



Fairfield Forward General Plan Update and Climate Action Plan

Preferred Plan Concepts
City Council Study Session

June 13, 2023

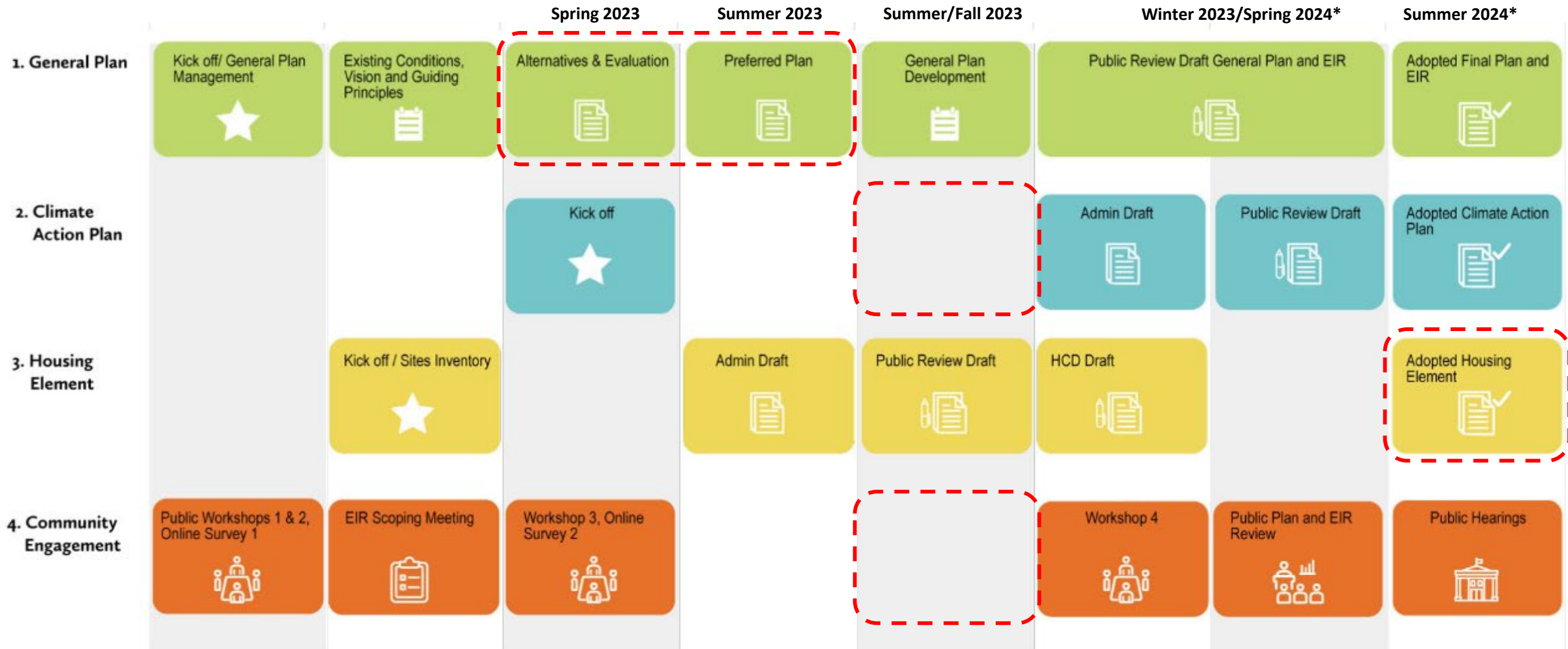


AGENDA

1. Objectives:
 1. Seek land use and policy direction on Suisun Valley and Cordelia Areas
2. Background/Timeline
3. Concept Direction
 1. Suisun Valley
 2. Cordelia



TIMELINE



PLANNING FOR THE NEXT 30 YEARS

- Modest housing growth beyond planned projects over next 30 years
- Planning for adequate supply and diversity of types promotes affordability and allows City to meet future RHNA cycles

Alternatives: Housing Development (Units)

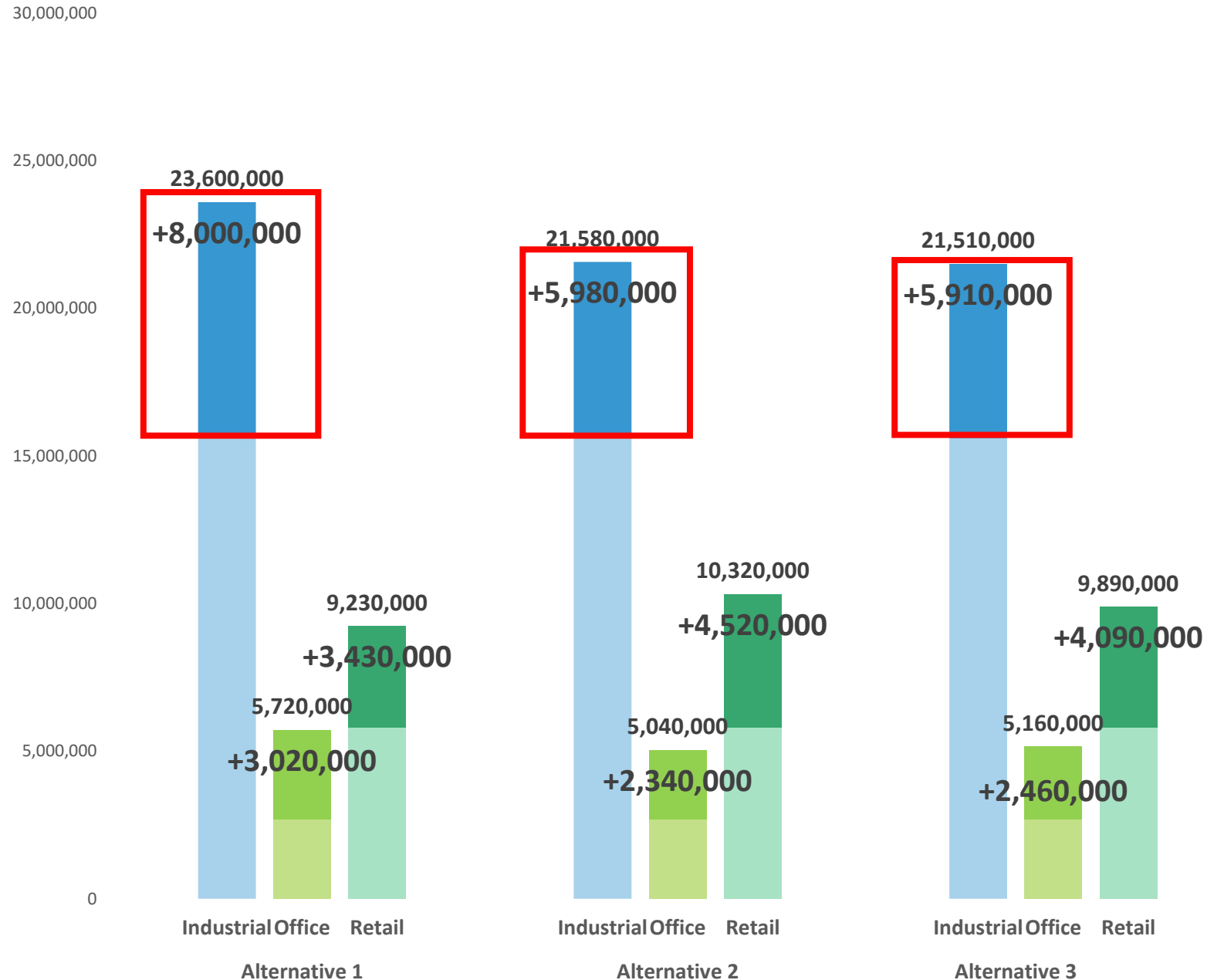


PLANNING FOR THE NEXT 30 YEARS

- Balance jobs-employed residents ratio and create a positive fiscal impact to address services and improvements that residents desire



Alternatives: Non-Residential Growth (sq. ft.)



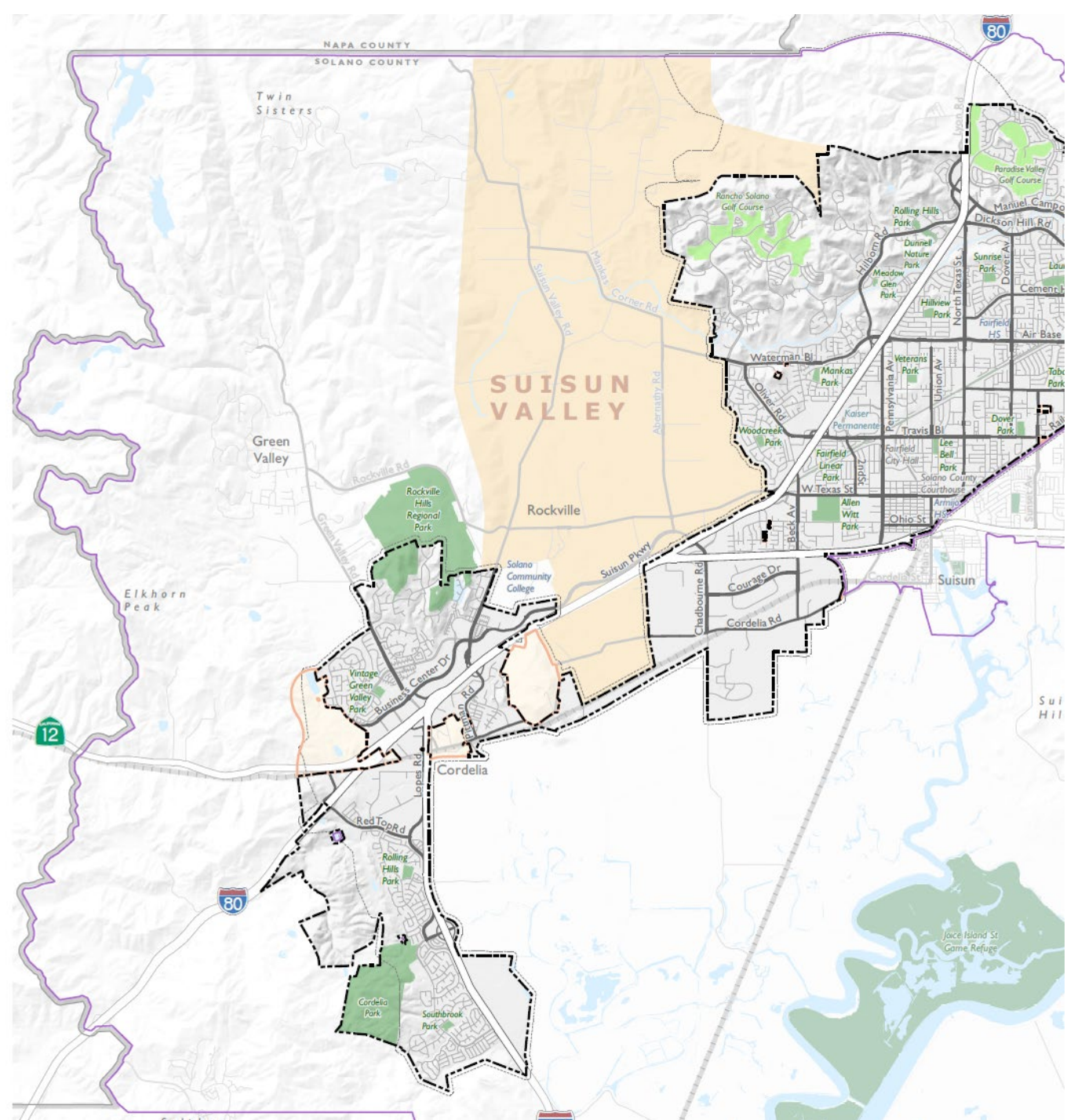
Suisun Valley Area

What is the City's role in the Suisun Valley in the future?



