



# Fairfield Forward General Plan Update and Climate Action Plan

General Plan Advisory Committee Meeting 3

May 6, 2021

**FAIRFIELD**

**FORWARD**

**2050**



# AGENDA

1. Call to Order/Roll Call
2. Public Comment
3. Meeting Recap
4. Existing Conditions Report
  - Land Use
  - Public Facilities
  - Geology and Soils
  - Biological Resources
  - Hydrology
  - Wet Utilities
4. Next Steps



# 1. Call to Order/Roll Call



## 2. Public Comment



# 3. Recap



# 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	March 25, 2021	Introduction; Vision and Issue Brainstorming
2	April 15, 2021	Vision and Guiding Principles
3, 4	Today and May 13, 2021	Existing Conditions Report
5	June 24, 2021	Project Alternatives
6	October 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

# COMMUNITY ENGAGEMENT

## Discussion Key Takeaways:

- Expand social media outreach (Facebook, Nextdoor, etc.)
  - Share social media posts for GPAC members to post directly to their personal accounts
- Increase in-person outreach as COVID-19 pandemic declines
  - Grocery stores, parks, gyms, other sports facilities
- Continue outreach to students



# VISION AND GUIDING PRINCIPLES

## Discussion Key Takeaways:

- Ensure language is accessible and understandable to a wide audience
  - Provide clear explanations for technical wording
- Address the importance of agriculture, local farms, and a healthy food system as a health and economic benefit
- Address safety and accessibility in public spaces, preserving existing housing, planning for all segments of the community



## 2. Existing Conditions Report (ECR)

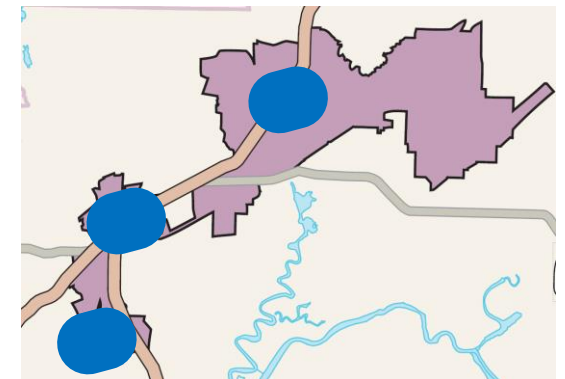
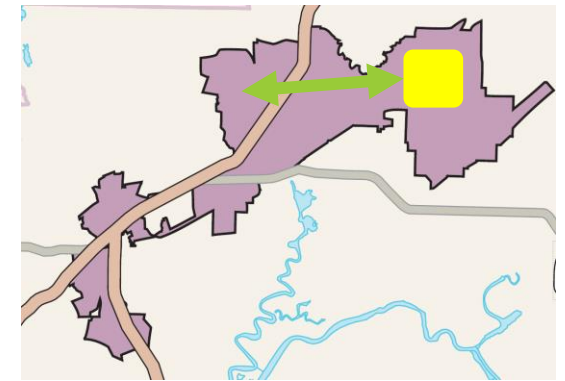
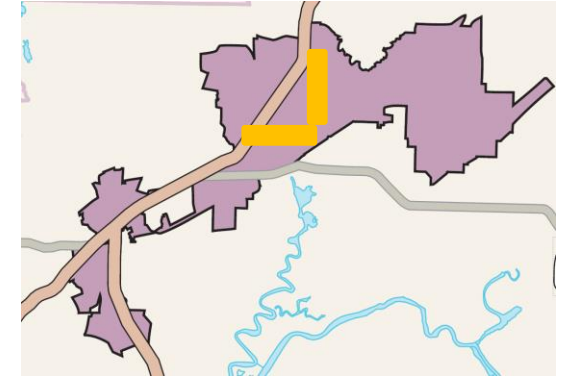




# FROM EXISTING CONDITIONS/VISIONING TO ALTERNATIVES

- Vision and Guiding Principles:
  - “A community with a variety of housing types”
  - “A well-connected community”
- ECR describes:
  - Hazard zones
  - Market demand
  - Sites where development could occur
  - Infrastructure
  - Other considerations

Alternatives Diagrams



# ECR CONTENT OVERVIEW

## 13 Chapters + separate Market Analysis

1. Introduction & Overview

**2. Land Use & Community Design**

3. Circulation

4. Air Quality

**5. Geology and Soils**

**6. Biological Resources**

**7. Hydrology**

8. Hazards & Hazardous Materials

9. Airport Hazards

10. Wildfire

**11. Public Facilities**

**12. Wet Utilities**

13. Public Health & Equity

# QUESTIONS TO KEEP IN MIND

- What do you see as the most important findings/takeaways from the ECR?
- How should these findings inform the development of concepts and options for General Plan Alternatives?
- What policy implications do you see resulting from this analysis?



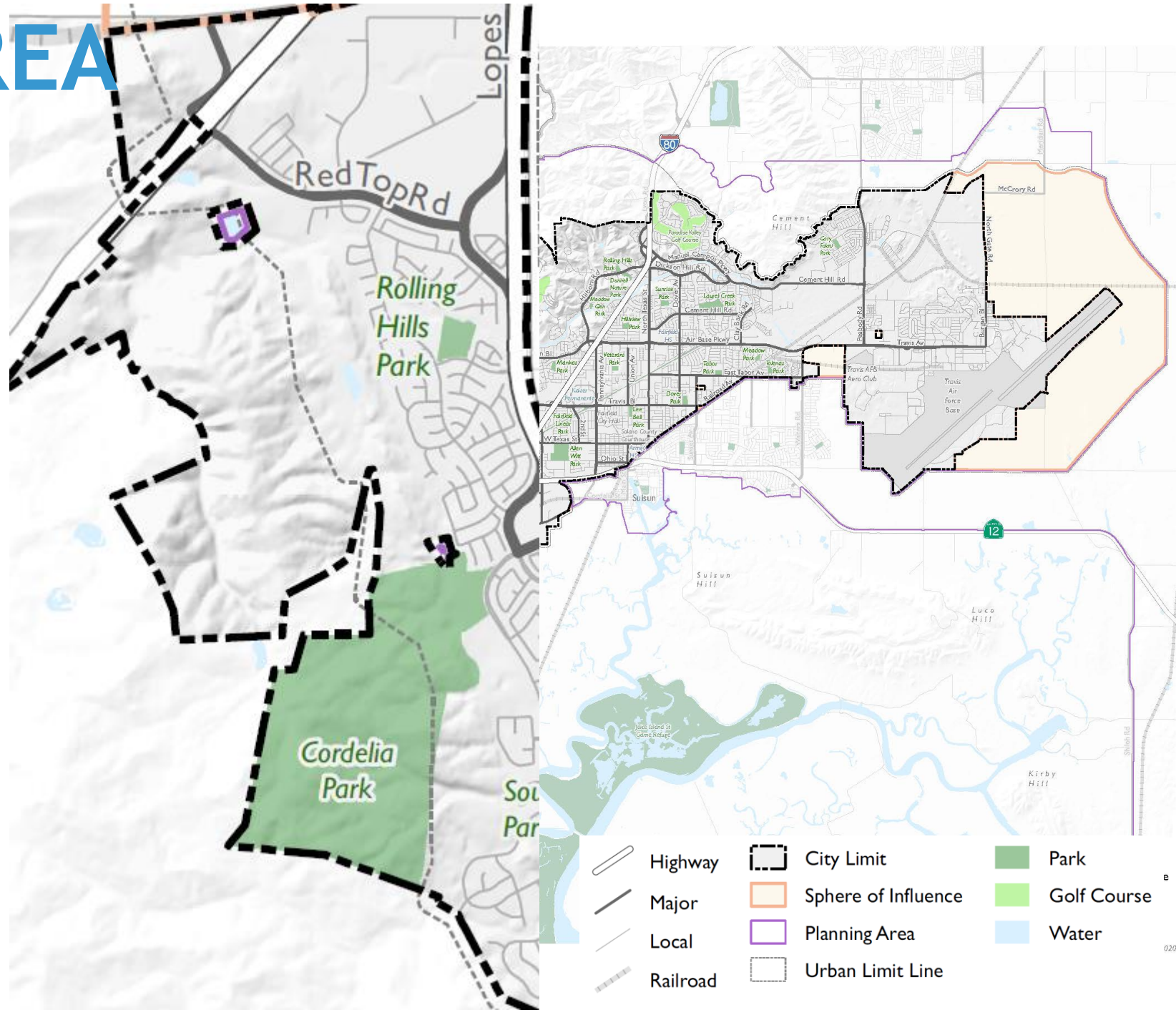
# Land Use & Community Design



# PLANNING AREA

Boundary	Square Miles	Percent of Planning Area
City Limits	41	15%
Sphere of Influence*	11	4%
Planning Area	225	81%
Remainder		

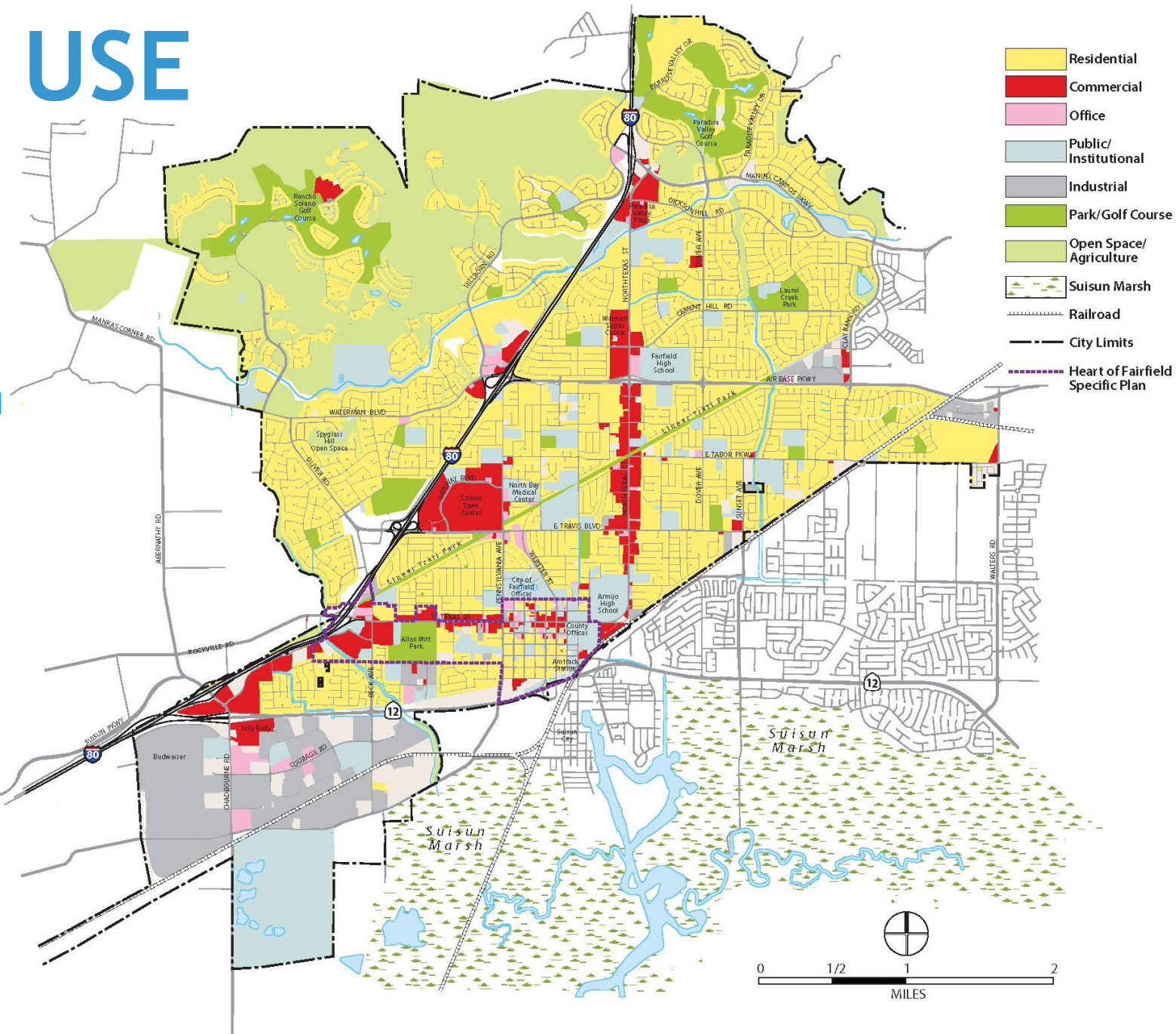
\*Boundary outside the city limit that designates the city's probable future boundary and service area



