



Fairfield Forward General Plan Update and Climate Action Plan

General Plan Advisory Committee Meeting 1

March 25, 2021

FAIRFIELD

FORWARD

2050



AGENDA

1. Introductions
2. Update Process and GPAC Role
3. Project Purpose and Overview
- 4. Brainstorming Fairfield's Future**



1. Introductions



PROJECT TEAM

- **City of Fairfield Staff.**
 - Amy Kreimeier, Senior Planner/Project Lead
 - Dave Feinstein, Planning Division Manager
- **Dyett & Bhatia.** Lead Consultant
- **Fehr & Peers.** Transportation Planners
- **BAE Urban Economics.** Economists
- **WRA, Inc.** Environmental Planners
- **West Yost Associates.** Civil Engineers
- **Diversity RD Global.** Focused Community Outreach
- **Charles Salter Associates.** Noise Consultants

GPAC MEMBER INTRODUCTIONS

- Tell us about yourself! Please share (one minute max. per person):
 - Your name
 - Your affiliation with Fairfield (resident, business owner, community leader, etc.)
 - What made you interested in serving on this committee?

2. GPAC Role and Responsibilities



ROLE OF THE GPAC

- Provide recommendations and direction at key stages
 - Review products, options presented
 - Attend community meetings/review feedback
- Be a sounding board for ideas
- Serve as ambassadors/links to your constituencies, neighbors, etc. to promote the GPU in Fairfield
- Maintain a citywide perspective



GROUND RULES FOR GPAC MEMBERS

1. Consider all members' ideas equally
2. Listen actively, avoid interrupting others
3. Allow everyone a chance to speak
4. Show respect, especially when giving or receiving contrary opinions
5. Provide everyone with the same information



Project Timeline



TENTATIVE GPAC SCHEDULE

Meeting	Date	Topic(s)
1	Today	Introduction; Vision and Issue Brainstorming
2	April 15, 2021	Vision and Guiding Principles
3, 4	April 30, May 10, 2021	Existing Conditions Report
5	Summer 2021	Project Alternatives
6	Fall 2021	Preferred Plan
7, 8, 9	Winter 2021-2022	Draft General Plan Policies

Public review of Draft General Plan in Summer 2022 and
Plan adoption in Fall 2022

3. Project Purpose and Process

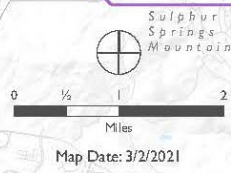
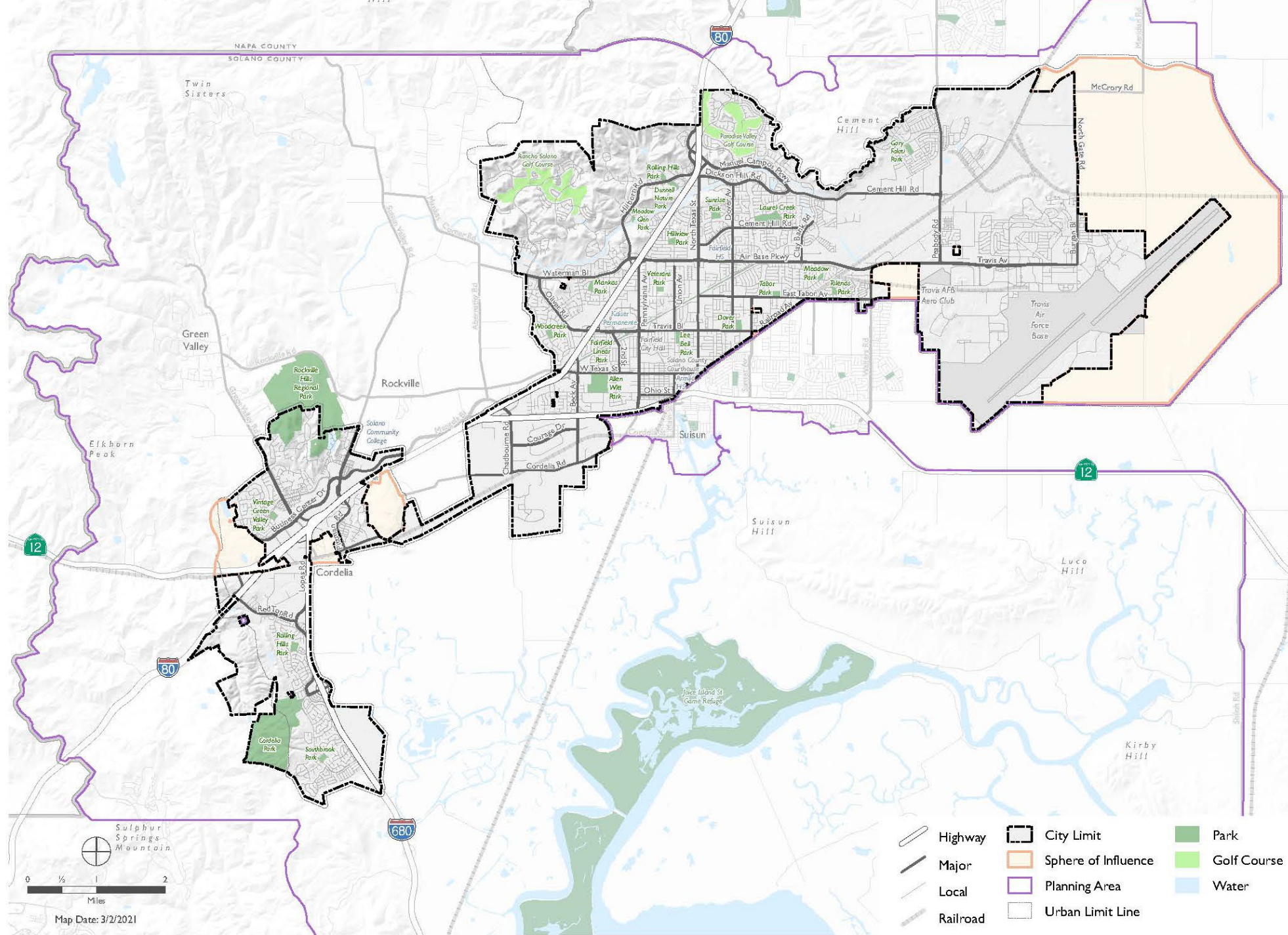


