



**General Plan Advisory Committee  
Meeting 8**

March 6, 2024  
Zoom Meeting

**AGENDA**

1. 6:00pm **Call to Order**
2. 6:00-6:05pm **Roll Call**
3. 6:05-6:15pm **Presentation: Preferred Plan Recap, Schedule, and Discussion Questions**
4. 6:15-6:25pm **GPAC Questions/ General Public Comment**

*Persons wishing to address the GPAC, or to provide general public comments on matters of interest that are within the subject matter jurisdiction of the GPAC but not listed on the agenda, may do so at this time. Off-agenda items from the public will be taken under consideration without discussion by the Committee and may be referred to staff.*

**PUBLIC COMMENT INSTRUCTIONS:** *You will be called on by name and will have one to three minutes to speak, depending on number of speakers. Members of the public wishing to submit their comments via email can email [planning@fairfield.ca.gov](mailto:planning@fairfield.ca.gov). These comments will be forwarded to staff for review but will not be read aloud during the meeting.*

5. 6:25-6:55pm **Activity/Brainstorming time: Miro.**  
*Please review the Activity Memorandum ahead of time. You may choose to focus on at least two questions but do not need to address all of them.*
6. 6:55-7:20pm **Discussion**
7. 7:20-7:30pm **Next Steps and Close**

# GPAC Activity Memorandum

Please feel free to focus on at least two questions of your choosing, based on your interests. While we will have dedicated time at the GPAC meeting for brainstorming using the virtual post-it platform Miro, we appreciate you coming to the meeting with ideas, photos, or links in advance.

## **QUESTION 1: VISUALIZING KEY FOCUS AREAS**

The Land Use and Urban Design Element will describe the desired land uses and urban design characteristics of several focus areas, or areas where change is planned in the. Three such areas include the “Suisun Gateway”, the Solano Town Center Mall, and North Texas Street.

The team has developed draft policies for each of these three areas. We will be working on developing visuals of the sites.

- As you review, what examples or visuals come to mind?
- Do the following policies reflect your vision for what kind of development you would like to see in these areas?
- Is there anything missing?

Please share your recommendations, images, or descriptions of what you think these places should look and feel like, and what they should contain.

## CORDELIA-SUISUN GATEWAY

**From Preferred Plan Concepts Map description:** “The large 40-acre parcel at Suisun Valley Rd and Business Center Drive is envisioned a “**destination gateway**” into Suisun Valley – a high-quality, mixed-use lifestyle center with experiential retail, entertainment, lodging, and commercial-recreation opportunities, building upon the growing agritourism opportunities in Suisun Valley. The overall planning for the area will emphasize walkability (park once), with interconnected streets, pleasant sidewalks, outdoor dining, and plazas and gathering spaces. Residential uses will be permitted as part of a cohesive development pattern.”

### Draft Policies

**Guiding Policy:** Develop a “destination gateway” to Suisun Valley that includes land uses that promote and support agritourism.

- **Policy:** Require development of a cohesive Master Plan addressing site planning and urban design, development character, parking, plazas and gathering spaces, and wayfinding and signage, prior to any development approvals.
- **Policy:** Promote development of a high-quality mixed use, town-like center that includes the following uses:
  - Medium and higher density housing
  - Experiential retail, such as farm-to-table restaurants with outdoor dining, artisan food producers or smaller tasting rooms
  - Commercial recreation,
  - Lodging
- **Policy:** Design streetscapes and a circulation network that supports a pedestrian-oriented “park once” strategy.
- **Policy:** Require buildings to be oriented toward the street. Do not allow parking lots (with the exception of angled parking) in front of buildings adjacent to the area’s primary circulation network.
- **Policy:** Require a functional community gathering place or plaza open to the public as part of site design. Encourage programming and active uses of this space that support agritourism, for example, a farmer’s market, wine and cider tasting, fall festivals, and other activities.



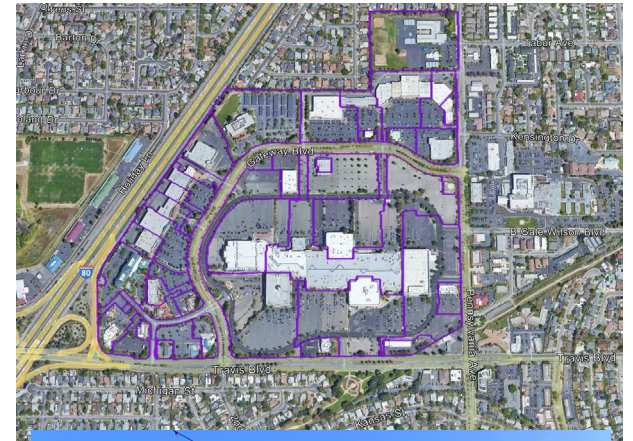
## SOLANO TOWN CENTER COMMUNITY HUB

**From Preferred Plan Concepts Map description:** “While the Solano Town Center is still a major community attraction, there is potential for redevelopment into a vibrant mixed-use center in the future, with retail and other commercial uses, high density housing, as well as community uses (such as a teen center, community center, or vocational training center), and a community green space.”