# EXISTING LAND USE

## Central Fairfield

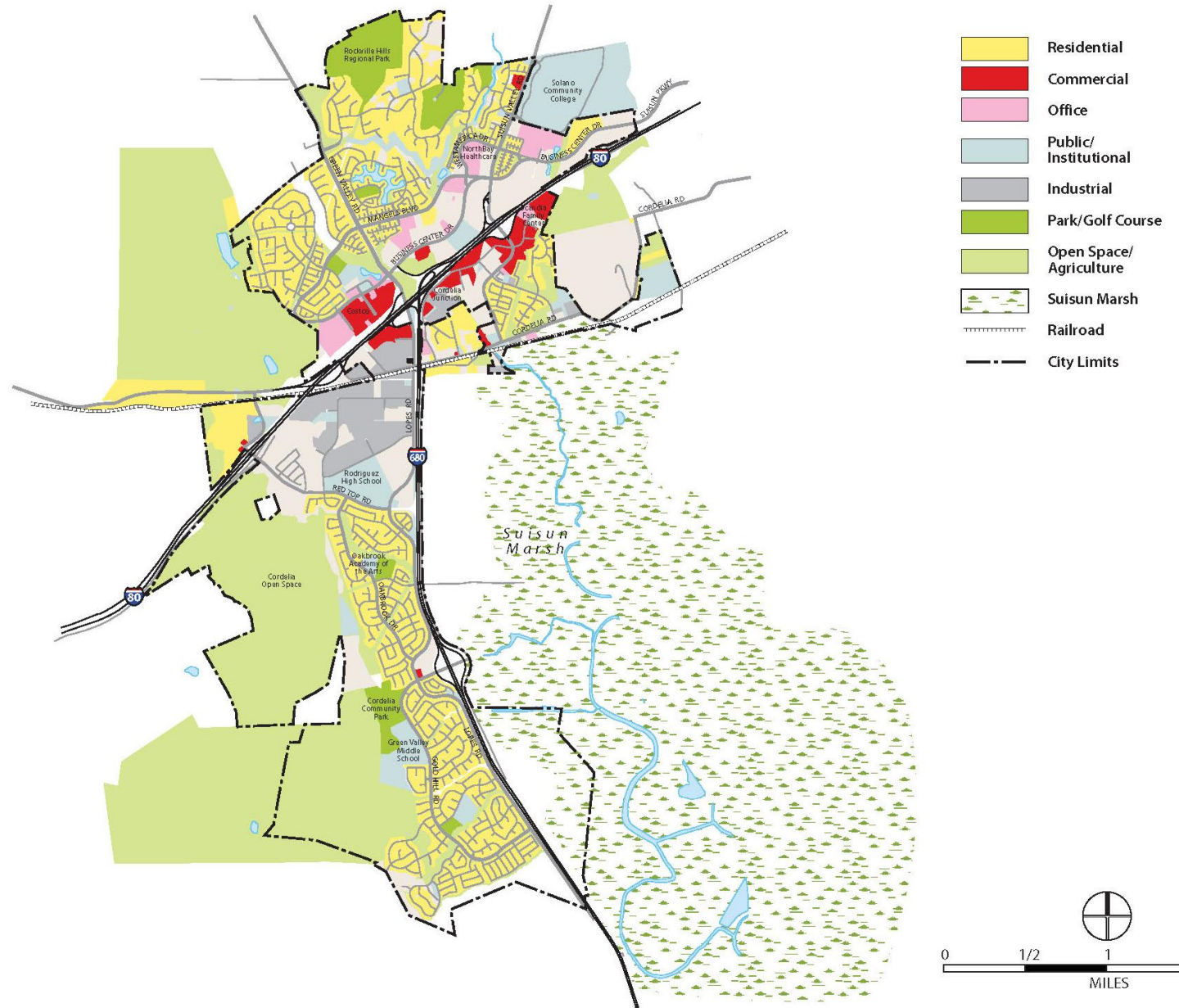
- Citywide, single-family housing predominates
  - 18.4% of land area citywide
  - Multifamily housing makes up 1.4% of land area citywide
- Commercial areas are limited to major corridors and adjacent to I-80
  - 4.0% of land area citywide
- Heart of Fairfield Plan governs West Texas corridor
- Industrial/manufacturing hub south of Highway 12



# EXISTING LAND USE

## Cordelia

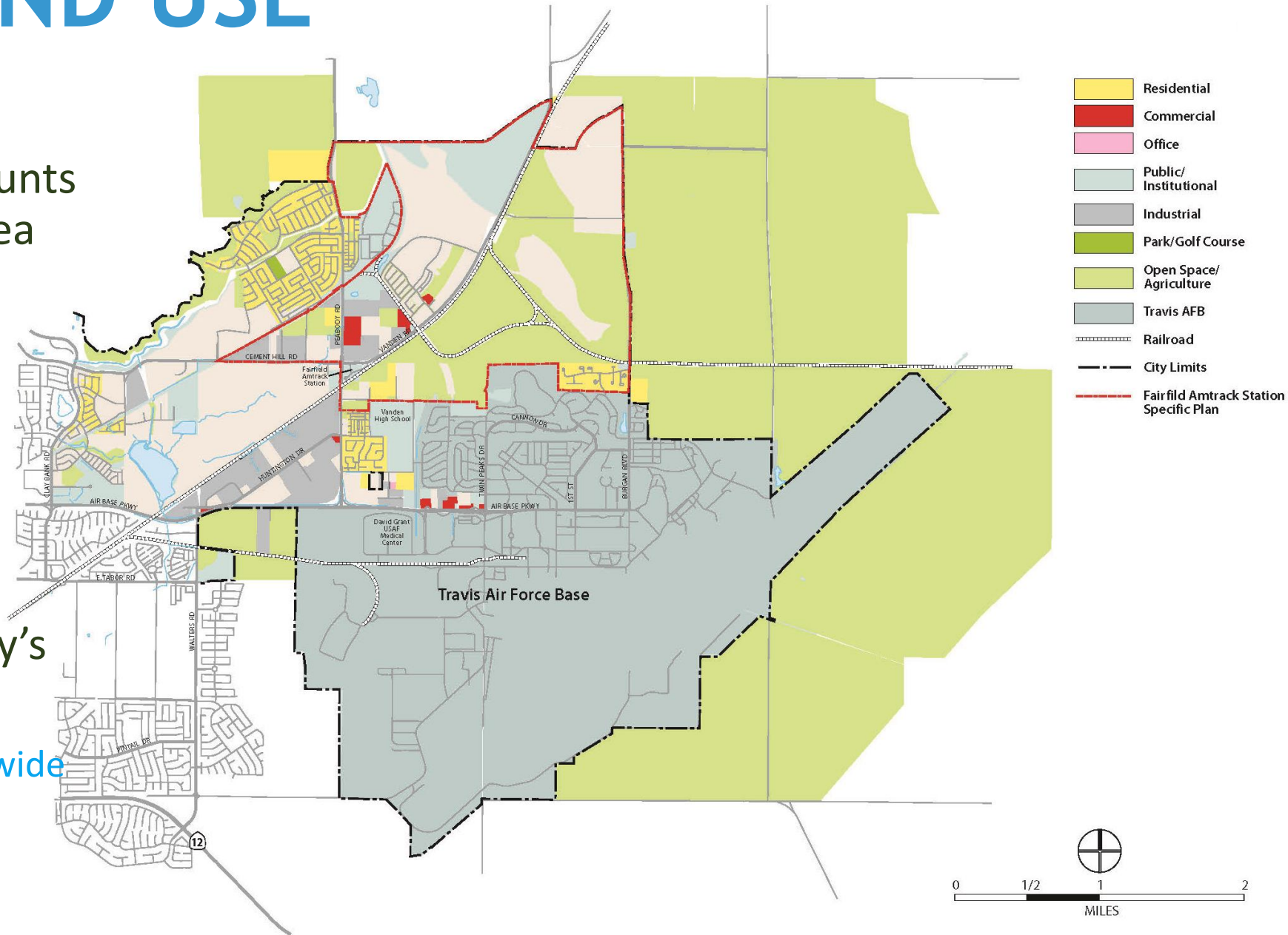
- Limited access to retail or services beyond regional shopping center adjacent to I-80/I-680 junction
- Lacks connectivity to Central Fairfield



