide clarity of expectations for future development in the Solano360 area; to facilitate projects of quality design consistent with the Solano360 Vision; to develop more detailed guidelines for the private purpose areas; to provide clear guidance to allow expedited review of proposal deemed consistent with the guidelines and other development standards in the Specific Plan; to address specific areas including building form, rooflines, entries, quality building materials, proper use of awnings, signage, etc.; to require consistency with general site planning and building visions shown in the Specific Plan; and to provide a valuable tool in the early planning of projects in the Plan area.

Elizabeth Shreeve, SWA Group, reviewed the Specific Plan and noted that the Plan served as a flexible guide for land use and infrastructure improvements, public and private investments, and long-term phasing, based on Vision principles; ensured consistency with the City of Vallejo General Plan; and provided the basis for environmental review and subsequent entitlements. Ms. Shreeve noted that for the County of Solano, the Specific Plan served as a master plan for development of Public Purpose Areas consisting of the "Fair of the Future" and associated open space, parking, transit, and roadways. It was reported that Public Purpose Areas would be exempt from the City's land use authority. Ms. Shreeve noted that for the City of Vallejo, the Specific Plan served as a Specific Plan and Master Plan under the Vallejo Municipal Code (VMC), Title 16; provided planning and design provisions for private, revenue-generating mixed-use development, subject to the City's land use authority, consistent with jointly adopted plan. It was noted that Private Purpose Areas required a City General Plan Amendment and Zoning Map Amendment which was processed concurrently with the Plan.

Ms. Shreeve reviewed the Land Use Plan which included approximately 100 acres of public areas and 49 acres of private areas. It was noted that the Public Areas consisted of the Fair, transit, shared public parking, major roads, creek park, and fairgrounds channel. Private Areas included Entertainment-Mixed Use and Entertainment-Commercial. Ms. Shreeve noted that the Land Use Program consisted of approximately 35 acres for the Fairgrounds; 19 acres for Entertainment Mixed Use; and 30 acres for Entertainment Commercial.

The build-out plan was reviewed which included a central Public Entertainment Core through the project with a central water element for on-site detention and an amenity for the project and designed in concert with an entry road that aligned with the main entry across the road with Six Flags up to the new Exposition Hall, surface parking as well as structure parking and shared parking. Ms. Shreeve noted that the proposed design changed, since the Visioning Phase, when it was realized that it would be easier to phase the Project and less expensive to build if relocation of the fairground's facilities did not have to be moved. Ms. Shreeve reviewed plans for phasing the Project to keep cost of the initial construction to a minimum and build Phase 1 (Years

0-5) without triggering the need for offsite improvements primarily at the Fairgrounds Drive and Highway 37 interchange in order to keep costs and revenues in balance. Phase 1 would include the build-out of the entry road, creek park with a water feature and continuous trails, new Exposition Hall (50,000 sq. ft.) with an arrival plaza and main gate, amphitheater, demonstration farm, and south gate. Phase 2 (Years 6-15) would include expansion of parking, entertainment, roads, and water feature. Phase 3 (Years 16-25) would include parking structures and expansion of the Exposition Hall.

Ms. Shreeve reviewed the goals, criteria, and issues for the Fairgrounds which included attracting new visitors; space for new, large events; Program 7 days per week throughout the year; visibility from the highways; sufficient parking; flexible and expandable event space; east way-finding; and integrating new facilities with existing facilities. Ms. Shreeve reviewed goals, criteria, and issues for the Exposition Hall which included large, flexible, space; easy pedestrian flow to outdoor space; high visibility from highway; 50,000 net sf of exposition space, expandable to 100,000 net sf; single span structure; high ceilings; standard booth layouts; easy loading; and flexible utility layout.

Jason Brandman, Michael Brandman Associates, reviewed the Environmental Impact Report (EIR) process, key milestones, content of the EIR and summary of its conclusions, key mitigation measures, Final EIR and response to comments on the Draft EIR, and mitigation monitoring and reporting.