FAIRFIELD FORWARD 2050

- Updated General Plan
- Updated Housing Element (2022-2030 period)
- New Climate Action Plan
- Environmental Impact Report



PLANNING AREA



- Highway
- Major
- Local
- Railroad
- City Limit
- Sphere of Influence
- Planning Area
- Urban Limit Line
- Park
- Golf Course
- Water

Source: Solano County GIS, 2020; City of Fairfield, 2020; Dyett & Bhotia, 2020

GENERAL PLAN

- Long-range (30+ years)
- “Constitution for local development”
- Expresses a vision for the community’s future
- Outlines goals, objectives, and policies to achieve this vision

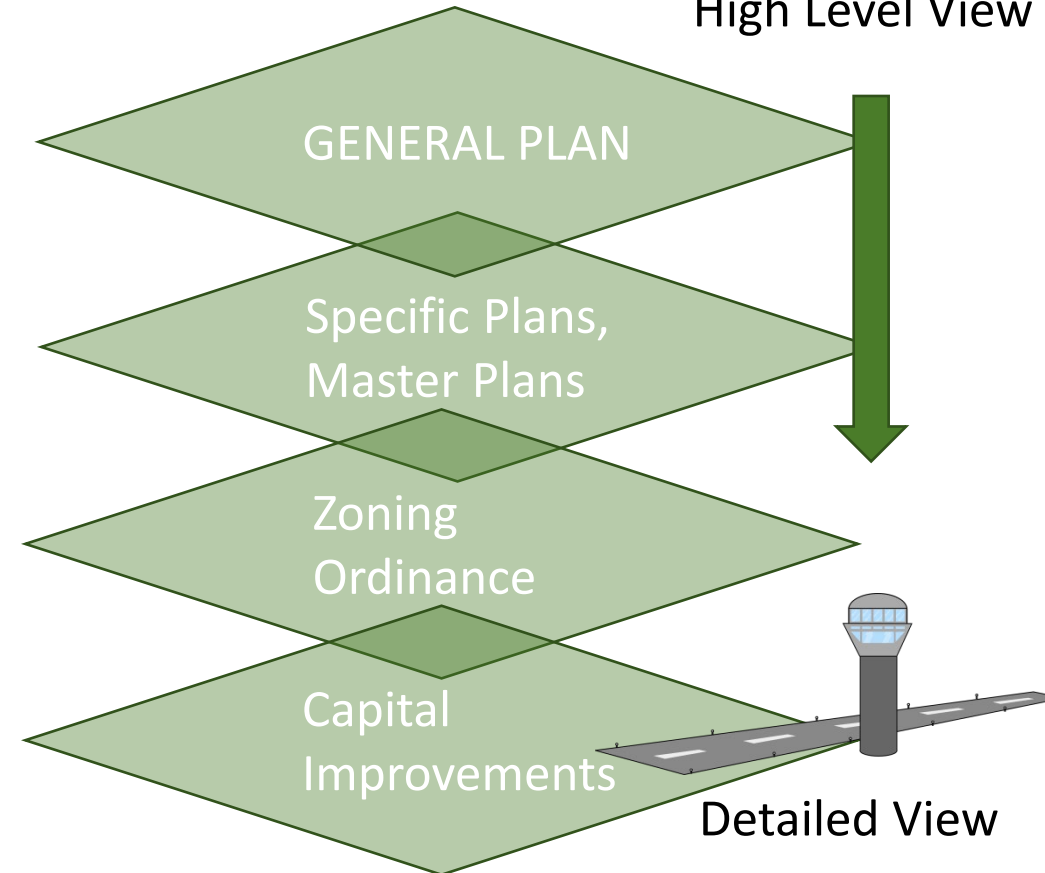


GENERAL PLAN REQUIREMENTS

- Comprehensive
 - Applies to the entire city/SOI
 - Addresses a full range of issues affecting Fairfield's physical development
- Internally Consistent
 - Policies, diagrams, and analysis fully integrated with no conflicts
- “Vertically Consistent” Implementation
 - Specific Plans, Master Plans
 - Zoning Ordinance
 - Design Standards and Guidelines
 - Capital Improvements

