



Fairfield Forward General Plan Update and Climate Action Plan

General Plan Advisory Committee Meeting 5

June 23, 2021



AGENDA

1. Call to Order/Roll Call
2. Public Comment
3. Meeting Recap
4. Existing Conditions Report
 - Public Health
5. Alternatives
 - Background/Context
 - Mapping Activity
6. Next Steps



FAIRFIELD

FORWARD
2050



1. Call to Order/Roll Call



2. Public Comment



3. Recap



ECR, PART 1

Discussion Key Takeaways:

- **Land Use**

- Significant existing single-family housing
- Infill development vs. development on open space
- Different areas of the city lack connectivity

- **Geology & Soils**

- Balance farmland protection with development
- Need to account for seismic risks

- **Biological Resources**

- Critical species habitats must be preserved

- **Hydrology**

- Opportunity to actively address floodplain management
- Planning for future sea level rise impacts

- **Wet Utilities**

- Coordinate on wastewater capacity needs
- Assess options to address localized flooding

- **Public Facilities**

- Park service acreage goals are unmet
- Parks should meet the needs of the diverse population
- Coordinate with Fire, Police, and school districts

ECR, PART 2

Discussion Key Takeaways:

- **Market Analysis**

- Existing undersupply in multifamily units
- Continued strong demand for family housing
- Opportunities to promote retail and industrial development

- **Circulation**

- Improving safety for all modes of travel
- Responsive to regional commuting patterns

- **Air Quality, Greenhouse Gases, & Energy**

- Climate Action Plan and GHG reductions

- **Wildfire**

- Planning for climate change and adaptation
- Incorporate fire prevention strategies across GP elements

- **Hazards & Hazardous Materials**

- Construction near hazardous sites must be informed by monitoring/remediation efforts

- **Airport Hazards**

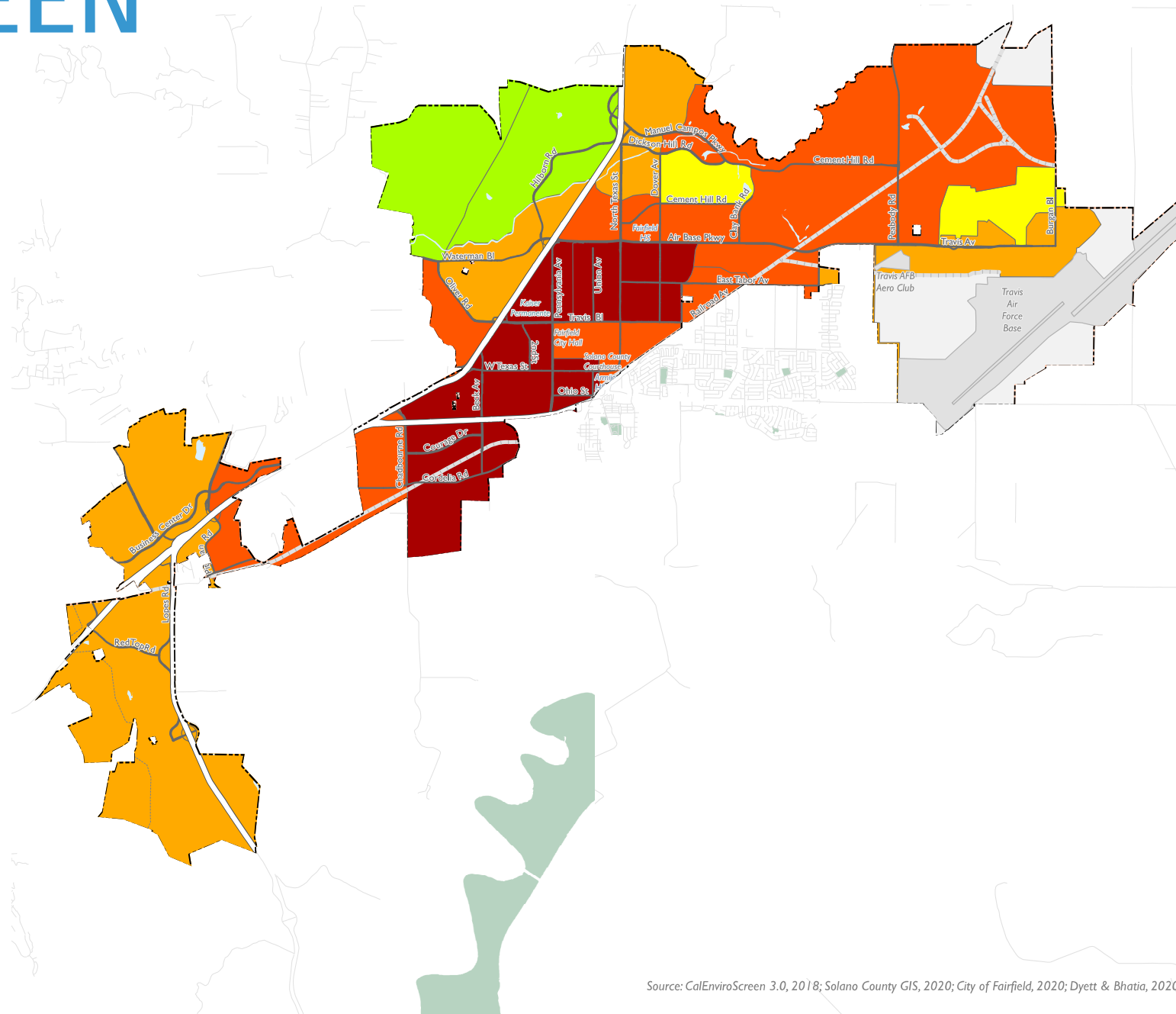
- Planning Area regulated by development restrictions in the Travis AFB LUCP
- Protection of residents from noise impacts
- Protection of Travis AFB from encroachment