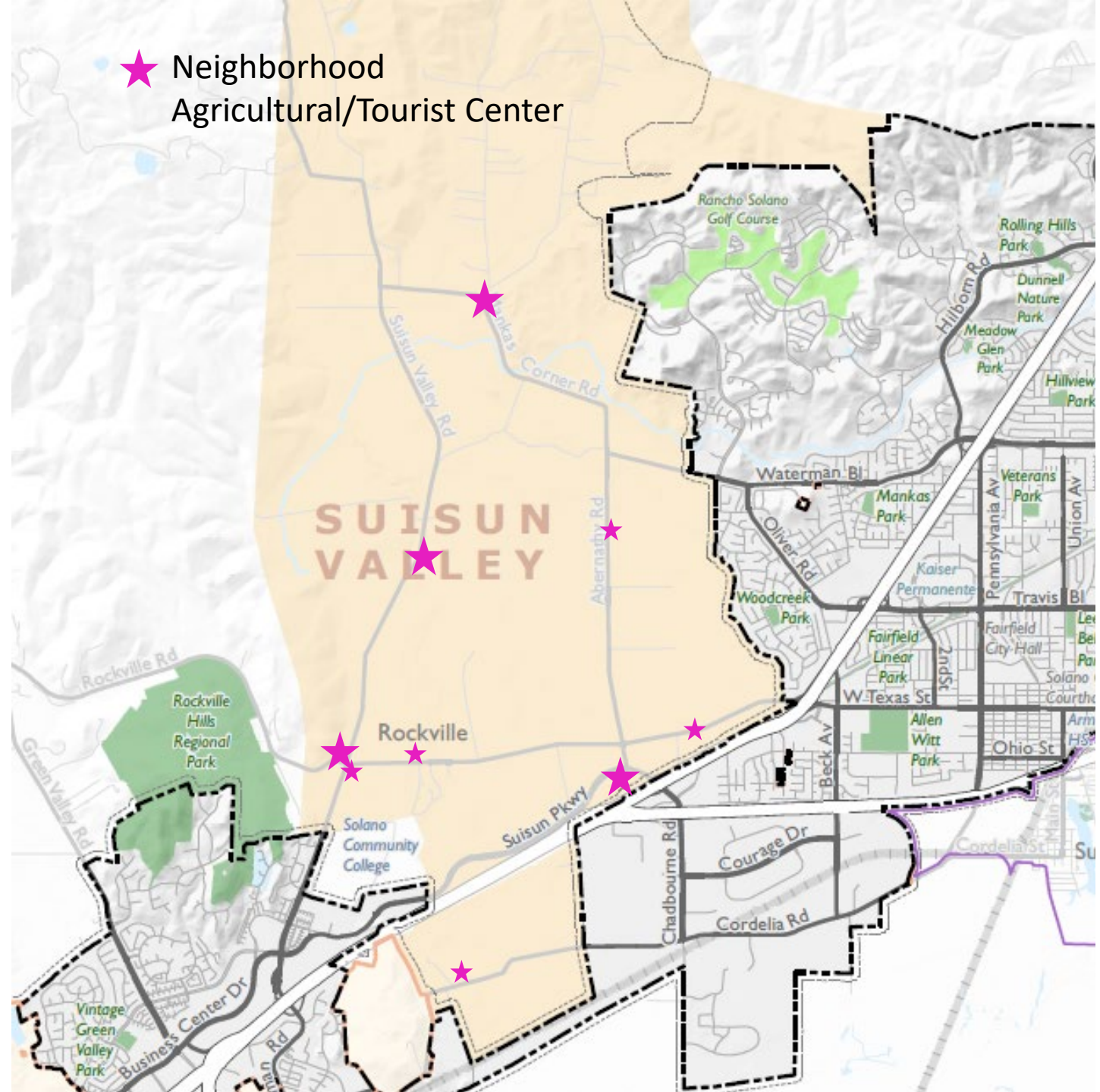
SUISUN VALLEY

- Wine country and farming community
- Approximately 15,000-acre Suisun Valley American Viticultural Area
- Unincorporated Solano County
 - Suisun Valley Strategic Plan describes future vision



AGRICULTURAL TOURIST CENTER DISTRICTS

- Agricultural tourism critical to agricultural viability
- Agricultural Tourist Center Districts (ATCs) will facilitate uses that attract tourists and promote local products



STAKEHOLDERS ENGAGED

Engaged dozens of stakeholders across multiple focus groups and individual meetings:

- Farmers and business owners
- Property owners
- Suisun Valley Vintners & Growers Association
- Caymus Vineyards
- Solano County
- Orderly Growth Committee

ISSUES: WHAT WE HEARD

Areas of consensus:

- Little support for Alternatives concepts
- City moving too fast
- Conserve and protect prime agricultural land
- Prohibit residential development
- Process, manufacture, and package wine locally

Ongoing topics of discussion:

- Water and utilities in unincorporated areas
- Extent of winery growth and location of larger wineries

City Council:

- No housing in Suisun Valley

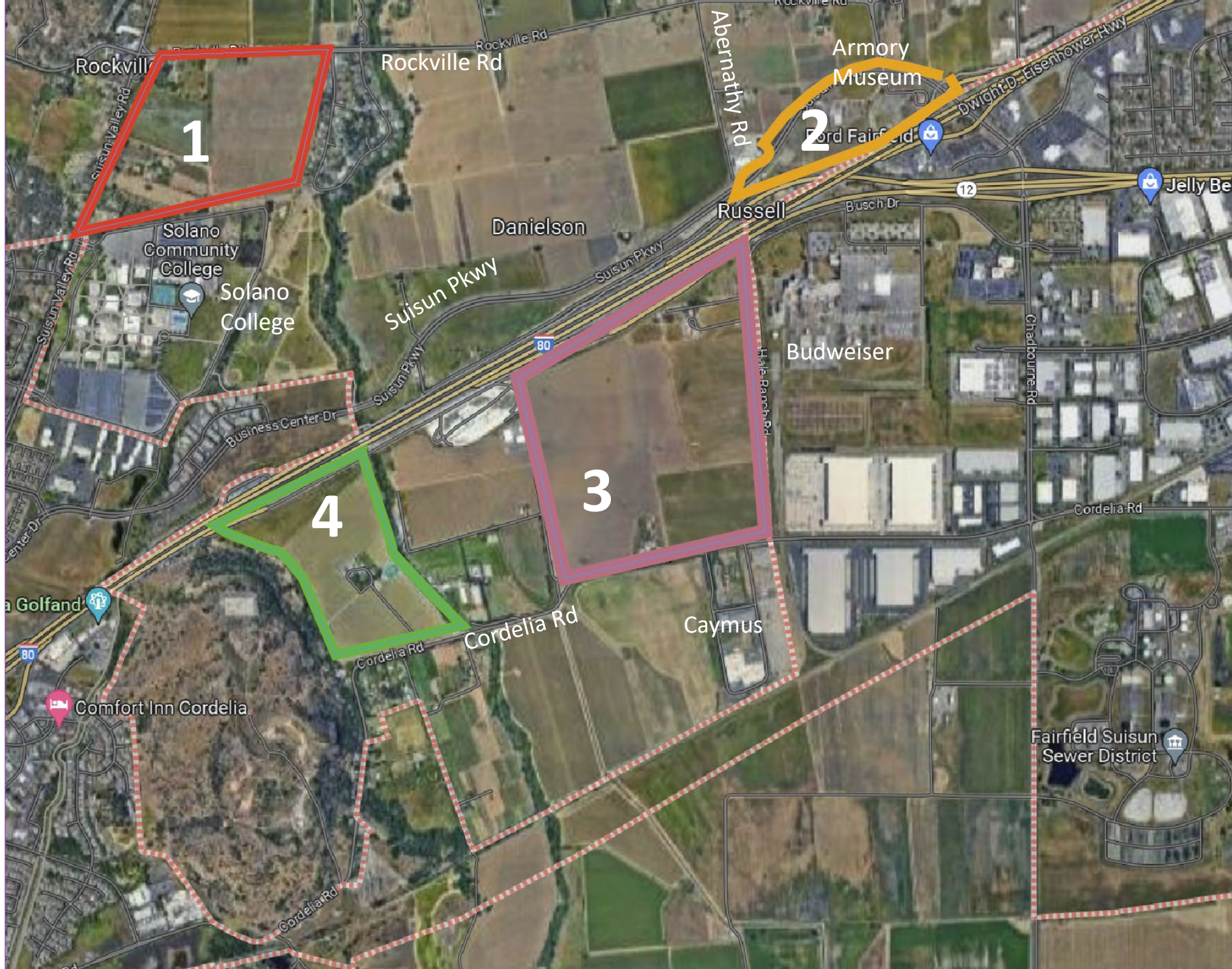
NEAR-TERM OPPORTUNITIES: AREAS FOR DIRECTION

Sites 1, 2, and 4:

- Property owner interest
- Location of/in proximity to ATCs designated in Suisun Valley Strategic Plan
- Need for utilities