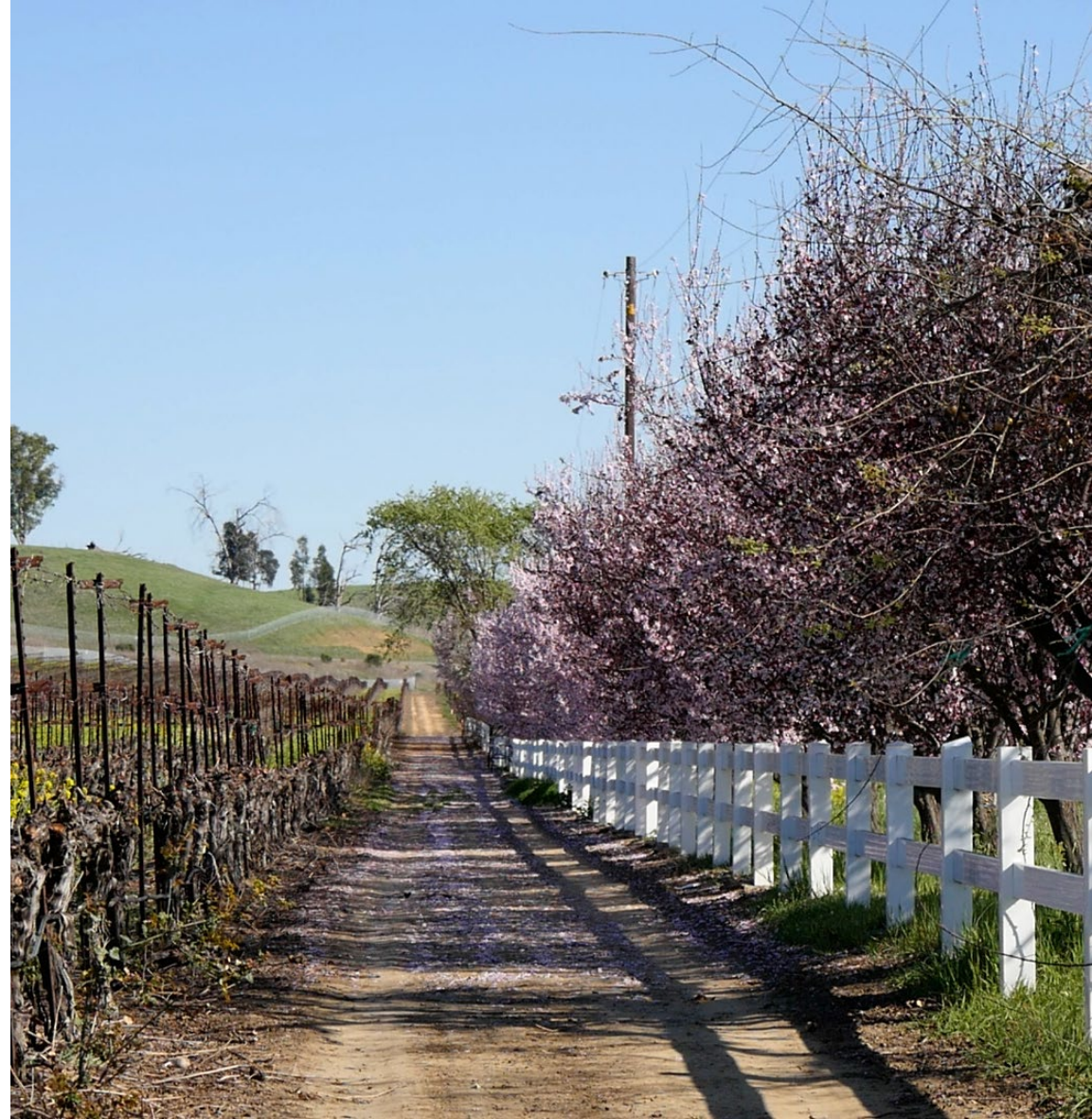


High Level View



WHY UPDATE THE GENERAL PLAN NOW?

- Pressing issues:
 - Managing growth
 - Housing affordability
 - Mobility
 - Sustainability
 - The future economy
 - Maintaining and enhancing community facilities and services



CURRENT GENERAL PLAN COMPONENTS

State Required Elements:

- Land Use
- Circulation
- Open Space, Conservation and Recreation
- Health and Safety (inc. Noise)
- Housing

Optional Elements:

- Agriculture
- Economic Development
- Public Facilities and Services
- Urban Design