4. Existing Conditions Report (ECR)- Public Health



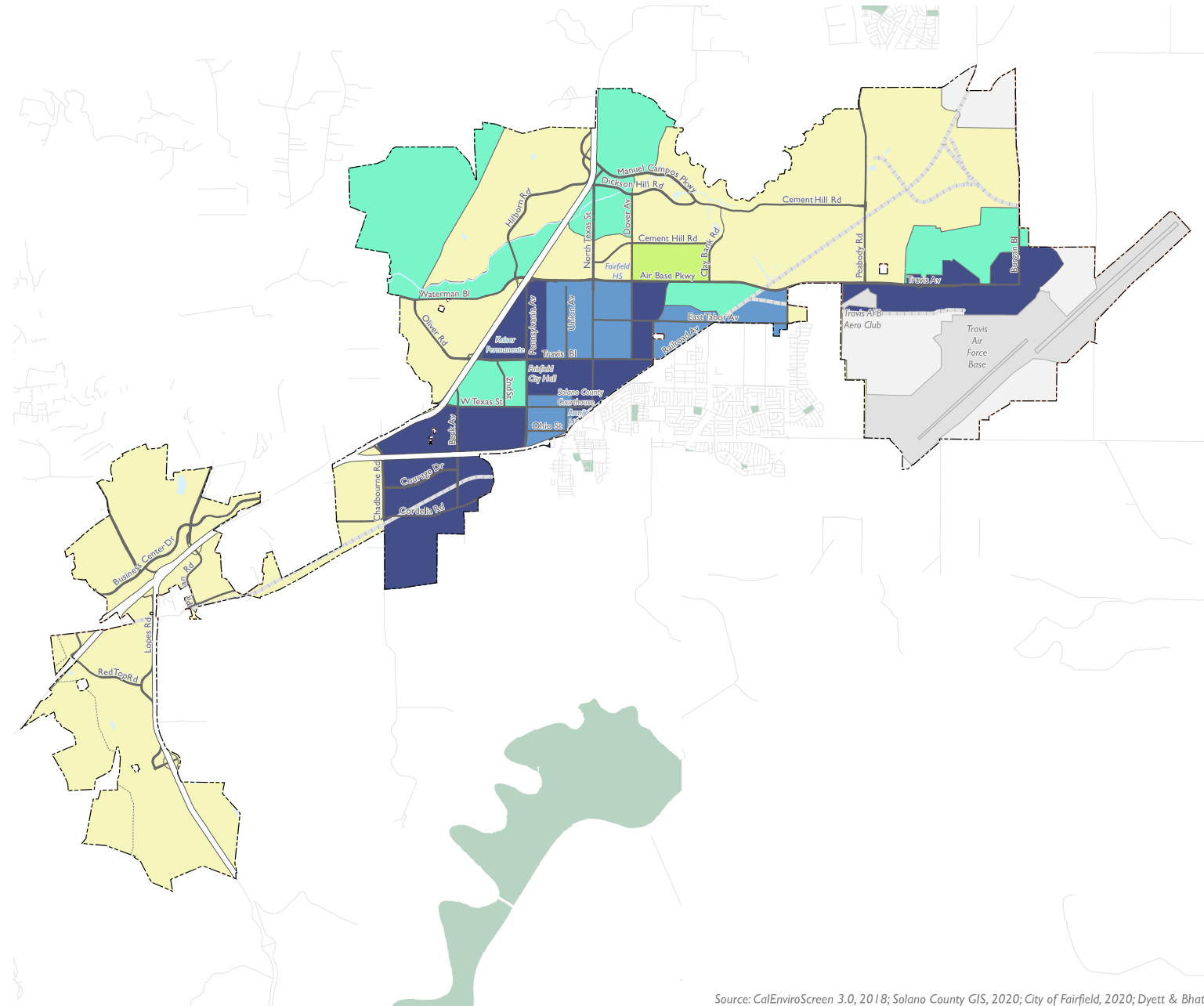
CALENVIROSCREEN

- CalEnviroScreen uses environmental, health, and socioeconomic information to produce scores for every census tract in the state, thereby identifying communities that are most vulnerable to pollution's effects
 - A “disadvantaged community” as defined by the state is a census tract that scores in the top 25th percentile of CalEnviroScreen’s cumulative score
- No census tracts in the Planning Area that are identified as disadvantaged communities, but some bear a disproportionate environmental burden
- Several census tracts within the Planning Area rank among all California tracts for asthma, cardiovascular disease, and low birthweight



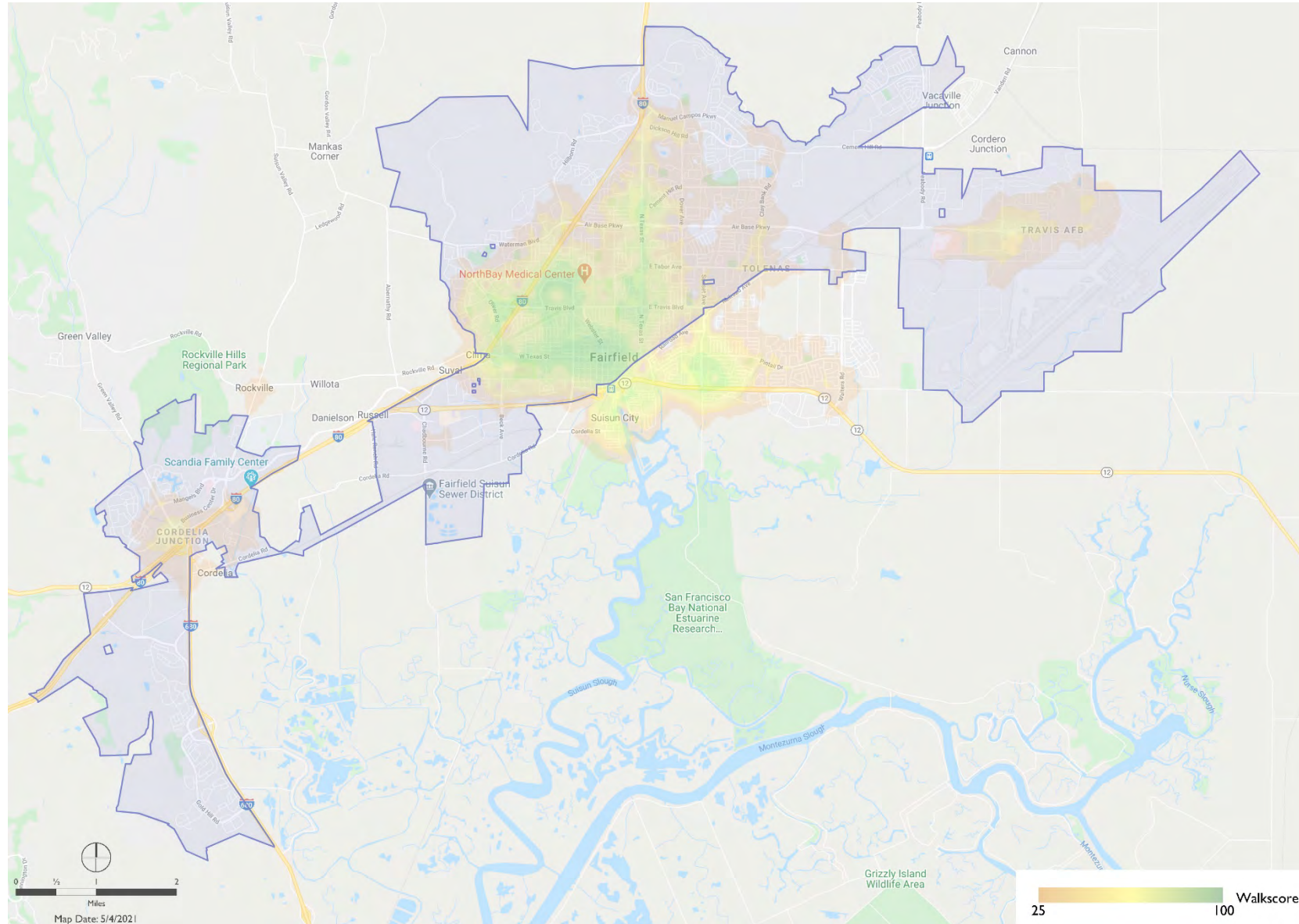
HOUSING BURDEN

- 54% of renters are burdened by the cost of rent (e.g., put more than 30% of household income towards the cost of rent)
- 9 census tracts within the Planning Area that rank above the state 70th percentile for housing burden
- Affordable rental and owner-occupied housing for all types of lower-income families and individuals should be a high priority in the General Plan update and Housing Element