# EXISTING LAND USE

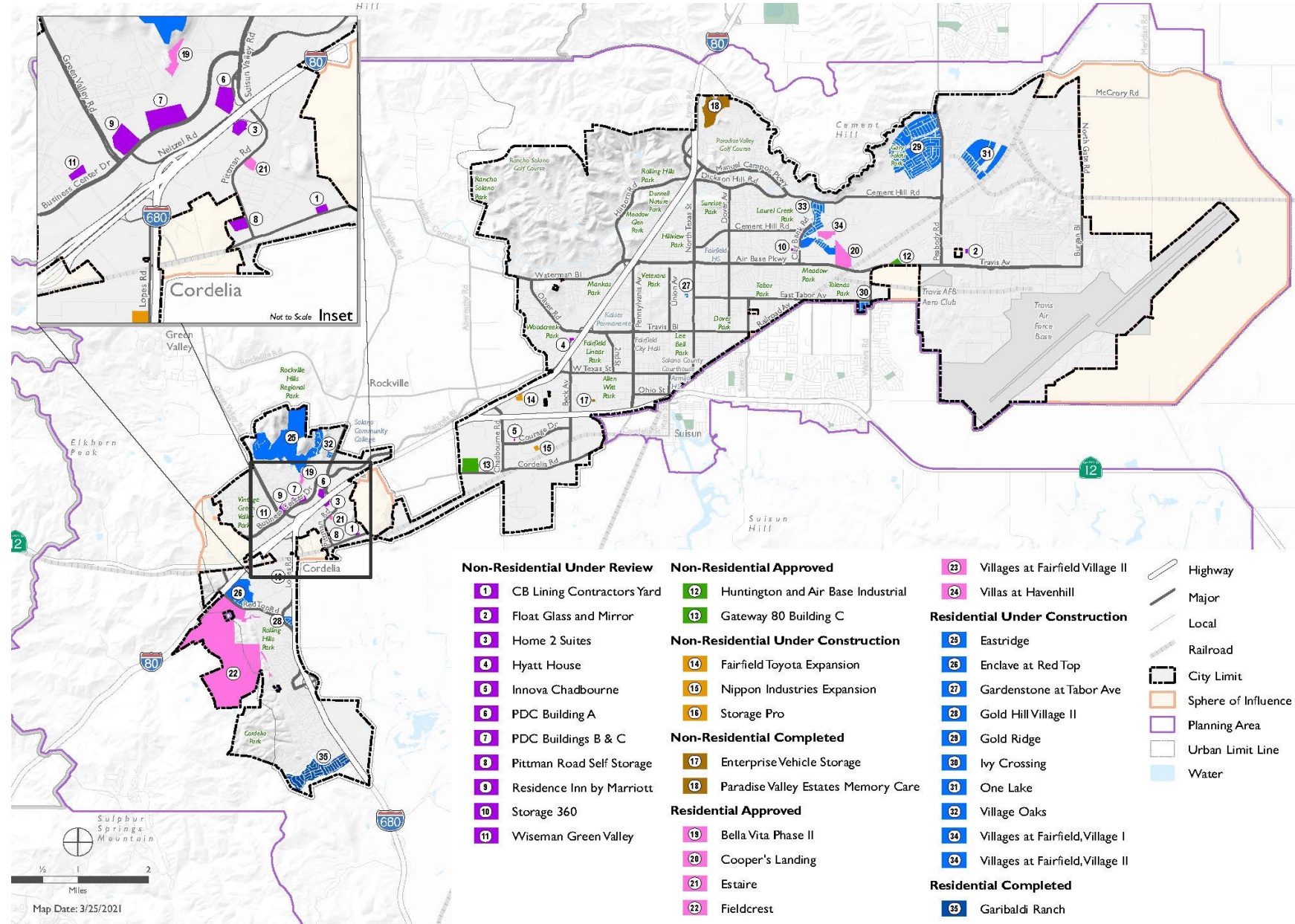
## Northeast Fairfield

- Travis Air Force Base accounts for **18.4%** of city's land area
- Major area for planned growth
  - Train Station Specific Plan
- Industrial hub along Huntington Drive
- Location of majority of city's vacant land
  - **8.9%** of land is vacant citywide



# PIPELINE DEVELOPMENT PROJECTS

- ~1,700 residential units are in development
  - 83% of this development is single-family homes
  - Currently, 73% of the city's stock of ~38,000 housing units are single-family
- ~2,590,500 square feet of non-residential buildings in development
  - Primarily industrial facilities, storage facilities, and hotels
  - Currently, the city has 24 million sq ft of non-residential uses

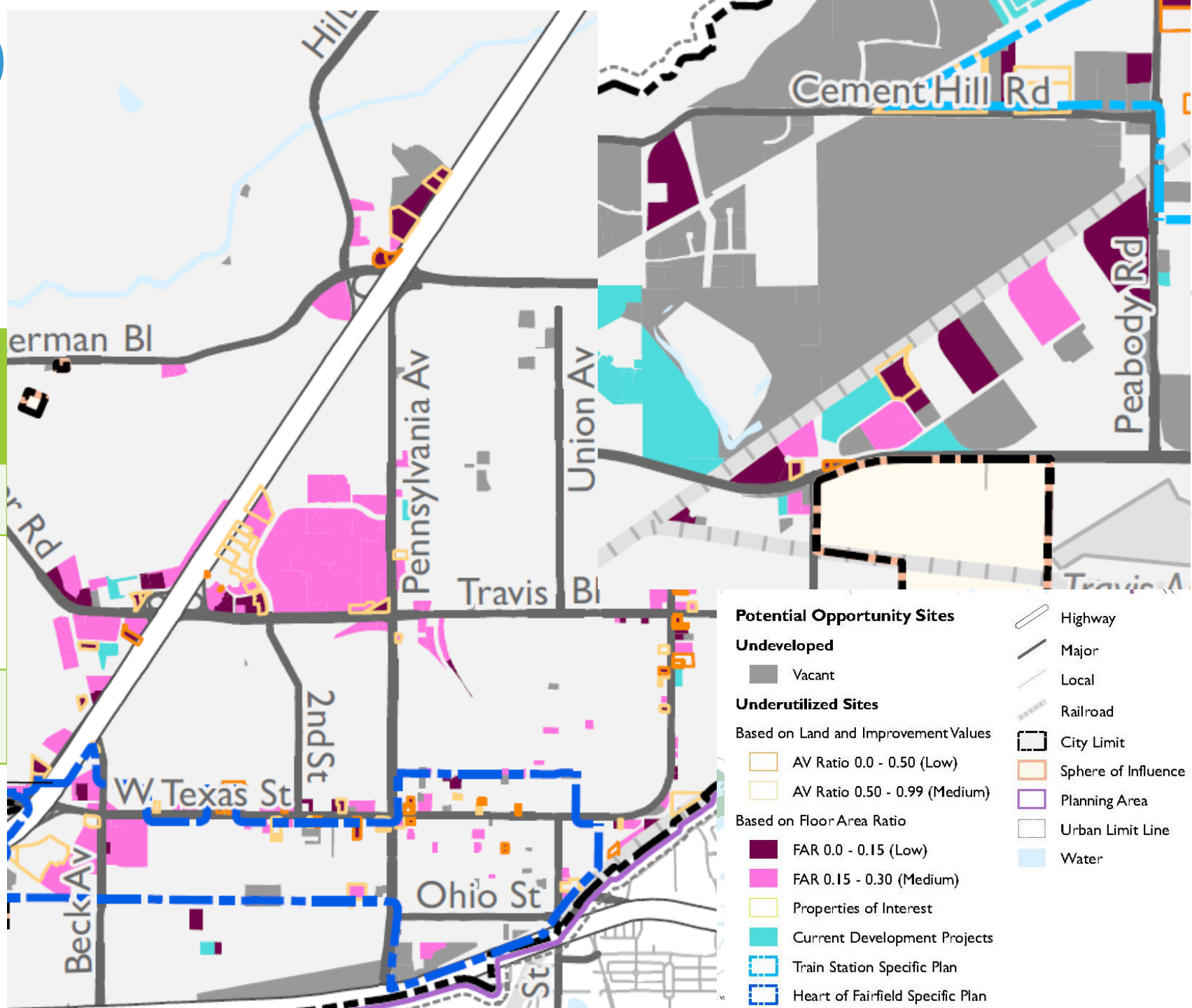


# POTENTIAL 0

- Sites that have the greatest potential for redevelopment

Opportunity Category	Acres Within City Limits	Within Sphere of Influence
Vacant	1,925	274
Low Assessed Value Ratio*	255	0
Low Floor Area Ratio*	971	4

\*Note: some sites may fall into both categories



# KEY TAKEAWAYS AND CONSIDERATIONS

- The future of growth in Fairfield will be influenced by the **Urban Limit Line boundary** and annexations to the City.
- The existing land use pattern is primarily **suburban and car-oriented**.
- General Plan update should align with **County and City land use plans**.
- Commercial and industrial land uses should be **responsive to future economic changes**.
- **Preservation of agriculture and open space lands** is important for economic, sustainability, and recreation reasons.
- There are several **opportunity area clusters** (areas with vacant or underutilized land) that could be developed or redeveloped to meet commercial, industrial, or residential needs.
- Current land use patterns create relatively **separate neighborhoods across the city**.