- Travis Protection

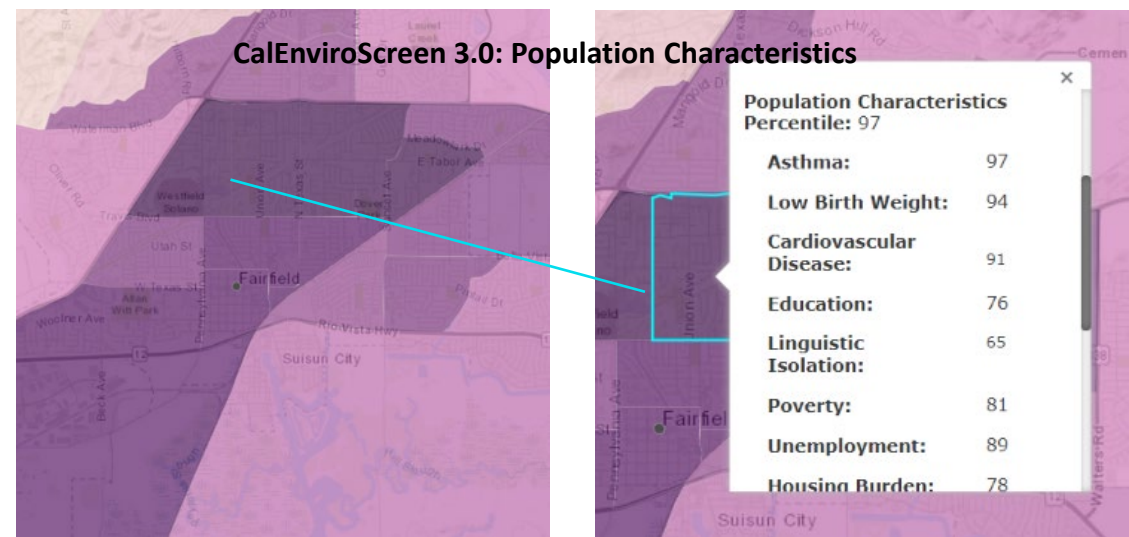
EMERGING GENERAL PLAN ISSUES

- **Public Health, Environmental Justice (SB 1000), and Social Equity:** Three interrelated issues related to good health and opportunity for all Fairfield residents
- **Vehicle Miles Traveled:** Under CEQA, agencies must analyze a project's transportation impacts using vehicle miles traveled (VMT)
- **Climate Change and Adaptation (SB 379, SB 1241):** Local governments must plan for climate change, vulnerabilities, and emergency response.