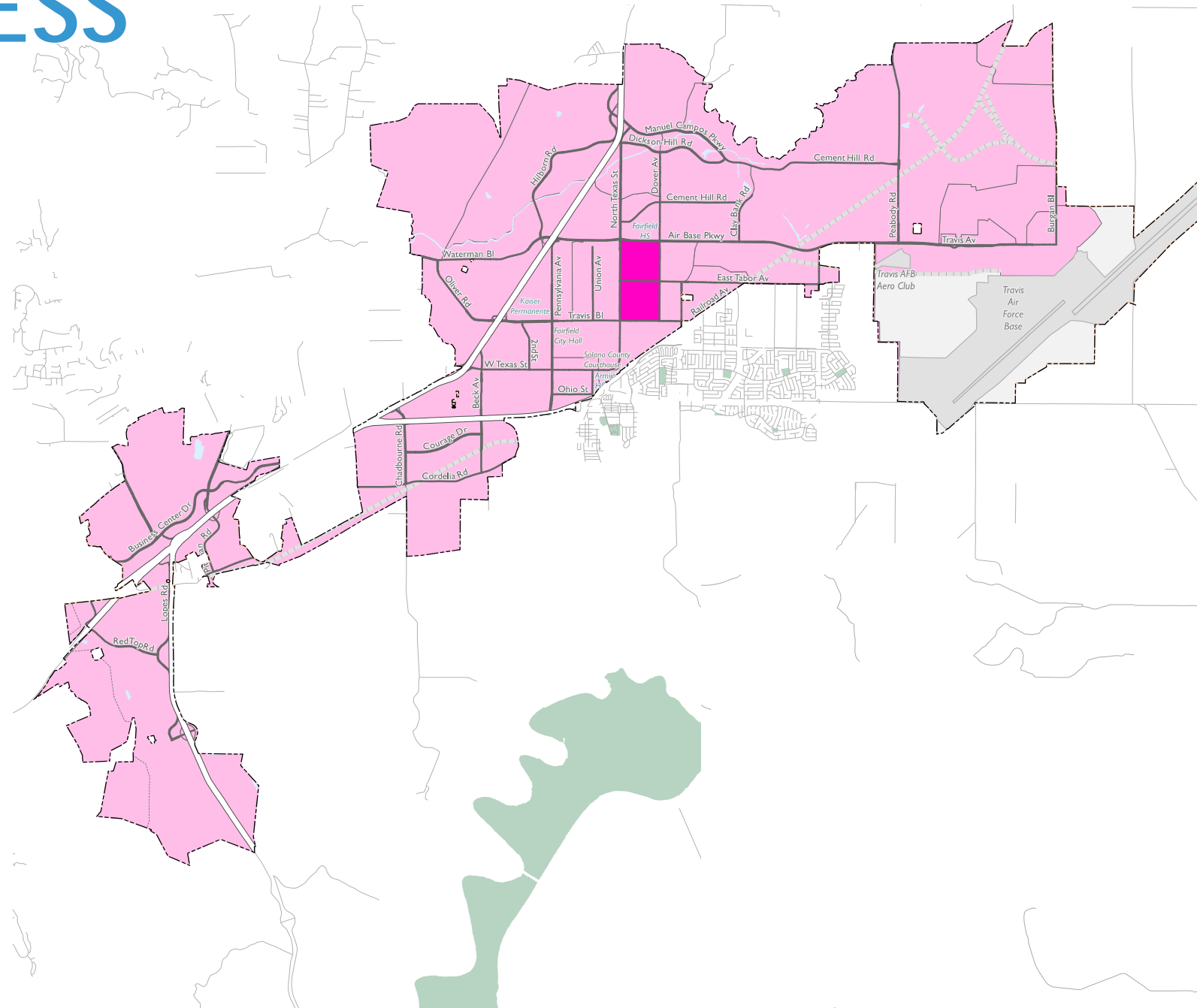
WALKABILITY

- In most areas, amenities such as parks, restaurants, and grocery stores are not within walking distance of residents. Central Fairfield has the greatest walkability.
- Over 90 percent of residents in the Planning Area commute to work via car, truck, or van. Of those, almost 77 percent drive alone.
- The pandemic has resulted in greater exposure of people to biking and walking for recreation and short trips.



INTERNET ACCESS

- Reliable internet access is an important part of daily and civic life. The COVID-19 pandemic has highlighted the need for connectivity.
- A disproportionately high proportion—14.7 percent—of households in portions of central Fairfield have a computer but not access to the Internet. Another 5.2 percent do not have a computer at all.
 - This means that one-fifth of households in portions of central Fairfield lack access to the Internet from their homes.



KEY TAKEAWAYS AND CONSIDERATIONS

- Several tracts experience **high burdens** from certain pollutants population characteristics that place residents at **higher health and exposure risk**.
- 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**.
- In certain areas, Fairfield can create an urban environment that promotes multiple modes such as **walk, bike, and public transit**, and has convenient access to **healthy food**.
- The General Plan should include policies that increase access to **high-speed internet**.

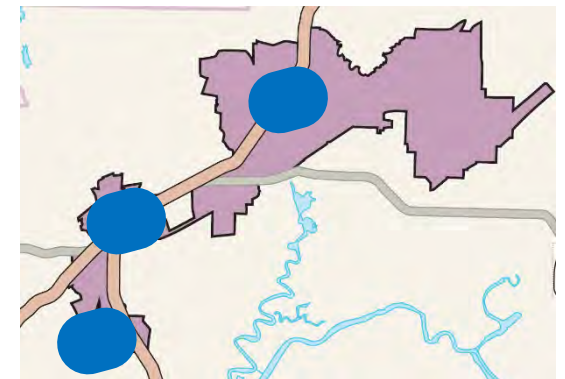
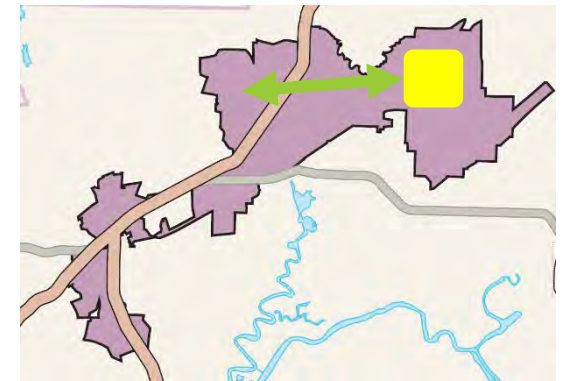
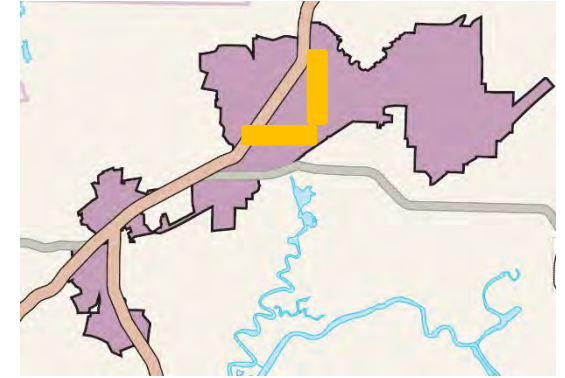
4. Alternatives



