



Fairfield Preferred Plan- Draft Guiding Policies and Topic Areas

On the following pages are key policies/strategies and brief topic outlines for selecting General Plan elements. This set of policies/strategies is not exhaustive, and ideas suggested at the General Plan Advisory Group (GPAC) meeting (October 26th) and Planning Commission Study Session (November 8th) may ultimately be reflected in implementing policies that will be developed following the City Council Study Session. However, collectively these represent the broad direction and big ideas that will guide the Element.

I Land Use Element

TOPIC AREAS/OUTLINE

- I. Existing Land Use and Structure
- II. Growth and Change
- III. Land Use Framework
 - a. Central Fairfield
 - b. Cordelia
 - c. Eastern Fairfield
- IV. Corridors and Centers
- V. Neighborhoods (Residential)
- VI. Industrial and Employment Uses
- VII. Travis AFB

DRAFT GUIDING POLICIES

1. Strive to maintain a compact urban form where development is expected to occur, with a focus on infill and strategic growth in select areas to ensure City maintains a harmonious land use balance.
2. Work collaboratively with Solano County and others to define the land to be preserved as agriculture and open space and maintain the land surrounding the City for this use. Develop a “gateway” to Suisun Valley that includes land uses that promote and support agritourism.
3. Emphasize mixed use infill and “right size” housing and land use densities and intensities that stimulate investment. Explore “missing middle” housing types in residential neighborhoods. Develop corridors (such as West and North Texas) and other key areas well-

served by transit and community resources as higher-density pedestrian- and transit-oriented community spines.

4. Build “complete neighborhoods” where residents have convenient access to flexible office space, neighborhood grocery stores and other retail, coffee shops, childcare, dining and entertainment, and other compatible uses that help meet their everyday needs.
5. Strive to improve the jobs-housing balance by focusing on maintaining an adequate supply of land that supports key areas of economic growth, including advanced/food and beverage manufacturing, green technology, and other employment-dense opportunities.
6. Support Travis AFB, and ensure that future land uses are compatible with the continued operation of the AFB. Integrate land use planning with the needs of the Travis AFB community. Designate lands necessary to maintain capacity for potential base expansion and the accommodation of new or evolving missions.
7. Promote Downtown as a vibrant heart of the community, with a vibrant mix of diverse uses, including retail, eating and drinking establishments, entertainment, offices, and housing, and community gathering spaces.
8. Continue to enhance and support the vision of the Heart of Fairfield Specific Plan through stronger integration of the Transportation Center, linkages to the Fairfield-Suisun Train Station, and opportunities for additional denser residential or mixed-use housing.
9. Build upon the vision of the Train Station Specific Plan while updating land uses to reflect higher residential densities near the train station and more focused commercial areas.

2 Community Design Element

TOPIC AREAS/OUTLINE

- I. Urban Structure
- II. Key Change Areas and Design
- III. Public Realm
- IV. Arts and Culture
- V. Cultural and Historic Resources
- VI. Guiding and Implementing Policies, including specifically for:
 - a. Downtown and Corridors
 - b. Cordelia Gateway
 - c. Transportation Center
 - d. North Texas
 - e. Linear Park
 - f. Hillside Development

DRAFT GUIDING POLICIES

1. Ensure that new development integrates pedestrian-friendly streetscapes and a well-defined public realm. Establish urban design guidelines that focus on human-scale proportions to create an engaging and visually pleasing streetscape.
2. Prioritize the development of safe and well-maintained pedestrian and bicyclist pathways that connect neighborhoods to amenities such as commercial corridors, parks, schools, and public transportation hubs. Expand efforts to improve pedestrian orientations in the Heart of Fairfield and North Texas areas.
3. Create cohesive, vibrant, memorable, and distinctive places within the city that foster a strong sense of identity and community, improving overall livability and attracting visitors and businesses.
4. Define and incorporate programs for public art, cultural districts, and historical markers in public spaces and buildings to tell the story of the city, celebrate its heritage, and showcase its diversity.
5. Establish a systematic and comprehensive process for identifying, protecting, and preserving the historic and cultural resources of the city.
6. Ensure that new development within the city is designed to optimize Fairfield's Linear Park, making the park a central feature that enhances quality of life, connectivity, and recreational opportunities for residents.
7. Create a vibrant gathering place, plaza, or other center in the downtown area, the "heart" of the Heart of Fairfield Specific Plan.