City of Fairfield

Sustainability Initiative 2009



HEADLINE: FAIRFIELD'S FUTURE

You're a reporter writing an article about Fairfield in 2050, describing a major change or accomplishment over the past 30 years

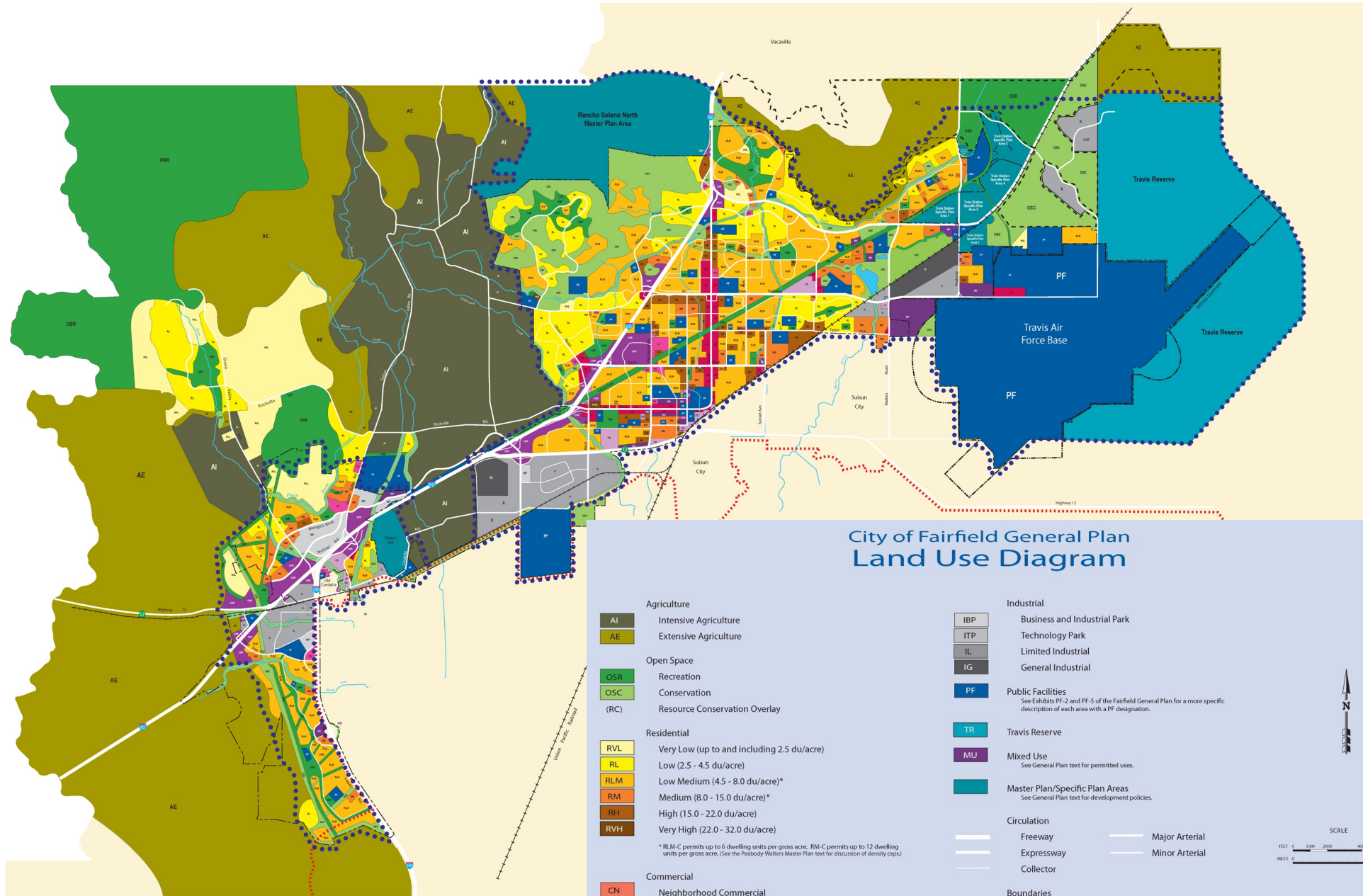
What's your ~6-word headline?