WHAT ARE ALTERNATIVES?

- Represent a range of options for potential future growth
- Inform the development of the General Plan
- Allow the City to evaluate impacts to traffic, the environment, and the City's fiscal resources
- Developed based on:
 - Growth projections (how much of each type of land use is needed?)
 - Opportunity sites (where are areas that could be most likely to see change?)
 - Decisionmaker interest (what areas are decisionmakers interested in?)

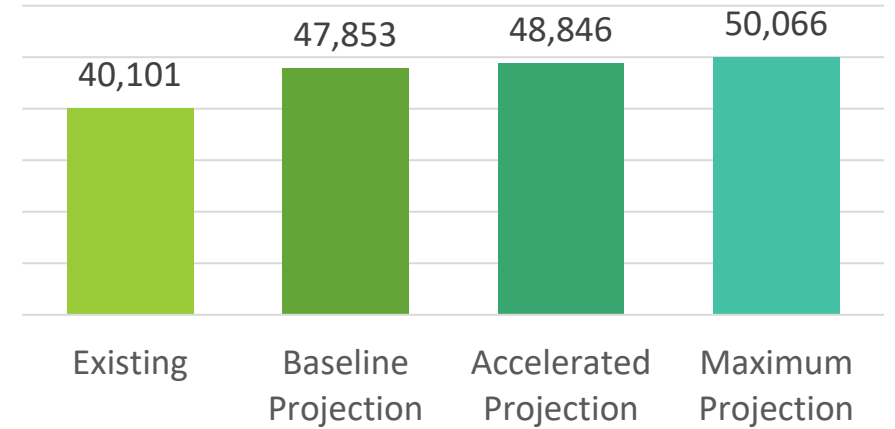
Alternatives Diagrams Examples



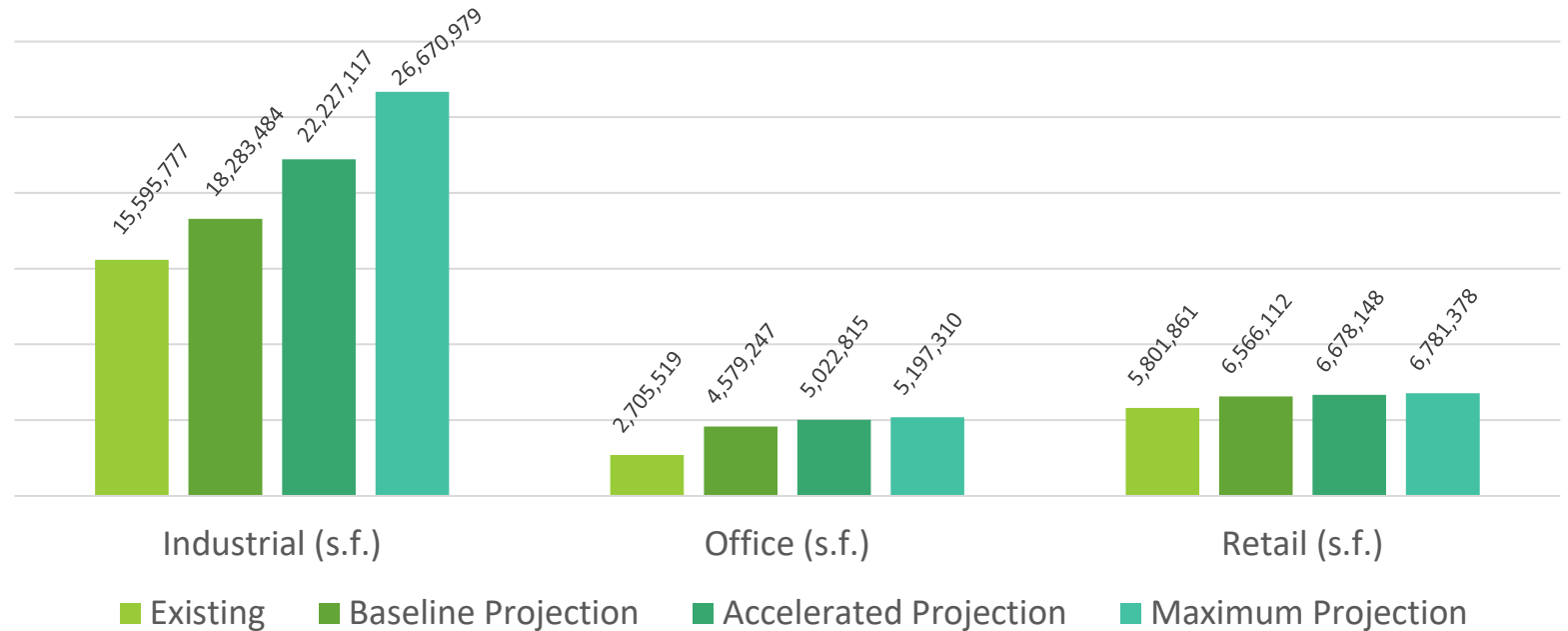
GROWTH PROJECTIONS

- City is projected to add 25,530-32,720 new residents by 2050
- To keep up with growth, Fairfield will need to add 7,500-10,000 new housing units
- Range of growth projections/potential for non-residential uses:
 - Industrial: 2.7 to 11.1 million s.f.
 - Office: 1.9 to 2.5 million s.f.
 - Retail (non-auto): 760K to 980K s.f.
 - The City's Economic Development Strategic Plan can guide and promote development to meet these targets.