3 Circulation Element

TOPIC AREAS/OUTLINE

- I. Street Network
- II. Automobile Movement
 - a. Goods Movement
- III. Roadway Improvements
- IV. Bicycle and Pedestrian Movement
- V. Transit
- VI. Guiding and Implementing Policies

DRAFT GUIDING POLICIES

- I. Embrace the complete streets concept, ensuring that all new development projects, where feasible, prioritize the accommodation of pedestrians and bicyclists alongside other transportation modes. Enhance safety and comfort for cyclists and pedestrians through the development of additional infrastructure that supports active transportation (such as bikeways, sidewalks, curb cuts, crossings, traffic lights and signage, etc.)

2. Strengthen connectivity within the city and neighboring cities/regions through long-term collaboration with other jurisdictions and agencies.
3. Address traffic congestion and improve the flow of traffic in critical areas by investing in roadway enhancements and infrastructure.
4. Explore opportunities to right-size parking requirements consistent with demand and availability of public transit.
5. Balance the environmental impact of travel (vehicle miles of travel or VMT) with other metrics such as congestion (traffic level of service or LOS) and delay when designing or undertaking improvements.
6. Create a more efficient and accessible public transit network that encourages the use of public transportation as a viable alternative to personal vehicles, including routes to schools
7. Harness the potential of the Linear Park as a central corridor connecting neighborhoods, promoting recreation, and enhancing overall urban connectivity.
8. Adopt and integrate emerging technologies, such as micro-transit, traffic management systems, automated driving, bikeshare/scootershare, and electric vehicle charging, and infrastructure considerations (including roads, electricity, communications networks, etc.), to advance sustainability, accessibility, and efficiency.

4 Public Services Element

TOPIC AREAS/OUTLINE

- I. Police, Fire, and Emergency Services (Cross-reference Safety Element)
- II. Schools
- III. Utilities
 - a. Water (Cross-reference Sustainability Element)
 - b. Wastewater
 - c. Solid Waste and Recycling (Cross-reference Sustainability Element)

DRAFT GUIDING POLICIES

1. Provide excellent public services that address current needs and are commensurate with future growth. Establish metrics and funding mechanisms to maintain adequate levels of service.
2. Foster feelings of safety through environmental design, community partnerships, and interdepartmental/interjurisdictional collaboration.
3. Work cooperatively with Solano County and the Solano County Local Agency Formation Commission (LAFCO) to support compatible land use planning outside City limits and

mutually beneficial opportunities to support agritourism, provided the City does not bear the cost to improve existing infrastructure to City standards.

4. Work cooperatively with the Travis Unified School District, Fairfield-Suisun Unified School District in planning for future school facility needs, with focus on locations integrated into the existing urban fabric, when possible.
5. In partnership with Solano College, promote opportunities for higher learning and education to enhance community development and workforce diversification, and link programs to trades and future-oriented industries where Fairfield seeks to grow.
6. Improve “knowledge infrastructure”, including maintenance and access to libraries, community centers, museums and cultural centers, internet and communications networks, and other systems that support Fairfield’s future.
7. Provide an adequate supply of quality water and water infrastructure to support current and future population and employment growth.
8. In partnership with the Fairfield Suisun Sewer District and other utilities partners, ensure provision of superior wastewater collection and treatment facilities, solid waste services, and recycling/sustainability initiatives to support current and future growth.
9. Develop and maintain an environmentally sensitive, climate resilient drainage system for handling runoff and preventing localized flooding.

