

FAIRFIELD

FORWARD

2050

Existing Conditions Report Key Findings Summary

May 2021



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The **Existing Conditions, Opportunities, and Challenges Report (ECR)** represents the first major technical step in the process of updating the City of Fairfield’s General Plan. The ECR provides comprehensive information on existing conditions in Fairfield across all topic areas covered in the General Plan, and it also provides an analysis of opportunities. The focus of the ECR is on **resources, trends, and concerns** that will frame choices for the long-term development of Fairfield. The ECR is divided into **13 chapters** (one of which provides the introduction) as well as a separate **Market Analysis**. Each chapter includes a list of Key Findings and Planning Considerations. Below is a summarized version of the Key Findings for the ECR content chapters.

MARKET ANALYSIS

1. There will continue to be strong demand for family housing at a range of price levels.
2. Options for single-family home buyers have increased over the past decade, but there have not been a similar increase in the number of multifamily units.
3. Demand for retail and industrial space is strong, but there is less demand for office space.
4. To keep up with population growth, Fairfield will need to add between 7,500 and 10,000 new housing units.





LAND USE

1. The future of growth in Fairfield will be influenced by the Urban Limit Line boundary (the boundary for city development) and additions to the City.
2. The existing land use pattern is primarily suburban and car-oriented.
3. There are several County and City land use plans that are pertinent to the Planning Area, like the Heart of Fairfield Specific Plan.
4. Planning for commercial (office, shopping, or services) and industrial land uses should consider economic changes.
5. Commercial and industrial land uses should be responsive to future economic changes.
6. Preservation of agriculture and open space lands is important for economic, sustainability, and recreation reasons.
7. There are several areas where land could be developed or redeveloped to meet commercial, industrial, or residential needs.
8. The General Plan Update can help to connect and unify distinct areas of Cordelia, central Fairfield, and northeast Fairfield.





CIRCULATION

1. Traffic and congestion is generally fair, but there is some traffic at intersections closer to the freeways.
2. People coming to in from work in places like Travis AFB, Budweiser, and other major employers have special transportation considerations.
3. Most Fairfield workers come from the northeast of Fairfield, and most Fairfield residents work southwest of Fairfield.
4. The General Plan update can help improve roads and traffic; safety for bike riders, people who walk, and drivers; and easy transit routes.
5. The General Plan update process is an opportunity for the City to identify long-term improvements to its roadway network to improve or maintain existing capacity.



AIR QUALITY, GREENHOUSE GASES, & ENERGY

1. The City can play a role in improving air quality.
2. Communities will need to be protected from sources of air pollution.
3. The Climate Action Plan is an chance for Fairfield to focus on reducing its greenhouse gas (GHG) emissions, or gases that make climate change worse.
4. Fairfield needs to plan for the effects of climate change, including sea level rise and heat.



GEOLOGY & SOILS

1. Fairfield is surrounded by important farmland that is important to the economy and the City's character. The City must balance preservation of farmland with new homes, jobs, and other land uses.
2. Fairfield must account for risks from earthquakes.