Housing Units

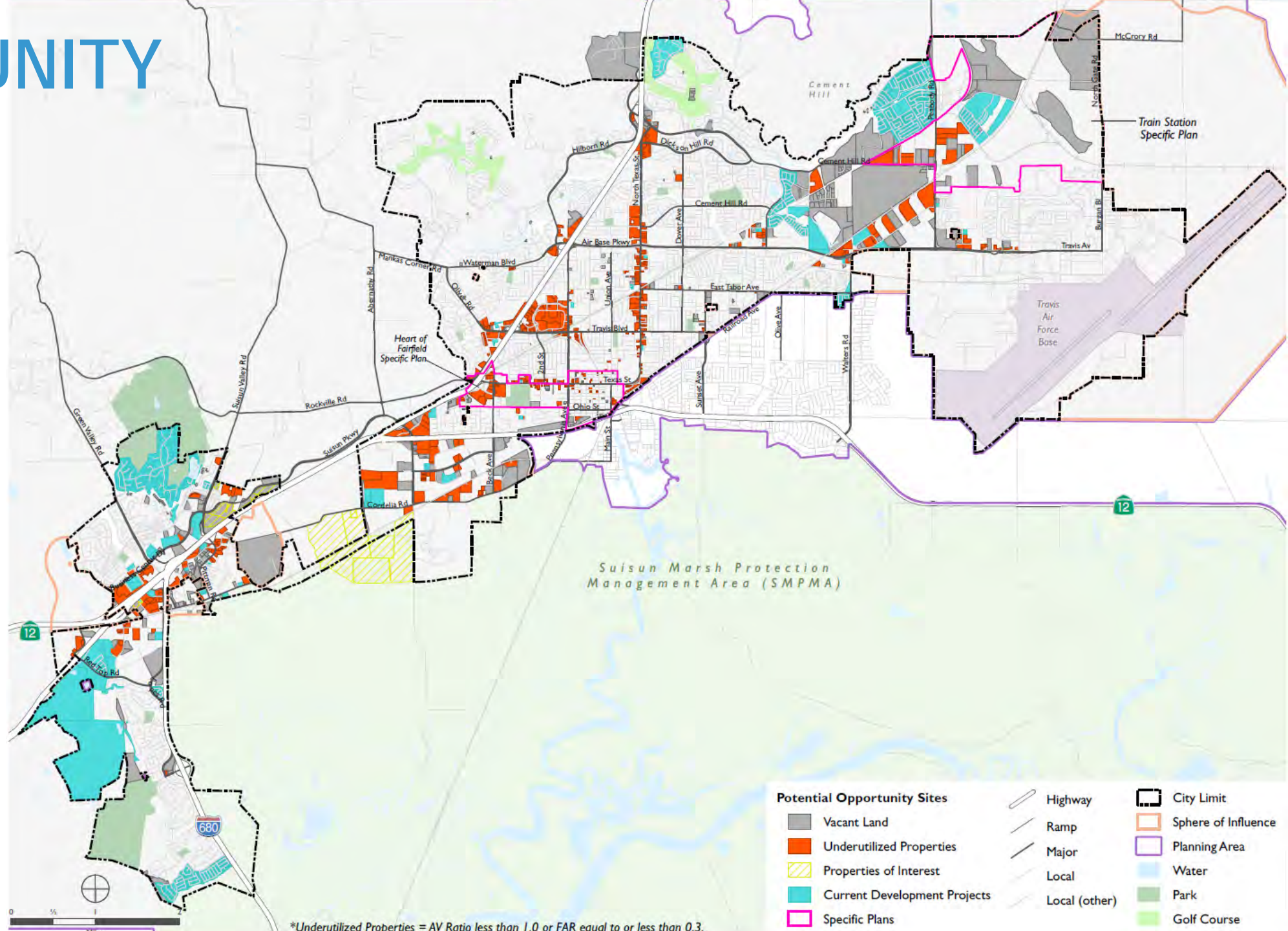


Commercial & Industrial Square Footage



OPPORTUNITY AREAS

- Areas where **potential change** (which could include new land uses; improved connectivity; streetscape/urban design improvements) or more intense uses may occur
- Includes **vacant** land and **underutilized** land (areas where the value of the land may be more than the building)
- Does not mean development or redevelopment will definitively happen on these sites



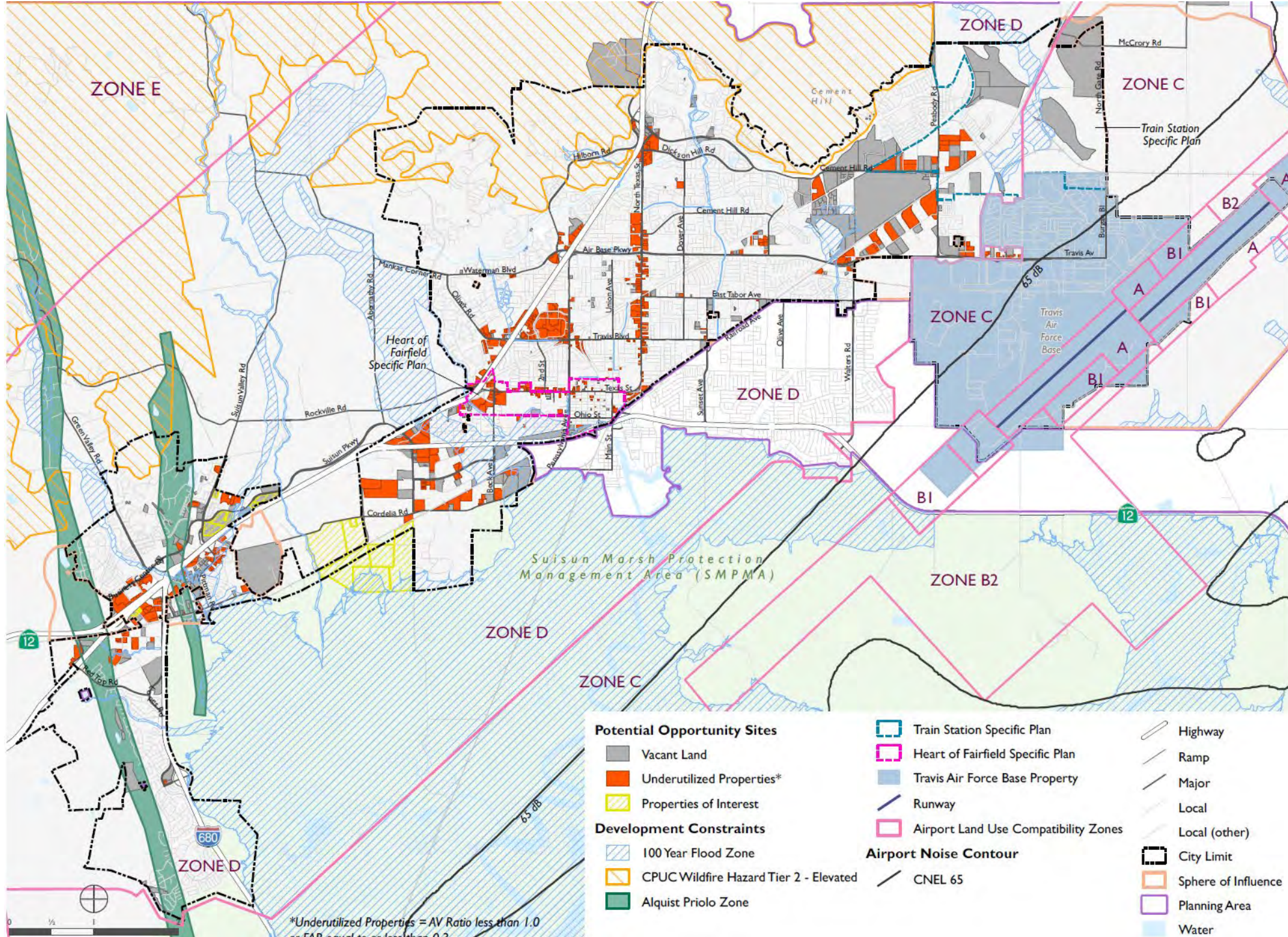
CONSTRAINTS

Alquist Priolo Zone
surrounds active fault lines,
requires geotechnical
investigation