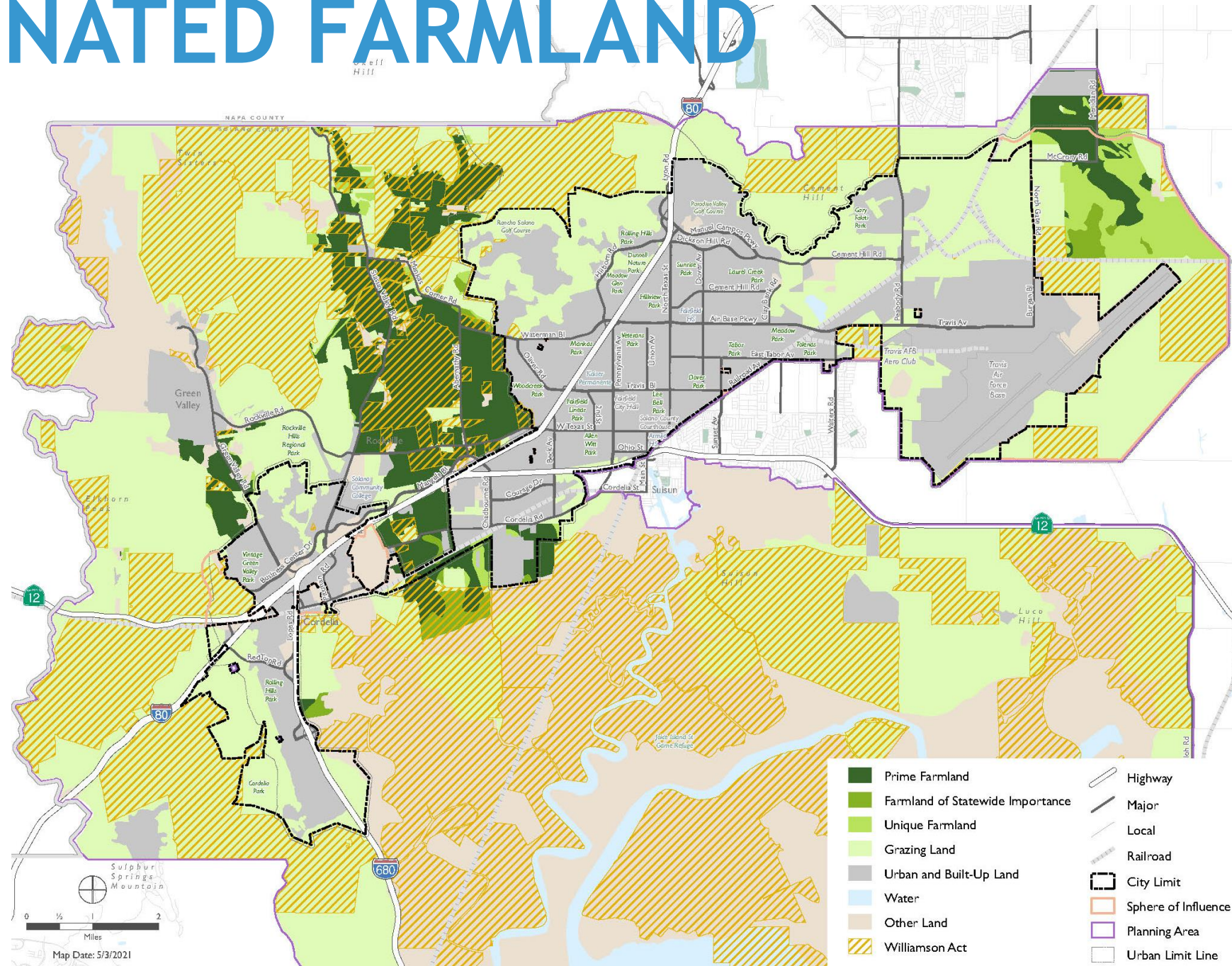


Geology & Soils  
+  
Biological Resources



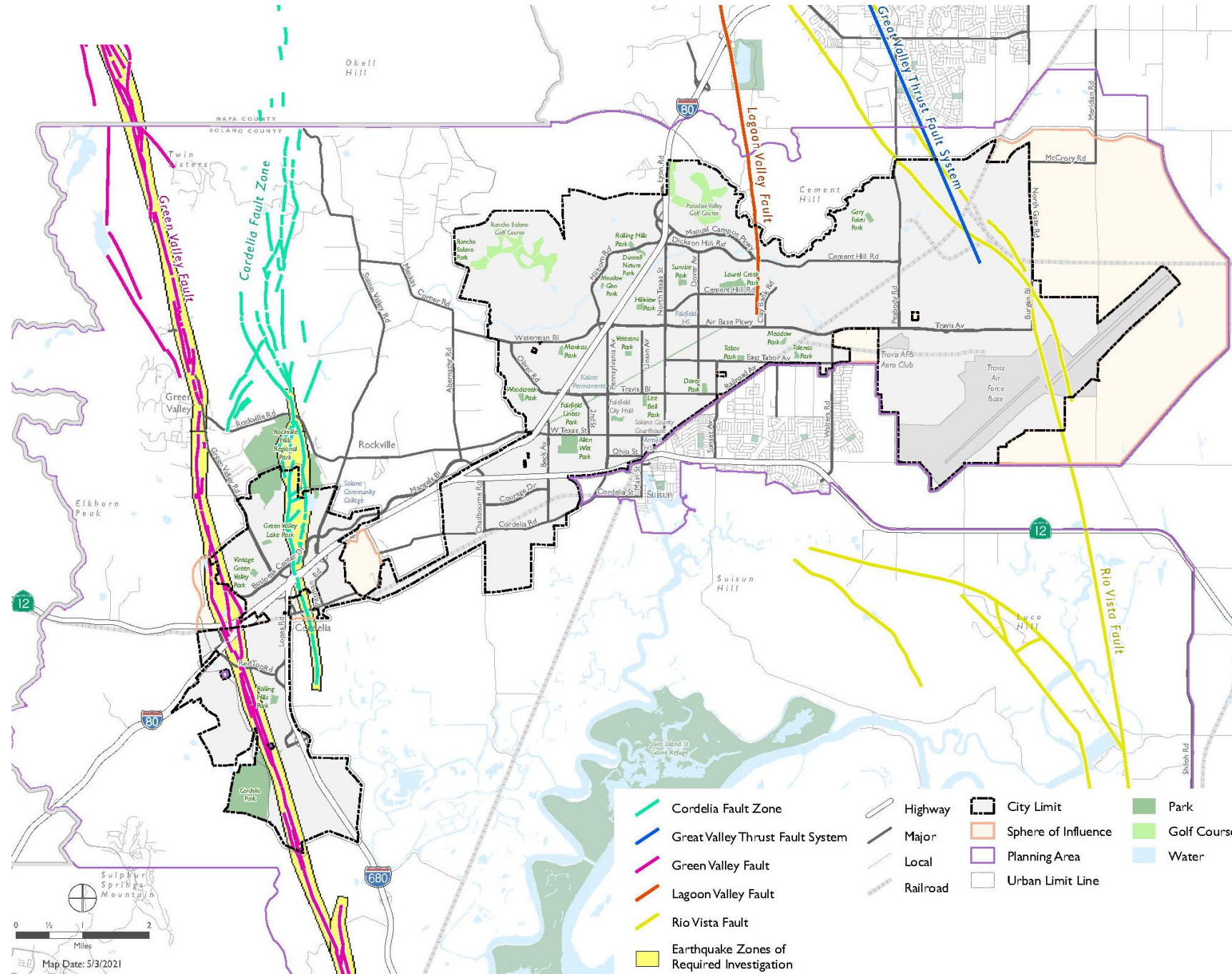
# STATE DESIGNATED FARMLAND

- Suisun Valley has significant Prime Farmland
  - Best combination of physical and chemical characteristics for crop production
- 42% of land in the Sphere of Influence is protected by Williamson Act contracts
  - Discourages premature conversion of productive agricultural land



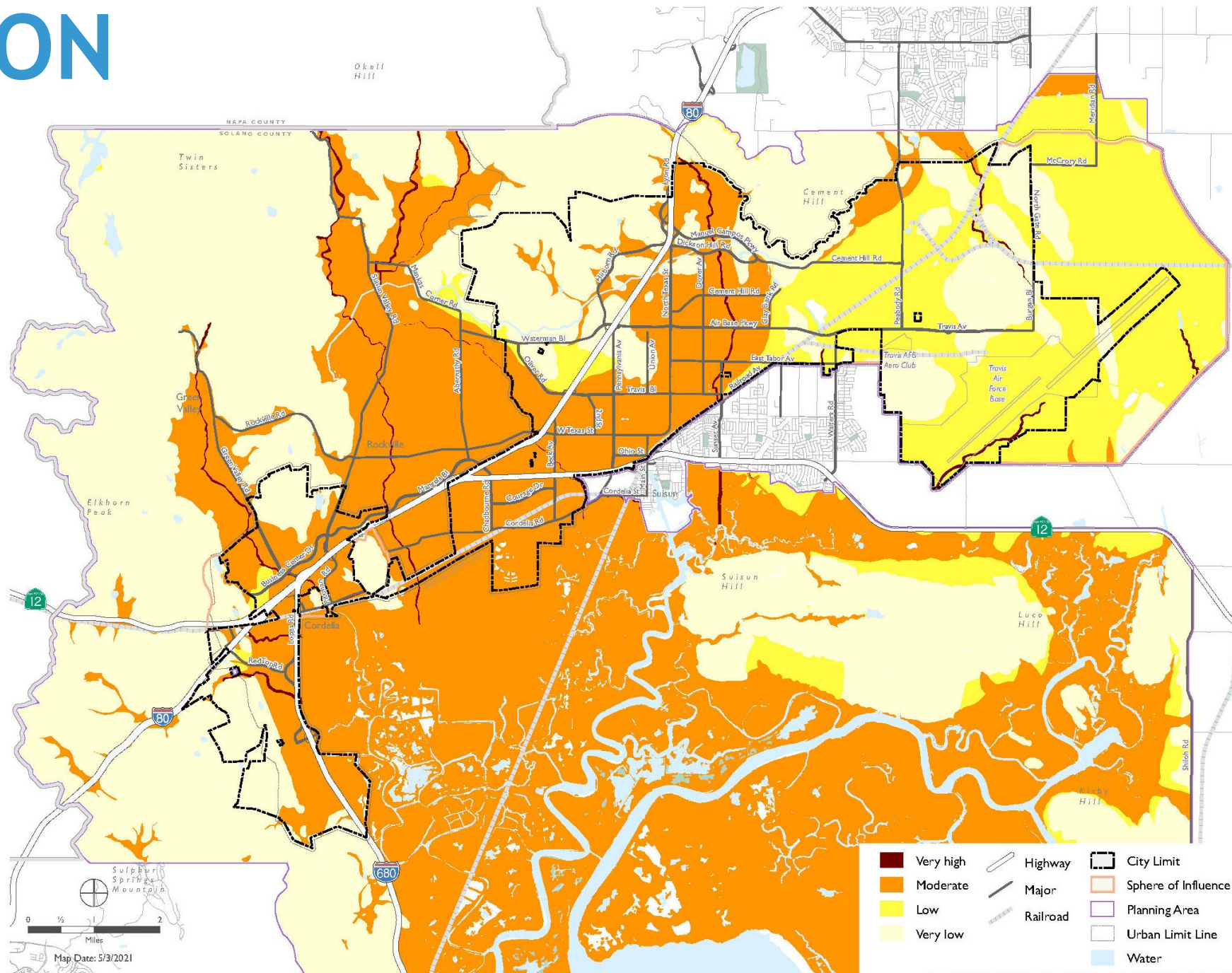
# FAULT LINES

- 2 Alquist-Priolo Earthquake Fault Zoning Act zones in Fairfield
  - One surrounding Green Valley Fault, one surrounding Cordelia Fault
  - Prevents the construction of buildings for human occupancy



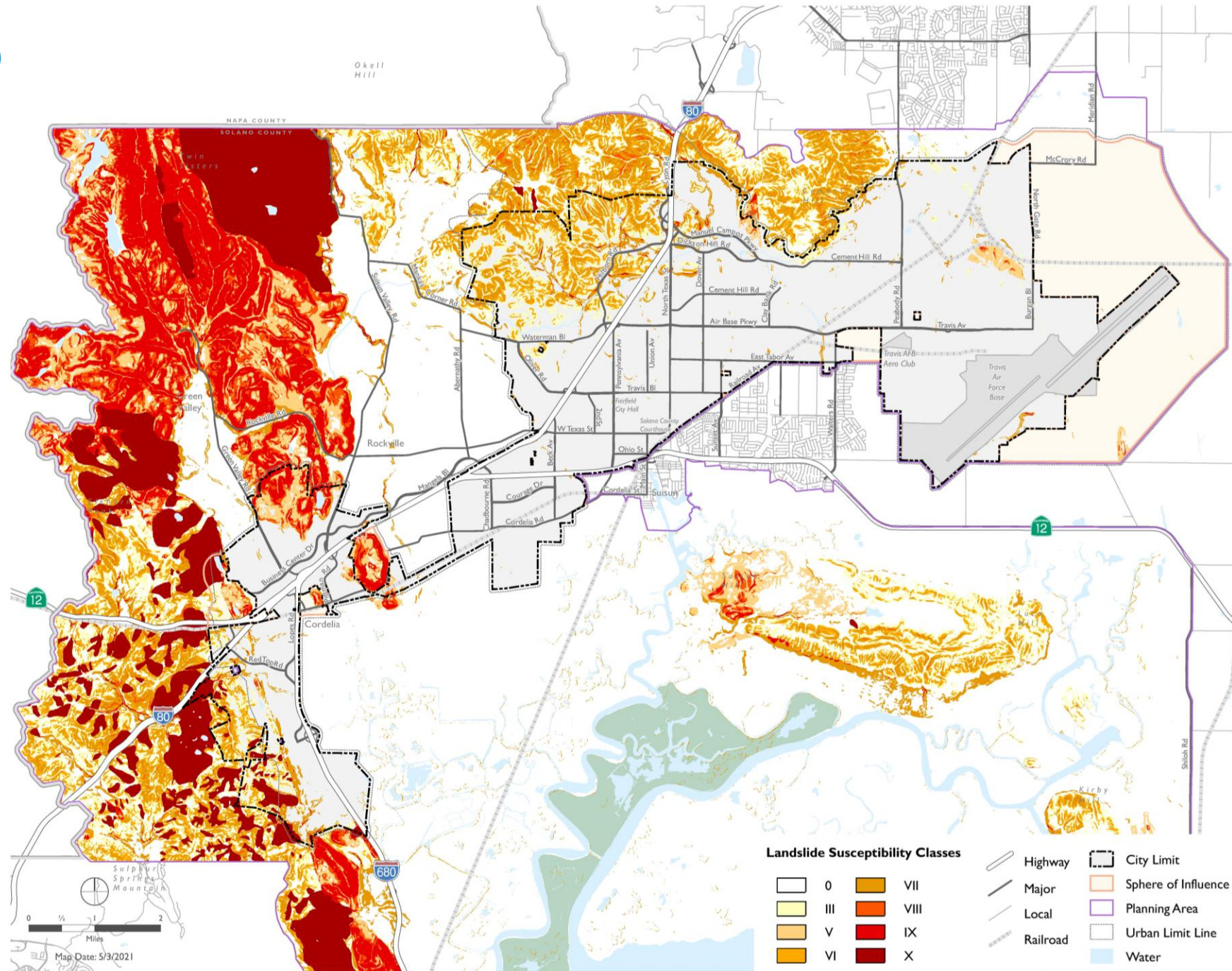
# LIQUEFACTION

- Occurs when loosely packed sandy or silty materials experience ground shaking and lose strength and stiffness – causing them to behave like a liquid
- Due to proximity to Suisun Marsh, much of Central Fairfield and Cordelia have moderate liquefaction susceptibility