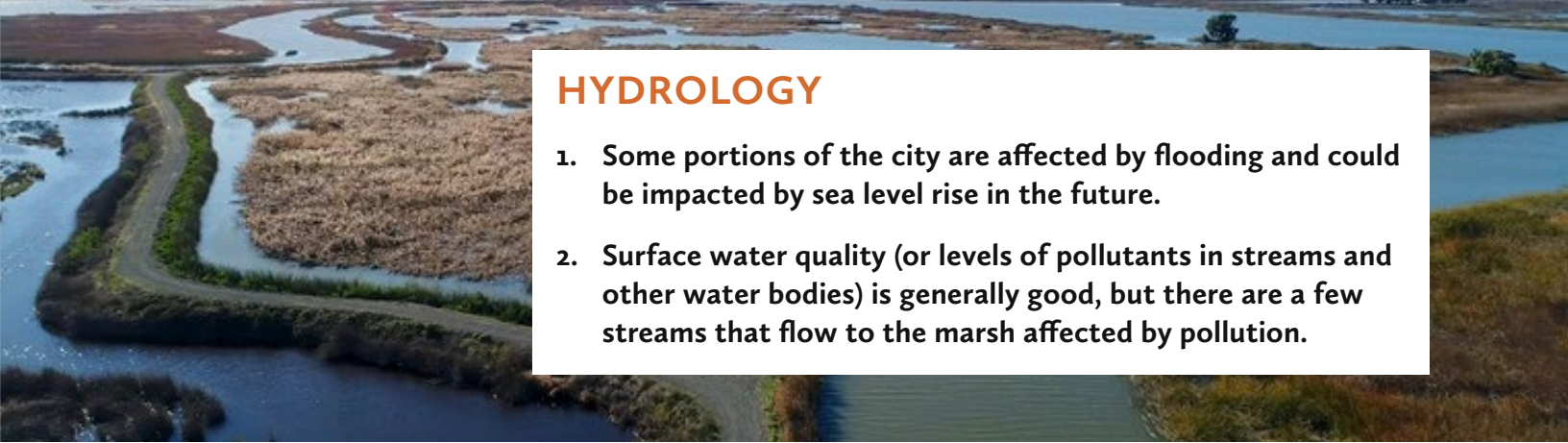
BIOLOGICAL RESOURCES

1. Several parts of Fairfield are home to important plants, animals, and habitats that must be protected.



HYDROLOGY

1. Some portions of the city are affected by flooding and could be impacted by sea level rise in the future.
2. Surface water quality (or levels of pollutants in streams and other water bodies) is generally good, but there are a few streams that flow to the marsh affected by pollution.



HAZARDS AND HAZARDOUS MATERIALS

1. Hazardous materials (like chemicals) are present in some parts of Fairfield. The city should protect community members from these materials.