LAND USE

- Designates the proposed distribution, location, and extent of land uses, with emphasis on future development of the City
- Interacts with all other elements of the Plan
- Establishes the General Plan Land Use Diagram
- Preserve and enhance the City's desired physical character with well-balanced patterns of growth and development; Create safe and viable neighborhoods with wide ranges of choices, services, and amenities.



CURRENT GENERAL PLAN LAND USE DIAGRAM



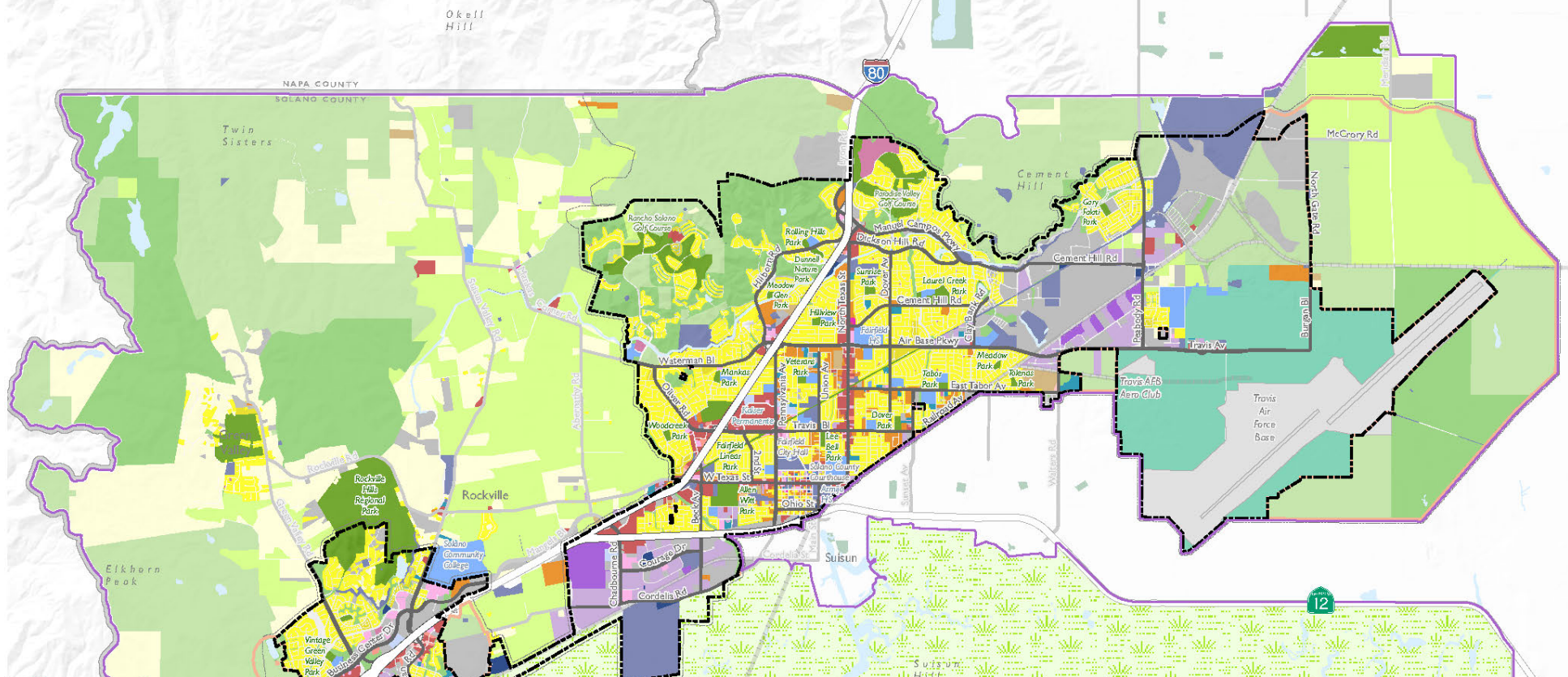
City of Fairfield General Plan
Land Use Diagram