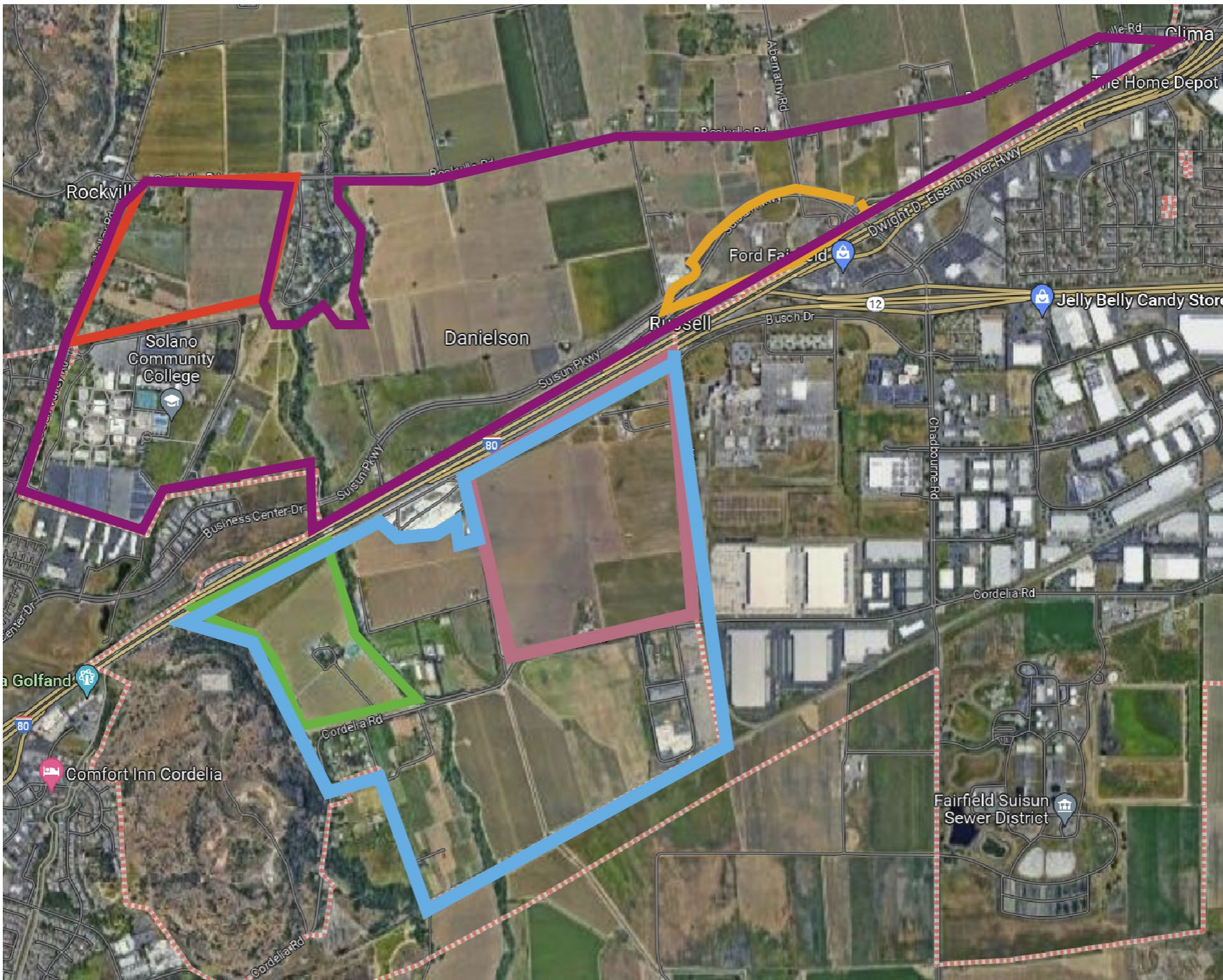
Site 3:

- Property owner interest
- Contiguous vacant land near existing industrial
- Area to expand advanced or food and beverage manufacturing
- Need for utilities



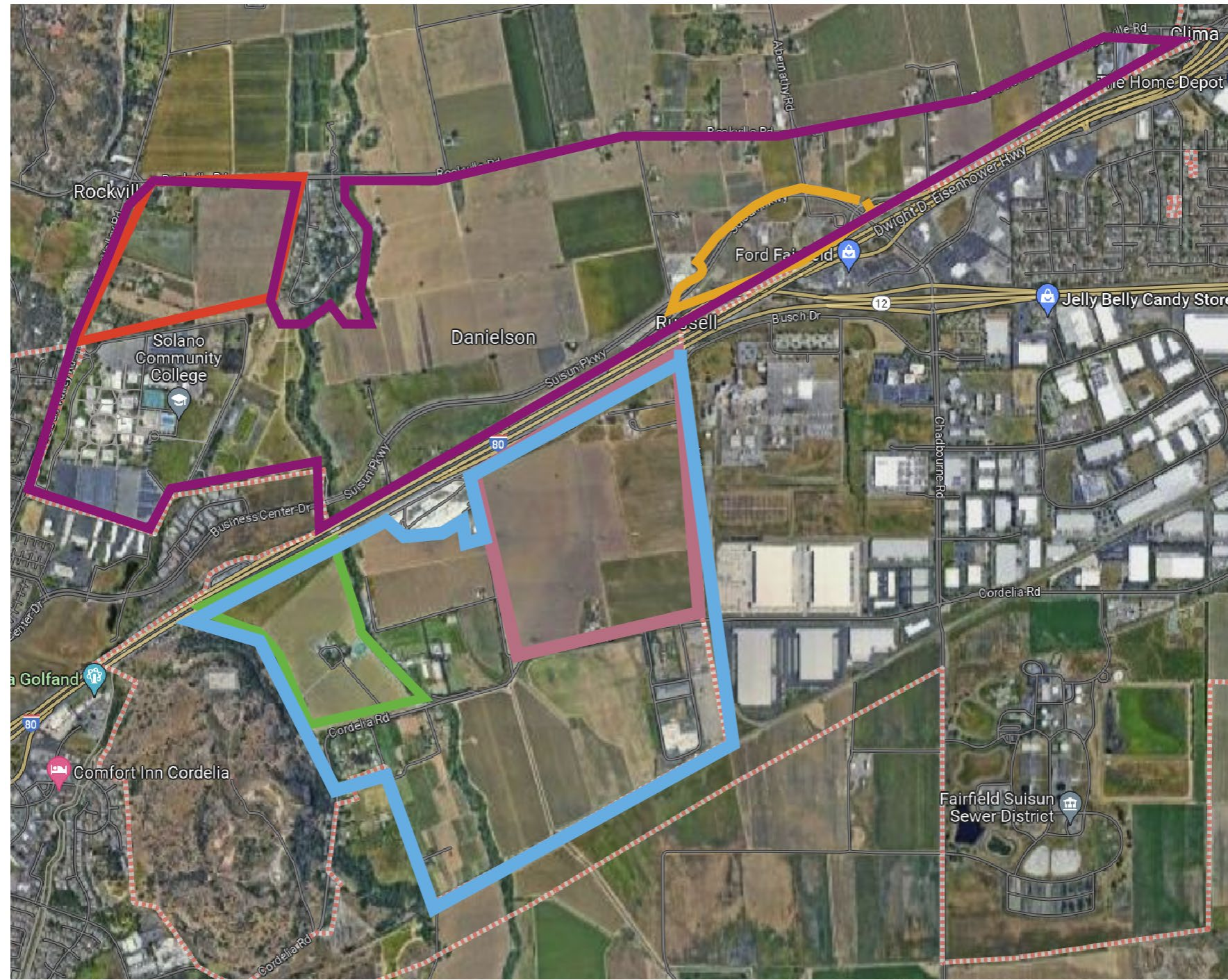
BROADER STUDY AREA?

- Work with the County and stakeholders on future possibilities consistent with Agritourism vision



STUDY AREA?

- General Plan would outline policy framework to continue engagement and develop more concrete proposals in the future
- Would allow for: development of vision, ongoing collaboration, additional study
- Does not necessarily mean the City will annex

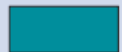
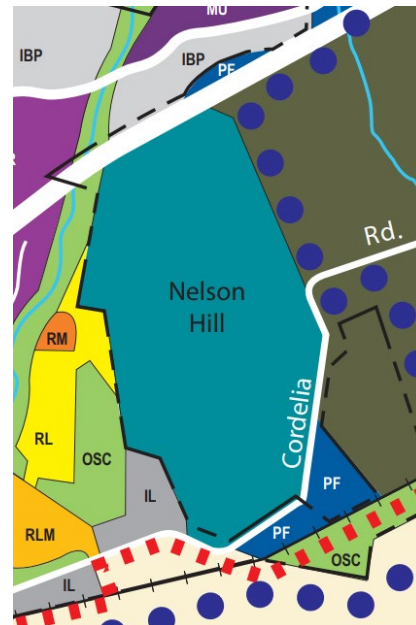
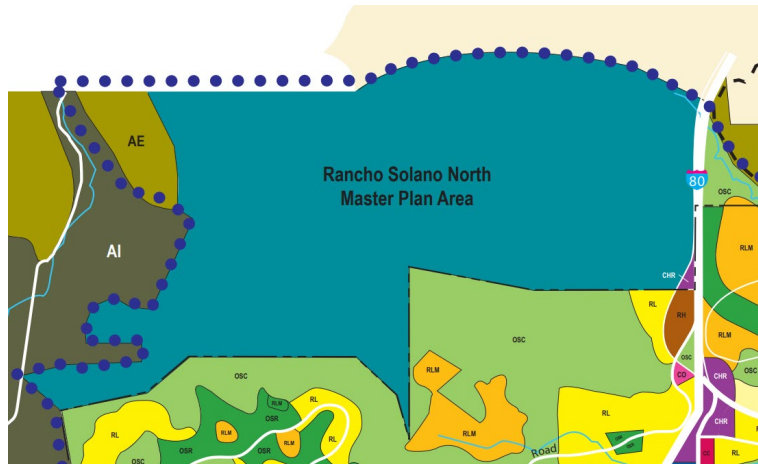


SPECIAL STUDY AREA PRECEDENCE

- Variation of this (Master Plan area) presently included in existing land use element

Policies for Master Plan Areas

Following are descriptions and specific policies for the three Master Plan Areas. As described in the section on future land use, Master Plan Areas are special study areas which have the potential for urban development, but are presently constrained by a variety of existing factors.



Master Plan/Specific Plan Areas
See General Plan text for development policies.

Rancho Solano North

Introduction

The Rancho Solano North Master Plan Area is identified on the Land Use Diagram as an approximately 2,000-acre undeveloped area north and east of Rancho Solano, and land north of Rolling Hills.

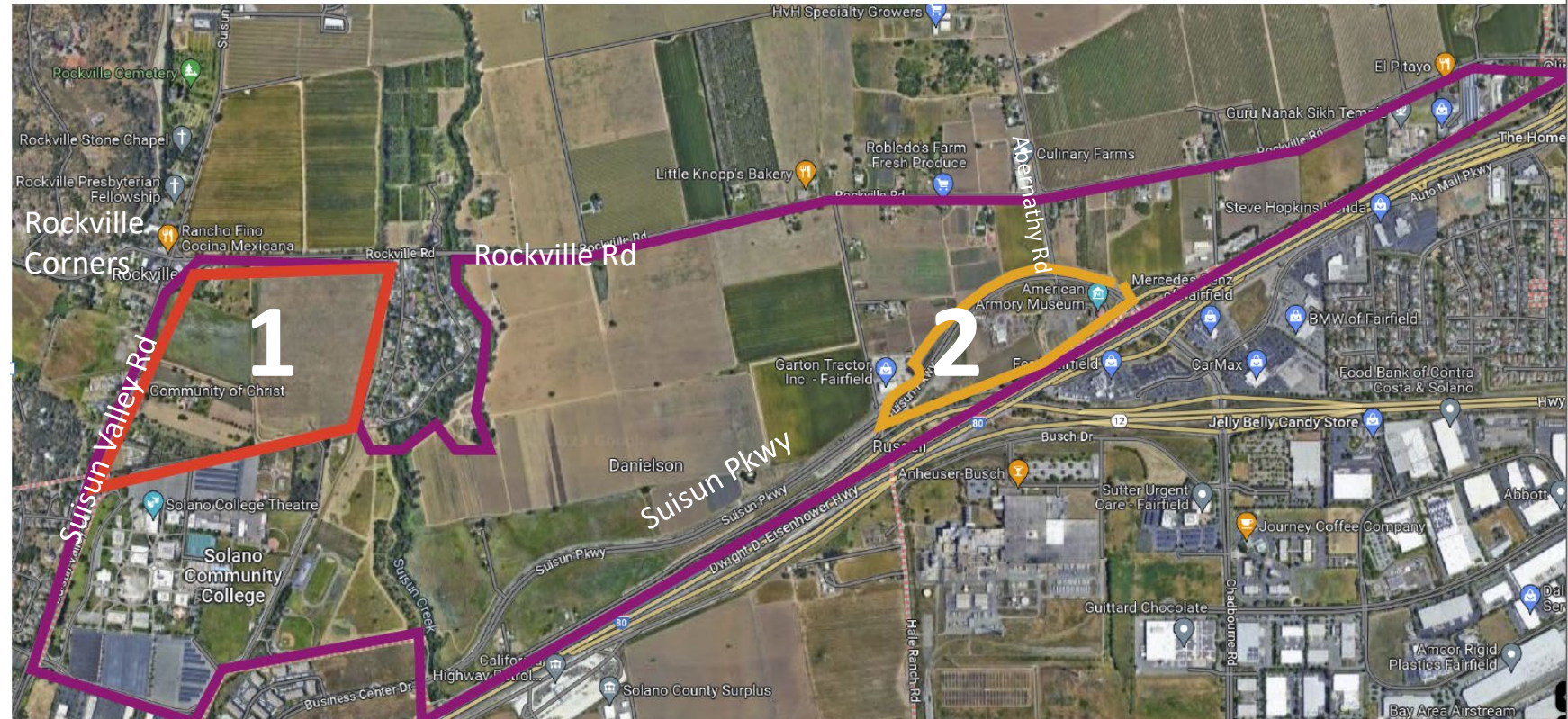
All of this land is unincorporated, and is on moderate to steeply sloped hillsides varying from 200 to 800 feet in elevation. None of this land is now served by urban sewer or water service.