5 Open Space, Conservation, and Recreation Element

TOPIC AREAS/OUTLINE

- IV. Agriculture and Resource Production
- V. Natural Resources Conservation
- VI. Visual Open Space and Greenbelts
- VII. Parks and Recreation
 - a. Access
 - b. Park Distribution
 - c. Park Maintenance

DRAFT GUIDING POLICES

1. Support preservation of agricultural land and related uses and activities that maintain its viability in areas surrounding Fairfield.
2. Maintain Fairfield’s open space/agricultural land buffer and protect and enhance visual resources.
3. Identify and protect sensitive biological habitat and natural resources, including the Suisun Marsh.
4. Provide a network of accessible, well-maintained parks, open spaces, and recreational facilities (including smaller “pocket parks”, plazas, and other types) and amenities that

meet the diverse needs of Fairfield’s current and future population. Prioritize these efforts using a social equity lens. *Implement this policy through a Parks and Recreation Master Plan.*

5. Expand opportunities for residents and visitors to actively engage with and learn about the significance of the area’s ecological assets and notable agricultural production (including links to the Flyway Center, the Suisun Marsh, the Suisun Valley, and other areas)

6 Sustainability Element

TOPIC AREAS/OUTLINE

- I. Climate Change and Adaptation (Cross-reference Environmental Justice and Safety elements)
 - a. Wildfire
 - b. Flooding and Sea Level Rise
 - c. Urban Heat
- II. Energy Efficiency and GHG
- III. Water Conservation
- IV. Reducing Waste

GUIDING POLICIES

1. Ensure that Fairfield neighborhoods are equipped to effectively address and adapt to challenges associated with wildfire, flooding/sea level rise, and urban heat.
2. Facilitate initiatives for the expansion and maintenance of an urban tree canopy.
3. Implement measures to lower per capita urban water consumption, promoting water conservation and sustainability.
4. Create development patterns and incorporate design techniques that prioritize sustainability and energy efficiency in site and building design.
5. Build a robust, reliable, and resilient energy system by transitioning from fossil fuels to renewable energy.
6. Develop and implement a comprehensive Climate Action Plan to guide Fairfield’s efforts in mitigating and adapting to climate change while achieving sustainability goals.
7. Employ energy resilience and conservation measures, such as microgrids, smart grid technologies, electric vehicle charging, emergency planning protocols, and others.
8. Increase recycling rates and reduce solid waste.
9. Link green infrastructure opportunities with the green economy.

7 Environmental Justice and Public Health Element

TOPIC AREAS/OUTLINE

- I. Healthy neighborhoods
 - a. Physical determinants- access (cross reference Land Use, Circulation elements)
 - b. Social determinants- community building (Cross reference Recreation, Public Services, and Economic Development elements)
- II. Pollution exposure (including air quality)
- III. Food access
- IV. Public facilities
- V. Safe and sanitary homes
- VI. Physical activity
- VII. Civic engagement
 - a. Youth engagement
- VIII. Prioritization of improvements and programs

GUIDING POLICIES

These policies will be refined and target specific areas/groups following additional analysis.

1. Reduce pollution burden and protect existing communities from air pollution effects, particularly in areas near major roadways.
2. Facilitate the coordination of resources with other agencies to enhance the quality and livability of housing options, particularly for lower income families.
3. Ensure that all Fairfield residents have access to healthy, affordable, and culturally relevant food. Promote food access initiatives that connect residents with local food systems (such as locations for community gardens, farm-to-fork initiatives, etc.) to strengthen food security and supporting local growers within Fairfield.
4. Develop and maintain a network of well-connected facilities that address community needs, with a special focus on addressing the needs of the youth and seniors within Fairfield.
5. Prioritize the design and enhancement of environments that encourage comfortable, safe, and convenient opportunities for physical activity and good health within Fairfield.
6. Focus programs and investments that benefit areas with the greatest socioeconomic need, reducing disparities and fostering equity.
7. Promote active public engagement and ensure diverse representation in the decision-making processes that affect Fairfield's development.
8. Implement considerations of social determinants of health and health impacts in City projects.

9. Enhance mechanisms for effective coordination and communication among city departments and other relevant agencies (including the Solano County Public Health Department and other organizations) to improve efficiency and service delivery.