Agriculture	Industrial
AI Intensive Agriculture	IBP Business and Industrial Park
AE Extensive Agriculture	ITP Technology Park
Open Space	IL Limited Industrial
OSR Recreation	IG General Industrial
OSC Conservation	PF Public Facilities
(RC) Resource Conservation Overlay	See Exhibits PF-2 and PF-5 of the Fairfield General Plan for a more specific description of each area with a PF designation.
Residential	TR Travis Reserve
RVL Very Low (up to and including 2.5 du/acre)	MU Mixed Use
RL Low (2.5 - 4.5 du/acre)	See General Plan text for permitted uses.
RLM Low Medium (4.5 - 8.0 du/acre)*	Master Plan/Specific Plan Areas
RM Medium (8.0 - 15.0 du/acre)*	See General Plan text for development policies.
RH High (15.0 - 22.0 du/acre)	Circulation
RVH Very High (22.0 - 32.0 du/acre)	Freeway Major Arterial
	Expressway Minor Arterial
	Collector
Commercial	Boundaries
CN Neighborhood Commercial	City Limit Line
CC Community Commercial	Suisun Marsh Protection Plan Boundary
CBD: Central Business District	Undesignated marsh areas are designated as Open Space-Conservation
CS Service Commercial	Urban Limit Line
CHR Highway and Regional Commercial	Vacaville-Fairfield-Solano County Greenbelt Boundary
CO Office Commercial	Military Easement

* RLM-C permits up to 6 dwelling units per gross acre. RM-C permits up to 12 dwelling units per gross acre. (See the Peabody-Walters Master Plan text for discussion of density caps.)



EXISTING LAND USE



- | | | |
|---|---|---------------------|
| Rural Residential | Hospital | Highway |
| Single Family Residential | School/Educational Facility | Major |
| Single Family Residential - Attached | Church/Religious Facility | Local |
| Multi-family Residential | Public/Government Owned | Railroad |
| Mobile Home Park | Utilities | City Limit |
| Service Stations | Parks and Recreation | Sphere of Influence |
| Hotel, Motel, Lodging Commercial | Open Space, Greenways, Trails and Protected Areas | Planning Area |
| General Commercial | Agriculture | Urban Limit Line |
| Office | Agriculture/Conservation | Water |
| Mixed-use | Travis Air Force Base | |
| Light Industrial | Vacant | |
| Heavy Industrial | Marsh Land | |
| Residential Care/Assisted Living Facility | | |

HOUSING

- State mandate requires an update every eight years
 - Current Housing Element addresses the years 2014-2022
- Must plan to incorporate Fairfield's share of the Regional Housing Needs Assessment
- Will have its own distinct but coordinated update process
- Encourage a high quality residential environment with a wide range of housing opportunities throughout the City affordable to a diverse population.



CIRCULATION

- Addresses roadway development, road safety, public transit, pedestrian and bicycle facilities and transportation systems management
- Create and maintain an efficient, safe, and coordinated multi-modal circulation system, serve a variety of users, and meet the social, economic, and urban design needs of the community



ECONOMIC DEVELOPMENT

- Includes policies on attracting and retaining quality jobs and preserving the local economy
- Optional element explicitly setting forth Fairfield’s policies for economic health and sustainable funding in relation to the other elements
- Maintain and enhance quality of life by developing and sustaining a strong and diverse economic base



OPEN SPACE, CONSERVATION, AND RECREATION

- Addresses permanent preservation and management of public open space lands, natural resources, and the enhancement of community recreational opportunities
- Designate, preserve, and protect agricultural, ecological, recreational, and scenic lands in Fairfield and its surrounding areas for current and future generations



HEALTH AND SAFETY

- Addresses issues related to human health and safety, including natural and manmade hazards, emergency preparedness, and noise
- Minimize the public's exposure to harmful impacts caused by hazards and noise



TRAVIS PROTECTION

- Addresses element-specific policies as they relate to Travis Air Force Base (Land Use, Circulation, etc.)
- Optional element intended to demonstrate the City's support for Travis Air Force Base and recognition of the Base as vitally important to economic health
- Protect the mission and operation of Travis Air Force Base



4. Brainstorm: Fairfield's Future



MIRO ACTIVITY

Tell us what you think are some key issues/priorities for each of the General Plan topics/elements.

FAIRFIELD FORWARD 2050

What's your big-picture vision for Fairfield?
What specific issues should be GP address?

Housing

Hi!

Land Use

Gender: Homelessness, affordability, aging-in-place

Equity: Urban Growth Limits, Urban centers, rural centers, parks, green areas



Thank you!

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