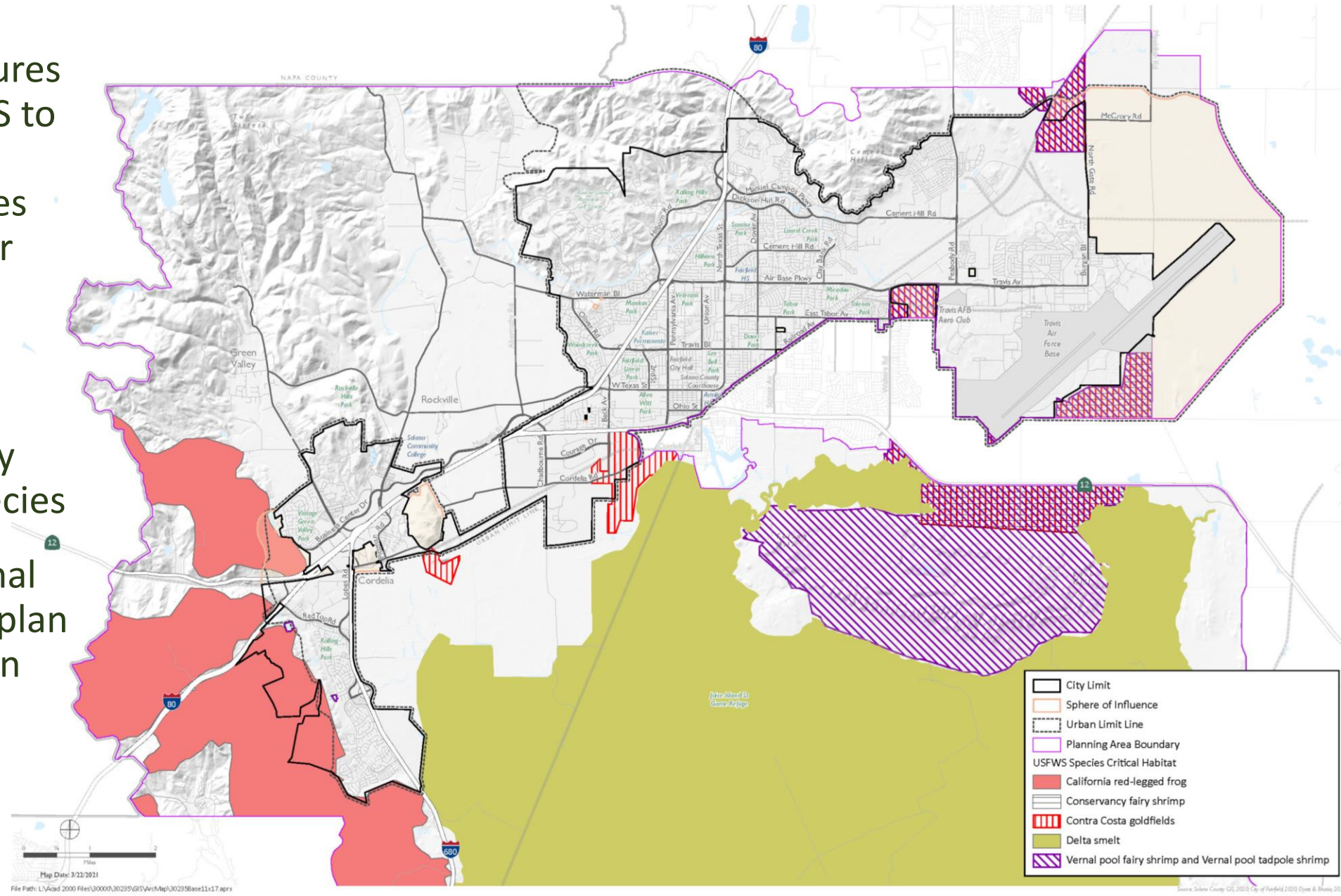
# LANDSLIDES

- Occurs from significant ground shaking due to an earthquake
- Hilly areas around the Planning Area have varying degrees of landslide susceptibility
  - Slopes to the east and west of Green Valley are particularly susceptible



# CRITICAL HABITATS

- Areas containing features determined by USFWS to be essential to the conservation of species listed as threatened or endangered
- Suisun Marsh and surrounding open grassland attract many important wildlife species
- 39 special-status animal and 42 special-status plant species documented in the Planning Area



# KEY TAKEAWAYS AND CONSIDERATIONS

- Fairfield must balance **protection of farmland** with **new development** areas.
- Fairfield must account for **risks from earthquakes** in new development and land use designations.
- **Landslides** pose a threat to safety.
- Consideration of the Solano Habitat Conservation Plan (HCP) **Conservation Areas** is needed.