### Draft Policies

**Guiding Policy:** Promote redevelopment of the Solano Town Center as a vibrant mixed-use center in the future, with a focus on community uses and entertainment.

- **Policy:** Seek to redevelop with the following uses:
  - Experiential retail and other uses, including outdoor dining, live events, cafés, lounging areas, a grocery store, essential services, and others.
  - Entertainment and recreational uses, like a movie theater, roller rink, VR studio, rock climbing gym, community green space, etc.
  - Employment uses, like medical offices, flexible workspace, or a micro fulfillment center
  - Community-oriented uses, such as a teen center/community center, or vocational training center
  - Higher density housing
- **Policy:** Require retail uses to be provided at least 0.15 FAR.
- **Policy:** Allow the maximum permitted FAR or density to be calculated across multiple parcels in a single proposed development to incentivize cohesive development.
- **Policy:** Require development to present a cohesive feel along adjacent public streets, with development rather than parking fronting streets.
- **Policy:** Encourage vertical mixed use development and/or co-location of residential and commercial uses within sight distance to promote day to evening vitality.
- **Policy:** Provide restaurants, cafes and bars with terraces, as well as public plazas, parks, public art, and family-friendly amenities that activate public spaces and build sense of place.
- **Policy:** Design and build new internal roadways with a pedestrian orientation, ample sidewalks, and street parking to help create a more intimate walkable feel in the areas.
- **Policy:** Provide a network of interconnected streets, paseos, pathways, and bicycle routes onsite that facilitates travel through the site for pedestrians, cyclists and other non-motorized modes of transportation.



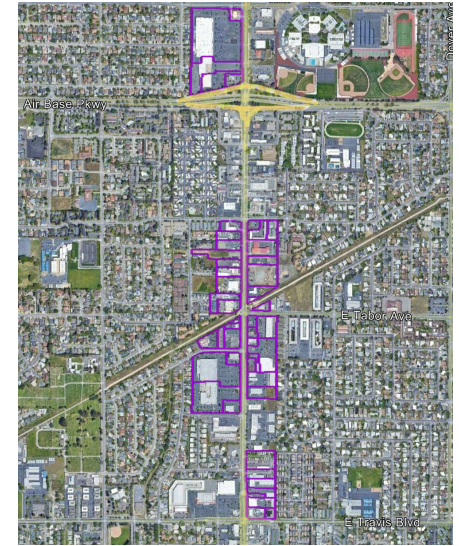
- **Policy:** Connect the site to the Transportation Center via the Linear Park Trail with signage, gateways, landscaping, and other features. Enhance pedestrian and bicyclist safety crossings at Travis Boulevard and the Linear Park.

## North Texas Street

**From Preferred Plan Concepts Map description:** “Larger sites along North Texas Street are envisioned to be redeveloped, clustered into three mixed-use development “nodes”, contrasting the existing pattern of automobile-oriented retail strips. The nodes will contain a mix of commercial and higher density housing, along with green spaces. The largest node will be at the intersection of North Texas Street and the Linear Park. The street would be improved with urban design policies that promote greater pedestrian and bicyclist comfort and connect the area to the Linear Park. Other transit improvements linking North and West Texas will be explored.”

**Guiding Policy:** Transition North Texas Street toward more pedestrian-oriented land uses, including housing and mixed uses, in an attractive, comfortable, and human-scaled public realm.

