



General Plan Advisory Committee Meeting #7

Meeting #7: October 26, 2023 | 6:00-8:00 PM

The General Plan Advisory Committee (GPAC) is an advisory body appointed by the Fairfield City Council to provide input to the planning team, engage community members and stakeholders and act as “community ambassadors” in the development of the Fairfield General Plan Update. The seventh GPAC meeting was held on Thursday, October 23rd in-person; 3 of the 13 GPAC members attended the meeting.

After a project pause, the purpose of this meeting was to reorient the GPAC members with Fairfield Forward 2050 and describe project updates to-date, provide opportunity for any questions about the Preferred Plan land use concepts, and solicit input on draft guiding policies and General Plan element topics they would like to see as the General Plan is developed in the winter.

MEETING RECAP

- The Meeting began with a brief presentation on work conducted since the last GPAC meeting and an overview of Preferred Plan land use concepts that Council members gave direction on at the September 12th Study Session.
- There were six public comments, largely related to the Land Use Concepts map presented. Topics ranged from improving connectivity in Cordelia, particularly pedestrian and bicyclist access across the freeway at Suisun Valley Road; concerns about loss of prime agricultural land in the Hale Ranch Study Area and need for coordination with the County on tourist centers; questions about vacant residential properties near the Air Force Base; and concerns about appropriateness of additional housing near Business Park Drive.
- Following public comment, the consultant team moved into a presentation describing each of the elements, proposed topic areas, and preliminary guiding policies for each.
- Following the presentation, GPAC members were asked to view and add sticky notes to posters around the room on what guiding policies and topics they thought were missing, and what additional details/more specific policies they would like to see.
 - After the activity, members discussed topics that most interested them. This included need to add protected bike infrastructure and building design that is more pedestrian-oriented; adequate ingress/egress in



Middle Green Valley and Cordelia (particularly at Business Center Drive and Red Top Road) in times of emergency; protection of Travis Air Force Base and prime agricultural land; building new schools without impacting agricultural land; adding schools in walkable neighborhoods, with consideration for how acreage requirements for new school sites should be updated to better align with Fairfield's urban land use pattern; and consideration of a smoke-free environment ordinance.

On the following pages are notes GPAC members added to each Element. Language may ultimately be reflected in guiding policy edits, or in implementing policies that will be developed as part of the General Plan process.

GENERAL PLAN ELEMENT POST-IT NOTES

Land Use Element

- Clarify that we do not want to use prime agricultural land for businesses that grow food indoors through aquaponics or light. Save agricultural land for planting in soil.
- Encourage property owners of underutilized sites or parking lots to hold temporary events, such as night markets or festivals.
- Envision any new development of the Fairfield Gateway PDA as an entertainment district. Attract "fun", family-oriented businesses to the Fairfield Gateway PDA using incentives. Prohibit certain uses (e.g. adult-oriented, liquor stores, cannabis) within the Fairfield Gateway PDA. Fun uses include dog cafes, bowling alleys, arcades, roller rinks, etc.)
- Allow low-density "missing middle" in all residential zones, such as duplexes, triplexes, fourplexes, townhomes, or courtyard homes.
- Reduce barriers to infill development.
- Periodically reevaluate home-based business and home occupation standards to better accommodate more businesses (e.g. dental offices but limit on how many clients and employees).
- Explore allowing Accessory Commercial Units (ACUs). Allow live work units in all residential zones. Bring residents to amenities by conditionally permitting housing in commercial zones. Explore allowing Accessory Commercial Units (ACUs) to increase accessibility to local-serving services and businesses.
- Protect Travis to ensure development is consistent with Travis Land Use plan prepared by the Solano Airport Land Use Commission.
- Protect Travis AFB- Make sure land uses around Travis AFB are compatible with protecting Travis with lands adjacent to base such as noise and glare.



- Encourage new housing within the Travis AFB “enhanced use lease area” to cater toward air base needs, including medium and high-density housing forms, such as courtyard homes ,fourplexes, apartments, and build-for-rent.
- Governing board of school district shall meet with the Parks and Recreation Department to review all possible methods of coordinating, planning, and construction of new school without impacting agricultural land use.
- Update the HoF and TSSP to eliminate minimum car parking requirements for all areas within 0.5 miles of the Fairfield Transportation Center, Solano Rail Hub, and Hannigan Station as required by AB 2097 (2022)

Community Design Element

- Ensure that all design standards are objective.
- Require new development to be design in a way that is oriented towards pedestrians. Develop standards that foster walkability (e.g., build to line, parking setbacks)Require buildings to be oriented towards and have direct access to street. Locate surface parking towards the interior or rear of the site.
- Create “places of the heart” for social cohesion- destinations like city squares or areas of joy.
- Envision any new development of the Fairfield Gateway PDA as an entertainment district. Attract “fun” family-oriented businesses to the Fairfield Gateway PDA using incentives (fun uses include dog cafes, bowling alleys, arcades, and roller rinks) Prohibit certain uses (e.g., adult oriented, liquor stores, cannabis)
- Require that new development along the Linear Park Trail be “double-elevated” and have direct, open access to the Linear Park Trail.
- Conditionally permit or prohibit new auto-oriented businesses along North Texas Street.
- Explore the construction of a landmark overpass/bridge connecting the Linear Park Trail from the Rose Garden to the Pennsylvania Avenue side.
- Collaborate with the Yocha Dehe Wintun Nation and other local tribes to promote local indigenous histories.
- Promote the use of color in certain pedestrian-oriented districts (Heart of Fairfield, North Texas, Fairfield Gateway, TSSP, possibly Suisun Gateway site) through public art, building design, and landscaping.