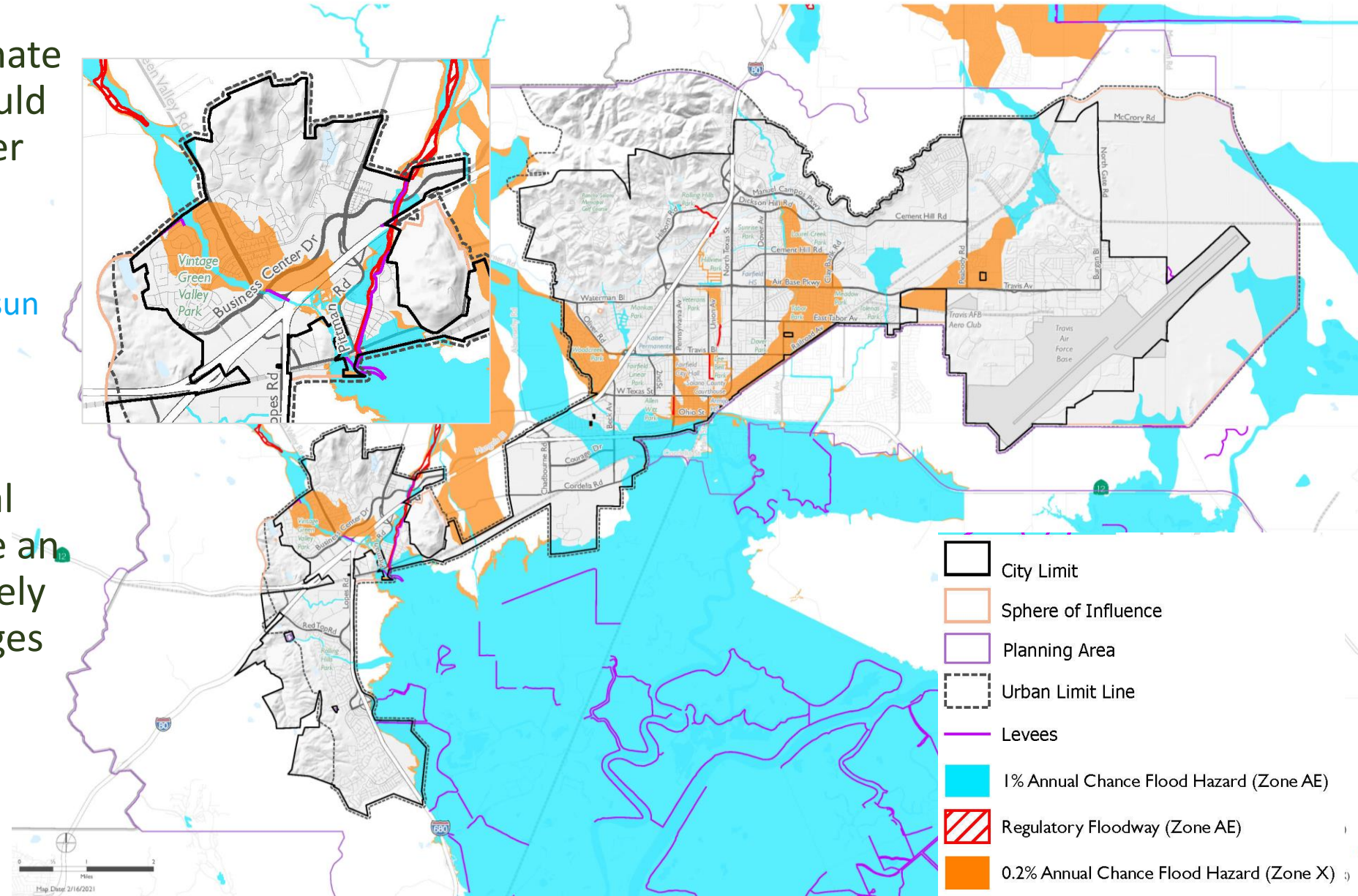
# Hydrology + Wet Utilities





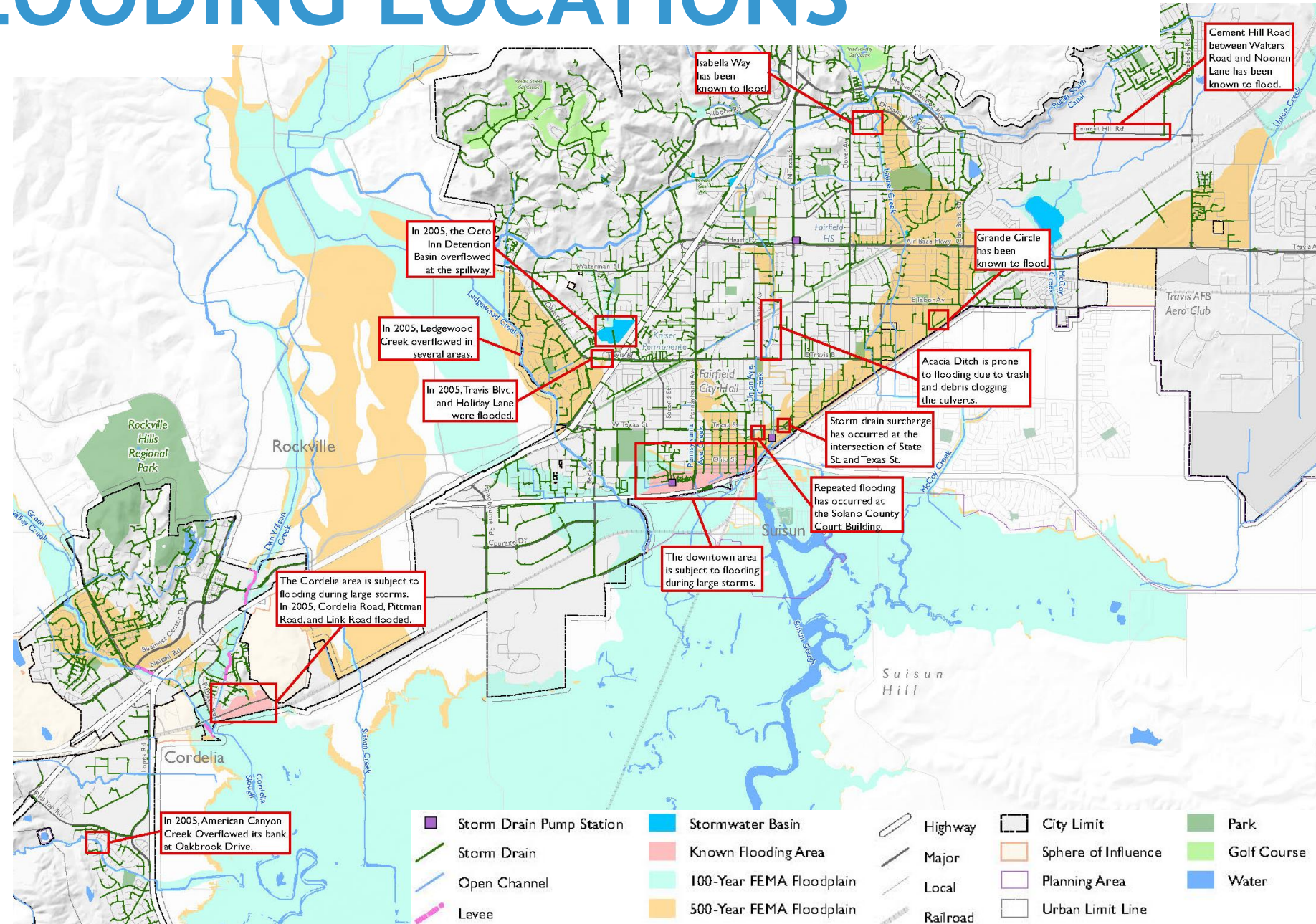
# FLOODPLAINS AND LEVEES

- Land use decisions, climate change, and wildfire could all adversely affect water flows and potential flooding
  - Green Valley Creek, Suisun Creek, and Ledgewood Creek
- Remaining open space lands are upland of local watersheds and provide an opportunity to proactively manage and limit changes to the natural flow of water



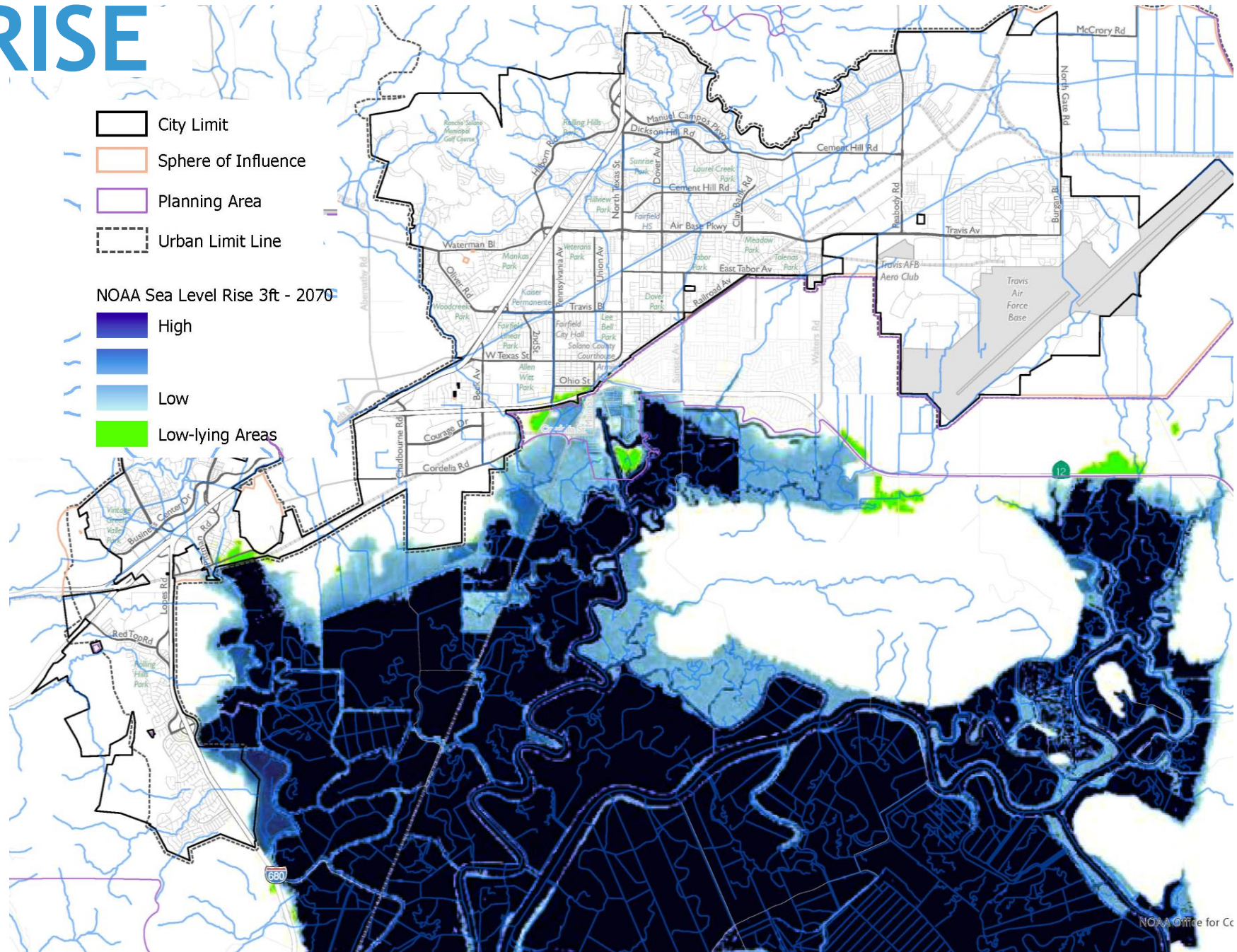
# KNOWN FLOODING LOCATIONS

- Flood protection projects have caused several areas along creeks that have historically flooded to be removed from FEMA Special Flood Hazard Areas.
- Stormwater drainage improvements, policies, or regulations are needed to address localized flooding in certain spots across the city



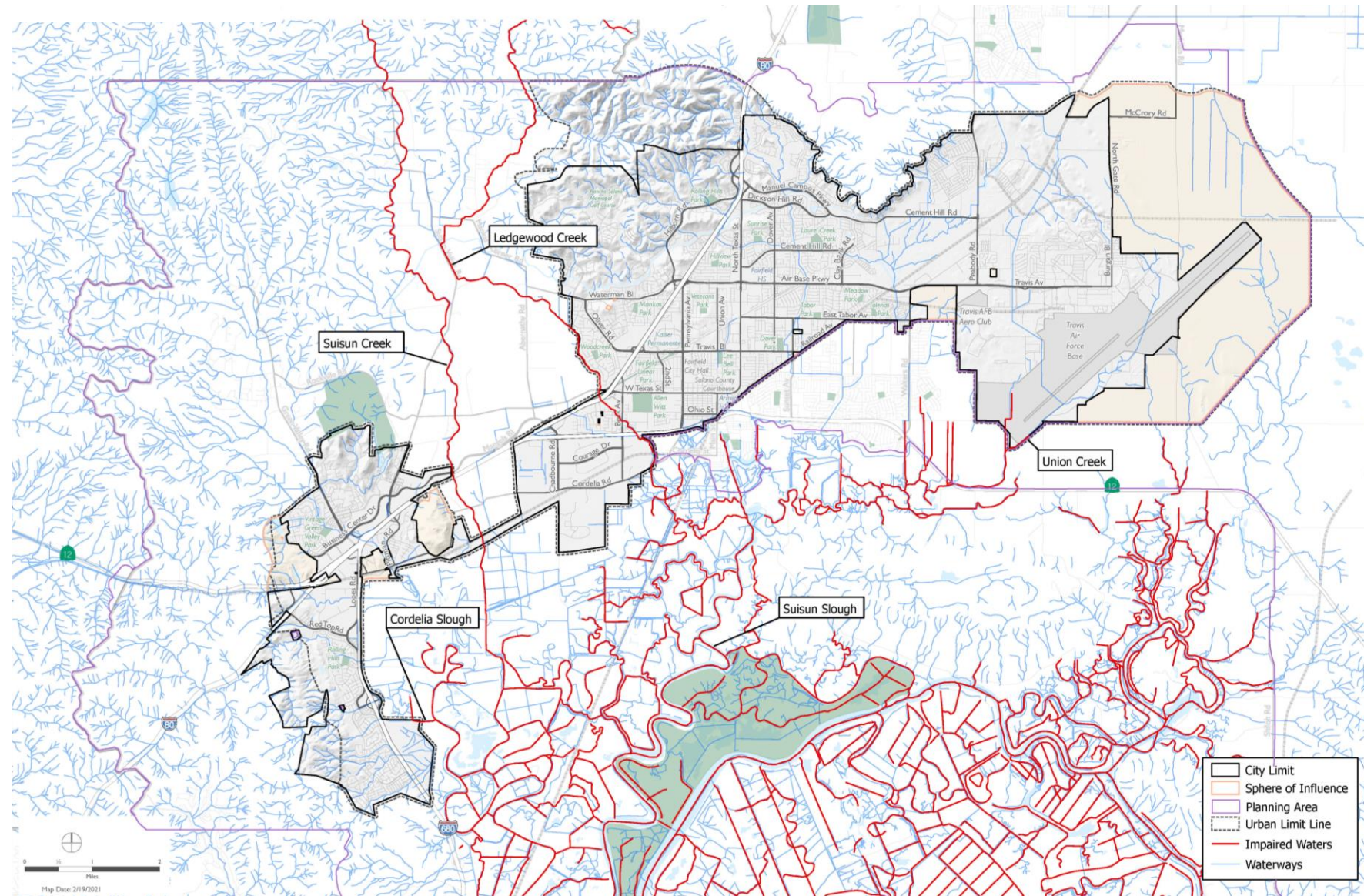
# SEA LEVEL RISE

- Most developed areas are outside land likely to be subject to sea level rise over the next 50 years
  - 100 and 500-year floodplains affect greater portions
- Portions of the city close to Suisun Marsh and along local creeks may experience adverse changes to local flooding as sea levels rise
  - Upslope wildfires and downstream backwater due to sea level rise worsen flooding