Mr. Brandman noted that the California Environmental Quality Act (CEQA) required lead agencies to identify, evaluate, disclose to the public, and mitigate to the extent feasible the environmental impacts of the proposed land use activities. Mr. Brandman noted that Solano County was the lead agency for the Solano360 Project EIR and that the City of Vallejo would serve as a responsible agency pursuant to CEQA Guidelines section 15381 as the project site was located within the City of Vallejo.

Mr. Brandman reported that the Notice of Preparation was issued September 9, 2011 and re-issued October 10-26, 2011 announcing that an EIR would be prepared for the Solano360 Project; Scoping Meeting was held September 22, 2011 to solicit comments from the public as to what they felt were the key issues that should be addressed in the EIR; Draft EIR was released November 9, 2012; Draft EIR Comment Session and Joint Meeting of the Board of Supervisors and Solano County Fair Association was held on December 11, 2012 to invite the public to solicit comments on the Draft EIR; End of the Draft EIR Review Period was January 10, 2013; and the Final EIR, which included the responses to the comments received on the Draft EIR, was released February 18, 2013.

Mr. Brandman noted that the EIR consisted of the Project description based on the Specific Plan; 12 topical sections (e.g., aesthetics, air quality, noise, public services, transportation); Alternatives Analysis; Analysis of cumulative effects; and Technical Appendices which provided a basis for the analysis in the EIR. Mr. Brandman stated that the key Draft EIR conclusions found that the Project would not have a significant effect on biological resources; Nearby sensitive receptors would not be exposed to unhealthful levels of air pollution from the Project; Project would not degrade water quality in downstream water bodies; and Adequate public services and utilities existed to serve the Project. In addition, it was found that all impacts could be mitigated to a level of less than significant, with the exception of: Operational regional air quality emissions; Freeway traffic and cumulative freeway traffic; and Intersection operations and cumulative intersection operations.

Mr. Brandman noted that key mitigation measures that were identified in the EIR that would be required of the County included: Payment of fees for traffic improvements for the Project's fair share of traffic impacts; Construction air pollution control measures; Avoidance and protection measures for special-status fish and wildlife species; Water pollution control measures; Construction noise abatement measures; and Climate Action Plan consistency measures.

Mr. Brandman reported that the Draft EIR was circulated for public review from November 9, 2012 to January 10, 2013 and that 3 agency written comments from Caltrans, California Department of Fish and Wildlife, and Vallejo Sanitation and Flood Control District were received along with 10 private party written comments. Mr. Brandman noted that the common concern included water quality, noise, traffic, biological resources, and alternatives analysis. Mr. Brandman reported that responses were provided to all written and oral comments in the Final EIR as of January 10, 2013 and that none of the comments included in the Final EIR resulted in material revisions to the Draft EIR. Mr. Brandman noted that in terms of mitigation monitoring, the mitigation measures would be implemented via the Mitigation Monitoring and Reporting Program (MMRP) and that the MMRP contained final text of all mitigation measures. Mr. Brandman stated that County staff would have the responsibility for verifying project compliance with the mitigation measures at various milestones.

Mr. Brandman reported that the EIR evaluated the proposed Project in detail and identified feasible mitigation measures. The County was legally obligated to verify implementation of all mitigation measures, provided that the project was approved and that the County of Solano had satisfied all requirements of CEQA in processing the EIR in accordance with State law.

Assistant County Administrator Nancy Huston reviewed public outreach efforts taken over the year noting 226 people subscribed to updates from the County's website which included the posting of all documents, agendas, minutes and notifications. In addition, 18 public meetings and 3 workshops were held by the Solano360 Committee; this matter had been before the Board of Supervisors 14 times on various project-related issues; 1 joint meeting was held between the Board of Supervisors and the Solano County Fair Association Board (Draft Specific Plan, Draft EIR, and financial reporting) ; Staff made 5 public presentations before the Vallejo City Council; 1 joint meeting with the Vallejo City Council and City Planning Commission to review the Specific Plan; 1 public workshop in Vallejo on the financial aspects of the Specific Plan; and 40 Solano County Fair Association Board meetings in which the Project was discussed.