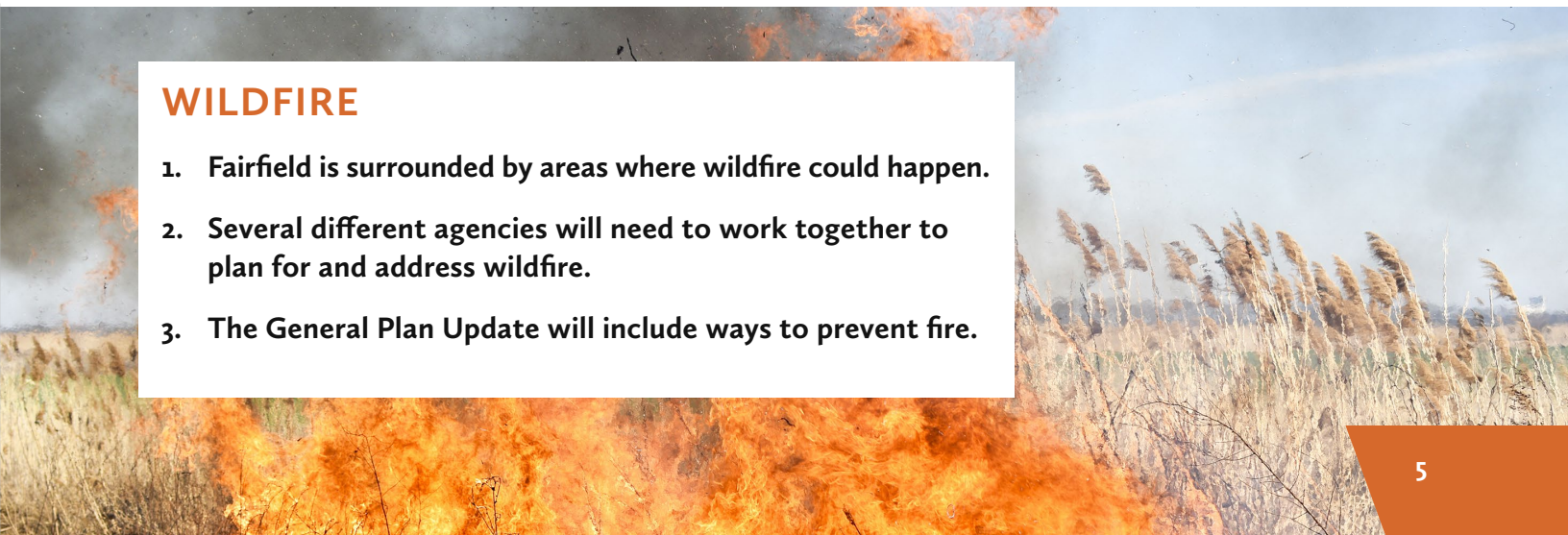


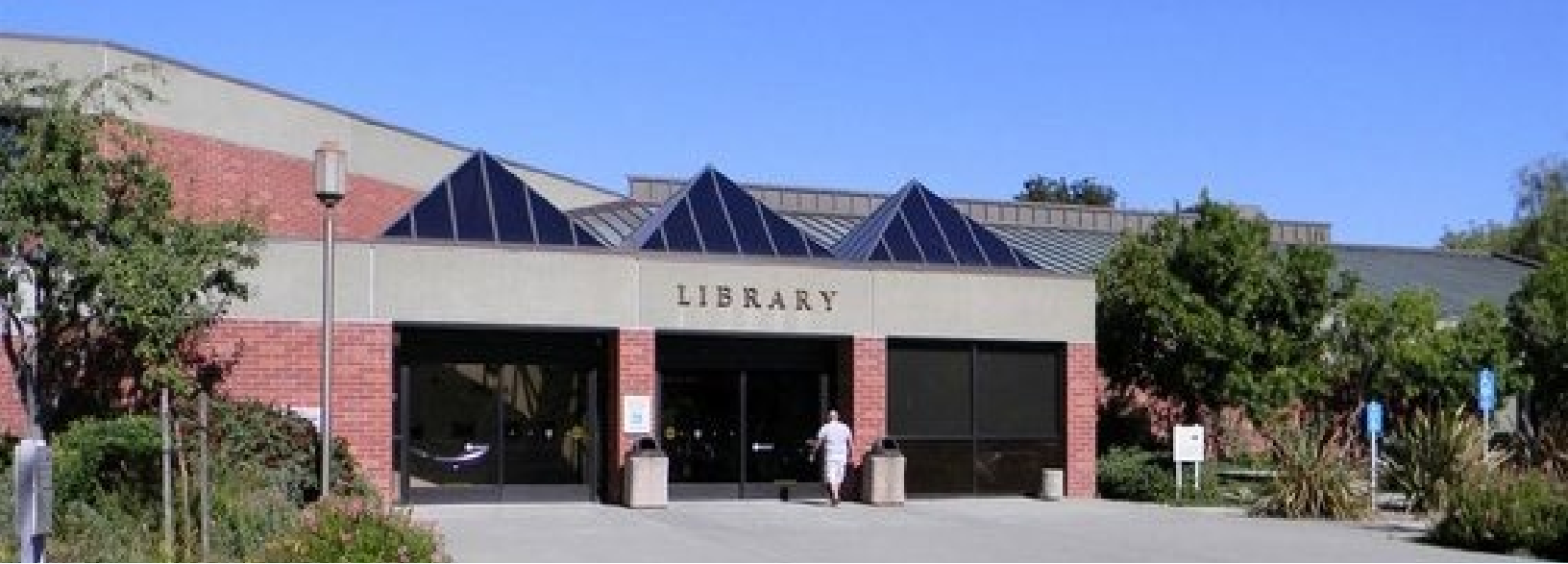
AIRPORT HAZARDS

1. The City must plan to protect people from noise impacts and potential accidents near Travis Air Force Base's runways and flight paths.

WILDFIRE

1. Fairfield is surrounded by areas where wildfire could happen.
2. Several different agencies will need to work together to plan for and address wildfire.
3. The General Plan Update will include ways to prevent fire.





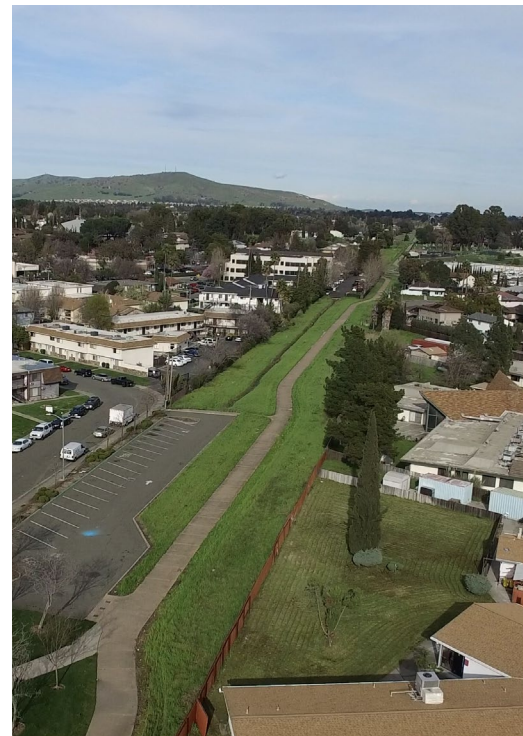
PUBLIC FACILITIES

1. Fairfield is short of meeting its park service acreage goals (a measure to make sure people have enough park space to enjoy), and some portions of the city lack park access. Funding for park maintenance is also a challenge.
2. Parks, places to play, and community facilities should reflect the needs of a growing and changing population, including youth.
3. Opportunity to improve the Linear Park Trail as a safer park resource and city connection.
4. Several Fairfield schools are at or close to their student capacity.
5. New growth in Fairfield must be coordinated with Fire and Police departments to make sure there is good coverage and service.

WET UTILITIES

1. The City's drinking water supply is affected by weather patterns, protection of some wildlife during certain period of time, and water quality standards.
2. Planning for future growth may require needed improvements to the sewer system.

Policies or improvements can help address flooding that occurs in some parts of the city.





PUBLIC HEALTH & EQUITY

1. The City should take care to avoid locating health hazards in neighborhoods already most affected by unhealthy environments or conditions that make it harder for people with not as many resources (like lower incomes) to protect themselves.
2. As land and housing values continue to increase, the General Plan must consider how the City of Fairfield can maintain its diversity, prevent displacement of lower-income populations, and contribute to solving the homelessness crisis.
3. In certain areas, Fairfield can make places more friendly and comfortable to walk, bike, and take public transit to meet daily needs.
4. Internet access can be improved.



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