Areawide Plan Mandate

1. An areawide plan shall be prepared for the entire master plan area, including Tooby Ranch, Hopkins land, Sengo Ranch, and all other land shown in the Land Use Diagram.
2. The areawide plan shall evaluate the open space and development potential of all the land without regard to property lines.
3. Preparation of the areawide plan will include a citizen participation effort, involving citizens and property owners representing a wide variety of interests and backgrounds.
4. Development in the area shall be comprehensively planned through the areawide plan with unified design concepts.

GUIDING POLICY DIRECTION: NORTH STUDY AREA

- Support Tourist Centers (agritourism, hotels, etc.) in select areas, while protecting and preserving agricultural uses
- No residential development (aside from required under State law farmworker/ employee housing)
 - Protections for annexed areas
- What other guiding concepts or policies would you like to see?



GUIDING POLICY DIRECTION: SOUTH STUDY AREA

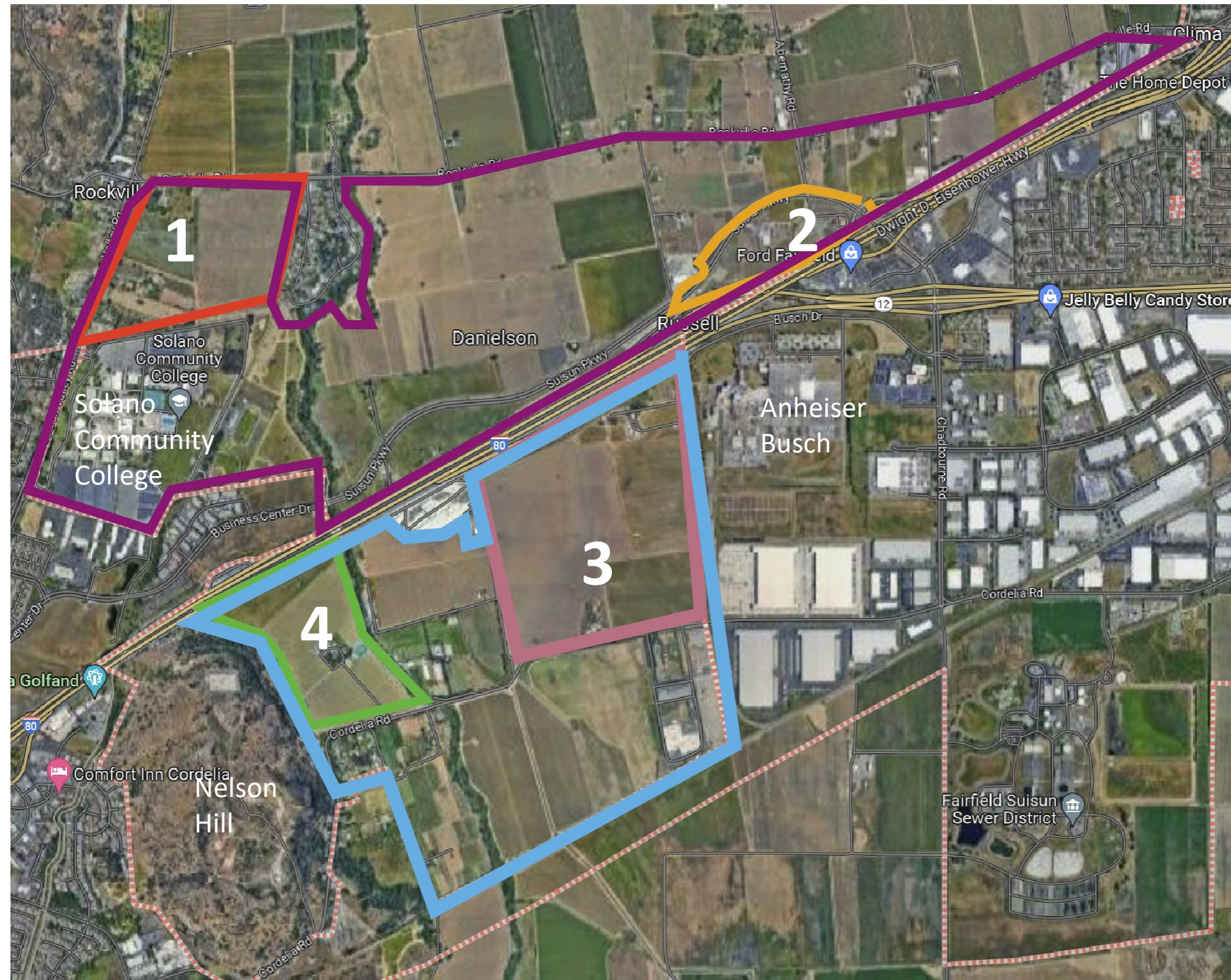
- Stakeholders want to keep grapes in Fairfield throughout production life cycle
- Food technology, advance manufacturing and wine processing only
- No warehouses or residential development outside of farm working/employee housing
- **What other guiding concepts or policies would you like to see?**



DISCUSSION RECAP

Please provide your feedback on:

1. Direction for near-term sites (could proceed with or without "Study Area")
2. Study Area concept, boundaries
3. Any specific guiding policies for each Study Area



Cordelia Area

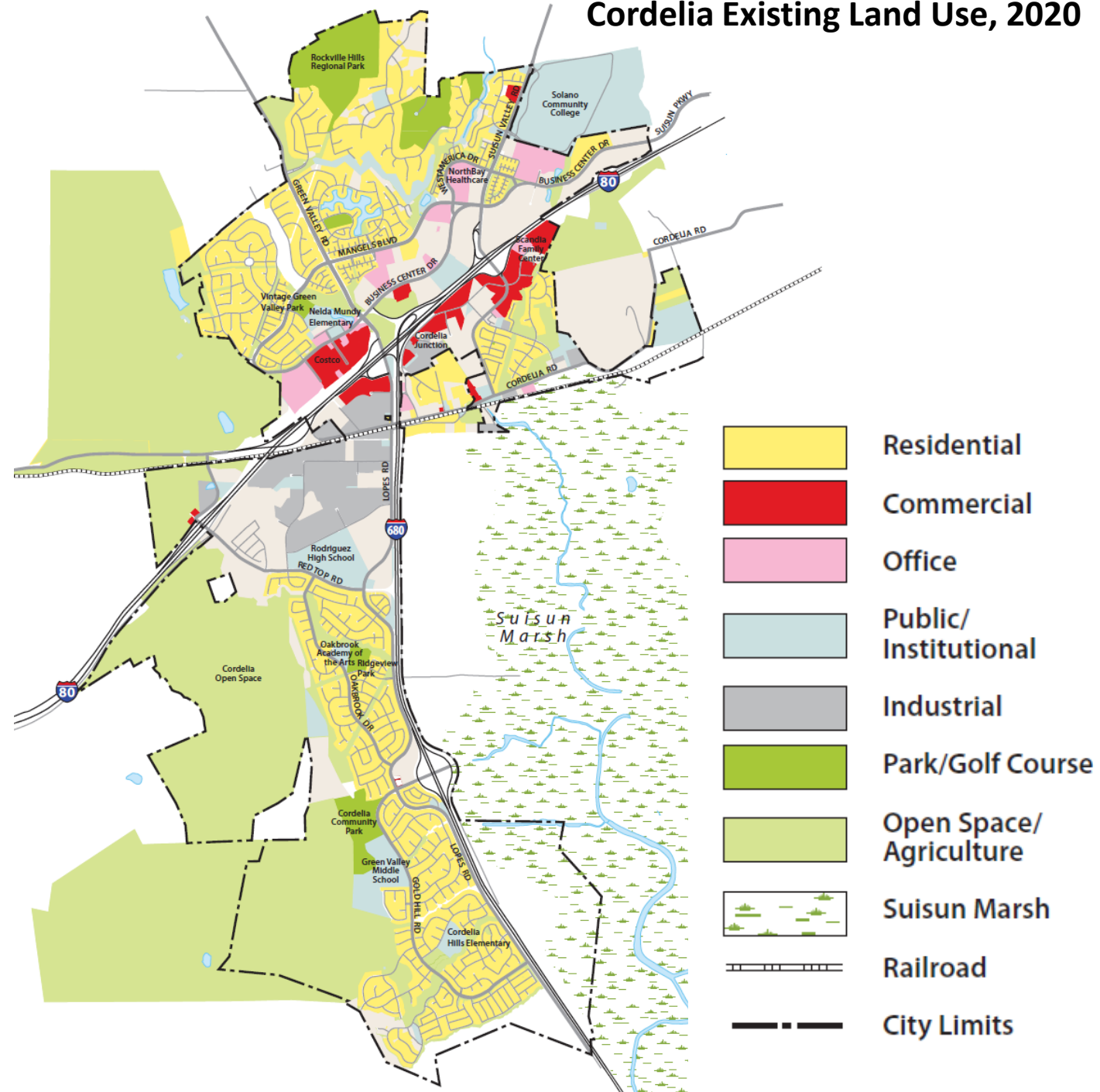
- 1. How can we plan for a more complete community?*
- 2. Should employment uses continue to be emphasized, and if so, which kind?*



CORDELIA AREA

- Land Use:
 - Primarily residential
 - Concentration of industrial between I-80 and 680
 - Commercial corridor (and two commercial centers) along I-80
 - Some office/business parks north of I-80
 - Interspersed with vacant land