Circulation Element

- Use landscaping and other methods to protect vulnerable road users (pedestrians/cyclists) from vehicular traffic; prioritize development of Class IV, Class I, and Class II buffered bicycle infrastructure respectively. Only use Class II and III as an interim measure or when not feasible.



- Encourage employers to offer parking cash-out.
- Require new multifamily developments to unbundle parking.
- Design bike infrastructure that is safe and comfortable for all ages and abilities.
- Require new roadway improvements to provide protected pedestrian and cyclist infrastructure.
- Complete a nexus study that looks at the connection between new development and the impact and need for active transportation infrastructure (DIF for active transportation projects).
- Utilize bike boxes and separation of intersections to prevent collisions; adopt a Vision Zero framework for all new transportation improvements.
- Require new development to provide supporting cycling infrastructure (e.g., sort and long term bike parking, showers, etc.) Complete nexus study that that allows cities to charge development impact fees in active transportation projects.
- Use HAWK lights in high vehicle traffic areas.
- Add- need policy for emergency preparedness for ensuring good egress and ingress to Cordelia Hills area (in case of fires and emergencies).
- Develop a bus rapid transit line along the Texas corridor. Develop the Fairfield Gateway PDA as another transit hub, providing connections to other parts of Fairfield. Work towards providing FAST service on Sundays.
- Create linear trail spurs connecting neighborhoods and other destinations to the Linear Park Trail. Explore the extension of the Linear Park Trail from Solano College into Cordelia.
- Work with Solano County, STA, and neighboring cities to improve active transportation connections between cities and destinations in the unincorporated County (e.g. Suisun Valley)
- E-bikes
- Explore the use of bikeshare and scooter share in transit-rich areas, such as the Heart of Fairfield, TSSP, and other PDAs as appropriate.

Public Services Element

- Also work with Travis Unified School District.
- Continue to build on Fairfield Broadband Action Plan to ensure that all residents have access to fast, reliable internet.
- Ensure new schools are sited in walkable communities and in city center areas, not in new greenfield development (lowers, VMT, congestion, asthma, and increase physical activity etc.)
- Long term planning for organics infrastructure.



- Continue interjurisdictional collaboration to ensure emergency response preparedness in the event of a wildfire or widespread evacuation.

Open Space, Conservation, and Recreation Element

- Ensure city obtains conservation easements lands not identified for urban development on the land use diagram.
- Encourage the use of native plantings. Discourage and/or prohibit the use of palm trees to meet landscaping requirements.
- Utilize Allan Witt Park as a community gathering space for outdoor events in HoF.
- Require all new development served by municipal services to be located within the Urban Growth Boundary.
- Prohibit development on ridgelines.

Sustainability Element

- Require that surface parking lots are at least 50% shaded (e.g., landscaping, solar).
- Promote higher tree plantings in areas that have a low tree equity score.
- Require development to have a ped/cyclist grid network to promote walking and biking and reduce circuitous travel patterns.
- Limit the development of new gas stations in Fairfield (see American Canyon, Petaluma).
- Require developments to have a pedestrian/cyclist grid circulation network that reduces circuitous travel patterns and encourages active transportation. Provide paseos or other connections every 500 ft.

Environmental Justice Element

- Encourage farm to fork from local small and medium sized farms to our local schools, restaurants, and businesses.
- Enhance tree canopy; where possible near lower income housing, enhance fruit tree use for free fruit.
- Add ensure smoke free multi-unit housing policies for new and existing apartments, condos to reduce asthma, COPD burden and reduce pollution burden.
- Require that any new park on the vacant site next to Cordelia Hills have a focus on agriculture (e.g. community gardens).
- Strive to have a grocery store within a certain distance of all residences.



- Create incentives/programs to attract grocery stores to underserved areas (e.g. development impact fees, waivers, ministerial review, prototype development).
- Discourage hazardous and pathogenic uses (e.g. smoke shops, liquor stores, fast food restaurants) from locating in pedestrian-oriented corridors and established neighborhoods.
- Explore providing borrowable or rentable sports goods (e.g. basketballs, bats) at parks within underserved communities to encourage recreation.
- Issue New Project Notices for all land use entitlement applications within the standard mailing radius.
- Develop a public outreach strategy to define clear thresholds for when specific levels of outreach are required (e.g. neighborhood meetings required for xx level of project).
- Require that any major redevelopment of the Mall/Fairfield Gateway PDA have targeted engagement sessions with young people (< 21yo).

ATTENDANCE

Meeting #6

GPAC Members

- Noah Rumbaoa
- Robin Cox
- Shanon Singh

City of Fairfield Staff

- Dave Feinstein, Planning Division Manager
- Jessie Hernandez, Associate Planner

Consultant Team

- Alison Moore, Dyett & Bhatia
- Rajeev Bhatia, Dyett & Bhatia