Ms. Huston noted that if the Board were to approve staffs' recommendation on this date, the Final EIR, tentative map, and Development Agreement with the City of Vallejo would go before the Vallejo Planning Commission in April 2013 for approval by the Vallejo City Council in May 2013. At the conclusion, staff would return to the Board of Supervisors with the proposed Development Agreement.

Supervisor Thomson requested that parking for recreational vehicles be maintained in the Specific Plan to support and accommodate exhibitors at the Solano County Fair and generate additional revenue by opening to travelers.

County Administrator Birgitta Corsello noted that the Board was being requested to adopt the Solano360 Specific Plan and certify the EIR and direct staff to determine how to proceed with the Development Agreement and financing.

Chair Seifert opened the public hearing on the adoption of a Resolution Certifying the

Final Environmental Impact Report, Making Findings of Fact, Adopting a Statement of Overriding Considerations and Adopting the Mitigation Monitoring and Reporting Program for the Solano360 Specific Plan. Chair Seifert noted that speakers would be limited to three minutes each unless otherwise permitted by the Chair. Chair Seifert noted that comments must be received before the close of the public hearing to be included in the Project Record in the case of any legal challenge. Chair Seifert noted that at any time during the public hearing, the Board may ask questions or seek clarification. It was noted that when there were no more speakers and all questions were addressed, the public hearing would be closed. It was further noted that to the extent that new issues were raised that had not previously been addressed, or issues were discussed that required clarification and/or modification to the Findings of Fact or Statement of Overriding Considerations, staff may request a short recess to confer on these issues. To the extent that no new issues were raised, nor there was anything further that needed to be addressed, the matter would come back into the hands of the Board for deliberation.

Public comments were received from: A) Pippin Dew, Vallejo Chamber of Commerce and Mike Brown, Executive Director of the Vallejo Convention and Visitor's Bureau expressed support for the Solano360 Specific Plan as currently written; B) Douglas Darling, Vallejo, who expressed objection of the EIR process and noted that there was a need for a comprehensive watershed management plan in order to appropriately mitigate and requested a response to his written concerns regarding water quality; C) Gary Falati, Solano County Fair Board, who expressed their support for the Solano360 Project as it would create an economic base; however, there were traffic concerns which he urged Six Flags to participate in the traffic mitigation costs; D) George Guynn, Jr., Suisun City, expressed concern regarding the financing of the proposed Project; E) Daniel Levin, Vallejo, who noted that he had submitted an alternative plan which included a sports arena that he felt should have been addressed in the Scoping of the Project; F) Rich Martinez, Solano County Fair Board, who expressed support for the Solano360 Project; G) Joe Feller, Vallejo, who felt that traffic issues should be resolved prior to proceeding with the Project; and H) Julie Charles, Vallejo, who expressed concerns regarding the environmental impacts of the Project.

Chair Seifert noted that the Board of Supervisors would recess to allow time for staff and consultants to compose answers to concerns expressed.

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 3:55 p.m. All members were present and Chair Seifert presided.

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 Hannigan reported that the Vallejo Education and Business Alliance were putting together their first forum and would be holding a fundraiser on March 9, 2013.

B. Supervisor Hannigan requested that this meeting of the Solano County Board of Supervisors be adjourned in memory of Fred Sibley who served on the Vallejo City Council and was an active member of the Vallejo community.

C. Chair Seifert noted that Ag Day at the Solano County Fair would be held on March 19, 2013 and all 3rd graders in Solano County would be invited to attend and learn about agriculture. Chair Seifert noted that one project would be to create replicas of the logos for the City of Vallejo and the City of Benicia from materials grown in Solano County.

Continued public hearing to consider adoption of a resolution certifying the Final Environmental Impact Report, making Findings of Fact, adopting a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program for the Solano360 Specific Plan; Approve the Solano360 Specific Plan; and Authorize the County Administrator to make application to the City of Vallejo for a Development Agreement and Tentative Map for the Solano360 Project

In response to concerns expressed by members of the public and members of the Board, staff provided the following information:

Solano360 Specific Plan -

Elizabeth Shreeve, SWA Group, indicated that page 61 of the Specific Plan would be amended to include parking for recreational vehicles as a note and as a Program Element in the Fairgrounds Facilities Listing. Ms. Shreeve noted that the existing recreational vehicle parking could easily remain which was reviewed while determining locations of roadways and facilities.