Cordelia Existing Land Use, 2020



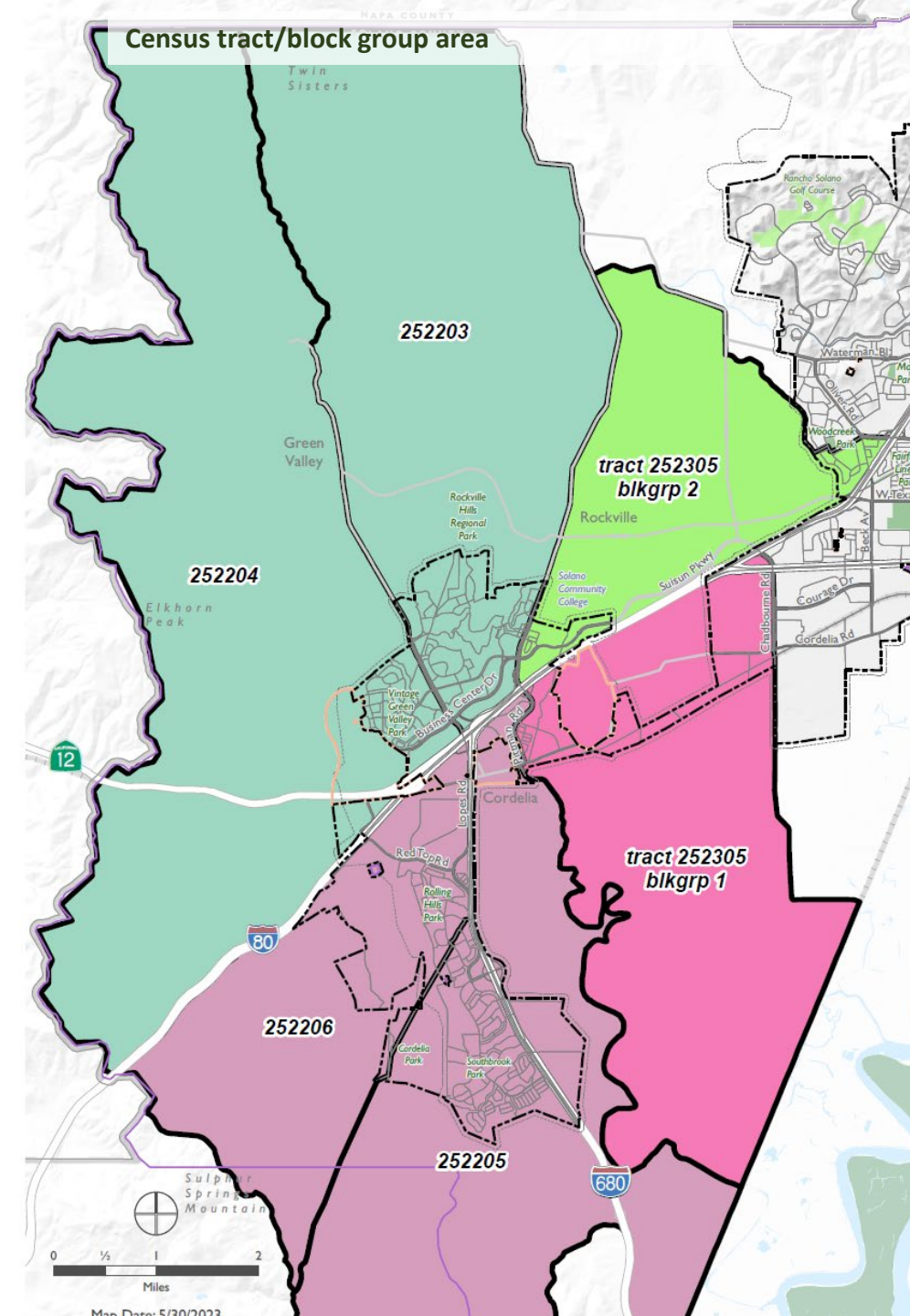
HOUSING AND POPULATION IN CORDELIA AREA

Within City limits:

- ~**7,000** housing units
- ~**20,180** people
 - ~17% of total Fairfield population

In greater Cordelia area:

- ~**26,800** people (**30,060** with planned development)
- Focus of recent growth



HOUSING AND POPULATION IN CORDELIA AREA

Within City limits:

- ~**7,000** housing units
- ~**20,180** people
 - ~17% of total Fairfield population

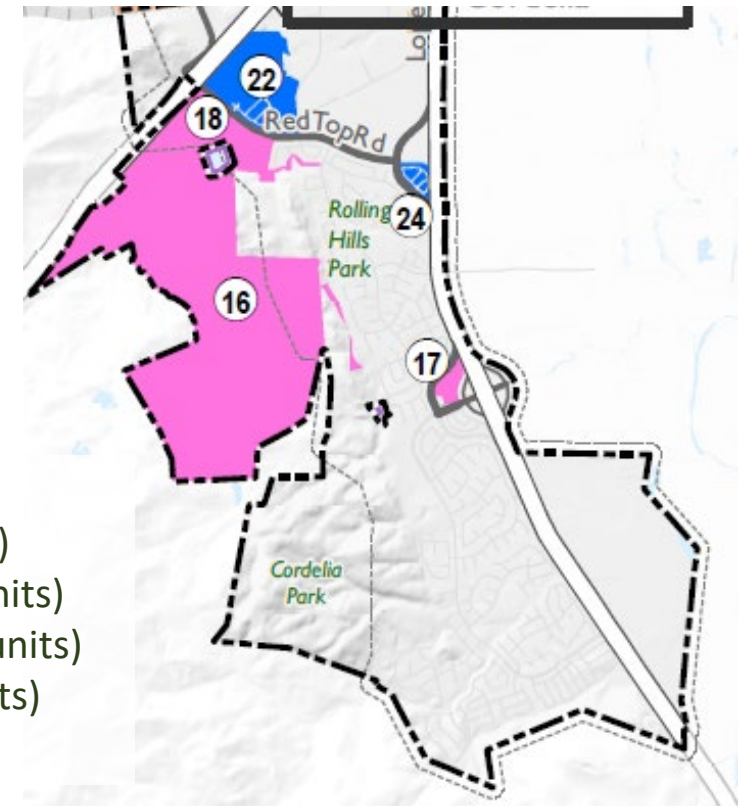
In greater Cordelia area:

- ~**26,800** people (**30,060** with planned development)
- Focus of recent growth

- 29. Green Valley II (270 units)
- 15. Estaire (16 condos, 9 live work units)



- 16. Fieldcrest (334 units)
- 17. Gold Hill Village (90 units)
- 18. Villas at Havenhill (284 units)
- 22. Enclave at Red Top (125 units)
- 24. Gold Hill Village II (90 units)