**Airport Land Use
Compatibility Zone**
Certain development
requirements.
Zone C= no buildings over
35 ft, no 'sensitive uses.'
65 decibels is the highest
threshold for airport noise

100 Year Flood Zone
1% chance of a flood
annually in these areas

CPUC Wildfire Hazard
Areas where there is an
increased risk for utility
associated wildfires

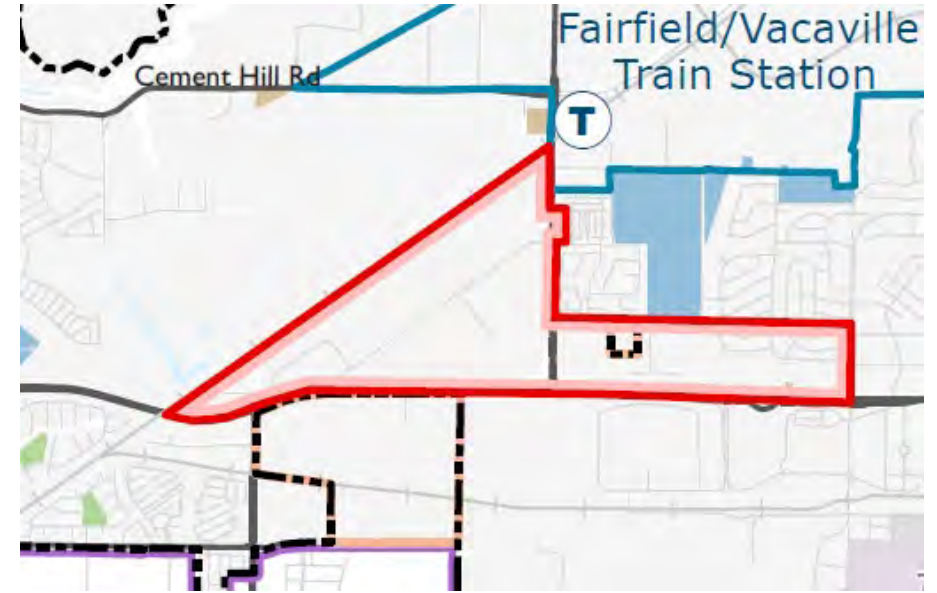
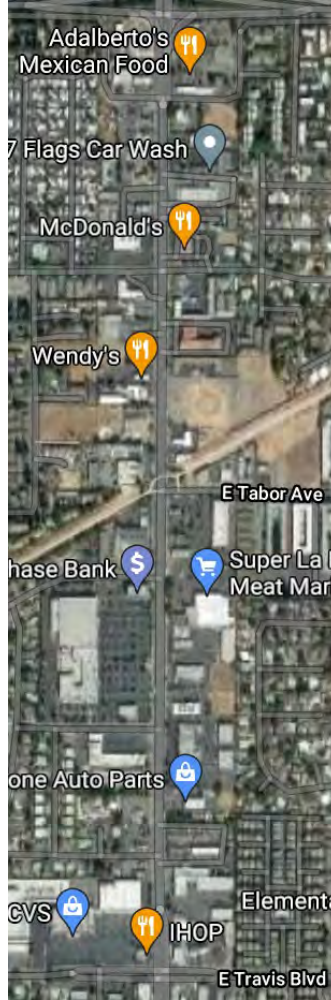