Ms. Shreeve reported that there would not be direct access from Coach Lane due to the location of an existing water channel which created a public safety issue. Access to the Fairgrounds from Coach Lane would be a short walking distance to Fairgrounds Drive along existing sidewalks, pathways and bike facilities.

Environmental Documents -

Jason Brandman, Michael Brandman Associates, noted that letters submitted by Doug Darling were considered a part of the Notice of Preparation and Scoping Process and were a part of the Final EIR in context of the Solano360 Project. Therefore, there would be no requirement to modify the documents as submitted.

Mr. Brandman commented on biological resources noting that there had been a thorough survey of the project site as noted in the documents and identification of a number of sensitive species and a list of mitigation measures to address concerns. It was noted that there would be further consultations with the oversight agencies including the Corps of Engineers and U.S. Fish and Wildlife Service to reduce the impacts to biological resources.

Mr. Brandman noted that the documents further identified a priority for restoration with the first priority being restoration of wetlands on-site as part of creek improvements.

Mr. Brandman reported that the appropriate modeling for noise was conducted and

met CEQA standards and standard industry practices. Mr. Brandman noted that they would work with the County and the City of Vallejo in an effort to identify and refine a process for addressing activities in accordance with the noise standard.

Water -

Chris Ragan, Mackay & Somps, addressed water quality and drainage noting that language in the EIR would be clarified to state that the water feature would be designed in compliance with the County health standards. Therefore, if water from Lake Chabot could be used and meet the health standard, that would be the option. If the health standard could not be met, the City of Vallejo's non-potable water source which was a clean source or the City of Vallejo's potable water source which was also a clean source.

Mr. Ragan noted that the additional amount of impervious surface would increase run-off and that the stormwater quality and flood control concept, in general, from the Specific Plan accounted for the increase in run-off. Mr. Ragan noted that the Fairgrounds site (150 acres) was located in the Lake Chabot watershed (4,000 acres) and that the Plan addressed water quality from run-off within the Project limits. Mr. Ragan noted that from the flood control standpoint, there were three creeks that entered this Site and that the total combined flow from those creeks created flooding issues. Mr. Ragan noted that the flooding issues would be remedied by the widening of the central creek north of the racetrack in its current alignment. Therefore, there would be no recommendation to modify the document as presented.

Traffic -

Ellen Polling, Fehr & Peers, noted that clarification to language would be made to MM TRANS-1 of the Mitigation Monitoring and Reporting Program for the EIR and Solano360 Specific Plan to state the project would contribute its fair share of funding from a range of funding options, toward the I-80 High Occupancy Vehicle (HOV) Lanes project for the segment south of Redwood Parkway in Vallejo, if and when the project was programmed for funding by the MTC and STA.

In reference to MM TRANS-9, it was noted that mitigation measures would include a range of options for each of the three phases to share in the cost of the Redwood Parkway/Fairgrounds Drive Interchange Project.

Financing -

Tom Sinclair, Municipal Resource Group, provided an overview of the Public Facilities Financing Plan and Fiscal Impact Analysis of the Market Study. Mr. Sinclair noted that the Public Facilities Financing Plan which included the financing of the fairgrounds and its share of the infrastructure through Certificates of Participation. Mr. Sinclair noted that discussions were taking place between staff from both Solano County and staff from the City of Vallejo on how to address revenue sharing and cost sharing relating to the debt service on the Certificates of Participation. Mr. Sinclair noted that there would be many phases to these financings and that the County would have to opportunity to consider whether to move to the next phase at each step.

Mr. Sinclair noted that the private side of the financing was based on the Community Facilities District that would be implemented by the City and County, in cooperation, to pay for the private use areas' proportionate share of infrastructure that would be on-site and off-site for the Plan area.

Mr. Sinclair reported that the Community Facility District Bonds and that the liability for the payment of debt service on those bonds was tied to the land or the leasehold interest, not with the public entity.