FUTURE INTERCHANGE

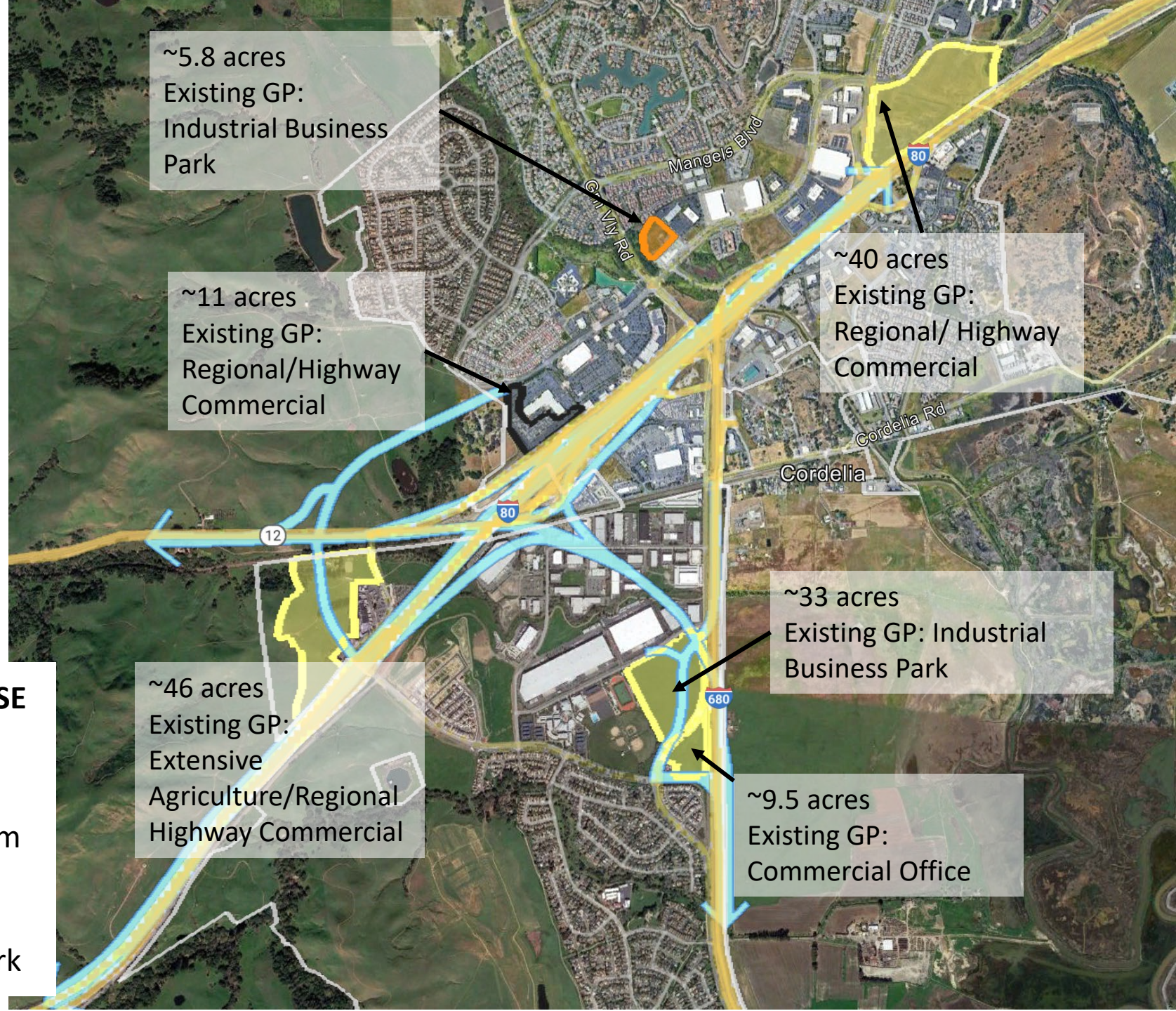


PROPERTY OWNER CHANGE REQUESTS

- Property owners of vacant parcels seeking to change to largely residential use

PROPOSED LAND USE

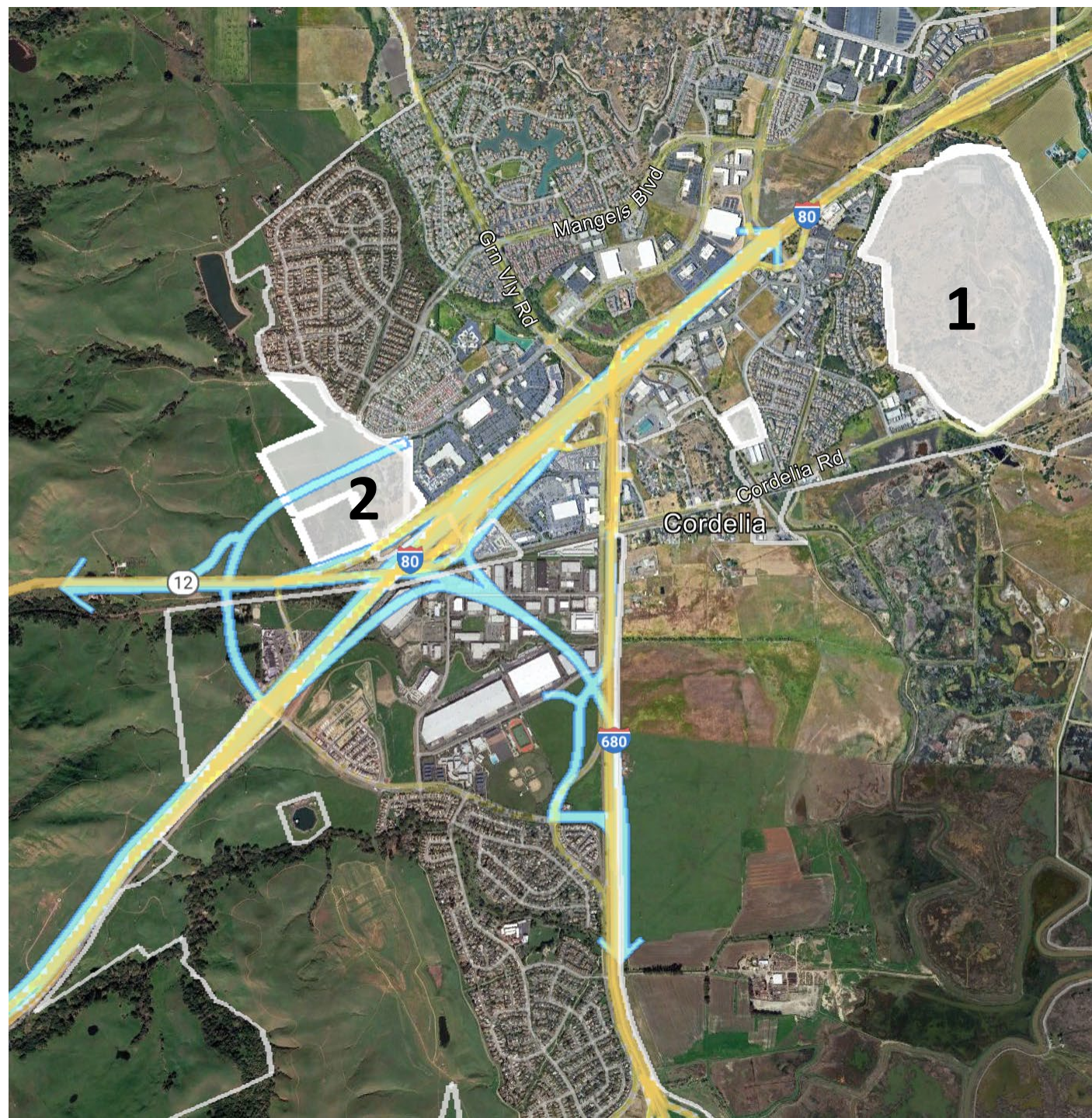
-  Very High Residential
-  Low/Medium Residential
-  Industrial Business Park



ANNEXATION REQUESTS

Several requests for annexation, including:

1. Nelson Hill (230 acres)
 1. Preference for residential
2. Dittmer & Mangels property (105 and 155 acres)



CORDELIA COMMUNITY OUTREACH THEMES

- Residents desire more commercial (grocery stores, restaurants, etc.) and improved services
- Concerns about more population impacting:
 - Services
 - Parks
 - Schools
 - Traffic
 - More suburban, rural-adjacent character
- Feeling like Cordelia is a patchwork without a unified vision



DISCUSSION ITEMS

1. Neighborhood Commercial:

- How can we support a new neighborhood commercial center?
Where should it go?

2. Employment Centers:

- What do future employment uses look like in Cordelia?

3. Residential/Population Growth:

- What is the appropriate range of growth to plan for in Cordelia?
Where should this growth go?

1. Neighborhood Commercial Uses





COMMERCIAL

- Two main commercial centers along I-80

Costco, Safeway, TJ Maxx, CVS, services/restaurants

Fast food/restaurants, hotels/motels

LEGEND

-  Vacant Commercial
-  Existing Commercial



CHALLENGES/ISSUES

- Accessibility: More than 4 miles to southern end of Cordelia
- Need approximately 3-4K people beyond planned growth to make another commercial center viable
- Economics of commercial development is increasingly challenging
- Limited vacant land in the right places
 - Sites for more accessibility
 - Standalone or mixed use development for efficiency



NEIGHBORHOOD COMMERCIAL DISCUSSION

- More residential (~1,280 units) to facilitate development of a neighborhood commercial center with grocery store?
- Where is the best location for a new neighborhood commercial center?
 - Parcels may be redesignated
- Standalone or mixed use?



2. Employment/Business Park Uses



EMPLOYMENT CENTERS

- Major employment centers:
 - Industrial clusters located near the I-80/680 junction
 - Office and business park cluster along Business Center Drive
- New warehouse and distribution facilities recently built
- Property owner interest in residential
- Other viable uses: medical office, smaller-scale manufacturing



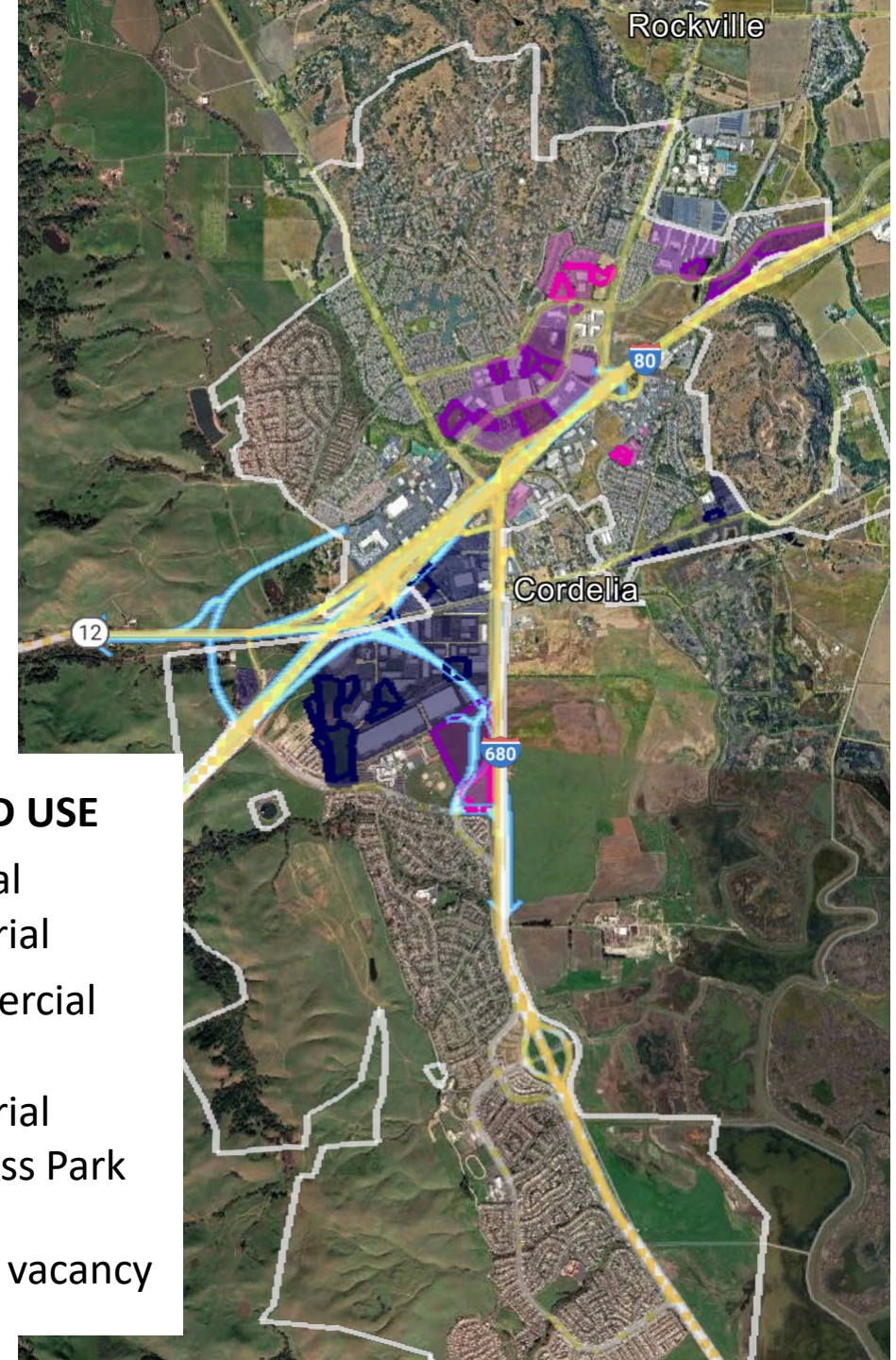
EMPLOYMENT CENTERS

- Major employment centers:
 - Industrial clusters located near the I-80/680 junction
 - Office and business park cluster along Business Center Drive
- New warehouse and distribution facilities recently built
- Property owner interest in residential
- Other viable uses: medical office, smaller-scale manufacturing



EMPLOYMENT CENTERS

- Major employment centers:
 - Industrial clusters located near the I-80/680 junction
 - Office and business park cluster along Business Center Drive
- New warehouse and distribution facilities recently built
- Property owner interest in residential
- Other viable uses: medical office, smaller-scale manufacturing