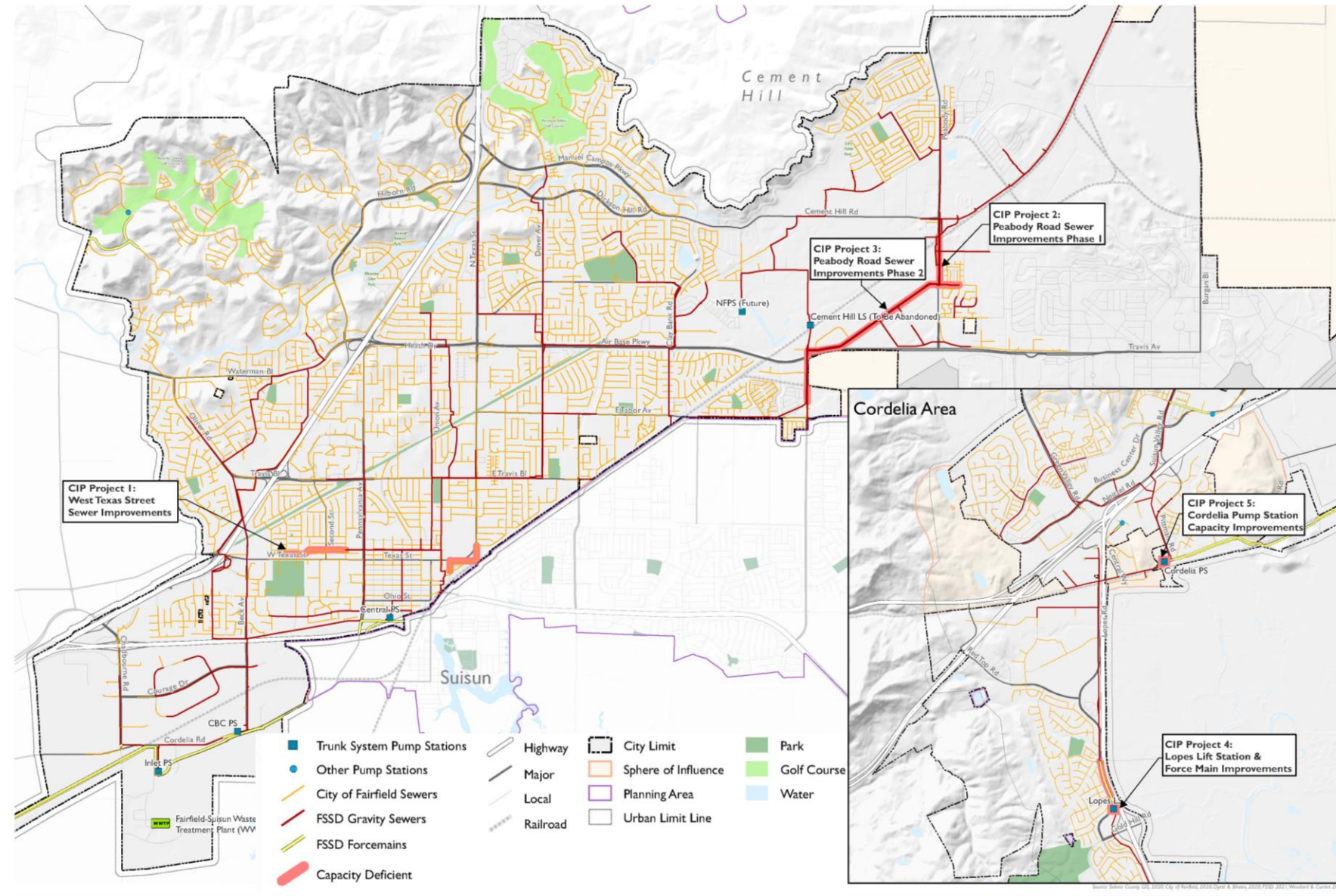
# IMPAIRED WATER BODIES

- When water is contaminated by pollutants, the water body is considered impaired
- All downstream receiving waters have experienced degradation in the past and/or have continuing water quality problems
- There are few areas suitable in size and location for water treatment prior to discharge into sensitive Marsh channels



# WASTEWATER COLLECTION CAPACITY

- New development on Travis AFB could potentially increase flows in Fairfield-Suisun Sewer District (FSSD) sewers and to the Wastewater Treatment Plant
- The FSSD Wastewater Collection System Master Plan Update (2020) identified capacity deficiencies in the existing trunk sewer system
  - Identified approximately \$15.3M of improvements



# KEY TAKEAWAYS AND CONSIDERATIONS

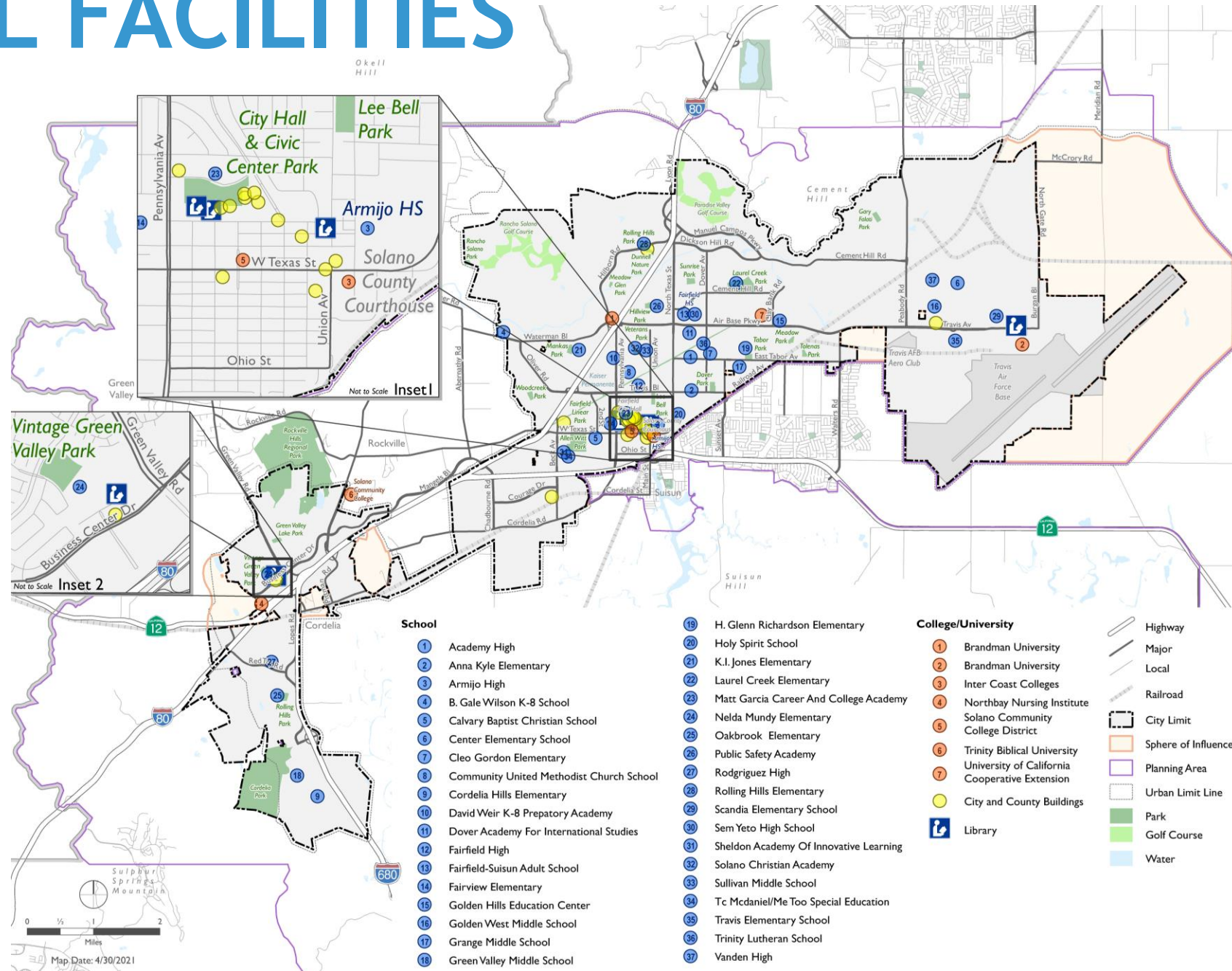
- The City can proactively address **floodplain management**.
- Fairfield should address **surface water quality** issues.
- The General Plan should plan for **sea level rise**.
- Address **drinkable water supply** issues.
- Potential for increased **sewer collection system and WWTP** (Wastewater Treatment Plant) capacity needs.
- The General Plan should assess options for addressing **localized flooding**.

# Public Facilities



# EDUCATIONAL FACILITIES

- **27** Fairfield-Suisun USD schools
  - 18,577 enrollment (2019-20)
- **7** Travis USD schools (3 located on Travis AFB)
  - 4,152 enrollment (2019-20)
- Solano Community College
  - 7,294 enrollment at Fairfield Campus (Fall 2018)
- Planned school as part of Train Station Specific Plan
- Schools in Cordelia near or above capacity