- **Policy:** In the longer term, prepare a specific plan for the entirety of North Texas Street to provide a cohesive vision and overall development pattern.
- **Policy:** Focus near-term development on mixed-use development “nodes” containing a mix of commercial and higher density mid-rise housing, along with green space. Promote revitalization of aging older developments while preserving grocery stores and neighborhood restaurants.
- **Policy:** Allow for horizontal mixed use development along corridors.
- **Policy:** Require development in these nodes to include an active frontage and green spaces. Parking lots in new development are required to be located behind the buildings and shall not front North Texas Street.
- **Policy:** Conditionally permit or prohibit new auto-oriented businesses along North Texas Street, including vehicle services/service commercial uses and fast food restaurants.
- **Policy:** As density and population increases, explore transit improvements, like a bus rapid transit line, that connect North Texas and West Texas.
- **Policy:** Promote more pedestrian-oriented design, including trees, sidewalks, and crossings, while acknowledging North Texas Street’s current role as an automobile-oriented arterial that provides regional access.
- **Policy:** Support parcel consolidation and assembly to enable densities/intensities to be realized, and help achieve the Plan’s vision of mixed-use infill development.
- **Policy:** In the largest node near the Linear Park, require developers to create bicycle and pedestrian access and amenities and a well-designed interface between Linear Park and new projects.



## QUESTION 2: LINEAR PARK TRAIL

The General Plan's vision for the Linear Park Trail is to realize its potential as a defining feature of Fairfield and an important community amenity. The following policies have been developed to promote this vision. Are there other ideas or policies that you think would help activate the Linear Park Trail?

- **Policy:** Fill in segment gaps to establish a continuous Linear Park Trail, from Solano Community College to the Train Station Specific Plan.
- **Policy:** Where the City does not own segments, explore possibility of easements in coordination with property owners.
- **Policy:** In buildings over two stories tall, blank facades at ground level and above shall be avoided. Windows, doors and transparent openings are encouraged to provide “eyes on the trail” and heighten sense of security. To the extent feasible, surface and structured parking should not front onto the trail.
- **Policy:** In areas shown on Figure X (map not yet developed, but will include Solano Town Center, Heart of Fairfield/Transportation Center, and North Texas areas), require development to have entrances oriented toward the park.
- **Policy:** Develop “activity nodes” as described in the Linear Park Central Fairfield Revitalization & Linear Park Concept Plan.
- **Policy:** Improve public safety along the Corridor, including better design for lighting, street crossings, visibility, and other strategies that help to create more transparency and “eyes on the park” from adjacent properties.
- **Policy:** Improve wayfinding and signage to and along the Linear Park Trail.
- **Policy:** Improve landscaping with native plants, trees, and other amenities, like water fountains, benches, and lighting, along the Trail. Prioritize improvements in Central Fairfield.
- **Policy:** Where the Trail crosses intersections, improve the trail to meet the street preserve adequate line of sight. In key locations, add signals, signage, and rumble strips along the existing streets to reduce the speeds of vehicles as they approach the crossings.
- **Policy:** Promote pop-up urbanism with temporary programs such as food trucks, mobile recreational programs, and flash social events such as concerts, art installations, outdoor exercise, and others as a way to maintain and foster activity within specific areas in the Park.
- **Policy:** Seek opportunities for mid-block connections and provide easy, safe routes to the Fairfield Transportation Center and the Suisun Fairfield Train Station, Downtown Fairfield, and both the City and County Government Centers.

### QUESTION 3: FAIRFIELD IDENTITY AND CULTURE

Fairfield residents represent a broad range of social and cultural backgrounds, which strengthens Fairfield as a community. The General Plan will seek to celebrate this diversity while also contributing to a unified identity for Fairfield as a city. Policies include:

**Guiding policy: Cultivate a vibrant, inclusive arts, history, and culture scene in Fairfield that celebrates its heritage, and showcases its diversity, and supports a unified Fairfield identity.**

- **Policy: Public Art Master Plan.** Develop a Public Art Master Plan that outlines a vision, goals, and core values of the program, as well as targeted areas for public art installation, such as the Heart of Fairfield area.
  - **Action:** Consider development of a public art ordinance to encourage public art onsite at private developments, or require developers to pay an in-lieu fee into a fund that supports publicly funded projects on City property.
- **Policy: Arts and Culture Programming.** Define and incorporate programs for public art, cultural heritage/indigenous history, and other historical markers in public spaces and buildings. Encourage participation of the City's population, especially youth, to be active participants and patrons in development of these programs.
- **Policy: Identifying Historical and Cultural Resources.** Establish a systematic and comprehensive process or committee for identifying, protecting, and preserving the historic and cultural resources of the city.
- **Policy: Community Partnerships.** Partner with nonprofits, faith communities, artists and performers, and other community groups in planning for and delivering community services, activities, and events.

Other policies related to gathering places will be included in the Open Space, Conservation, and Recreation Element. Do you have any other ideas for how to support Fairfield's identity and culture?