EXISTING LAND USE



General
Industrial



Commercial
Office

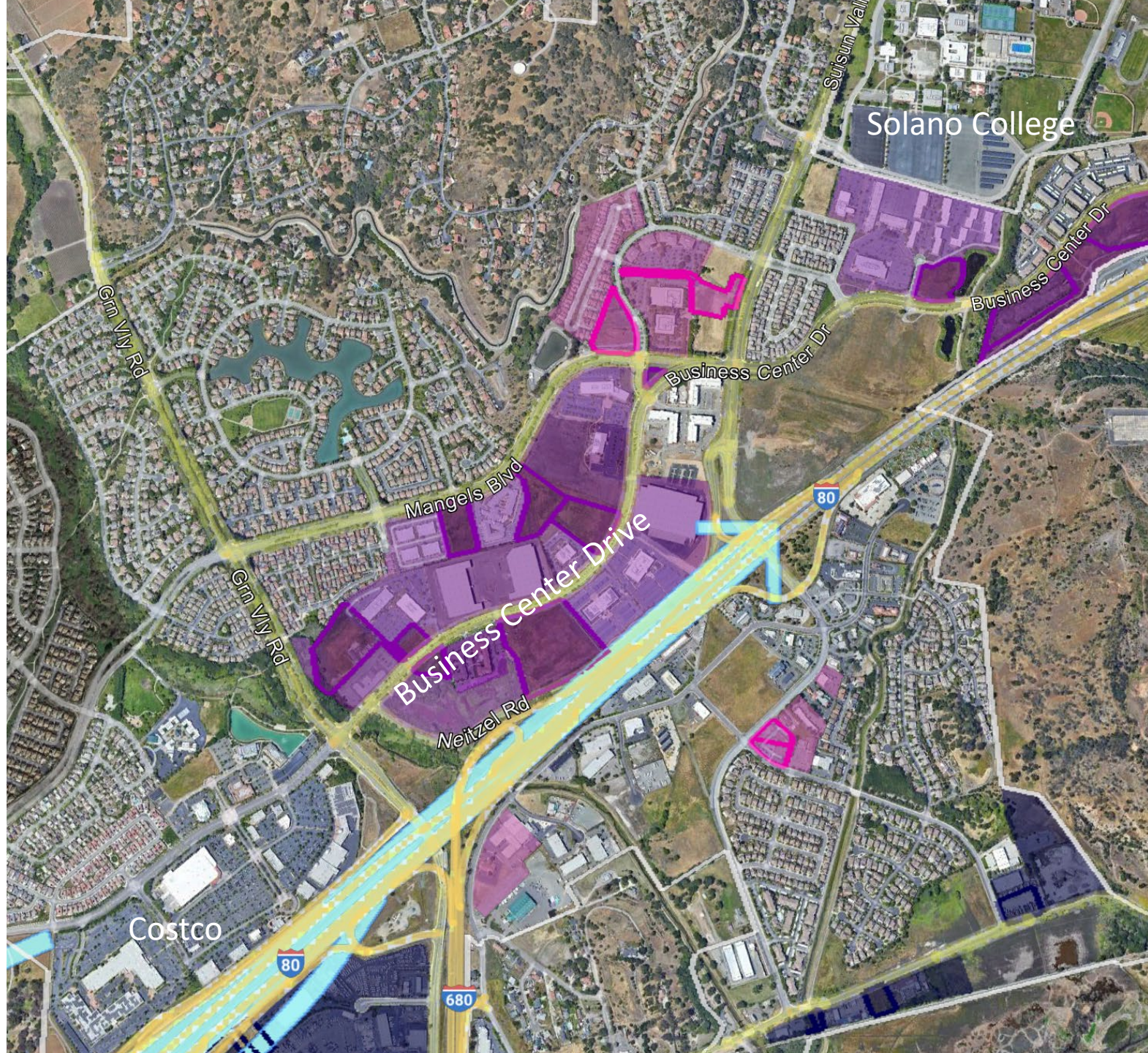


Industrial
Business Park

Outline indicates vacancy

EMPLOYMENT CENTER DIRECTION

- What is the vision for the Industrial Business Park land use in this area?
 - Allow conversions to residential and industrial business park with warehousing?
 - Develop a new zone that promotes smaller-scale manufacturing, medical office, or other uses that excludes warehousing?



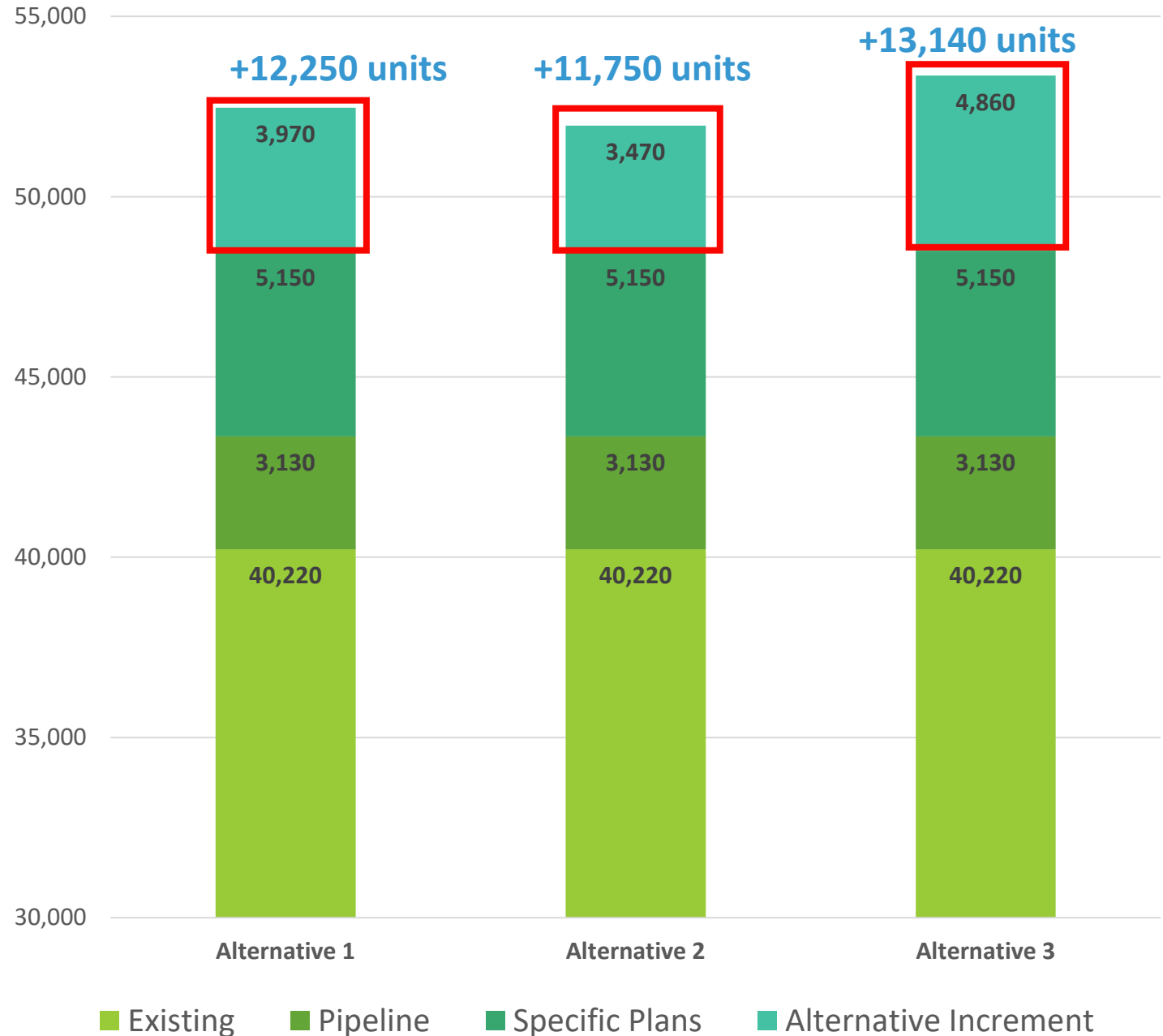
3. Residential/ Population Growth



FUTURE GROWTH CONSIDERATIONS

- Need to plan for future RHNA cycles
 - Affirmatively furthering fair housing opportunity
- Must consider land available for housing, balanced with land needs for commercial, employment uses, and schools/public services

Alternatives Housing Development (Units)

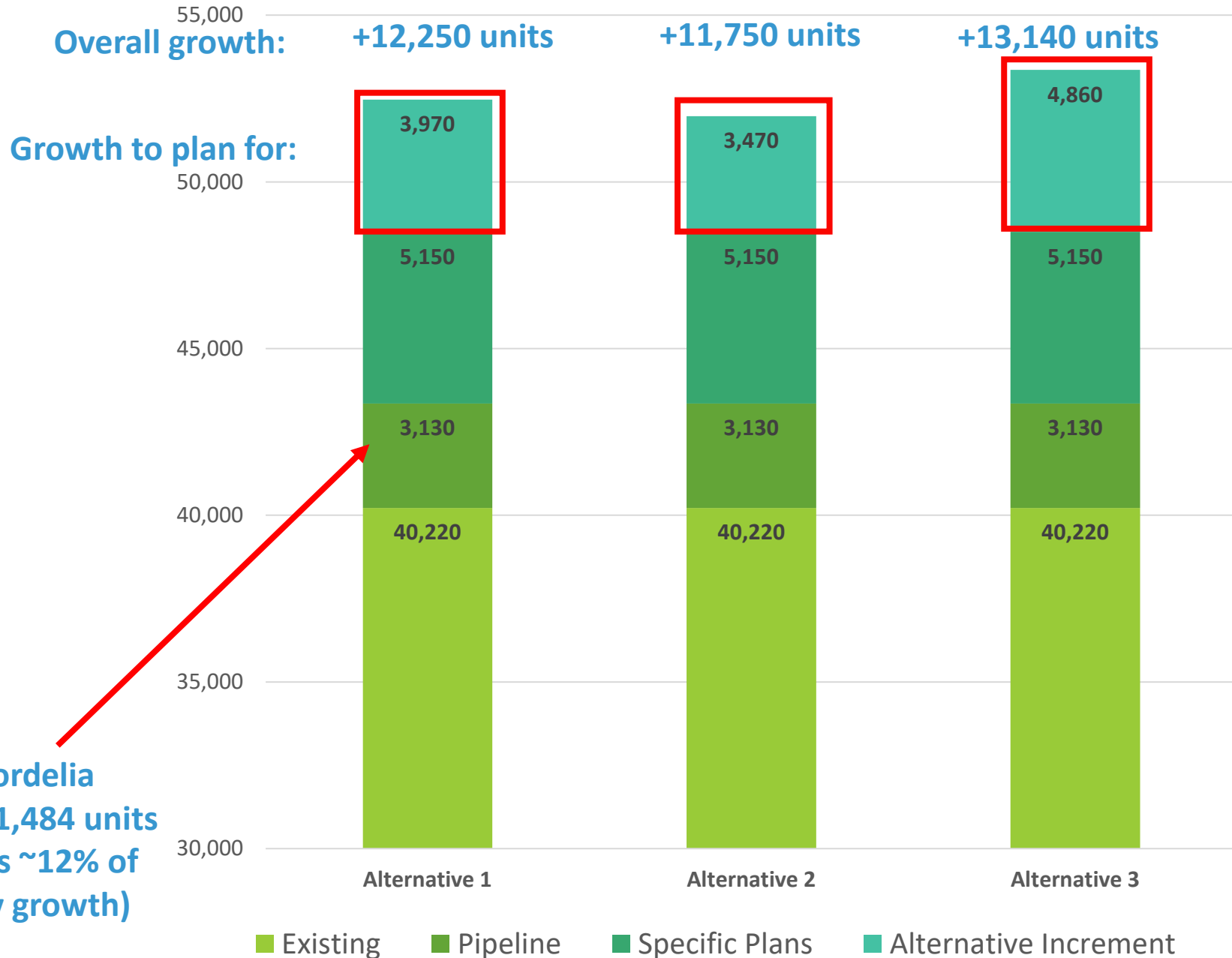


PLANNING FOR THE NEXT 30 YEARS

- The existing Cordelia population represents about 17% of the city overall
- Proportional growth to existing share: need for ~550 to 750 more units (average of 650) beyond current planned development

Planned Cordelia growth: +1,484 units (represents ~12% of overall city growth)