JUNE 16 DECISIONMAKER COMMENTS

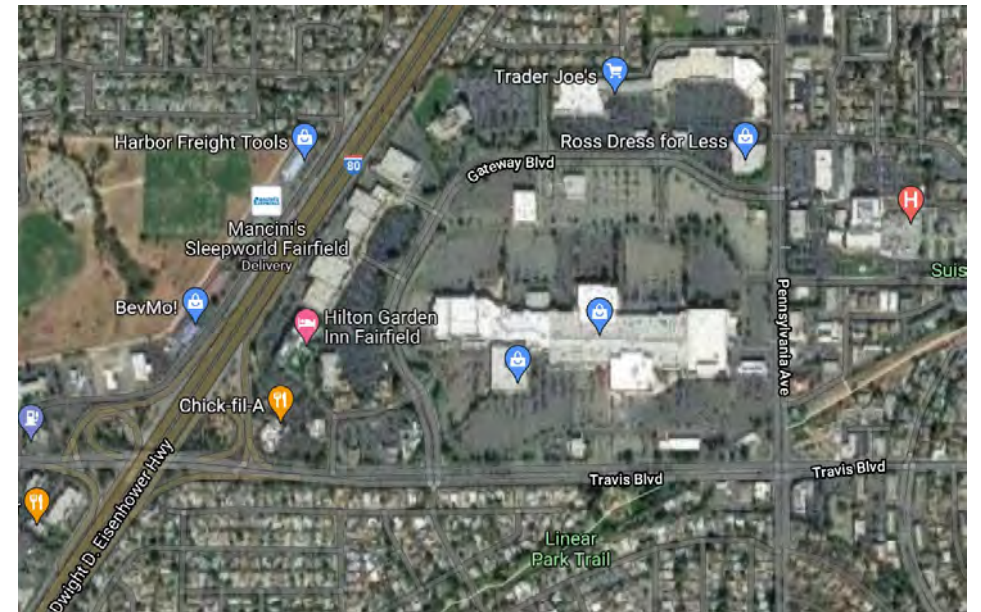
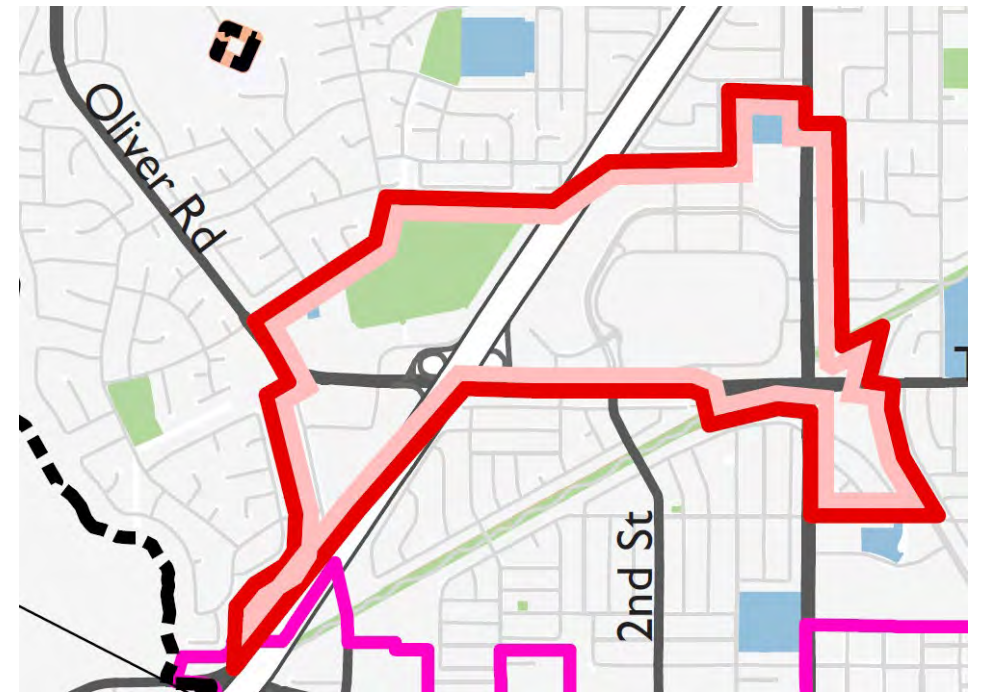
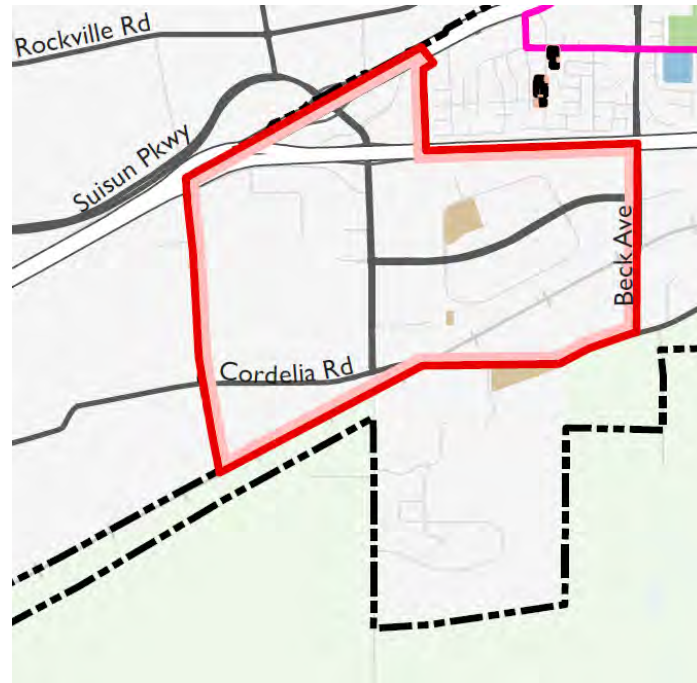
- Desire to reach consensus on boundaries
 - Connecting the “cherry stem”
 - Potential for agritourism in the north, potential industrial use in the south
- Support for longer term changes at the Solano Town Center
- Desire for additional community centers throughout the City
- Support for changes to North Texas Street



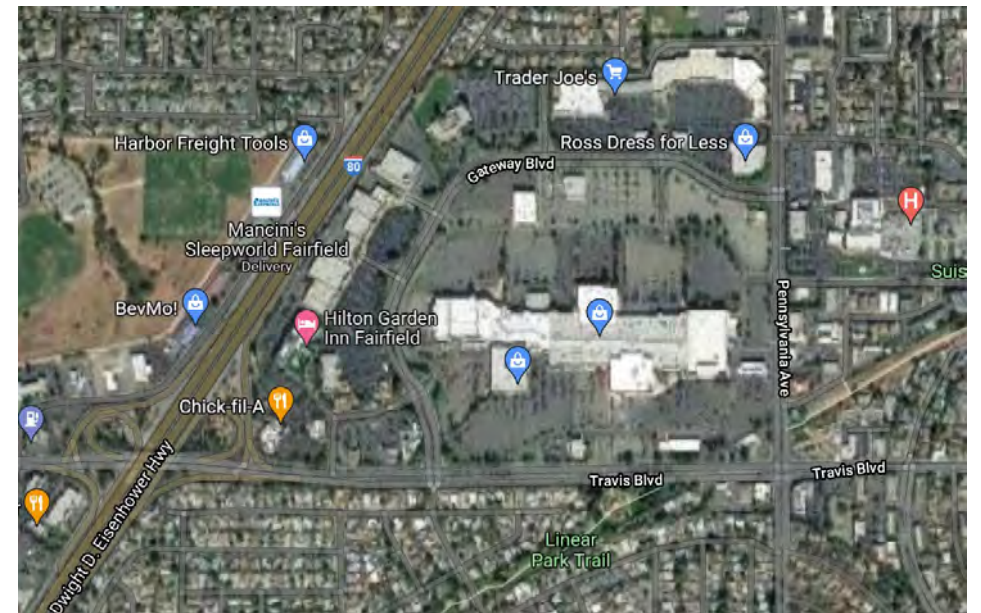
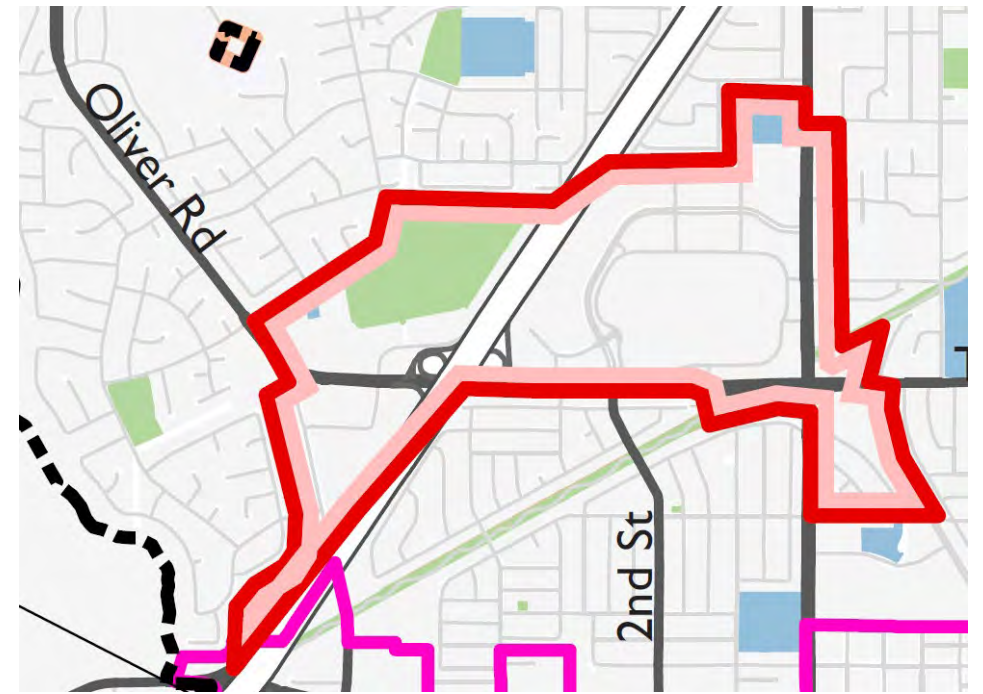
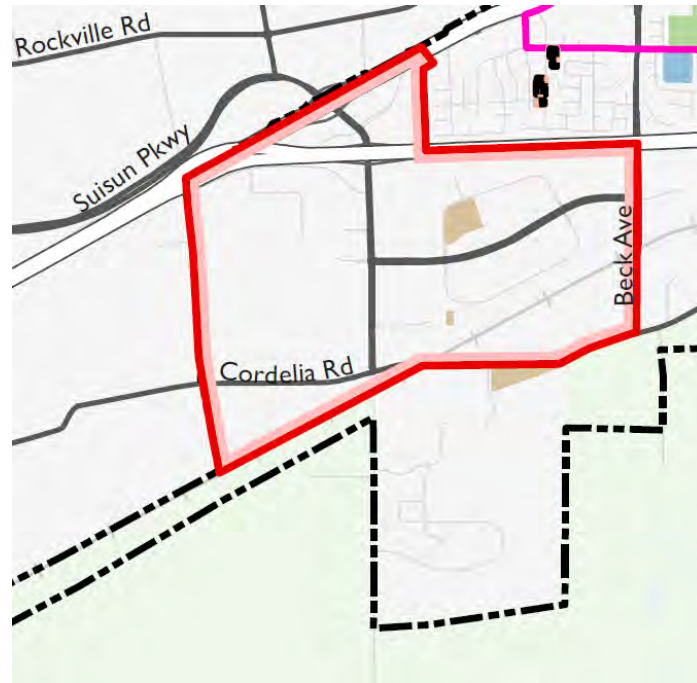
"CLUSTERS"