We are also exploring more geographically focused options:

- Are there any informal "cultural districts" that currently exist in Fairfield?
- Are there areas that could be demarcated related to Fairfield's history, leadership, or cultural significance (such as honorary street or park names)?

#### **QUESTION 4: HEALTH AND SAFETY**

The Health and Safety Element addresses natural and human-made hazards, as well as Fairfield's noise environment. Some of the concerns identified by the community included emergency preparedness and reliable evacuation networks. Do these policies adequately address these community concerns? If Are there any policy gaps that may not fully address your concerns about emergency preparedness?

#### **Guiding Policy: Maintain a prepared, comprehensive emergency response network and adequate evacuation routes**

- **Policy: Emergency Response.** Maintain and enhance the City's capacity to deliver emergency services to Fairfield residents, ensuring that first responders have sufficient resources, staffing, and equipment to mitigate hazards. Continue to explore funding sources for capital improvements necessary for emergency response.
- **Policy: Emergency Services Review.** Continue to engage the Police and Fire departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for public safety and fire hazards and maximizes the potential for responsive police and fire services.
- **Policy: Hazard and Management Plans.** Maintain and update the Emergency Operations Plan and Local Hazard Mitigation Plan to effectively prepare for, respond to, recover from, and mitigate the effects of natural or human caused disasters that require the planned, coordinated response of multiple agencies or jurisdictions.
- **Policy: Evacuation Routes.** Ensure the evacuation routes network is interconnected with adequate capacity and reflects ability to evacuate for multiple threats.
  - Maintain a higher level of tree and vegetation maintenance along evacuation routes and remove flammable trees adjacent to these routes.
  - Collaborate with other City Officials upon the next update to the Local Hazard Mitigation Plan to ensure AB 747 requirements are met.
- **Policy: Power Shutoffs.** Through training and targeted programs, increase resilience to power losses, including Public Safety Power Shutoffs (PSPS), and climate- driven extreme weather events for low income, medically dependent, and elderly populations through installation of renewable energy and onsite energy storage with islanding capabilities (such as microgrids).
- **Policy: Critical Facilities Locations.** Locate critical facilities, such as hospitals and health care facilities, emergency shelters, fire stations, police stations, emergency command centers, and other emergency service facilities and utilities so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards.



- **Policy: Community Facility Support.** Prioritize capital improvements and maintenance of public facilities such as fire stations, libraries, senior centers, cultural centers, parks, and recreation centers to ensure that they can function as essential service facilities, respite centers, and local assistance centers providing emergency social and medical services in times of distress (cooling and clean air stations, free air filtration mask distribution, food and vaccine distribution, clean water, testing centers, evacuation/disaster shelters, etc.), Provide secure shelter facilities with adequate supplies for displaced individuals. Equip community-serving facilities with heat pumps instead of energy-intensive air conditioning units.
- **Policy: Emergency Preparedness Programs.** Increase public awareness of City and County emergency preparedness programs and resources. Emergency Notification. Coordinate closely across agencies and jurisdictions to use early warning notification systems (Zonehaven, text messages, etc.) to notify residents by wireless emergency alert of the need to evacuate in the event of an emergency and the location of evacuation routes, points, and critical facilities such as schools and day care centers, particularly residents of vulnerable areas and neighborhoods with constrained emergency access.
- **Policy: Community Training and Awareness.** Continue to offer community training on emergency prevention, preparedness and response as part of the CERT program. Partner with community organizations to target harder-to-reach populations, such as the unhoused, or linguistically isolated populations. Training and educational materials should build capacity among residents to respond to an emergency.

## QUESTION 5: SUSTAINABILITY

The Sustainability Element will address climate adaptation strategies that improve the urban environment and socioeconomic opportunity, such as tree planting, adaptive community facilities, green job training, addressing urban heat islands, wildfire preparation and resiliency, and others. Below are a few policies that address these issues. The Sustainability Element will also include policies related to issues that cut across/will also be addressed in other elements, like water conservation, waste management, and green infrastructure (in the Public Facilities Element), EV charging and reducing reliance on cars (in the Circulation Element), and preparing for natural disasters worsened by climate change (in the Health and Safety Element).

Below are some policies related to the green economy, neighborhood resilience, and sustainability design. Are there any policy gaps that may not fully address your concerns about climate adaptation?