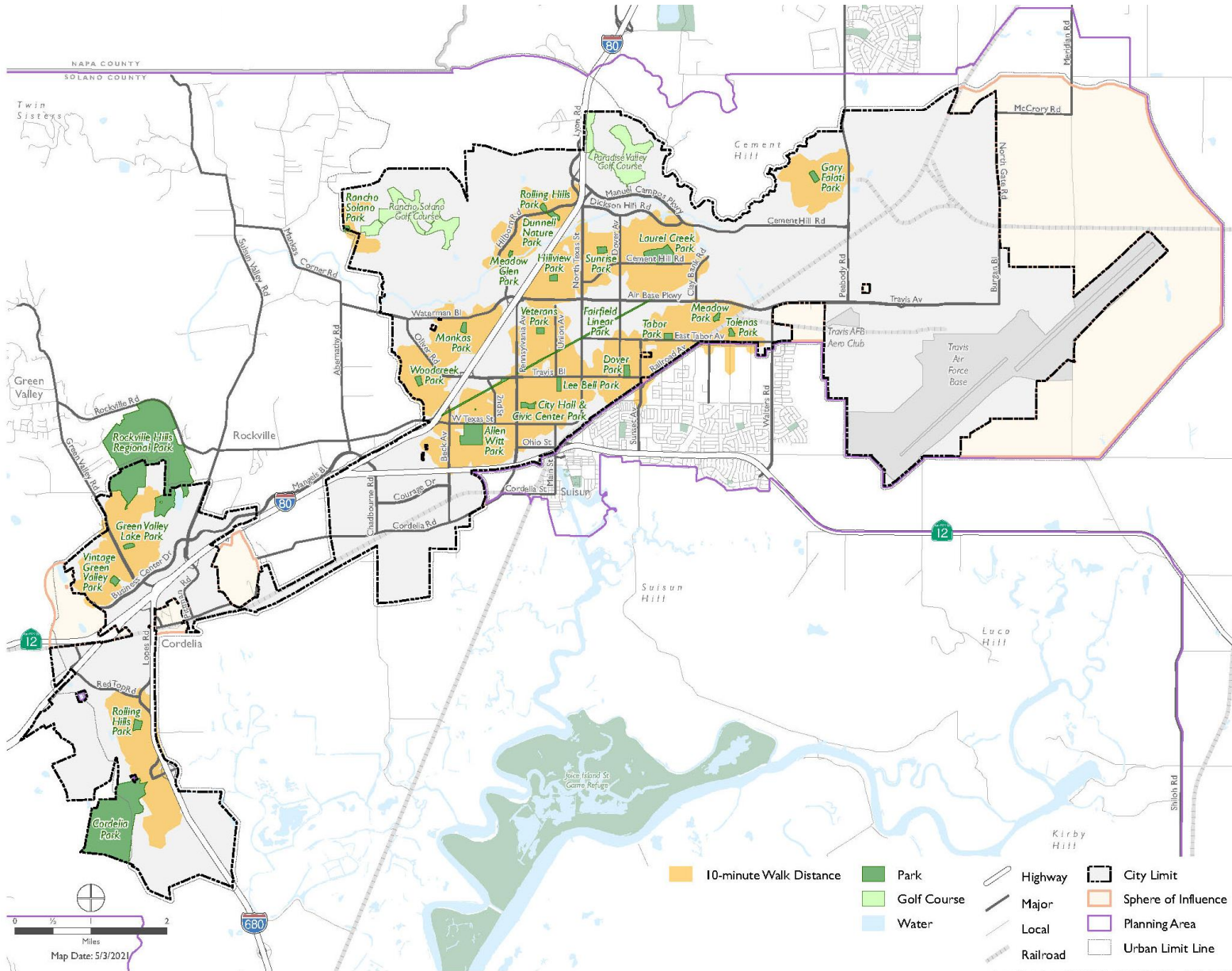




# PARK FACILITIES

Park Category	Acres/1,000 Residents	General Plan Standard
Neighborhood Parks	0.9	1.5
Community Parks	1.1	2.0

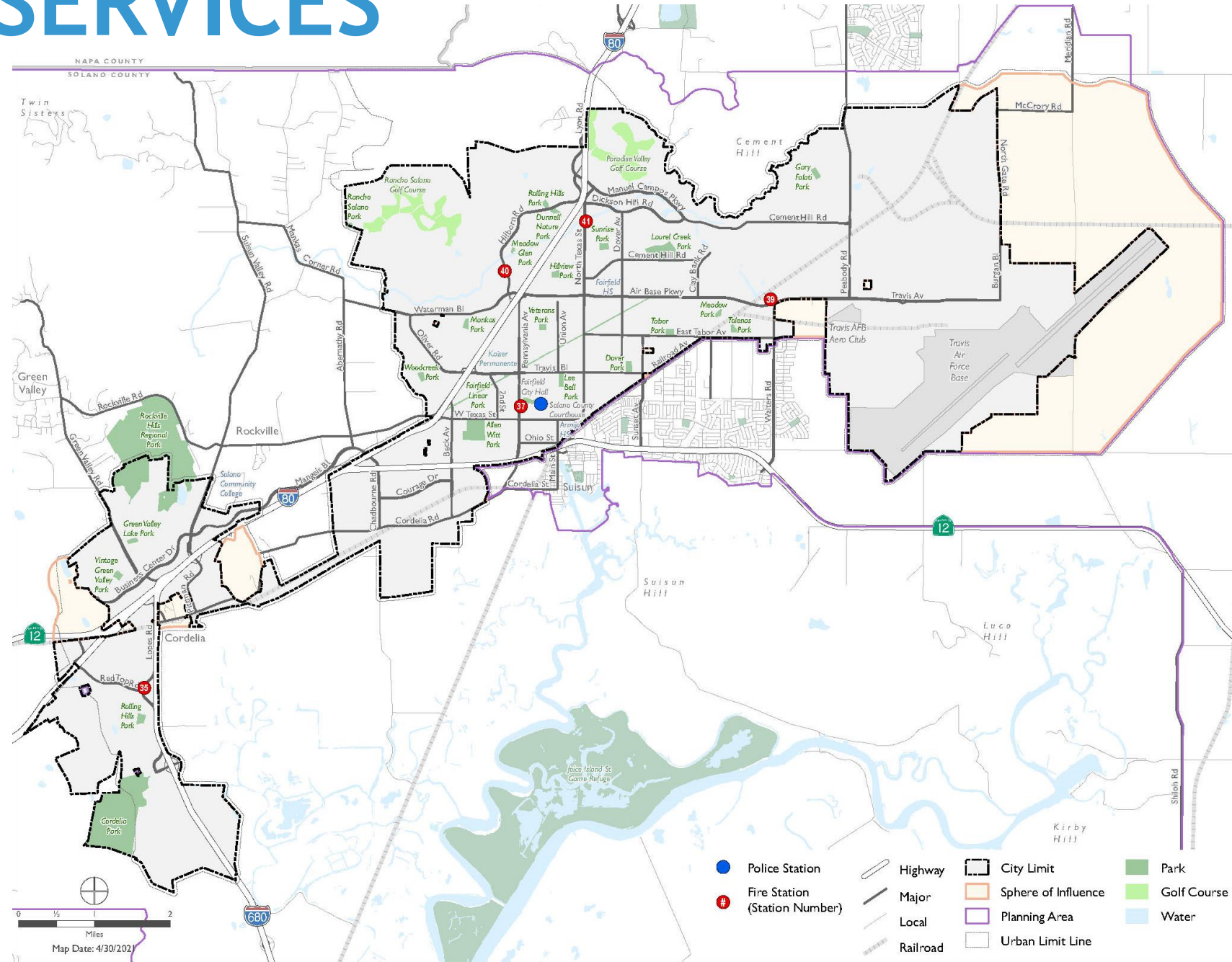
- Current GP does not establish standards for smaller parks (tot lots, pocket parks)
- Parks planned as part of the Train Station Specific Plan
  - Lake Park under construction
- Ensuring funding for park maintenance is difficult



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

# EMERGENCY SERVICES

- Police and Fire Departments are both short of meeting their General Plan service standards:
  - Police: short of 1.13-1.2 officers/1,000 residents
  - Fire: short of 5 min response time for 80% of residential units
- The Cordelia area in particular is not adequately served by fire services
  - FPD adding an additional station in Cordelia



# KEY TAKEAWAYS AND CONSIDERATIONS

- Fairfield is short of meeting its park service acreage goals, and some **portions of the city lack park access.**
- Parks, recreational facilities, and community facilities should reflect the needs of a **growing and changing population.**
- The **Linear Park** is an asset for Fairfield, but remains underutilized.
- Several schools are at or close to their **enrollment capacity.**
- New growth in Fairfield must be **coordinated with Fire and Police** departments to ensure adequate coverage.

# 3. Next Steps



# NEXT STEPS

## GPAC Discussion on ECR Part 2

Thursday May 13, 2021

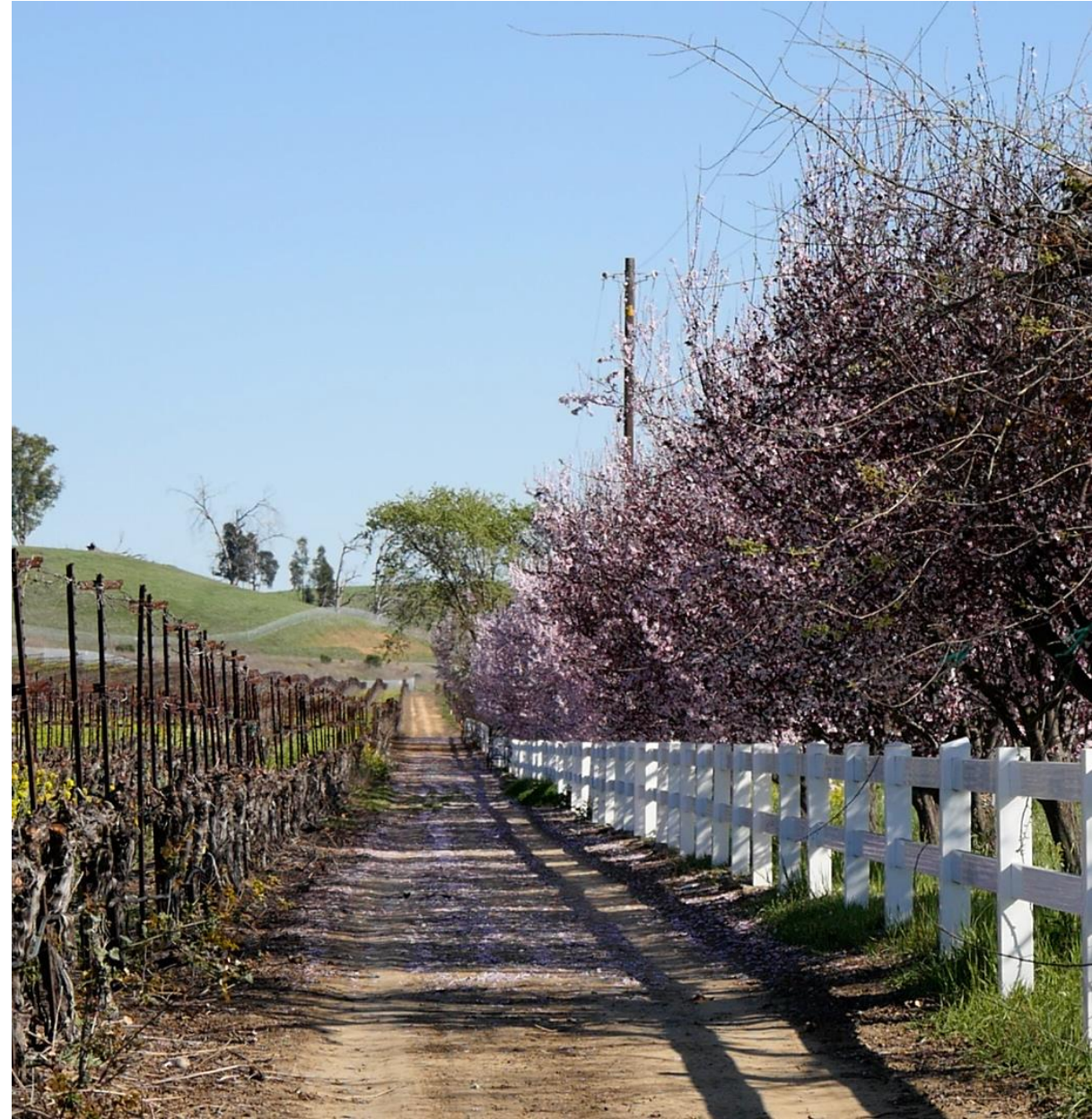
6:00-8:00PM

## City Council Meeting on ECR and Vision and Guiding Principles

Tuesday June 1, 2021

## Draft Plan Alternatives

Summer 2021





Thank you!

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