Mr. Sinclair noted that, with regard to the Market Study, that they did construct a team which included a consultant to review the proposed entertainment uses to verify that they were compatible with the fair and it was concluded that the proposed uses would work well with the Solano County Fairgrounds. In addition, review of the industry in regards to the compatibility of the Solano County Fairgrounds and the entertainment/mixed-use and entertainment/commercial was conducted and determined to be compatible. Mr. Sinclair further noted that a real estate advisory firm was consulted on entertainment/retail uses as proposed for this project who validated that the uses would work well together. Mr. Sinclair reported that they met with Six Flags in Vallejo to assess compatibility with their existing site as well as other theme parks to determine what land uses worked well with Theme Parks.

Permitted Use

Solano County Deputy County Counsel Bernadette Curry noted that indoor and outdoor participant sports facilities were a permitted use in both the Entertainment Mixed-Use and Entertainment Commercial areas and accordingly, analyzed in the EIR.

As there were no other comments, Chair Seifert closed the public hearing.

Deputy County Counsel Bernadette Curry reviewed additional changes to the Mitigation Monitoring and Reporting Program (MMRP). Ms. Curry noted that based on comments from members of the Board, proposed changes to the Statement of Overriding Consideration and the MMRP were as follows:

The water feature would be constructed and maintained in accordance with acceptable water quality standards for limited public contact and compliance with standards of all regulatory authorities.

Other benefits of the project included up to 50 houses in the Entertainment/Mixed Use area which supports the Bay Area Air Quality Management District's 2010 Clean Air Plan of providing a Mixed-Use development with an existing urbanized community adjacent to alternative transit infrastructure of jobs, housing, and community services for the provision of shared parking at transit, bicycle, pedestrian and shuttle systems to reduce vehicular impact.

The project would provide for the widening of Fairgrounds Channel which would create a more highly functioning riparian system with greater structural diversity and higher biotic value which may include opportunities for creation of onsite wetlands.

The community's concerns regarding ambient noise with regards to all uses on the site would be addressed in accordance with applicable noise guidelines in the City of Vallejo General Plan.

The project would adopt an Events Management Plan in the future as set forth in Mitigation Measure TRANS-9 to ensure that summer weekend late morning peak hour trips did not exceed the current trip generation for Phase 1. Additionally, the project would contribute its fair share of the project's traffic impact prior to Phase 2 and 3 and its contribution may be paid for future traffic fees that have not yet been established or through other future identified funding sources.

The project would exceed Title 24 California's Energy Efficiency Standards for Residential/Non-Residential buildings and include energy efficient features such as solar panels and electric vehicle chargers.

Specific Plan Illustration would be modified with a Program Note and the Program Element to include an actual site plan for recreational vehicles.

Modifications to the MMRP included: 1) (CUL-2a and HYD-1B) to read City of Vallejo instead of the City of Vacaville; and 2) TRANS-1 to include all potential funding sources including traffic impact fees.

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

On motion of Supervisor Spering, seconded by Supervisor Vasquez, the Board adopted and authorized Chair Seifert to sign Resolution No. 2013-28 certifying the Final Environmental Impact report, making Findings of Fact, adopting a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program for the Solano360 Specific Plan as modified. So ordered by 5-0 vote. (see Resolution Book)

On motion of Supervisor Spering, seconded by Supervisor Vasquez, the Board approved the Solano360 Specific Plan to serve as a master plan for the long-term redevelopment of the Solano County Fairgrounds as modified. So ordered by 5-0 vote.

On motion of Supervisor Spering, seconded by Supervisor Vasquez, the Board authorized the County Administrator to proceed with the submittal of the Certified Final Environmental Impact Report and Adopted Specific Plan to the City of Vallejo and to make application to the City of Vallejo for a Development Agreement and Tentative Map for the Solano360 Project. So ordered by 5-0 vote.

Enactment No: Resolution 13-28

ADJOURN:

This meeting of the Solano County Board of Supervisors adjourned at 5:05 p.m. in memory of Fred Sibley. Next meeting of the Solano County Board of Supervisors will be March 12, 2013 at 8:00 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