### *The Green Economy*

**Guiding Policy: Support economic changes that reduce environmental risks and ecological scarcities while promoting sustainable development.**

- **Policy: Environmentally Friendly Purchasing.** Promote the use of local and environmentally friendly products and services for municipal purchases and contracts.
  - **Action:** Evaluate and develop a potential environmentally preferable purchasing program, exploring the potential incorporation of criteria for locally sourced goods, eco-friendly cleaning products, recycled content in paper goods, sustainable street furnishings, road construction materials, alternative fuel vehicles, and the engagement of local and sustainable businesses for contracted services. Balance utilization of local and eco-conscious products/services and their financial implications for the City, considering both their benefits and effectiveness.
- **Policy: Sustainable Business.** Establish a sustainable business certification and identification program to spotlight sustainable business operations in the community. Highlight these businesses as part of a program to encourage residents and businesses to shop locally and spur local economic activity.

### *Neighborhood Resilience*

**Guiding Policy: Ensure that Fairfield neighborhoods are equipped to effectively address and adapt to challenges associated with wildfire, flooding/sea level rise, and urban heat.**

- **Policy: Urban Tree Canopy.** Support development of a Citywide Urban Forest Master Plan, or similar document, to provide detailed information, recommendations, and timelines to effectively manage and grow the City's tree canopy. As part of this plan, carry out the following:
  - Assess locations that would benefit from additional tree coverage and greenery, such as historically marginalized, tree deficient, or neighborhoods with vulnerable populations to provide buffering from air and noise pollution.

- Develop a program to finance, manage, and expand the City’s street tree canopy as a valuable ecological and public health resource, especially along key corridors with potentially less coverage.
- **Policy: Heat Islands.** Work with property owners and businesses identified in urban heat island hot spots [map in development] to address the urban heat island effect and reduce ambient temperatures in surrounding residential areas.
- **Policy: Energy Efficient Equipment.** Equip community-serving facilities with heat pumps instead of energy-intensive air conditioning units. Prioritize community-serving facilities in neighborhoods with a high urban heat island index and higher social vulnerability.
- **Policy: Heat-Related Illness Prevention.** Work with labor organizations, the business community, and County and State health and safety agencies to publicize programs and standards for preventing heat-related illness in employees who work outdoors and publicize precautions for preventing heat-related illness during heat waves.
- **Policy: Wildfire Smoke and Air Quality.** Improve indoor air quality and protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within residential areas.
- **Policy: Resiliency Centers.** Optimize existing City-owned community centers, libraries, and other public facilities for dual use as resiliency centers which provide resources to the community related to climate change impacts such as cooling, enhanced air filtration, onsite solar power and backup storage, vehicle charging, and supportive programming and services.
  - **Action:** Evaluate cost-benefits, infrastructure feasibility, and funding opportunities, and prepare a list of priority facilities as funding becomes available. Develop a resilience communications strategy that integrates Resilience Centers with the City’s regular and emergency communication strategies.
- **Policy: Energy Resilience.** Apply technologies such as microgrids, battery storage, and demand response programs that improve the electric grid’s resilience and meet demand during high use periods. Prioritize emergency battery backups in essential community facilities.

*Sustainable Building Design*

**Guiding Policy: Create development patterns and incorporate design techniques that prioritize sustainability and energy efficiency in site and building design.**

- **Policy: Sustainable Development Patterns.** In appropriate locations/sites over a certain size, require a fine-grained, integrated land use and circulation pattern that reduces reliance on vehicle use and encourages getting around without a car.
- **Green Building Requirements in Municipal Projects.** Incorporate green building techniques, renewable energy technology, and best management practices in site design, construction, and renovation of all public projects so City facilities serve as a model for energy efficiency.

- Require all new municipal developments to exceed state Title 24 Energy Efficiency Standards by 15 percent to the extent such efficiencies are possible.
- Design new municipal facilities to be at a minimum the baseline LEED certification
- Implement measures identified during the energy audit process to reduce energy use in existing buildings.
- **Resource-Efficient Code Review.** Evaluate opportunities to amend the City's building codes and zoning ordinances to allow the use of acceptable resource-efficient alternative building materials and methods to provide passive cooling and reduce energy demand. Use the development review process to encourage opportunities for solar building design, energy-efficient site design, and use of photo-voltaic materials and devices for private development.
- **Heat Reduction Treatments.** Encourage the utilization of roofing designs and surface treatments, such as "cool roofs", pavement that minimizes heat gain, or solar panels that shade parking lots to mitigate the heat island effect associated with new developments.
  - **Action:** Pursue pilot projects to test use of new materials in City infrastructure projects, including as part of municipal facilities (such as administrative offices, community centers, and maintenance buildings).
  - **Action:** Facilitate access to cool roof rebate programs for both new and retrofit projects by fostering community engagement through City outreach initiatives.