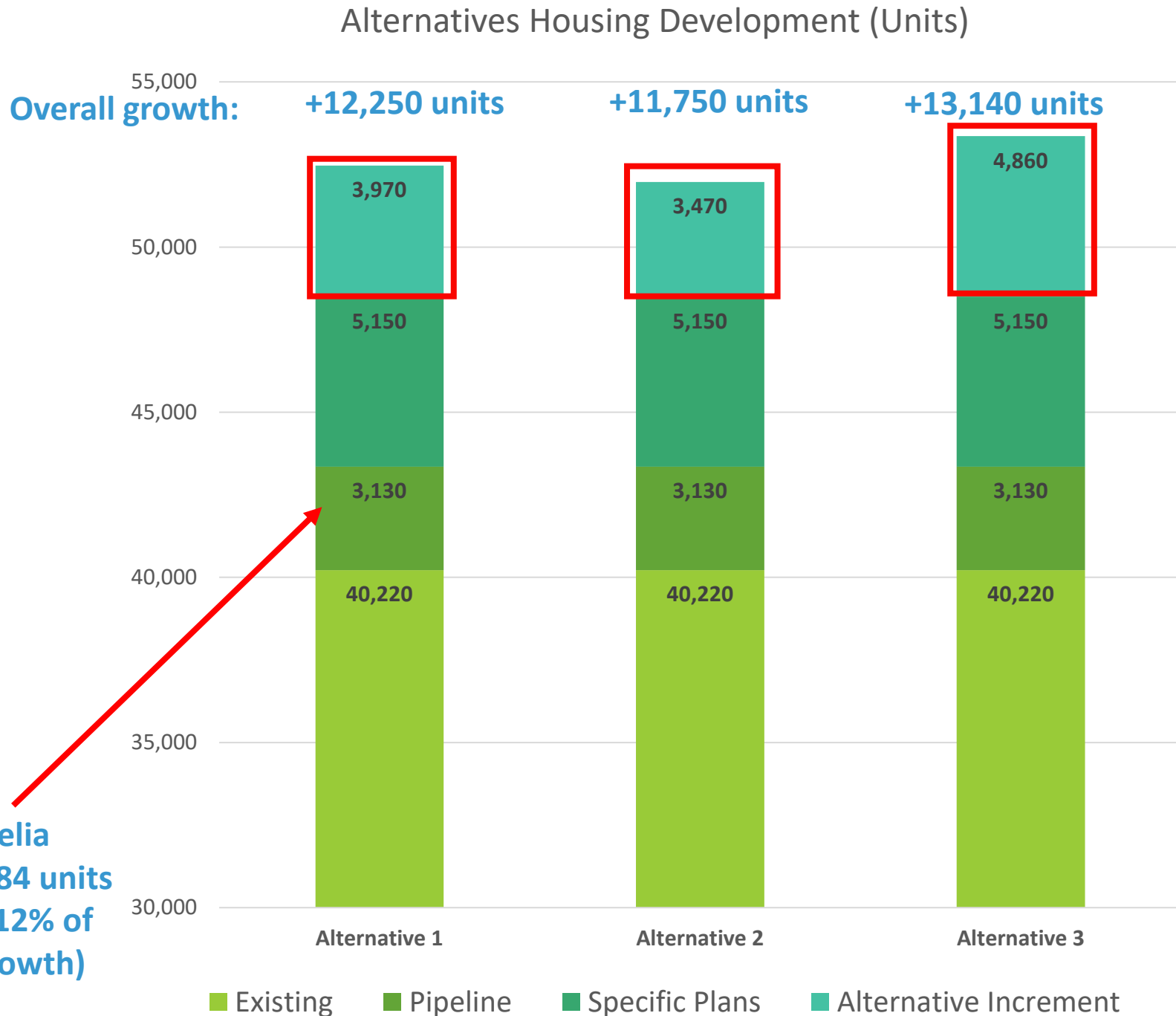
Alternatives Housing Development (Units)

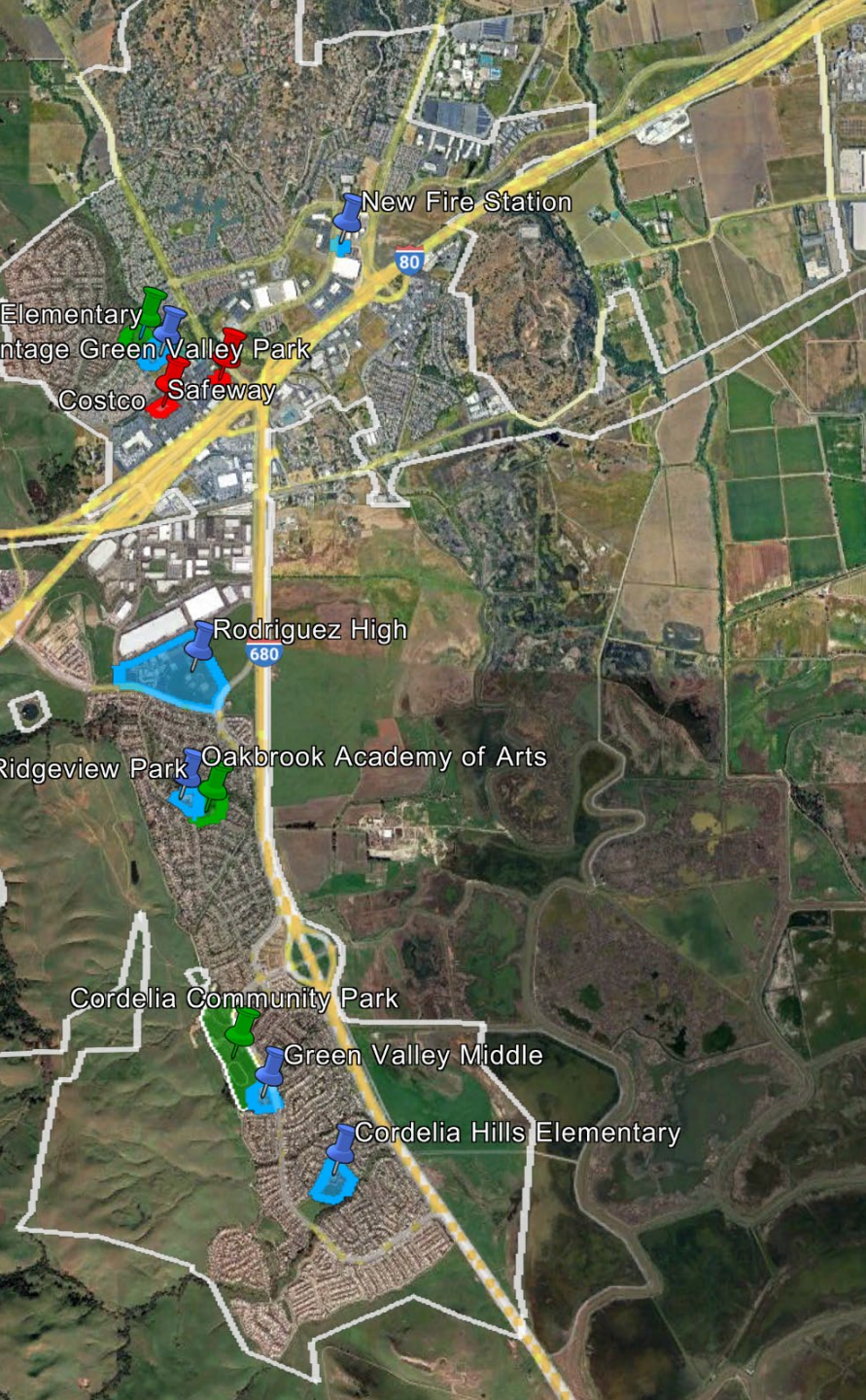


PLANNING FOR THE NEXT 30 YEARS

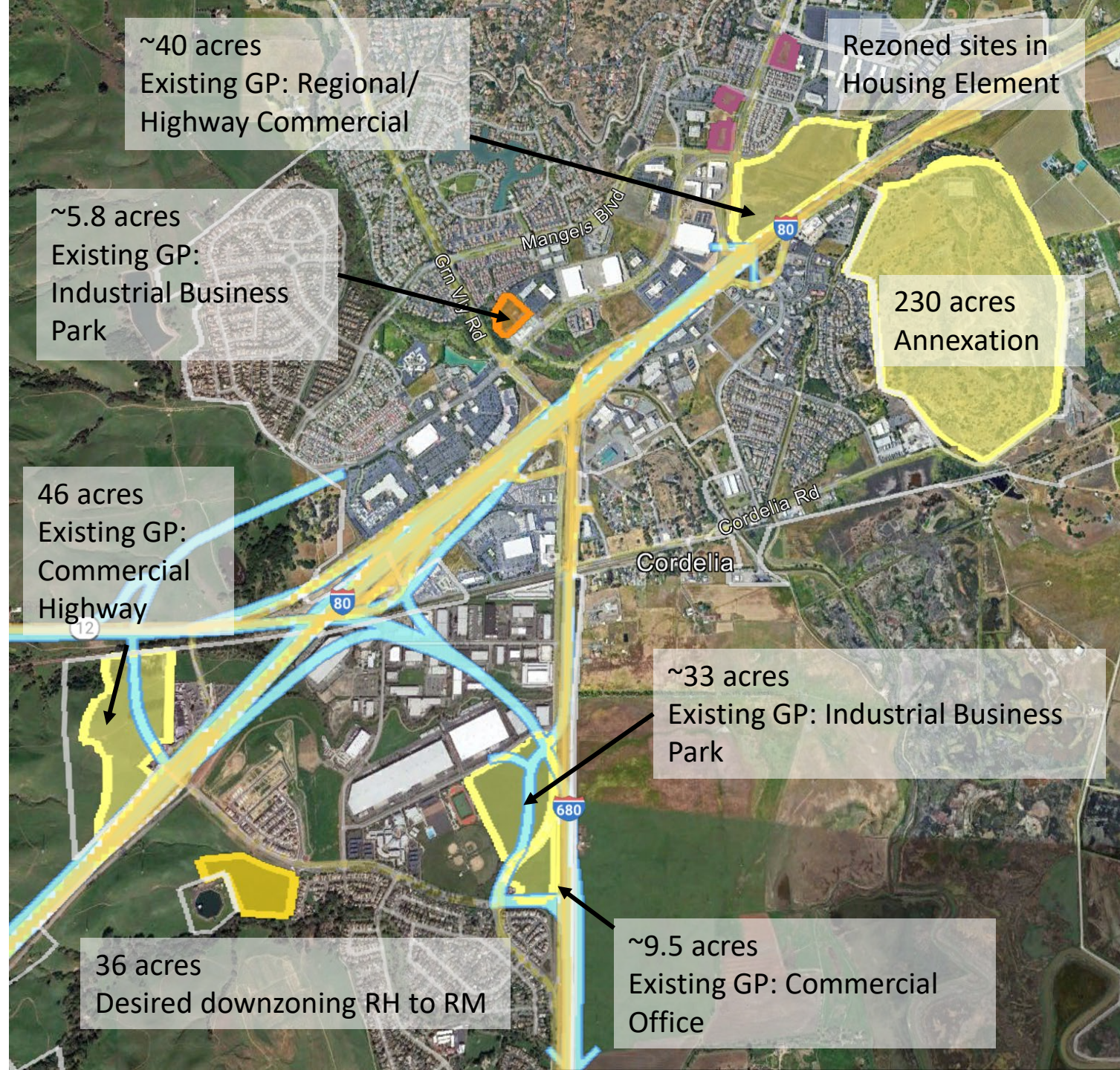
- Need about 1,200 more units to more fully support neighborhood commercial center
- Is range of 650 to 1,200 additional units appropriate, with space reserved for a new neighborhood commercial center, parks and a potential new school?

Planned Cordelia growth: +1,484 units (represents ~12% of overall city growth)





ed
l
S
I
W



~40 acres
Existing GP: Regional/
Highway Commercial

Rezoned sites in
Housing Element

~5.8 acres
Existing GP:
Industrial Business
Park

230 acres
Annexation

46 acres
Existing GP:
Commercial
Highway

~33 acres
Existing GP: Industrial Business
Park

36 acres
Desired downzoning RH to RM

~9.5 acres
Existing GP: Commercial
Office

RESIDENTIAL DIRECTION

- Are there areas where you would be comfortable considering new housing?
- Total of all property owner requests = ~1,200





Thank you!

Contact:

Jessie Hernandez, Associate Planner

jhernandez@fairfield.ca.gov

Office 707-428-7450

FAIRFIELD

FORWARD

2050