"CLUSTERS"



"CLUSTERS"



CONSIDER THE FOLLOWING...

1. What land uses would you like to see in these opportunity area “clusters”?

Please use stickers and post-its to add to the map.

1. Are there other areas for potential change that should be considered?
2. Do you have suggestions for connecting the three “parts” of Fairfield?
3. What are your thoughts on City boundaries?

5. Next Steps



NEXT STEPS

Draft Plan Alternatives

4th of July Booth

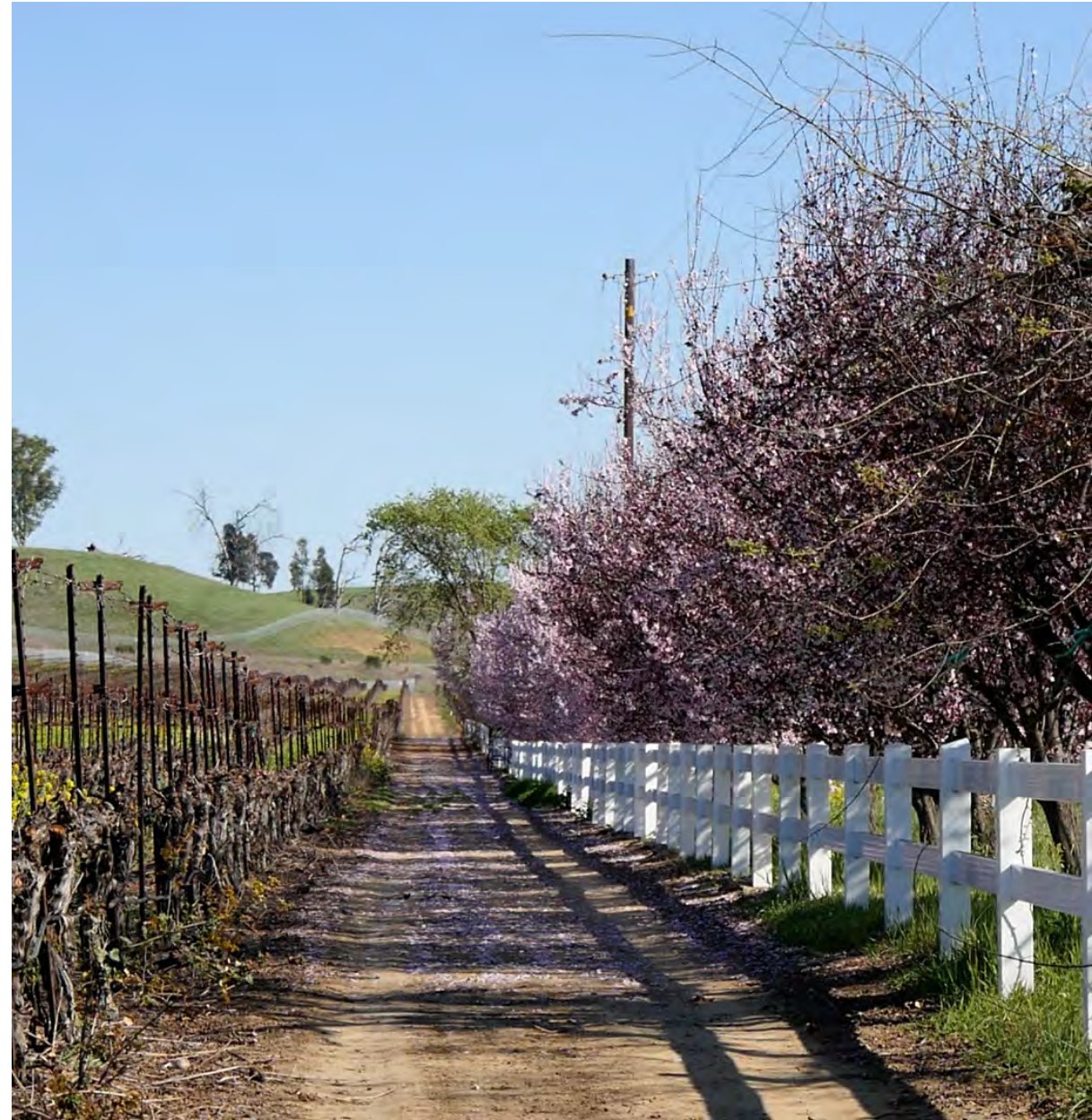
Tomato Fest (August)

Draft Plan Alternatives

Summer 2021

Workshop 3 and Survey 2

Early Fall 2021





Thank you!

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FAIRFIELD

FORWARD

2050

